building stands at three storeys and is flanked by double-storey wings to the north and south. The land slopes down north to south, creating space for a basement level to the south wing.

Overall, the building is reserved in terms of decoration; however, notable features include the vertical bays of windows along the primary (east) façade, which are punctuated with horizontal mouldings. The four vertical bays of windows in the central section of the east façade are topped with prominent arched windows. The building has a mix of double-hung sash windows, casement windows and fixed pane windows. The building's simplicity in terms of form and composition, and absence of decoration, is typical of the Inter-War Stripped Classical style.

This central section of the east façade is flanked by projecting brick volumes, with quoining detailing to the corners and a concrete canopy (which also serves as an upper balcony). The southern volume serves as an entry, featuring double timber doors and stairs (see Figure 150).

Along the secondary (west) façade, single-storey brick additions have been made to the building. Constructed of red brick, these additions are rectangular in form and set beneath corrugated metal flat roofs, with some terracotta tile hipped roof elements.

East Block is connected to South Block via an open walkway constructed of brick. This connects the buildings at the ground and second levels (see Figure 153).

The original pattern of fenestration remains intact; however, some window frames have been replaced.

Figure 148. East Block east elevation. (Source: GML, December 2022)

Figure 149. East Block (east elevation) viewed from First Street looking north. (Source: GML, December 2022)

Figure 150. East Block (east elevation) showing the main entrance. (Source: GML, December 2022)

Figure 151. East Block west elevation, showing additions to the northwest area of the building. (Source: GML, December 2022)

Figure 152. East Block west elevation, showing additions to the southwest area of the building. (Source: GML, December 2022)

Figure 153. East Block (south elevation) with South Block to the right. (Source: GML, December 2022)

Director's Residence (1920) (Figure 1: Number 3)

The Director's Residence is a double-storey structure built in 1920. Located close to the eastern boundary of the site, the building is set back from the corner of First Avenue and Fourth Street within an area of open space featuring lawn and trees of mixed ages. To the north of the Director's Residence is a prominent circular concrete path with a Weeping Elm (*Ulmus glabra 'Camperdownii'*) at the centre. Historical aerial photos indicate that the tree was likely planted after 1962.

Constructed of red brick, the building is asymmetrical in form with projecting rooms to the north, south and east. It is set beneath a terracotta tile hipped roof with deep overhanging eaves and exposed rafter ends.

Between the north and east projecting rooms is a single-storey structure set beneath a skillion roof clad with corrugated sheet metal. At the north elevation there is a sunroom supported by timber columns and set beneath a flat roof clad with corrugated sheet metal. The sunroom appears to have been infilled with sliding windows and reclad with weatherboard timber. An external entry door has also been added, which is accessed by external stairs.

The building is reserved in terms of decoration; features include double-hung sash windows, sliding windows and red brick chimneys.

Services pipes, conduits and air conditioning units are attached to the exterior of the building. In the northeast corner of the building there is a secure cold storage facility constructed of concrete. This was likely installed in the 1960s for the storage of blood when the building was used as the National Blood Group Reference Laboratory.

Figure 154. Director's Residence (north elevation). (Source: GML, December 2022)

Figure 155. Director's Residence (north elevation). (Source: GML, December 2022)

Figure 156. Director's Residence (east elevation). (Source: GML, December 2022)

Figure 157. Director's Residence (east elevation). (Source: GML, December 2022)

South Block (1926) (Figure 1: Number 4)

South Block is a three-storey building constructed in 1926, which reflects characteristics of the Inter-War Stripped Classical style. Fronting Fourth Street, it is one of four buildings arranged around a central quadrangle.

Symmetrical in form and rectilinear in plan, the building is of red brick construction and set beneath a terracotta tile hipped roof with deep overhanging eaves. Like East Block, the building features prominent vertical bays of windows with rectangular mouldings along the primary (south) and secondary (north) façade. The building has a mix of double-hung sash windows, casement windows and fixed pane windows. The building is connected to East Block via an open walkway at the ground and second storey.

The original pattern of fenestration remains intact, although some window frames have been replaced.

Figure 158. South Block (south elevation) viewed from Fourth Avenue looking west. (Source: GML, December 2022)

Figure 159. South Block (south elevation) viewed from Fourth Avenue. (Source: GML, December 2022)

Figure 160. South Block (south elevation) depicting the main entrance from the south (primary) façade. (Source: GML, December 2022)

Figure 161. View of South Block (south elevation) with connecting West Block in background. (Source: GML, December 2022)

Electrical Maintenance Workshop (c1920s) (Figure 1: Number 5)

Located at the corner of Fourth Street and Fifth Street, the Electrical Maintenance Workshop is a double-storey building constructed in the c1920s. Asymmetrical in form and vertical in plan, the building is of red brick construction and set beneath a complex terracotta tile clad roof with exposed rafter ends.

Projecting north and south, the building features single-storey volumes which are set beneath hipped roof forms, with a gablet to the north. The centre of the building features a double-storey volume set beneath a gable roof form with prominent gable ends to the east and west.

The building is reserved in terms of decoration and features timber-framed windows throughout. The roof forms feature chimneys and roof vents.

Figure 162. View of the Electrical Maintenance Workshop looking south. (Source: GML, December 2022)

Figure 163. Electrical Maintenance Workshop (north elevation). (Source: GML, December 2022)

Northern substation (c1920s) (Figure 1: Number 6)

The northern substation is a single-storey building constructed in the c1920s. Located in the northeast area of the site fronting Poplar Road, the building is rectilinear in plan. It is of brick construction and set beneath a terracotta tile clad gable roof, featuring deep overhanging eaves and exposed rafter ends. The building has no decorative detailing, reflecting its utilitarian function. Original features include double doors and a central chimney.

Figure 164. Northern substation. (Source: GML, 2023)

Figure 165. Northern substation. (Source: GML, 2023)

Block 5 (1945) (Figure 1: Number 7)

Block 5 is a three-storey building constructed in 1945. Fronting Fourth Street, directly opposite South Block, the building has a shallow setback from the street and is bordered by garden beds along its primary (north) façade.

Constructed of red brick and U-shaped in plan, the building is set beneath a terracotta tile hipped roof with overhanging eaves. The building wraps around a paved courtyard, which is open to the south and features tree plantings and garden beds.

The southeast and southwest corners of the building are distinguished by towers that extend above the primary roofline and are set beneath flat roof forms. The southeast tower features a timber door at the third level, above which there is a steel pulley system (Figure 168). This was likely used to bring goods and materials into the building.

The building is absent of decoration and is largely characterised by evenly spaced timber-framed, double-hung sash windows to each level, which dominate the exterior of the building.

Essential utility infrastructure, such as metal pipes, are mounted on the building and connected to the South Block and the Electrical Maintenance Building (Figure 166 and Figure 167). Block 5 and South Block are also connected via an enclosed, elevated walkway over Fourth Avenue (Figure 166).

A contemporary double-storey addition has been made at the centre of the building set between the south projecting wings. Rectangular in form and of concrete, steel and glass construction, it is accessed by an external concrete staircase.

Figure 166. View of Block 5 looking east, with the elevated walkway connecting to South Block over Fourth Avenue in the background. (Source: GML, December 2022)

Figure 167. View of Block 5 (left) looking south, depicting the essential utility infrastructure connecting the Electrical Maintenance Building. (Source: GML, December 2022)

Figure 168. View of southeast corner of Block 5, looking east. (Source: GML, December 2022)

Figure 169. View of southwest corner of Block 5, looking west. (Source: GML, December 2022)

Boiler House (1948) (Figure 1: Number 8)

The Boiler House is a multistorey structure constructed in 1948, which reflects characteristics of the Inter-War Functionalist style. Located on the southern site boundary, the structure fronts both Tenth Avenue and Fifth Avenue. Constructed of red brick, the structure is expressed as a collection of intersecting box-like volumes, with a prominent tower to the west.

The structure has no decorative detailing and is primarily characterised by face brick walls and even rows of vertical timber-framed windows. There is a prominent vertical strip of windows with concrete frames along the western tower. These elements are typical of the Inter-War Functionalist style.

Essential utility infrastructure is mounted on the exterior of the building, and a corrugated metal clad addition has been made to the east of the structure.

Figure 170. View of the Boiler House (west elevation), looking east. (Source: GML, February 2023)

Figure 171. View of the Boiler House (west elevation). (Source: GML, February 2023)

Figure 172. View of the Boiler House (east elevation), showing corrugated metal clad addition. (Source: GML, February 2023)

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Experimental Animal Building (c1959) (Figure 1: Number 9)

The Experimental Animal Building is a double-storey building constructed in c1959. Fronting Ninth Street, the building is located centrally within the site just south of Fourth Street. Constructed of red bricks, the building has a rectangular, box-like form with a hipped roof. It has a boxy vertical brick tower at the north end of the building, which extends above the primary roofline and is set beneath a flat roof. A small brick structure set beneath a skillion roof extends west from the tower.

The building is reserved in terms of decoration and is primarily characterised by face brick walls and a prominent curtain wall to the upper level of the primary horizontal volume—consisting of aluminium-framed glazing and opaque white spandrel panels. The lower level has even bays of timber-framed windows. The northern tower has a prominent vertical strip of aluminium-framed glazing, punctuated with narrow, horizontal opaque white spandrel panels.

Metal shades have been added to the horizontal curtain wall, and a double-storey brick addition set beneath a gable roof has been made to the south of the building.

Figure 173. Experimental Animal Building (east elevation). (Source: GML, February 2023)

W R Lane Laboratories (1972) (Figure 1: Number 10)

The W R Lane Laboratories is a five-storey building constructed in 1972, which reflects characteristics of the Brutalist architectural style. The building replaced the North Block that was built in c1933 and demolished in the late 1960s. Located at the northern boundary of the site fronting Poplar Road, the W R Lane Laboratories is one of four buildings arranged around a central quadrangle.

Figure 174. W R Lane Laboratories (south elevation). (Source: GML, December 2022)

Constructed of concrete bricks, the main four-storey building volume is rectangular and box-like in form with a flat roof. A boxy five-storey volume with a smaller footprint is located to the north end of the building (see Figure 174).

The four-storey volume has four prominent rows of projecting balconies, which wrap around the exterior to provide a strong horizontal emphasis and sculptural quality to the building that appears to reflect the influence of Japanese Brutalism. Constructed of precast concrete panels, they are supported by prominent projecting concrete columns and end beams that are paired to either side of the main upright balustrade members. The north and south elevations feature expansive curtain walls consisting of aluminium-framed glazing and opaque blue and white spandrel panels. In contrast, the shorter east and west elevations feature large areas of unadorned brick walls.

The five-storey volume is more reserved in terms of detailing and is primarily characterised by expansive unadorned concrete brick walls and aluminium-framed windows. The upper level of the building features a prominent row of vertical metal vents, which are punctuated with vertical brick detailing. At the north elevation, a box-like projecting volume provides access to the building via an enclosed pedestrian bridge connected to West Block.

Figure 175. View of W R Lane Laboratories from Poplar Road, looking west. (Source: GML, December 2022)

Figure 176. View of W R Lane Laboratories from Poplar Road. (Source: GML, December 2022)

INTEGRITY

The individual buildings discussed above are relatively intact with some changes made to material fabric. Changes include the replacement of window frames (East Block and South Block) and some external additions and alterations (East Block, Director's Residence, Boiler House and Experimental Animal Building); however, overall, these buildings retain their original built form and scale, and demonstrate evidence of original materials and stylistic details. As such, these buildings have high integrity.

Furthermore, CSL's institutional role remains clearly legible in the arrangement of the four main buildings—East Block, South Block, West Block and the W R Lane Laboratories—around the central quadrangle. While West Block has been significantly altered and has relatively low intactness and integrity, the formation of the four buildings and the retention of the central quadrangle contributes strongly to an understanding of CSL's early institutional development.

COMPARATIVE ANALYSIS

The following analysis firstly seeks to establish the historical importance of CSL as a biomedical research institution. On account of its proximity to the University of Melbourne, Parkville has served as a major centre for biomedical research in Melbourne from the 1880s to the present day. However, despite the high concentration of biomedical institutes within the locality, no such places are covered by the Heritage Overlay. This may be explained by the ongoing use of these places for essential biomedical research, and the material changes required to keep pace with industry standards and practice. Therefore, it is pertinent to consider similar biomedical institutions as comparators, beyond what may be represented on the Heritage Overlay.

Secondly, this analysis seeks to compare the subject site to places with similar institutional built form characteristics. Comparative examples represented in the Heritage Overlay—within the City of Melbourne and more broadly—have been selected that correspond with the different eras and styles of institutional buildings represented in the CSL site.

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Biomedical institutions

Late nineteenth century – early twentieth century biomedical institute development

From 1881, the subject site was occupied by the Calf Lymph Depot, which produced the smallpox vaccine. From 1912, the site was used by the Federal Government to produce a vaccine for bubonic plague as well as smallpox.

In 1909, the Veterinary Research Institute was established by the Victorian Government in South Parkville. Located within 4 acres of the market reserve, it was established as part of the new veterinary school at the University of Melbourne.

In 1915, the Walter and Eliza Hall Institute of Medical Research (WEHI) was established, and from 1918 was housed within the Melbourne Hospital on Swanston and Lonsdale Street (now demolished). In 1916, CSL was established and relocated to Parkville (the subject site) in 1919.

Interwar – postwar institution development

Following closure of the University of Melbourne Veterinary College in 1928, the CSIRO established a new laboratory for the Division of Animal Research at the site in 1936–37. The Veterinary Research Institute continued to operate on the site following the closure of the College. However, from 1959, plans commenced to re-establish the Veterinary College at the site, and in 1965, the new Veterinary Science School Pre-Clinical Centre was opened.

In 1942–44, the new Royal Melbourne Hospital was established in Parkville. The WEHI also relocated to Parkville, and in 1942 a separate institute building was erected adjacent to the new hospital (demolished and redeveloped 2010).

In 1950, the Victorian College of Pharmacy purchased land in Royal Parade, Parkville, to establish a new college, with buildings constructed in 1958–60 and 1968–70. From the 1960s, the college began to establish itself as a hub of original and ground-breaking research, gaining the right to award a Bachelor of Pharmacy degree by 1967. Simultaneously, the University of Melbourne medical school, in association with the major teaching hospitals—the Royal Melbourne Hospital; the Royal Women's Hospital; the Royal Children's Hospital; and the Royal Dental Hospital—developed a strong research orientation with an emphasis on clinical research. In 1963, the Florey Institute of Neuroscience and Mental Health (Florey Institute) was established in the grounds of the University of Melbourne, and conducted research into the physiological control of body fluid and electrolyte balance. Both the Florey Institute and the WEHI continue to be associated with the Royal Melbourne Hospital.

From the 1980s until 2013, the Ludwig Institute of Cancer Research (Ludwig Institute) was established within the Royal Melbourne Hospital.

The Bio21 Molecular Science and Biotechnology Institute (Bio21 Institute) opened in 2005, which specialised in medical, agricultural and environmental biotechnology. The institute is managed by the University of Melbourne and occupies the site of the University of Melbourne Veterinary School in Parkville. From 2006, the Bio21 Institute commenced a partnership with CSL (now CSL Limited).

Discussion

As a biomedical institution located in Parkville, CSL compares well with the above institutions. However, while many of these places are leading institutions in the field of biomedical research, they represent different areas of research focus, with some over different time periods.

CSL is the only institution with manufacturing capacity, and the first in Australia. Following its establishment in 1916, CSL focused on manufacturing vaccines, sera and diagnostic agents concerning the most common diseases, and from the 1920s, broadened its remit into research and development, and the manufacturing of anti-venoms, anti-allergens, blood products, veterinary vaccines and vaccinations against many deadly diseases. The focus and remit of this work distinguishes CSL from other biomedical institutions.

CSL is not directly comparable with the Florey Institute (1963) or the Ludwig Institute (1980). These institutions were established in the mid–late twentieth century and specialise primarily in neuroscience and cancer research respectively. Similarly, while the Victorian College of Pharmacy specialises in the aligned field of pharmaceutical science, its primary role has been as a higher education institution. Likewise, the Royal Melbourne, Royal Women's, Royal Children's, and Royal Dental hospitals may undertake clinical research in association with the University of Melbourne, but they primarily serve as health care institutions.

CSL is not directly comparable with the work of the Veterinary Research Institute and the Veterinary Science School. Although CSL undertook research and development into veterinary medicine and vaccines, this is only one aspect of its work.

CSL is most directly comparable with WEHI, which was established in a similar time period and has a shared history of partnership and collaboration in the field of biomedical research. However, as noted above, CSL is distinguished as the only institution with the capacity to manufacture products.

Overall, CSL has been at the forefront of medical research and has remained a principal institution in the development and provision of lifesaving medicines for Australia nationally. As one of the earliest institutions established locally, CSL contributes strongly to Parkville's development as a centre for biomedical research.

Institutional buildings

CSL underwent significant expansion throughout the twentieth century. These periods of change and expansion can be readily understood through the style, form and fabric of a number of buildings that represent the key phases of development at CSL.

These buildings were typically designed by the Commonwealth Department of Public Works, and were completed swiftly in order to provide essential facilities. As a result, these buildings are generally reserved in terms of adornment, yet still adopt design characteristics that are reflective of their period of development.

Early twentieth century development

The early development of CSL can be most readily understood within the style, form and materiality of East Block (1919; 1922) and South Block (1926).

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While East Block and South Block were primarily designed to serve a utilitarian function, these buildings reflect characteristics of the Inter-War Stripped Classical style, which was a style commonly used in institutional buildings by government architects during this period.

The Inter-War Stripped Classical style is characterised by simplicity. The style demonstrates a basic classical composition while eliminating traditional decorative detailing. Other features include regular arrangement of building elements; division of the street-facing façade into vertical bays; simplified classical motifs; plain wall surfaces; and openings, usually of vertical classical proportions.

Within the City of Melbourne there are few examples included in the Heritage Overlay that can be compared to the East Block and South Block in terms of style, scale and period of development. Therefore, it is also pertinent to consider examples outside the municipality. The following places have been used as comparators for the East Block and South Block.

University High School, 77 Storey Street, Parkville (HO978, City of Melbourne and H2183, VHR)

University High School in Parkville was built in 1929 to a design by architect Edwin Evan Smith of the Public Works Department. The 1929 building is architecturally significant as a fine example of a high school building in the Inter-War Stripped Classical style. It exemplifies Smith's design approach during his time as Chief Architect of the Public Works Department (1922–1929).

Figure 177. University High School, Parkville. (Source: Heritage Victoria)

Veterinary and Agricultural Sciences Building, part of University of Melbourne, part 156–290 Grattan Street, Parkville (HO872, City of Melbourne)

The Veterinary and Agricultural Sciences Building is of historical significance, as the first purpose-built academic teaching facility for the study of agriculture at the University of Melbourne. The building was

constructed in 1920–23, to a design by Victorian Public Works Department architects Samuel C Brittingham and Alfred R La Gerche, and reflects a restrained neo-Georgian red brick style. Significant additions were made to the building in the 1950s and 1960s.

Figure 178. Veterinary and Agricultural Sciences Building, University of Melbourne. (Source: City of Melbourne)

Kew East Primary School, 35 Kitchener Street, Kew East (HO833, City of Boroondara)

Designed in 1922, Kew East Primary School is of architectural significance as a fine example of the interwar school buildings designed by the Victorian Public Works Department under Chief Architect Edwin Evan Smith (1922–29). Smith's leadership of the department from 1922 to 1929 corresponded with the construction of a number of fine schools that expressed contemporary ideas of civic beauty through the use of classical styles, an emphasis on axiality, and respect for their surroundings. These include several examples of State significance including University High School, Parkville; Bendigo Senior Secondary College; and Kyneton Secondary College. Kew East Primary School is one of several interwar state schools built in Boroondara, including Camberwell South, Auburn South, Ashburton, Chatham and Hartwell, which were designed and built under Smith's leadership.

Figure 179. Kew East Primary School, Kew East. (Source: City of Boroondara)

Carlton Tram Substation, 214–222 Queensberry Street, Carlton (HO1135, City of Melbourne and H2183)

The Carlton Tram Substation was built in 1925 to a design by architect Alan Monsborough of the Melbourne and Metropolitan Tramways Board (M&MTB). It is architecturally significant as an example of the application of the Inter-War Stripped Classical style to a utilitarian industrial building, and is demonstrative of the scale and quality of the works undertaken by the M&MTB.

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Figure 180. Carlton Tram Substation, Carlton. (Source: City of Melbourne)

Discussion

As institutional buildings designed by the Commonwealth Public Works Department, East Block and South Block compare well to the above places as fine representative examples of the Inter-War Stripped Classical style. Like the above places, East Block and South Block both demonstrate the key characteristics of the style, including simplicity in form and composition, and an absence of decoration. East Block and South Block are most notable for the prominent vertical bays of windows to the primary and secondary façade, typical of the Inter-War Stripped Classical style. Furthermore, East Block, built and designed in 1918–1919, demonstrates the relatively early application of the style in the design of institutional buildings.

East Block and South Block are not directly comparable with the Veterinary and Agricultural Sciences Building (HO872). Although constructed in a similar period in Parkville, the building is reflective of the neo-Georgian style.

Overall, East Block and West Block are good representative examples of the application of the Inter-War Stripped Classical style for institutional buildings designed by the Commonwealth Public Works Department. These buildings are historically linked with a formative period of CSL's development, and their architectural gravitas reflects their important institutional function.'

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Interwar – postwar development

CSL experienced a period of significant growth in the late interwar and postwar period.

This period of change is most readily understood within the built form and materiality of the Boiler House (c1945–48) and the Experimental Animal Building (c1959). These buildings reflect characteristics of the Inter-War Functionalist style, which was popularised in the 1920s–30s, yet persisted into the postwar period.

The style is characterised by an asymmetrical arrangement of building elements; simple geometric shapes; horizontal and vertical motifs; rendered or face brick walls; large areas of glass; ribbon windows; cantilevered balconies, hoods and roofs; and flat roofs concealed by a parapet. The style was applied extensively in the design of buildings such as hospitals, schools, factories and warehouses, and is typically associated with the work of the Public Works Departments of both the Victorian Government and Commonwealth Government during the interwar and postwar periods.

There are several examples within the City of Melbourne that can be compared to the CSL buildings in terms of style, scale, and period of development. Examples have also been drawn from Essendon Airport, which is included in the Commonwealth Heritage List (Place ID 105161). While the Commonwealth Heritage List is not directly comparable with places included in the Heritage Overlay, it is useful to compare institutional buildings also designed and built by other Commonwealth Government departments from a similar time period.

The following places have been used as comparators for the Boiler House and the Experimental Animal Building.

The Beaufort Building (Building 85), Essendon Airport (Place ID 105161, Commonwealth Heritage List)

Built in 1944, the Beaufort Building (Building 85) was designed by Sir Arthur Baldwinson and constructed by the Beaufort division of the Department of Aircraft Production. It is significant as an example of the Inter-War Functionalist architectural style.

Figure 181. The Beaufort Building (Building 85). (Source: GML Heritage, 2019)

Building 6, Former Government Aircraft Factory (GAF), 224–260 Lorimer Street, Port Melbourne (Recommended for inclusion on the VHR within the Fishermans Bend In-Depth Heritage Review)

Constructed in the late war period, Building 6 forms part of the Former Government Aircraft Factory (GAF) in Fishermans Bend, and has aesthetic significance as an expression of the Inter-War Functionalist style applied by the Commonwealth Public Works Department.

Figure 182. Building 6, Former Government Aircraft Factory (GAF) in Fishermans Bend. (Source: Dr P Mills, 2018)

South Yarra Telephone Exchange at 737–743 Punt Road, South Yarra (Recommended as significant within the South Yarra Heritage Review)

Built in 1950, the South Yarra Telephone Exchange, South Yarra is significant as a highly intact example of a Commonwealth Department of Works designed telecommunications building. It reflects the application of Inter-War Functionalist and Modernist design principles.

Figure 183. South Yarra Telephone Exchange, South Yarra. (Source: GML, 2022)

Former Area Approach Control Centre (Building 79), Essendon Airport (Place ID 105161 Commonwealth Heritage List)

Built in 1956, the former Area Approach Control Centre (Building 79) was designed by Percy Everett of the Victorian Public Works Department, and is significant as a representative example of the Inter-War Functionalist style.

Figure 184. Former Area Approach Control Centre (Building 79), Essendon Airport. (Source: GML, 2022)

Former Batman Automatic Telephone Exchange, 376–382 Flinders Lane, Melbourne (HO1335, City of Melbourne)

The former Batman Automatic Telephone Exchange was built in 1957 by the Commonwealth Department of Works. The eight-storey curtain wall and masonry building exhibits elements of the Postwar Modernist style, but also aspects of the earlier Inter-War Functionalist style, which demonstrates the building's lengthy planning and design phase as a result of delays to construction that were typical of early postwar construction.

Figure 185. Former Batman Automatic Telephone Exchange, Melbourne. (Source: Context and GJM, 2022)

Discussion

The Experimental Animal Building compares well to the above places as a good example of the Inter-War Functionalist style. In terms of form and composition, the building is most comparable with Building 6, Former Government Aircraft Factory at Fishermans Bend and the Beaufort Building at Essendon Airport. This is due to the building's strong horizontal emphasis, punctuated by a vertical stair tower. While the Experimental Animal Building is more reserved in terms of decoration, it is distinguished for its prominent horizontal curtain wall, which like the former Batman Automatic Telephone Exchange, is reflective of its design in the late 1950s. Overall, the Experimental Animal Building is a good representative example of the Inter-War Functionalist style, which also reflects elements of the postwar Modernist style.

The Boiler House is more reserved in terms of detailing when compared to the above places, which is reflective of its utilitarian function. Despite this, the building demonstrates characteristics typical of the style including simple geometric shapes, expansive face brick walls, and notable vertical window detailing on the western tower. Overall, the Boiler House is a good representative example of the application of the Inter-War Functionalist style.

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Late twentieth-century developments

Development at CSL progressed into the late twentieth century. Completed in 1972, the W R Lane Laboratories demonstrate a distinctive shift in the style and materiality of buildings constructed for CSL. The W R Lane Laboratories building has characteristics typical of the Brutalist style. Brutalism was popularised by architects in Australia in the mid-1960s, and as a movement, persisted until the late 1980s. The style incorporated ideas of integrity in expression of materials (especially off-form concrete), structure and function, and often gave rise to dramatic sculptural forms.

Within the City of Melbourne, Brutalist buildings represent a small class of place, with only three examples, two of which are included in the VHR. The below places have been used as comparators for the W R Lane Laboratories.

Total House, 170–190 Russell Street, Melbourne (HO507, City of Melbourne and H2329, VHR)

Total House is a landmark of post-World War II modernist design and one of the earliest and best expressions of Brutalist architecture in Victoria. It was built in 1964–65 to a design by architects Bogle & Banfield Associates. Brutalism incorporated ideas of the integrity of expression of materials, structure and function. Total House reflects these ideals in differentiating the functional parts of the building and the 'honest' display of its materials and structure. Total House is also an outstanding example of Japanese influence on architecture in Victoria in the postwar period.

Figure 186. Total House, 170–190 Russell Street, Melbourne. (Source: Heritage Victoria)

Hoyts Cinema Centre, 134–144 Bourke Street, Melbourne (HO1094, City of Melbourne and H2335, VHR)

Designed by architect Peter Muller, the Former Hoyts Cinema Centre introduced the first multi-cinema complex to Victoria, and consequently has an important association with the development of the cinema industry in the State. The Former Hoyts Cinema Centre is of architectural significance as a highly innovative and individualistic building with a distinctive tower that dominates the overall design. The building displays early characteristics of the emerging Brutalist style in the use of massive expanses of exposed off-form concrete and the obvious imprint of construction boards.

Figure 187. Hoyts Cinema Centre, 134–144 Bourke Street, Melbourne. (Source: Heritage Victoria)

Hoyts Mid City Cinemas, 194–200 Bourke Street, Melbourne (HO1002, City of Melbourne)

Designed by architects Bogle & Banfield Associates in 1969–70, Hoyts Mid City Cinemas is of representative and aesthetic significance as an example of the Brutalist style in the City of Melbourne. Hoyts Mid City Cinemas is significant for its sculptural form that is highlighted by the red-oxide colour that contrasts with the off-form concrete of the side walls. As a building requiring little natural light, the Brutalist architecture of the cinema complex relies primarily on an articulation of solid form. The slim concrete vertical louvres in front of the glazing are a contrast to the solid mass of the main part of the building.

Figure 188. Hoyts Mid City Cinemas, 194–200 Bourke Street, Melbourne. (Source: Context, 2020)

Cardigan House Carpark, formerly the Royal Women's Hospital Carpark, 96 Grattan Street, Carlton (Recommended as significant within the Carlton Heritage Review)

The Cardigan House Carpark, formerly the Royal Women's Hospital Carpark, was constructed in 1974 to a design by architects Mockridge, Stahle and Mitchell, in the Brutalist style. It is distinguished by the heavy off-form concrete balustrades to the angled carpark ramps, as expressed to the two long west and east elevations. As a carpark, it is striking, robust and bold, with a powerful presence to its Grattan and Cardigan streets corner.

Figure 189. Cardigan House Carpark, formerly the Royal Women's Hospital Carpark, 96 Grattan Street, Carlton. (Source: City of Melbourne)

Discussion

The W R Lane Laboratories are not directly comparable with Total House and the Hoyts Cinema Centre, which are architecturally significant at the State level.

With that said, the W R Lane Laboratories is a good representative example of the Brutalist style, which features strong compositional contrast and expressive and dramatic sculptural forms, most notably represented through the prominent horizontal projecting balconies—which is reflective of Japanese Brutalism influences.

Within the City of Melbourne, there is only a small class of Brutalist buildings, all of which are commercial buildings. The W R Lane Laboratories building is distinguished as an example of the style in the design of an institutional building.

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ASSESSMENT AGAINST CRITERIA

✓
CRITERION A

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

CRITERION B

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

CRITERION C

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

✓
CRITERION D

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

CRITERION E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

✓
CRITERION F

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

CRITERION G

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

✓
CRITERION H

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

RECOMMENDATIONS

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

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

Melbourne Planning Scheme

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

Other

Recommended to be nominated to be included on the Victorian Heritage Register.

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**PREVIOUS STUDIES**

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Building Identification Forms 1985 (Gould M Architects),	Ungraded
Parkville Conservation Study 1985 (Nigel Lewis and Associates)	

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STATEMENT OF SIGNIFICANCE: Commonwealth Serum Laboratories (CSL), 39–79 (part) Poplar Road, Parkville

Heritage Place: Commonwealth Serum Laboratories (CSL)	**PS ref no:** HO1442
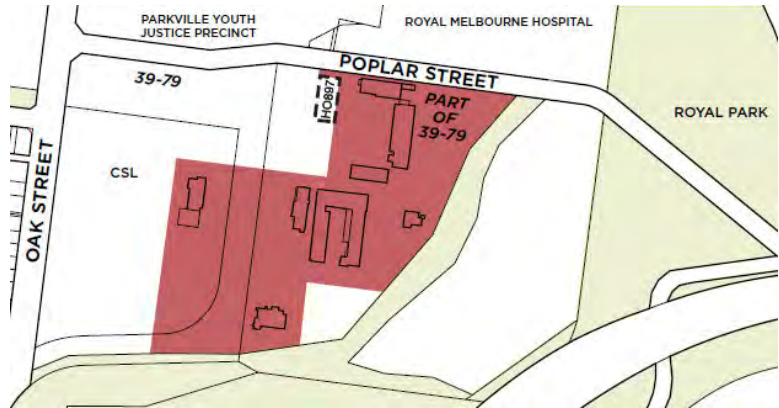
What is significant?

The Commonwealth Serum Laboratories at 39–79 Poplar Road (part), Parkville, occupying a complex developed from 1904, is significant.

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

- individual buildings including:

    - East Block (1918–1919)
    - Director's Residence (1920)
    - South Block (1926)
    - Electrical Maintenance Workshop (c1920s)
    - Northern Substation (c1920s)
    - Block 5 (1945)
    - Boiler House (1948)
    - Experimental Animal Building (c1959)
    - W R Lane Laboratories (1972)

- the buildings' original external form, materials and detailing
- the buildings' high level of integrity to their original design
- pattern and size of original fenestration
- other original details
- quadrangle at the centre of East Block, South Block, West Block and the W R Lane Laboratories.

Existing mature trees also contribute to the overall amenity of the place.

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

Figure 190. Aerial photograph of CSL showing key buildings. (Source: Nearmap, 2023, with GML overlay)

How is it significant?

The Commonwealth Serum Laboratories, Parkville, is of local historical, representative, technical and associative significance to the City of Melbourne.

Why is it significant?

The Commonwealth Serum Laboratories (CSL), Parkville, is of historical significance as a purpose-built scientific institution established by the Commonwealth Government for the research and production of vaccines and sera as a means of preventing human and animal disease. Following the onset of World War I in 1914, and the subsequent global shortage of essential medical supplies, Australia needed to manufacture its own medical products required for Australian servicemen and women, including vaccinations. Founded in 1916, CSL inherited an earlier brick building at Royal Park, which was constructed in 1904 as part of the Calf Lymph Depot, which had been used to develop the smallpox vaccine (Jennerian Building VHR H1794). A large complex of offices, laboratories and animal accommodation was completed in 1918–19, which occupied a large site of 25 acres. The site was further developed with additional buildings erected from the mid-1930s and in the 1950s–80s. From its establishment at Parkville in 1918, CSL has been a critical and highly respected scientific institution in Australia. It has served the needs of public health and animal health for over 100 years through the production of penicillin and a range of other sera and vaccines. CSL played an important role during World War II, inoculating servicemen and women, and undertaking vital work in blood processing. It has also been critical in the management of epidemics and pandemics including Spanish flu (1919), poliomyelitis (1955), HIV/AIDS (1980s) and COVID-19 (2020–2023). CSL has played an important role in the medical history of the State and the Nation more broadly, and it makes an important contribution to the biomedical precinct in Parkville. (Criterion A)

The Commonwealth Serum Laboratories (CSL), Parkville, is of representative significance for its collection of buildings that demonstrate the different architectural styles adopted by research and manufacturing institutions throughout the twentieth century. Designed by the Commonwealth Department of Public Works, these buildings are generally reserved in terms of decoration, yet adopt key design styles that are reflective of their period of development including Inter-War Stripped Classical (East Block and South Block); Inter-War Functionalist (Boiler House and Experimental Animal Building); and Brutalist (W R Lane Laboratories). (Criterion D)

The Commonwealth Serum Laboratories (CSL), Parkville, is of technical significance for its ability to demonstrate CSL's immense research and ever-expanding manufacturing capacity throughout the twentieth century. During its formative years, CSL focused on manufacturing vaccines, sera and diagnostic agents. From the 1920s, CSL broadened its manufacturing scope to include veterinary vaccines (1922), insulin for diabetics (1923) and antivenoms (1930s). With the onset of World War II, CSL expanded to ensure it had the capacity to deliver life-saving products likely required for both the armed services and the civilian population, and in 1945 a large-scale penicillin production building was constructed, enabling Australia to become the first country in the world to provide penicillin to its citizens. Following World War II, CSL annexed Oak Street (running north–south through the site) and expanded the site west, constructing new laboratories, manufacturing buildings and staff amenity buildings. CSL continued to adapt or construct new buildings into the late twentieth century and remains a key institution in the development and provision of lifesaving medicines for Australia nationally. (Criterion F)

The Commonwealth Serum Laboratories (CSL), Parkville, is significant for its association with bacteriologist William James Penfold (1875–1941). Penfold was invited to be the founding director of CSL upon its establishment in 1916. Penfold was born and educated in England and worked at the Lister Institute of Bacteriology in London (Robin, 1988). He led the CSL during its formative years, developing the first vaccines and sera, including a vaccine to combat the complications of Spanish flu in 1919. In 1926, he left CSL to take up the directorship of the Baker Institute at the Alfred Hospital in Melbourne. (Criterion H)

The Commonwealth Serum Laboratories (CSL), Parkville, is significant for its association with veterinary scientist and medical doctor Dr Percival Landon 'Val' Bazeley (1909–1991). Commencing employment with CSL in Parkville in 1939, Bazeley was responsible for the penicillin program during war service in New Guinea during World War II. He graduated in medicine after the war. In the early 1950s, he worked with Dr Jonas Salk in the USA in the development of a vaccine for poliomyelitis. Bazeley brought seeds of the Salk polio vaccine to Melbourne in 1955 for production at CSL in Parkville. He was appointed director of CSL in 1956. The Human Vaccine Building, opened in 1984, was named the Bazeley Building in his honour. (Criterion H)

Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME:	St Carthage's Catholic Church
STREET ADDRESS:	121–125 Royal Parade, Parkville
PROPERTY ID:	108482

SURVEY DATE:	May 2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO4
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	C / Contributory
DESIGNER / ARCHITECT / ARTIST:	P J O'Connor	BUILDER:	T F Crabb
DEVELOPMENT PERIOD:	Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION	1934

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A

HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.9 Shaping community and cultural life	3.9.1 Church Communities

RECOMMENDATIONS

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

Extent of overlay: Refer to map

SUMMARY

St Carthage's Catholic Church at 121-125 Royal Parade, Parkville, is a fine example of an Interwar Gothic Revival church. Constructed in 1934–35, it was designed by prominent local architect Patrick Joseph (PJ) O'Connor, who designed many significant Catholic churches in Melbourne during this period. St Carthage's is an excellent and early example of his ecclesiastical work. The church is constructed of bold polychrome brick and is highly intact externally. It retains key elements of the style including the use of Gothic arches for windows and door surrounds, the incorporation of lancet windows, towers, and stained glass, and the use of contrasting Gothic render and decorative mouldings. It has particular aesthetic significance for the symmetrical design of its primary elevation. It is rare in its local context both as a continuously operating Catholic church, and as an interwar church. Further, it is historically representative of the extensive building program of the Catholic Church in Victoria in the 1920s and 1930s that was led by Archbishop Daniel Mannix. Initially constructed as a chapel of ease to serve the Catholic Parish of St Mary's Star of the Sea Church, West Melbourne, St Carthage's represents the growth of the local Catholic population in the 1930s, particularly in relation to the local student population. Its interior is highly intact to its post-Vatican II refurbishment, and is representative of the changing nature of Catholic liturgical practice in the twentieth century.

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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

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HERITAGE

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

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

Church communities

Parkville was established relatively late as a suburb within the City of Melbourne, and therefore did not have a rich legacy of early churches and church communities. Its unusual pattern of residential subdivision meant that a typical pattern of denominational presence did not emerge. In addition, the provision of chapels by the denominational university residential colleges (outside the Review area) meant that a range of church services were available in the wider area. There were two church sites allocated on the northern boundary of Royal Park in the 1850s—Wesleyan and Presbyterian—but these do not appear to have been built on. The Anglican Church of St George in West Parkville was first established in the mid-1850s and a new church was erected in 1876; this church was also attended by parishioners on the west side of Flemington Road. St George's Church was closed in 1925 and was moved to Travancore.

The Presbyterians erected the College Church on the west side of Royal Parade in 1898, primarily for use by students of Ormond College. This was deemed inadequate for the broader social needs of the church community and a Presbyterian Hall was erected in Gatehouse Street. This building was used by more than just the Presbyterian community, and effectively served as the local public hall, being used for a variety of meetings and public purposes.

The Catholic population of Parkville grew significantly in the 1920s, largely on account of increasing numbers of Catholic students at the university, which in turn was fed by the broader expansion of Catholic secondary education in Victoria in the 1920s and 1930s under Archbishop Daniel Mannix. The Catholic presence at the university was also strengthened by the establishment of Newman College, a Catholic residential college for boys, and a Catholic women's college for girls run by the Loreto Sisters, both in 1918. With the nearest parish church, St Mary's Star of the Sea Church in West Melbourne, located some distance away, a chapel of ease named St Carthage's was built on Royal Parade, opposite the university to serve the local Catholic students. The Jesuits, who established a theological college on Royal Parade in the late 1960s, developed a close association with St Carthage's.

PLACE HISTORY

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

The subject site is located on Crown Allotments 4, 5 and part of CA 6 in Section E at Royal Park, Parish of Jika Jika.

Allotment 4 was originally granted by purchase in April 1872 to Ellen Nicoll for the sum of £131 5s (CT Vol 603, Fol 553). Allotments 5 and 6 were conveyed from the original purchaser in September 1874 to Jane Hamilton, wife of Andrew Hamilton of Brunswick, farmer (CT Vols 714, Fol 644). The three allotments changed hands on several occasions until 1889 when lots 4, 5 and part of Lot 6 of Section 6 were consolidated on a single title in the name of Matthew Henry Davies of Lansell Road, Toorak, solicitor (CT Vol 2125 Fol 941).

In March 1893 Davies conveyed the property to Oliver Oakley of St Phillip Street, Brunswick, iron founder. The following year it changed ownership to Melbourne accountants, Roland Woodward, John Herbert Butler and Samuel John Allen. Harriet Amy Driver of Malvern became the registered owner of the site in December 1903. She owned the site until April 1922 when she sold to Edwin Reuben Corben of Kew, a monumental mason, and Catherine Annie Corben of Elsternwick, a widow (CT Vol 3428, Fol 463). Three years later, HB Corben & Sons Pty Ltd of Clifton Hill became the registered proprietor.

Jageurs and Son monumental works

Jageurs and Son Pty Ltd operated a monumental works on the subject site, 121–125 Royal Parade, flanking the terrace house at 127 Royal Parade, as shown on the Melbourne and Metropolitan Board of Works Detail Plan No. 1149 (Figure 191). The company was sited in Sydney Road (now Royal Parade) as early as 1880 (*Jewish Herald*, 31 December 1880: 1). Jageurs and Son was a well-known stonemasonry firm that manufactured and imported cemetery and public monuments, statuary altars, mural tables, pulpits, fonts, fountains, baths, and iron railings (*Advocate*, 22 September 1888: 20).

By 1934 Edwin Reuben Corben was the managing director of Jageurs and Son. He was previously associated with another monumental mason company, HB Corben and Sons Pty Ltd (*Herald*, 28 August 1924: 24).
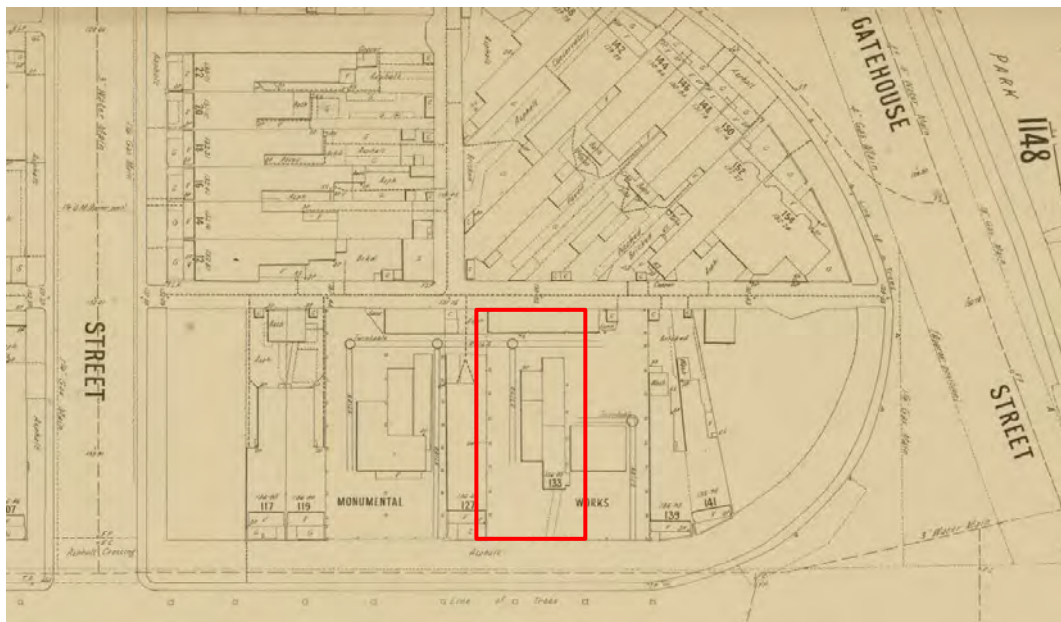
Figure 191. Extract from Melbourne and Metropolitan Board of Works, Detail Plan No. 1149, 1897, with the subject site outlined in red. (Source: State Library Victoria, Record ID 9911638293607636, with GML overlay)

St Carthage's Catholic Church

In March 1935 HB Corben Pty Ltd formally conveyed the study site to Roman Catholic Trusts Corporation for the Diocese of Melbourne, St Patrick's Cathedral, although the sale had taken place the previous year (CT Vol 3428, Fol 468).

PJ (Patrick Joseph) O'Connor advertised tenders in August 1934 for the erection of a new brick Catholic church in Royal Parade, Parkville, for Rev J Norris, parish priest (*Herald*, 25 August 1934: 33; Figure 191–Figure 194). O'Connor awarded the contract to TF Crabb of 70 Elizabeth Street, Melbourne. The new church was to be named St Carthage's and would be a chapel of ease attached to the West Melbourne Catholic Parish with Rev J Norris as the parish priest.

A chapel of ease is a smaller church building secondary to the main parish church built within the bounds of the parish for those who cannot reach the parish church conveniently (Chapel of Ease, Wikipedia).

An article in the *Herald* in 1934 described the building as follows:

> The design of the building is the modern Gothic. It will be constructed of brick with tile roofing. The interior walls will be in sandstone cement finish, the floor in mountain ash and the Sanctuary floors in terrazzo and mosaic.
>
> The whole of the roofing timbers will be dressed, stained and exposed, and the lines laid in herringbone fashion.
>
> The window tracery will be in synthetic stone, and glazed in stained glass and leadlights. The joinery will be Queensland maple (Herald, 27 September 1934: 12).
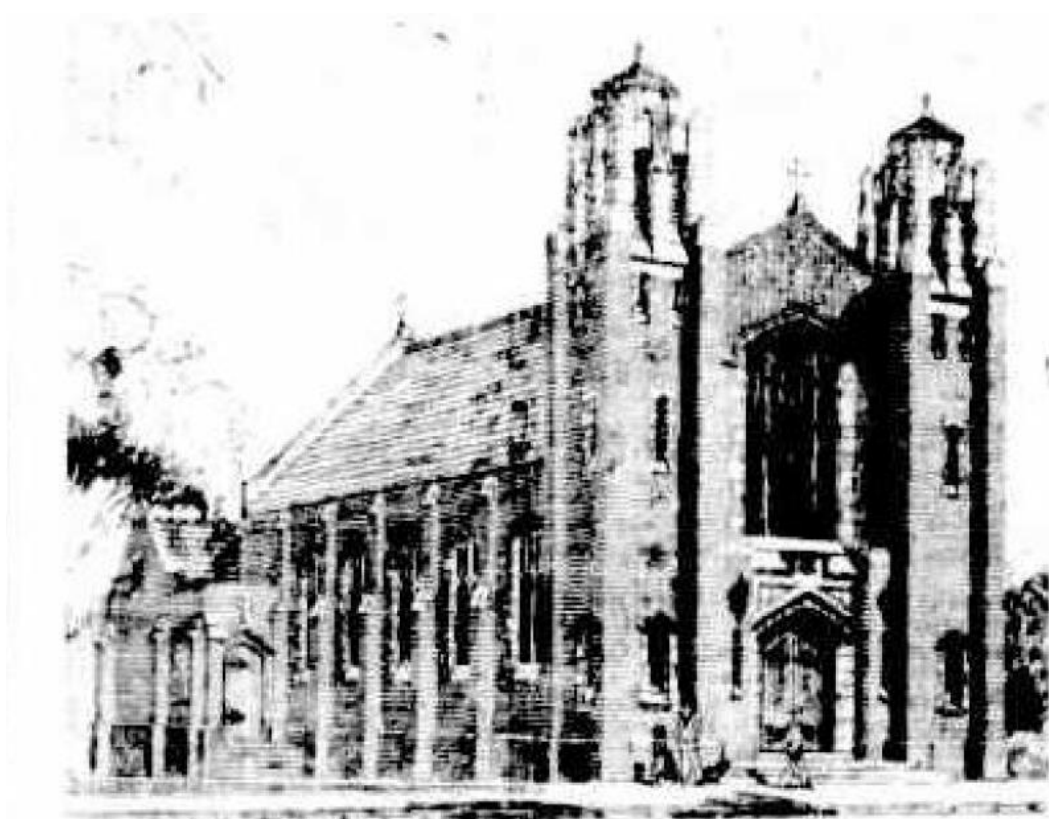
Figure 192. Architectural rendering of the new Catholic church at Parkville. (Source: *Herald*, 27 September 1934: 12)

On 14 October 1934 Archbishop Mannix, assisted by the Revs J Lanigan and P Egan, laid the foundation stone of the new church dedicated to St Carthage. Mannix expressed optimism that the church, in close proximity to Melbourne University, 'would fill a great need' (*Advocate*, 18 October 1934: 12). According to Rev JM Murphy, the name St Carthage was very appropriate for the chapel of ease as the new church was 'practically in the heart of the University' as the university movement owed its origins to St Carthage and growth of these institutions to the popes who initiated the establishment of the great European universities. He stated: 'The new church was not a luxury, but a need, and all that is required was that it should be paid for.' (*Advocate*, 18 October 1934: 12). He also stated that the site was debt-free and that the liability on the building would be cleared quickly (*Argus*, 15 October 1934: 8). The *Advocate* gave a more detailed account of the event. The new church of St Carthage was named after St Carthage (a variant spelling of the Latin 'Carthagus'), an Irish bishop who established a monastery at Lismore in County Waterford in the sixth century which became a famous centre of learning ('A forgotten Irish Saint, and his Many Churches', Tintean.org.au). The name of the new church at Parkville was attributed to Fr Norris with Archbishop Mannix and Jeremiah Murphy SJ, rector of Newman College, acknowledging the aptness of this name for its location opposite Melbourne University (*Advocate*, 18 October 1934: 12). A fund-raising appeal towards building St Carthage's was launched at the same time. On this occasion the Archbishop spoke about the expansion of the Catholic Church following the Depression years. St Carthage's chapel of ease was one of six new churches under construction, a fitting form of thanksgiving celebrating the centenary of the Church in Melbourne (*Advocate*, 18 October 1934: 12).
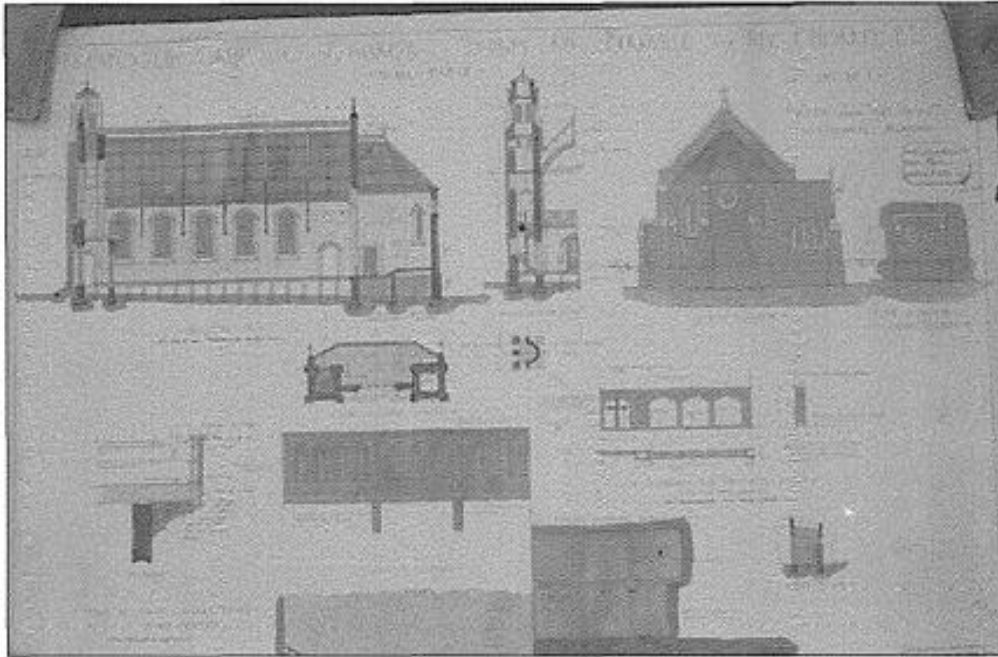
St Cathage's, Parkville
Plans of Architect Patrick Joseph O'Connor 1934
from the Public Record Office Victoria (originals in colour)
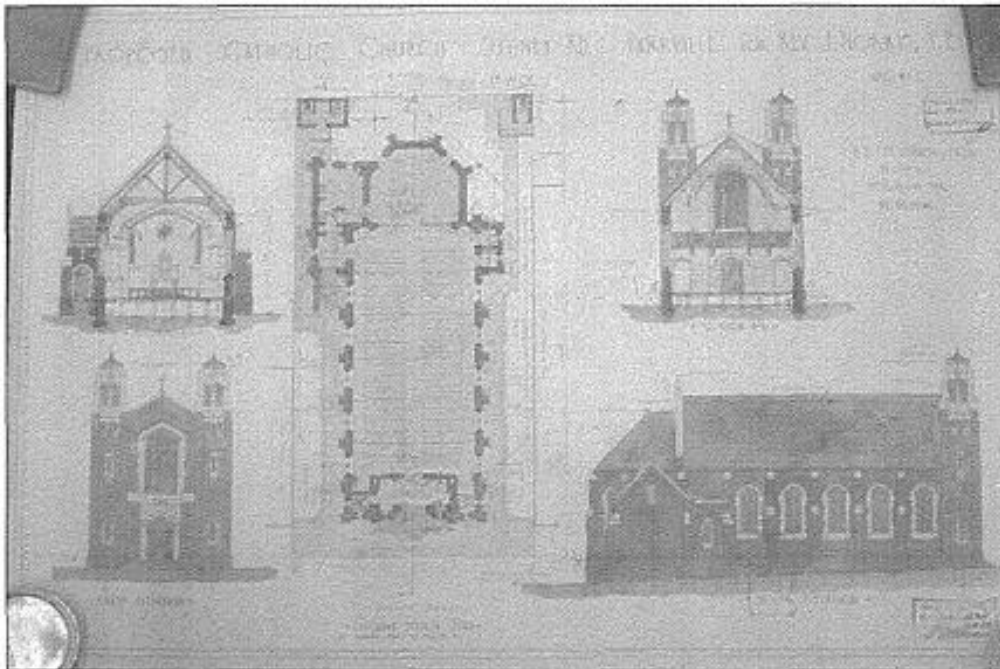
St Cathage's, Parkville
Plans of Architect Patrick Joseph O'Connor 1934
from the Public Record Office Victoria (originals in colour)

Figure 193. Architectural plans of St Carthage's, Parkville, by Patrick Joseph O'Connor, 1934. (Source: Public Record Office Victoria)

The builder completed the new church of St Carthage in January the following year. The new church was officially blessed and opened on Sunday 20 January 1935 by Archbishop Mannix in front of a large gathering. He heaped praise on the parishioners of St Mary's, West Melbourne, for their generosity. Fr Norris outlined the money spent on the completion of the new church, namely £1225 for the land, £4200 for the building, and £790 for equipment; the debt at the time of opening was £2790 (*Argus*, 21 January 1935: 11).

Figure 194. St Carthage's, Royal Parade, Parkville, 1935. (Source: Melbourne Catholic Historical Commission)

John Drennan believes that O'Connor's design for St Carthage's, Parkville, was an early foray into Gothic Revival influenced building, and that O'Connor was acting on instructions from Fr Norris and others (Drennan 2016: 25).

Second Vatican Council (1962–65) and St Carthage's, Parkville

Following radical liturgical reforms instituted by the Second Vatican Council, the interiors of existing Catholic churches were altered to conform to new ritual practice. The directives of Vatican II led to the removal of communion rails, altars and some statues. One of the main changes was to the altar, which was 'turned around' to face the congregation rather than the sacristy, leading in some instances to the removal of the reredos and high altar (Farah 2009: 20).

St Carthage's was no exception, with Fr Eric D'Arcy following the Vatican directives by reforming the church interior. He commissioned a sandstone altar built on a three-step high podium in front of a glass screen. The 'chapel of ease' was behind the screen, featuring a small wooden altar and tiered seating. In 1966 Fr D'Arcy appealed for funds 'to build a new Altar to conform with the new liturgical Spirit, with the celebrant facing the congregation, to convert present Sanctuary to Blessed Sacrament Chapel, to convert present Baptistry to Our Lady's Chapel' (Mews 2016: 43). Other changes included taking down the altar rails installed by Fr Norris and forming gently elevated seating in the main church, following the model of a lecture hall. This new internal layout was in place from 1967 to 1986 (Mews 2016: 43).

Church of St Carthage, from chapel of ease to consecrated parish church

In 1956 St Carthage's, Parkville, separated from St Mary's Star of the Sea Church and was established as a separate parish under Fr Kevin Hannan (parish priest) and Fr John Phelan (assistant parish priest). However, the church was not officially consecrated until 1986 by Archbishop Frank Little. Immediately prior to this event, Fr Terry Laidler used a church bequest to alter many of the renovations undertaken by Fr Eric D'Arcy. He increased the seating, replaced the pews with chairs, and installed the current marble altar which was acquired from the recently closed Convent of the Good Shepherd Sisters in Oakleigh (Mews and Watson 2016: 40).

In 1956 St Carthage's became a parish in its own right and later still its links with the University of Melbourne were formally established as 'St Carthage's University Parish' and part of the University Chaplaincy. St Carthage's consequently serves people living at the university colleges as well as former students. In 1998 Fr Michael Elligate AM described the life of the church and how university parishioners were involved in worship, particularly through the range of different Mass times offered. For instance, the Saturday Evening Vigil attracted older people and music was often supplied by students from the Music Faculty. Sunday morning Mass was generally a quieter service that was suited to the needs of staff from the Medical Faculty hospitals before going on duty. The 10am Family Mass included a large number of graduates introducing their children to the church while the Students' Mass, held on Sunday evenings, catered to the undergraduates and graduates of the university. Alongside the church services the Catholic Chaplaincy of the University shared a terrace house with a team of chaplains from other Christian denominations and the Jewish faith who offered pastoral services to staff and students on the university campus (Elligate 1998: 439).

A photograph of St Carthage's by photographer Zoe Ali, commissioned by the City of Melbourne in 2010 as part of an exhibition titled 'A New Jerusalem', is held in the City of Melbourne Collection.

Patrick Joseph O'Connor (1901–1959), architect

Patrick Joseph O'Connor was born in 1901, the son of a station master and his wife, and one of 13 children. The family lived at Carnegie in suburban Melbourne. O'Connor was articled in the Victorian Railways Architects Office, and attended classes at the Workingmen's College (now RMIT). In 1924 PJ O'Connor advertised his services as an architect and engineer, care of 38 Grange Road, Caulfield (*Advocate*, 22 May 1924: 8).

PJ O'Connor took James Thomas Brophy into partnership in 1946 after Brophy's return from overseas and the firm was restyled 'PJ O' Connor and Brophy' (*Advocate*, 3 March 1946: 4). Simultaneously, Captain PF Ryan resumed practice in the firm.

PJ O'Connor specialised in ecclesiastical buildings and hotels, and designed many Catholic churches, convents, presbyteries and schools in Victoria between 1926 and his death in 1959, including (but not limited to) the following:

- St John of God Hospital, Ballarat
- St Roch's Catholic School (1930) and Church (1937), Glen Iris
- St Patrick's Presbytery, Camperdown (1927–28)
- St Mary's Catholic Presbytery, Malvern East (1931)
- Our Lady of Lourdes Catholic Church, Werrimull (1933)
- St Mary of the Immaculate Conception Catholic Church, Ascot Vale (1934)
- St Joan of Arc Catholic Church, Brighton (1938)
- Our Lady of the Immaculate Conception Catholic Church, Sunshine (1940)
- St Columba's, Ballarat North (1940)
- Sacred Heart Catholic Church, Newport (1942)
- Our Lady Star of the Sea, Flinders Naval Depot, Hastings (1948)
- Uniting (Methodist) Church, Albion (1951)
- St Margaret Mary's Catholic Church, Spotswood (1953).

O'Connor also designed the Great Britain Hotel in Flinders Street. His residential work included Catholic presbyteries and private homes, including his own house at 452 Warrigal Road, Ashburton (1930–32); and Bradoc House, 32–38 George Street, East Melbourne (1933) (Drennan 2016: 25).

COMMUNITY CONNECTIONS

St Carthage's Catholic Church, Parkville, has been continuously used as a place of worship since 1935, serving the local Catholic residents, including a large number of students associated with the University of Melbourne, for 75 years. The congregation of St Carthage's forms a specific community who, over several generations, have used and visited the place regularly since its establishment. For this subsection of the community the church has been a place of worship, and used for family gatherings and important occasions such as christenings, weddings and funerals. St Carthage's Catholic Church is a publicly accessible building in which community functions (religious worship and religious ceremonies) are held. This function is clearly identifiable in the external fabric of the building, as well as its internal layout. St Carthage's is identified as having social significance on the basis that it provides a setting for a defined community to gather and participate in a cultural practice.

SITE DESCRIPTION

St Carthage's Catholic Church at 121–125 Royal Parade, Parkville, is a substantial Interwar Gothic Revival church, constructed in 1934.

Figure 195. Aerial image of the building showing the plan of the building. The boundary of the property is approximately indicated in red. (Source: Nearmap, 2022, with GML overlay)

The property consists of a single structure oriented east to west, located on a rectangular allotment comprising two parcels of land. The building is cruciform in plan, with a largely rectangular structure and an apsidal end to the west. The property fronts Royal Parade to the east. It has a shallow setback from the public footpath, with paving extending to the limit of the eastern property boundary. Two access paths run along the northern and southern boundaries, leading to the paved area in the rear. These paths are enclosed by contemporary metal fences. The rear, western boundary is enclosed by a masonry wall. Primary access is via the front door of the church, with secondary access doors to the north and south transepts reached by the northern and southern paths, and through a timber door in the rear wall. The southern path incorporates a concrete wheelchair ramp to the northern wing, providing disability access. Landscaping around the site is minimal, with shallow planter beds in front of the side fences, and a narrow row of plantings along the boundary paths. The property is surrounded by residential development, with historical terraces to the north and south.

Figure 196. View showing St Carthage's Church in its immediate setting, seen from Royal Parade. (Source: GML Heritage)

Figure 197. Detail of the primary, eastern, elevation. (Source: GML Heritage, 2022)
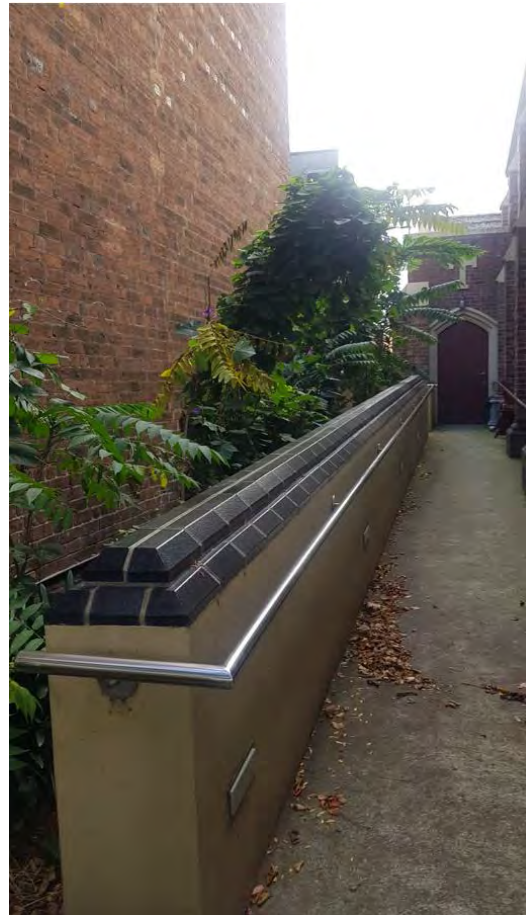

Figure 198. View showing the southern access path. (Source: GML Heritage, 2022)

Figure 199. View showing the northern boundary path. (Source: GML Heritage, 2022)

Figure 200. View showing the rear, western, boundary. (Source: GML Heritage, 2022)

The church is constructed of variegated brown face brick in an English cross bond pattern, with darker masonry foundations. It has a high-pitched, tiled roof, with separate roof structures to the apse and to the transept side wings. The roof is concealed from view in the east by a gable parapet and towers to the corners. Its cruciform plan is in the occidental arrangement, with entry through the eastern façade, and the altar in the west (rather than the traditional Catholic arrangement with entry through the west and the altar in the east).

The primary eastern elevation is divided into three bays, comprising the two towers and the central, gable-ended entrance bay. It is characterised by the verticality of the design, which is emphasised by the Gothic fenestration. The central bay, framed by two buttresses, incorporates the entrance way and a bold central window. Painted concrete steps lead to a timber double door, recessed within a pointed segmental arched stone doorway. The doorway features angled reveals with decorative moulding and carvings in the arch. To either side of the doorway are lanterns, and above the doorway is a moulded shield with the name 'Carthage' emblazoned on the bend sinister. The central window is similarly arched, featuring stone mullions and tracery. The uppermost portion of this central bay is detailed with

basketweave brickwork. A stone crucifix sits atop the apex of the roofline. The two towers feature symmetrical fenestration with lancet windows of varying sizes with stone surrounds and decorative label moulding. Below each of the ground-level windows is a commemorative stone plaque, one to the laying of the foundation stone in 1934, the other to the consecration of the church in 1986. The peak of each tower is finished in cement/sandstone with covered lancet windows and decorative mouldings. The lines of the towers, the buttresses and the windows create a vertical motif that is carried throughout the building.

The northern and southern elevations are of matching English cross bond polychrome face brick, and are characterised by the repetition of masonry buttresses and arched windows. A contemporary concrete ramp runs along the southern boundary, and incorporates tubular steel handrails, and a rendered masonry wall. The northern and southern wings have buttresses to the corners, with an arched doorway on the southern wing. The rear apsidal end is faceted, and similarly incorporates buttresses and arched windows with stone surrounds and label mouldings. The central bay of the apse features a small rose window with decorative tracery. The southern elevation of the main building echoes the primary elevation, with a gabled parapet topped by a carved stone crucifix. Gutters and services are generally constrained to the rear of the building. Contemporary light fixtures have been attached to the rear wing to illuminate the stained glass windows to the interior.

Entry to the nave is provided through a shallow narthex, with rendered walls painted white, and an exposed parquetry timber ceiling. Access to the towers is available through narrow arched doorways. The nave is rectangular with a linear and mostly open plan with no formal aisles, and a high ceiling of exposed parquetry timber, with timber rafters. To the east of the nave, above the entrance, is the choir loft, enclosed by a decorative timber balustrade. Within the choir loft, the upper portion of the eastern wall features a large arched niche with decorative mouldings. This niche houses a George Fincham pipe organ, dating to 1884.

At ground level, arched entrance ways provide access to smaller chapels. The walls of the nave have been rendered and painted white, and, to the north and south are characterised by the arched windows with stone surrounds. Between the windows are moulded plaques for the Stations of the Cross (executed in relief in timber panels). At the transepts are doorways to the northern and southern wings, with an arched doorway to the southern wing, and two rectangular doorways to the northern wing. The walls surrounding these doorways are ornamented by a series of commemorative and decorative plaques.

The crossing, which once housed a short screen, is open. The nave is filled with contemporary seating, rather than traditional pews. To the west of the nave is the sanctuary, reached through a large arched opening. To either side of the archway are narrow arched niches with religious art. The sanctuary and chancel, located in the apse, are reached by carpeted steps and have faceted bay walls, each with a decorative stained glass window. In the centre of the sanctuary is the altar. Throughout the church is a series of movable heritage items, commemorative plaques and religious artwork. The interior of the church is characterised by open space, natural light and vertical motifs.

Figure 201. Interior view towards sanctuary. (Source: GML Heritage, 2022)

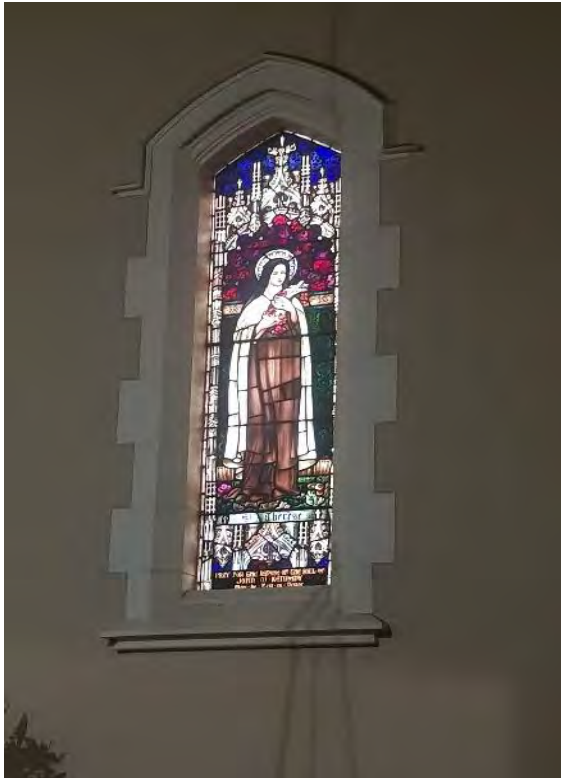Figure 202. View of sanctuary. (Source: GML Heritage, 2022)

Figure 203. Window detail. (Source: GML Heritage, 2022)

Figure 204. Pipe organ, 1884. (Source: GML Heritage, 2022)

INTEGRITY

St Carthage's Catholic Church at 121-125 Royal Parade, Parkville, is highly externally intact to its 1934 construction, with few significant changes visible to original fabric. The building retains its original built form as a modest church building in the Interwar Gothic Revival style. The property retains significant original details including the fenestration pattern, polychromatic façades, stained and decorative glass windows with tracery, decorative moulding and carvings, and plaques. External changes include the introduction of the disability access ramp and handrails, the security gates to the northern and southern access paths, and light fixtures. These changes are relatively minor and do not adversely affect the integrity of the place. Overall, the building has a high degree of external integrity.

Internally, the church has experienced several changes, with the alteration of the altar in the mid-1960s, and a refurbishment in 1986. These alterations provide physical evidence of changes in the Catholic faith and give an understanding of the modernisation of the parish community. Despite these internal changes, the physical layout of the interior is largely intact, and much of its significant fabric has been retained.

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COMPARATIVE ANALYSIS

St Carthage's Catholic Church is an uncommon example of an interwar Catholic church within the City of Melbourne. The other examples are St Thomas Aquinas, South Yarra (1915); Newman College Chapel, Parkville (1918); and St John's, East Melbourne (1924–30).

The majority of Catholic churches within the City of Melbourne were built in the Victorian era and like St Carthage's, these were mostly designed in the Gothic Revival style. Examples include St Francis' Church, Lonsdale Street, Melbourne, built 1841–45 (HO714, VHR H0013); St Augustine's Church, Bourke Street, Melbourne, built 1869–70 (HO501); St Patrick's Cathedral, East Melbourne, 1858–97; spire 1939 (HO129, VHR H0008); and St Mary's Star of the Sea, West Melbourne, built 1891–90 (HO979, VHR H2182).

Later churches include Sacred Heart Church, Carlton (1897–99) (HO107, VHR016), which was built in a Romanesque Revival or Baroque Revival style, St Michael's, North Melbourne (1907), built in a Romanesque Revival style; and St John's, East Melbourne, built 1924–30 in a Venetian Gothic style. Newman College Chapel (1938–42) was a college chapel rather than a parish church, and was designed in the Decorated Gothic style. That St Carthage's Catholic Church was the last Catholic church to be built in the City of Melbourne reflects a significantly changed Catholic demographic that was shaped by the changing student population at the University of Melbourne in the first decades of the twentieth century.

St Carthage's is a notable example of a finely executed Gothic Revival Catholic church, but stands apart for its relatively late construction date of 1934–35. Like St Thomas Aquinas in South Yarra, built in 1915, St Carthage's was built as a chapel of ease to provide a more convenient location for the parishioners of a large and growing parish within the City of Melbourne. St Thomas Aquinas and St John the Evangelist on the eastern edge of East Melbourne (1924–30) were both built to accommodate the growing Catholic population, in South Yarra (in this case, the servant class) and East Melbourne (to serve the working-class population of North Richmond and South Fitzroy) respectively.

St Thomas Aquinas, 39–45 Bromby Street, South Yarra (Recommended as an individual heritage place in the South Yarra Heritage Review)

St Thomas Aquinas Catholic Church at 39–45 Bromby Street, South Yarra, was built as a chapel of ease for the parish of St Joseph's Church, South Yarra, in 1915. In 1954 the church was remodelled to the design of architect Thomas G Payne. The remodelling of the building displays elements of the Baroque style, which is demonstrated in the ornate parapeted façade. This remodelling of the façade in a historical revival style was an unusual departure from the more typical Modernist-style churches that were being constructed in suburban Victoria in the postwar era.

Figure 205. St Thomas Aquinas Catholic Church, remodelled in 1954. (Source: GML, January 2021)

St John the Evangelist Catholic Church, 576–594 Victoria Parade, 1251–1289 Hoddle Street and 2–30 Albert Street, East Melbourne (VHR H0757, HO146, City of Melbourne)

Opened in 1930 as the third church in the St John's complex, the St John the Evangelist Catholic Church was designed by architect WP Connolly. Constructed in red brick with render dressing, it has an asymmetrical façade incorporating a tall square tower surmounted by a round lantern with a faceted conical roof. The church is designed in the Italian Romanesque style and is a good example of late Romanesque Revival architecture. St John the Evangelist Catholic Church can be seen at: https://commons.wikimedia.org/wiki/File:Church_of_st_john_the_evangelist_east_melbourne.jpg

Newman College Chapel, 873–945 Swanston Street, Parkville (VHR H0021, HO344 City of Melbourne)

In 1938–42 a chapel was constructed to the design of architect Thomas Payne within Newman College, a Melbourne University college completed in 1918 to the design of Walter Burley Griffin. The Newman College Chapel has a symmetrical façade with a central aisle and accommodates 240 people. Its design reflects the influence of the Decorated Gothic style.

Figure 206. Newman College Chapel, built in 1938–42. (Source: CoMMaps)

Patrick Joseph O'Connor

Catholic churches make up relatively few of the interwar Gothic Revival churches that are listed in heritage overlays in metropolitan Melbourne. The interwar period saw Australia elect its first Catholic prime minister (James Scullin, 1929), and saw a rise in the influence of the Catholic Church, particularly through the strong representation of Catholics in the Labor Party. However, the 'boom' in Catholicism in Australia did not occur until the 1950s. Of the interwar churches currently recognised in heritage studies or heritage overlays, churches designed by Patrick Joseph O'Connor are well represented. Of these, St Carthage's seems to be a notable early work in his oeuvre.

O'Connor's early ecclesiastical work included a Catholic convent in Warracknabeal, which shows restrained elements of the Gothic Revival style. This signalled the beginning of a successful career in ecclesiastical work for O'Connor. Elements of the symmetrical design seen at St Carthage's were seen in several of O'Connor's later works; however, his later ecclesiastical designs appear to have favoured asymmetrical massing. St Carthage's appears to be a fine early example of his work and a good representation of his early style.

Catholic Convent (Former), 7 Lyle Street, Warracknabeal, Yarriambiack Shire (Stage Two Heritage Study Complete, no formal recommendations at the time of writing)

The Catholic convent in Lyle Street, Warracknabeal, is a two-storey residential building, constructed in 1929–30. The building was designed by PJ O'Connor and features restrained elements of the Interwar Gothic Revival style. It is largely rectangular in plan, and constructed of red face brick with verandahs and balconies of stone, with an arched motif along the balcony. The primary elevation features a masonry bay which shows similarity to the central bays of O'Connor's later church designs. Although the building no longer serves a religious function, it is an early example of O'Connor's ecclesiastical work, and is suggestive of the formation of his Gothic Revival style. It is largely externally intact, aside from the enclosure of some balconies.

Figure 207. Former Catholic convent at 7 Lyle Street, Warracknabeal, constructed 1929–30. (Source: Yarriambiack Shire Council)

Our Lady of Lourdes Catholic Church at Werrimull, 47 Werrimull South Road, Werrimull (HO106, Rural City of Mildura)

Built in 1933, Our Lady of Lourdes Catholic Church at Werrimull is of coursed stone rubblework construction. It has a simple asymmetrical façade comprising a simple gable form with round window and a short square tower with deep eaves housing the entry. The building was designed by PJ O'Connor and demonstrates the architect's interest in Mediterranean Romanesque style architecture.

Figure 208. Our Lady of Lourdes, Werrimull. (Source: Butler 1983)

St Mary of the Immaculate Conception Church, Presbytery & School, 123 St Leonards Road, and 80 Roseberry Street, Ascot Vale (Included in H0400, St Mary of the Immaculate Conception Church, Presbytery & School, City of Moonee Valley)

The St Mary of the Immaculate Conception Church forms part of the Ascot Vale Catholic Parish, founded in 1912. Early buildings from the complex were established in 1913, although construction did

not begin on the church until 1934. The church was designed by architect PJ O'Connor, and like St Carthage's was begun in 1934; however, it is designed in the Romanesque Revival style. The church is cruciform in plan and is constructed in red face brick. The Romanesque detailing is emphasised by the repetition of rounded arches throughout the façades. The plan of the church is similar to St Carthage's, although it incorporates aisles to the side of the nave, with additional porticos on either side of the primary entrance. The primary elevation is otherwise comparable in scale and form to St Carthage's with a central bay with a gable parapet, between two towers with narrow lancet windows.

Figure 209. St Mary of the Immaculate Conception Church, Ascot Vale, built 1934–38. (Sources: Hermes Orion)

St Joan of Arc Church and Presbytery, 30–32 Dendy Street, Brighton (not currently included within a Heritage Overlay, City of Bayside)

St Joan of Arc is an interwar church built in 1938 in the Gothic Revival style. It forms part of a wider precinct with an earlier Victorian-era presbytery and a contemporary Catholic school. The church, designed by PJ O'Connor, is constructed of face brick with stone detailing. The church is cruciform in plan and shows stylistic similarities to St Carthage's. The arrangement of the central bay of the primary façade echoes the design of St Carthage's; however, St Joan of Arc shoes a movement towards the asymmetrical massing which was typical of the Interwar Gothic Revival style. The interior of the church is also different, incorporating aisles within arched loggias, and clerestory windows, and featuring stone cladding. However, the fabrication and the materiality of the finishes are similar, with stone (synthetic and real) detailing and exposed parquetry timber ceilings. Although similar in scale, St Joan of Arc presents as a grander church, evidencing an evolution of O'Connor's Gothic Revival designs.

Figure 210. St Joan of Arc Catholic Church, 118 New Street, Brighton, constructed 1938. (Source: Churches Australia)

Sacred Heart Roman Catholic Church Complex, 20 Newcastle Street, Newport (HO231, City of Hobsons Bay)

Sacred Heart Catholic Church was constructed to a design by PJ O'Connor in 1942, and is one of his later ecclesiastical designs. It is constructed of red face brick, with render detailing. It comprises a central, rectangular nave with a high pitched and tiled roof, with a gabled parapet above a substantial arched window and entranceway at the primary elevation. The entrance is flanked by a bold, square tower with masonry buttresses, arched windows and doorways, and topped with crenulations. There is a shorter projecting tower to the opposite side of the main entrance, which incorporates a parapet of basketweave masonry, similar to that seen at St Carthage's.

Figure 211. Sacred Heart Roman Catholic Church, Newport. (Source: City of Hobsons Bay)

Residence, 452 Warrigal Road, Ashburton (HO417, City of Boroondara)

Built in 1930–32 and designed by PJ O'Connor as his own residence, the house at 452 Warrigal Road, Ashburton, reflects the architect's interest in the Spanish Mission style. With its use of Spanish motifs, triple arches, and the square tower with its wide eaves, the house is a good example of the style as applied to residential architecture but also forms a link with the influence of the style in Catholic churches designed by the architect.

Figure 212. 452 Warrigal Road, Ashburton. (Source: Lovell Chen 2005)

Discussion

St Carthage's at 121-125 Royal Parade, Parkville, compares well historically with St Thomas Aquinas, South Yarra, and St John the Evangelist, East Melbourne, as churches all built to serve the growing Catholic population in the inner suburbs of Melbourne. Occupying relatively constrained sites and with their greater level of integration with their suburban setting, these three churches represent a departure from the planning characteristics of earlier Victorian churches with their deep site setbacks and expansive garden settings.

St Carthage's is uncommon within the City of Melbourne with regards to its style. The subject building reflects an unusual interwar interpretation of the Gothic Revival style that introduces Spanish Mission influences. Constructed in the mid-1930s, it exemplifies key elements of the Interwar Gothic Revival style, including the use of face brickwork, synthetic stone detailing, an emphasis on verticality, and its use of the arch motif. However, the decorative patterned brick to the façade and its octagonal towers and decorative scalloped edging below the towers evidence the influence of Spanish Mission or Spanish Colonial style. The Spanish Mission style was popular in domestic architecture during the 1930s. It was embraced in Catholic Church architecture in Victoria during the same period, but rarely by other denominations. The Spanish influence is likely associated with the championing of Catholic Spain during the 1930s. In this regard, St Carthage's compares well with other examples designed by PJ O'Connor including his own private residence in Ashburton (1930–32), Our Lady of Lourdes Catholic Church at Werrimull (1933) and St Joan of Arc Catholic Church in Brighton (1938).

Similarly, St Carthage's compares well with many of O'Connor's other religious buildings with its application of traditional styles in a modern context. The subject building sits well within O'Connor's oeuvre and is representative of the architect's preference for the Spanish Mission style that was favoured by the Catholic Church in the 1930s.

Within PJ O'Connor's body of work, St Carthage's is an early example of his church design, which reached its peak in the years following its construction. It is one of the first instances of his use of a symmetrical façade, a style he moved away from later in his career when asymmetrical massing became prevalent.

Within its immediate context, St Carthage's is uncommon within the Parkville Review area as one of only two interwar churches (the other being Newman College Chapel, 1915–17, which as a college chapel rather than community church is distinct in terms of its use and setting). It speaks to the social history of the area, particularly the expansion of the local Catholic population in this period, and is representative of the enduring preference for Gothic Revival ecclesiastical architecture.

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ASSESSMENT AGAINST CRITERIA

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

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

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

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

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

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

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

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

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

Other

Not Applicable

REFERENCES

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Mews, Constance J, and Chris Watson, 2016. 'Eighty Years at St Carthage's and Parkville: Reminiscences of Peter Stafford', *Footprints*.

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PREVIOUS STUDIES

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

STATEMENT OF SIGNIFICANCE: St Carthage's Catholic Church, 121-125 Royal Parade, Parkville

Heritage Place: St Carthage's Catholic Church	**PS ref no:** HO1443

What is significant?

St Carthage's Catholic Church at 121-125 Royal Parade, Parkville, built in 1934–35, is significant.

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

- original external form, materials and detailing

- high level of integrity to its original design
- design of the primary eastern elevation with its symmetrical design, decorative brickwork, ornamental detailing, including the moulding and window/door surrounds, and window glass
- pattern and size of original fenestration
- original interior layout, including timber ceilings, window surrounds and label moulding
- altar
- original 1885 Fincham pipe organ
- movable heritage collection, including artworks, sculptures, plaques and memorabilia
- other decorative details.

More recent alterations and additions, including the metal exterior fence, accessibility ramp and exterior lighting, are not significant.

How it is significant?

St Carthage's Catholic Church at 121–125 Royal Parade, Parkville, is of local historical, representative, aesthetic and social significance to the City of Melbourne.

Why it is significant?

St Carthage's Catholic Church at 121-125 Royal Parade, Parkville, is of local historical significance as an example of a Catholic chapel of ease built in 1934–35 to serve the needs of the growing population of the Catholic Parish of St Mary's, West Melbourne. This was due in part to the growing number of Catholic students enrolled at the University of Melbourne and the establishment of Catholic residential colleges for men and women. St Carthage's is historically important as a product of the significant investment by the Catholic Church in building churches and schools in Melbourne under the leadership of Archbishop Daniel Mannix, and in particular as a response to the growing Catholic student population at the university, which in turn stemmed from the expansion of Catholic secondary education under the leadership of Archbishop Mannix.

St Carthage's role as a chapel of ease continued until 1986, when it was consecrated as a parish church, reflecting the increased demand for Catholic pastoral care and church service in the Parkville area. The interior of the church is significant in demonstrating the changes in Catholic religious practice as a result of the Second Vatican Council in the 1960s, with the alteration of the sanctuary— including the removal of screens, the removal of the altar rail, and the relocation of the altar. The church also houses an individually significant Fincham pipe organ dating to 1884. (Criterion A)

St Carthage's Church forms part of a wider phase of expansion and church building in the interwar period. St Carthage's is one of a small number of churches in the City of Melbourne built in this style during this period. Its masonry construction, largely cruciform plan, and ornamentation are typical of the style and make it a representative example in the City of Melbourne. (Criterion D)

St Carthage's Catholic Church has aesthetic significance to the City of Melbourne as a fine example of an Interwar Gothic Revival church that, with its zero street setback and modest scale, responds sensitively to its setting. The building is a striking example of the interwar style, with a strong verticality in its design, and its use of typical Gothic motifs. The building is highly intact externally and retains key Interwar Gothic Revival elements, such as the use of face brickwork with areas of decorative basketweave bond, Gothic arches to the window and door surrounds, lancet windows and towers, the

use of cement render to imitate stone detailing, traditional label moulding, and stained-glass windows. The church is substantial, particularly one designed as a chapel of ease. Its grand proportions and vertical emphasis are reinforced by the use of twin towers on the primary elevation. The bold design of the eastern façade gives the building a high degree of landmark quality in its immediate setting, contributing greatly to the character of the streetscape. The interior of the church displays a good degree of integrity to its post-Vatican II refurbishment, retaining key original details such as the original timber ceiling, window surrounds and label moulding. The church retains a significant collection of movable heritage items, comprising religious art and statuary (including the altar and the relief carved timber Stations of the Cross), along with commemorative plaques. (Criterion E)

St Carthage's Catholic Church has been a place of Catholic worship since 1935 and has remained in continuous use since that time. The church continues to serve an active local Catholic community, including current and former university students and staff, and provides religious services and social activities for the parish community. St Carthage's has been important as a progressive Catholic church, which has probably made it popular with and more relevant to the educated university community. It has played an important part in many lives as the venue for many weddings and other Catholic sacraments over the decades, for not only the local community but for the wider community of former university students and staff. It is therefore of social significance to the Parkville area. (Criterion G)

Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME:	Parkville Tennis Club		
STREET ADDRESS:	151–153 Royal Parade, Parkville		
PROPERTY ID:	108491		
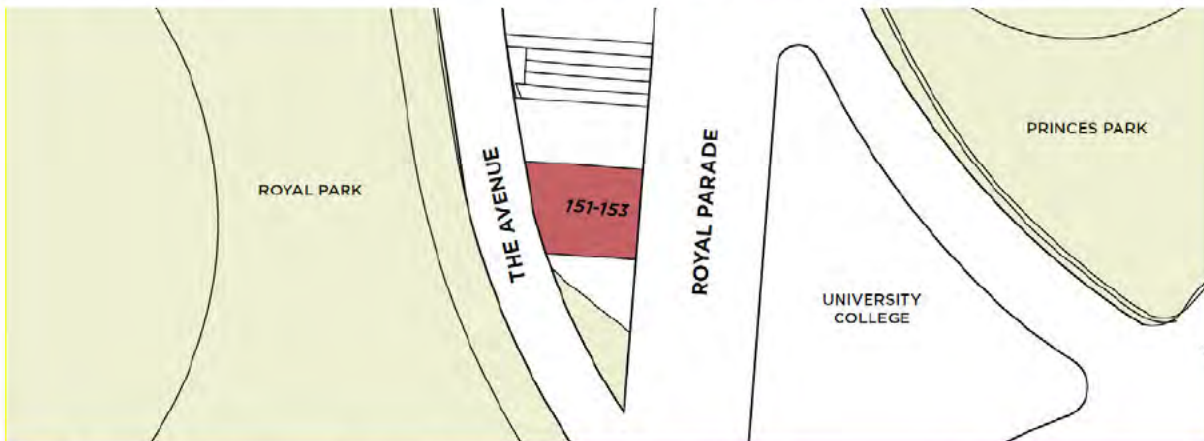
SURVEY DATE:	January 2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO4
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	Ungraded / Not listed
DESIGNER / ARCHITECT / ARTIST:	Unknown	BUILDER:	Unknown

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DEVELOPMENT PERIOD:	Federation/Edwardian Period (1902–c1918)	DATE OF CREATION / MAJOR CONSTRUCTION	c1912

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A

HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.4 Providing for public recreation	3.4.4 Participating in sport

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme. Parkville Tennis Club at 151–153 Royal Parade, Parkville, is recommended as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

The Parkville Tennis Club was formed in 1904 and established at the current site in c1912. The club has undergone material changes but retains its original setting of tennis courts and a 1935 red brick clubhouse. It continues to be used by an active membership. The Parkville Tennis Club is distinguished from many of the early sporting groups that established facilities in the neighbouring Royal Park, and is instead situated on a small pocket of residue Crown land on Royal Parade, which in 1868 was excised from Royal Park for residential development.

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HISTORICAL CONTEXT

Parkville

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

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

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

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

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

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

Participating in sport

The Parkville area has a particularly long and rich history of sport and recreation owing to the proximity and dominance of Royal Park. Royal Park was established in 1854 as a public parkland and was used by a range of sporting clubs and for many sporting purposes since that time. The proximity of Parkville to the University of Melbourne also saw the extensive use of Royal Park by university sports teams and individual sportspeople attached to the university.

A cricket club sought permissive occupancy for a ground in the northeast corner of Royal Park in the late 1850s. From the mid-1860s Australian Rules football matches were played at the park; teams included Royal Park and Brunswick. Football was mostly played on the east side and northeast area of Royal Park. Over time, facilities were developed for a cricket ground, including club rooms and pavilions. Short-lived sports at Royal Park included horse-racing in the late 1850s, Irish hurling in the early 1900s, and American baseball in 1942, when the American Army was stationed in the area.

Bowls became a fashionable game in Melbourne in the early 1860s but it does not appear to have been played in Parkville (whereas it was elsewhere in the City of Melbourne). Tennis and golf were fashionable middle-class activities from the late nineteenth century, in line with a generally growing interest in sport and recreation and, for some, increased leisure time. Both began as somewhat exclusive activities. Early tennis courts and golf courses were more often established on private land, but the large parklands of Melbourne allowed these sports to attract broader interest. The earliest public tennis courts were established in 1885 on Albert Road, Melbourne (City of Port Phillip), followed by those at the Melbourne Cricket Club (Yarra Park) (Doyle 1999). Public tennis courts were established in Parkville in 1904, on Crown land outside of Royal Park. A public tennis club was established within Royal Park in 1925. A golf course was established on a site within Royal Park in 1903, which is relatively early for a public golf course in Victoria.

The City of Melbourne was appointed the manager of Royal Park in 1933 and this marked a new direction for the park in terms of public sporting and recreational use. The City of Melbourne laid out new sports grounds and erected a number of sports pavilions. Poplar Oval was made available for women's sport from c1937 in an effort to promote sport among women. Equipped with women's

changing facilities, Poplar Oval was used for athletics meets and training, including as a training site for female athletes during the 1938 Empire Games.

Participation in sport developed from the 1950s and the large expanse of Royal Park provided opportunities for other sporting clubs. Facilities for women's basketball (now netball) were established near the Zoo in the 1920s, and this site developed with indoor courts in the 1960s and a more recent State Netball Centre (2001). Other sports to utilise the Royal Park playing fields included hockey, lacrosse and soccer.

SITE HISTORY

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

It is located on Crown Allotment 13B, Section A at Royal Park, in the Parish of Jika Jika. The land was originally set aside as a plantation in the original subdivision adjoining Royal Park.
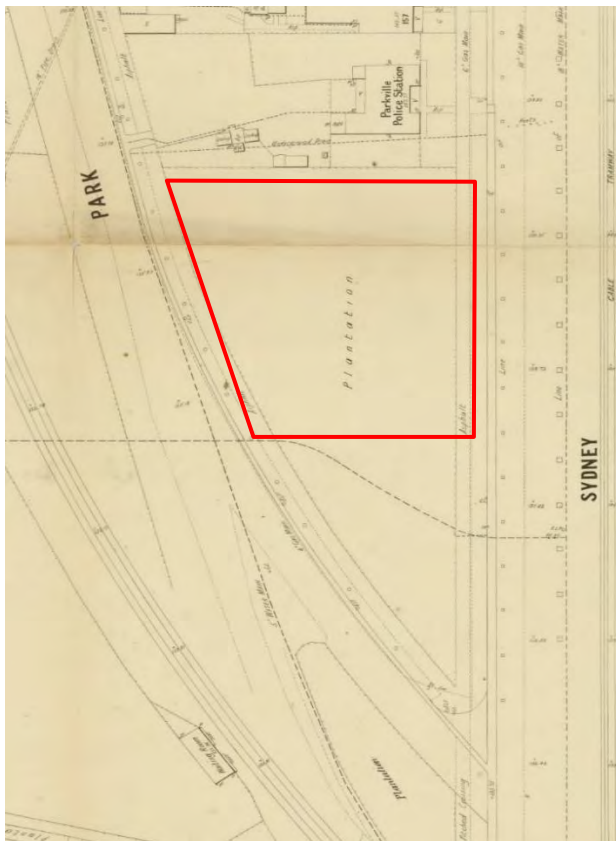
Figure 213. Extract from the Melbourne and Metropolitan Board of Works Detail Plan No. 1148, 1899, showing the subject site as forming part of plantation land adjoining the Parkville Police Station (approximate subject site boundary denoted by a red outline). (Source: State Library Victoria, with GML overlay)

On the evening of 24 November 1903, a number of residents met at Presbyterian Hall in Gatehouse Street with the aim of forming a tennis club. The meeting invitation indicated that permission had been given by Mr William Le Souef, Director of the Zoological Gardens, to erect a wire netting enclosure for this purpose in Royal Park (Sedgman 2004: 4).

In May 1904, the *Australasian* newspaper reported that a group of tennis enthusiasts living in Parkville had 'succeeded in obtaining a splendid site in the Royal Park, where two [tennis] courts are now being built' (*Australasian*, 7 May 1904: 23). At the same time, the *Punch* also reported:

> a splendid site has been secured on a charming eminence in the Royal Park, on that fine
> stretch of undulating land which, with its green meadows and reserves of primeval copses, is
> the pride of the residents of the surrounding suburbs (Punch, *12 May 1904: 29).*

The announcements were evidently premature as Councillor Gleason of North Melbourne Council raised the issue of unauthorised tennis courts being formed and fenced in the Royal Park near Gatehouse Street (*North Melbourne Courier and West Melbourne Advertiser*, 13 May 1904: 2). Councillor Prendergast responded to the issue, resulting in the 'prompt demolition of an embryo tennis court in the Park' (*North Melbourne Courier and West Melbourne Advertiser*, 3 June 1905: 2). Members of the fledgling 'Parkville Lawn Tennis Club' were forced to rethink their proposed new courts in Royal Park as they had mistakenly believed they had permission from the superintendent of the Zoo to fence in the portion of Royal Park where they had started construction of courts. The trustees of the park ordered the club to remove the fencing, and according to one newspaper account, the club 'are now trying to obtain permission to use a ground in Sydney Road' (*Australasian*, 25 June 1904: 23).

The club must have secured a new site because in October of the same year, the Parkville Tennis Club was officially opened in front of a 'large and fashionable attendance' (*Table Talk*, 27 October 1904: 15). Councillors Elliott and P Costello spoke at the opening, after which matches were played throughout the afternoon. Refreshments were offered to members and guests beneath a marquee, and a band of Italian musicians played throughout the afternoon from a 'cosy position beneath one of the fine pines which skirts the eastern side of the courts' (*Table Talk*, 27 October 1904: 15).

The first pavilion was erected for the club in 1907, and was officially opened on 24 August by Councillor Ievers, but no other details are known (*Herald*, 24 August 1907: 6). In 1908 the Parkville Tennis Club was listed for the first time in Rate Books as the occupier of a site in Royal Park that comprised a 'wood pavilion' and two tennis courts (RB). The following year, the Parkville Tennis Club was listed as the owner and occupier of the site in Royal Park, which comprised a wood pavilion.

In February 1912, the Parkville Tennis Club appears to have begun the search for a new location as the *Herald* reported the club sought permissive occupancy of the 'old Carlton Cricket Ground' for the purpose of erecting three tennis courts (*Herald*, 9 February 1912: 5). The request was approved and in June of the same year, the club's new tennis courts were officially opened (*Punch*, 20 June 1912: 37). JH Elliget, president of the club, was joined by Councillor GH Ievers, Frank Brennan (MHR), GM Prendergast (MLA), Councillor DVB Hennessy and DJ Scott, as the main speakers at the opening ceremony. The precise location of this permissive occupancy is not named in the newspaper account; however, because there are three tennis courts at the subject site, it is assumed this is the present location of the Parkville Tennis Club on Royal Parade.

During the early 1930s, the committee of the Parkville Tennis Club organised various events such as an American tournament for women on 17 September 1934, in order to raise funds for a new clubhouse (*Herald*, 17 September 1934: 3). A brick clubhouse was officially opened on 23 February 1935, aiming 'to provide every convenience for intending competitors in the annual tournament' that was scheduled to start on 2 March (*Herald*, 20 February 1935: 3). The name of the architect is not

known. Apart from building the new clubhouse, the Melbourne Building Application Index references a fence in August 1926 (H1912) and a shed in October 1971 (52456).

Three new porous hard courts were formed at the Parkville Tennis Club in 1936, and officially opened on 4 April with interstate players taking part in exhibition matches (*Herald*, 4 April 1936: 15).

Aerial images of the Parkville Tennis Club in 1942 and 1945 are shown in Figure 214 and Figure 215.

Figure 214. Detail from aerial photograph of Melbourne University, 11 March 1942, showing the Parkville Tennis Club in Royal Parade, denoted by a red outline. (Source: University of Melbourne Archives, UDS2014020-41, with GML overlay)

Figure 215. Detail from 1945 aerial of Melbourne showing the Parkville Tennis Club in Royal Parade, denoted by a red outline. (Source: Department of Environment, Land, Water and Planning, with GML overlay)

The Parkville Tennis Club celebrated its centenary in 2004, with the publication of a club history book, events and matches, and continues to be used by an active membership and the broader community for casual hire.

COMMUNITY CONNECTION

The Parkville Tennis Club has been in operation for over 110 years, and has social significance for the role it has played as a meeting place for sport and recreation for the Parkville community, as well as the broader area. The club continues to have a stable and active membership. Members organise tournaments and competitions, as well as weekly social tennis games which are open to the broader community. The club also offers coaching services, and the courts are available for casual hire (Parkville Tennis Club Facebook 2023). While there are several tennis clubs in the neighbouring Royal Park, the ongoing use of the Parkville Tennis Club for over 110 years demonstrates the strong social significance of the place.

SITE DESCRIPTION

The Parkville Tennis Club at 151–153 Royal Parade, Parkville, is a sporting club that was formed in 1904 and established at the current site in 1912. The irregular-shaped allotment is located on the west side of Royal Parade, with The Avenue at the rear. The property is wedged between the Former Police Station Complex (1878) to the north and the Former College Church (1898) to the south.

Figure 216. Parkville Tennis Club, 151–153 Royal Parade in Parkville. (Source: Nearmap, 2023, with GML overlay)

Three clay-surfaced tennis courts are arranged across the site from north to south, extending almost the complete width of the site to the eastern property boundary on Royal Parade (Figure 216 and Figure 217). There is a shallow setback from The Avenue on the western boundary, where a vacant wedge of land is formed. The courts are bordered by bluestone blocks (Figure 218).

Figure 217. South view of the Parkville Tennis Club clay-surfaced courts. (Source: courtesy Parkville Tennis Club)
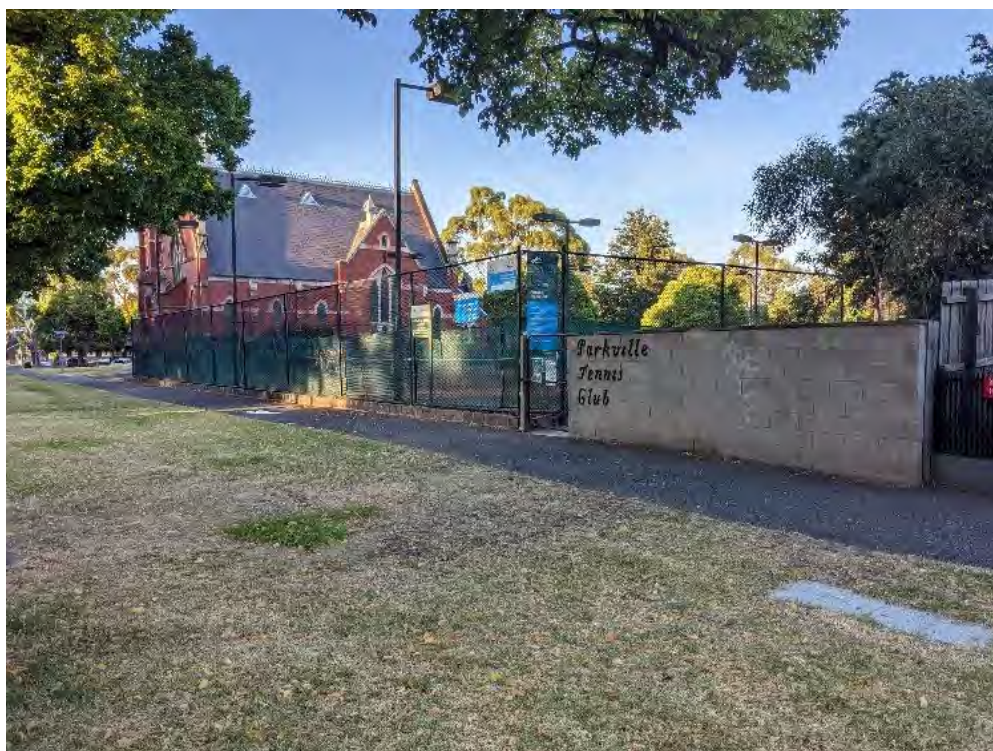
Figure 218. View of Parkville Tennis Club from Royal Parade. (Source: GML, February 2023)

To the north of the site is a long, narrow section of land, where a red brick clubhouse is centred adjacent to the three courts. The clubhouse has a simple rectangular form with a corrugated sheet metal gable roof, and a skillion roofed verandah with timber posts, to the south. The central section of the verandah has been enclosed in timber weatherboards, with a strip of three aluminium-framed windows facing south, and a screen entry door to the eastern end (Figure 219 and Figure 220). The clubhouse has no ornamentation, except for some simple patterned brickwork to the east and west elevations. There is a single timber-framed window to the south.

Figure 219. South elevation of the 1935 clubhouse. (Source: courtesy Parkville Tennis Club)

Figure 220. View of courts and the 1935 clubhouse looking north. (Source: GML Heritage, February 2023)

The main entrance to the site is located on Royal Parade. It is marked by a concrete brick wall with a sign that reads 'Parkville Tennis Club' (Figure 221). A concrete footpath extends between the entrance to the clubhouse and the tennis courts.

Figure 221. View of the Parkville Tennis Club entrance from Royal Parade. (Source: GML Heritage, February 2023)

The site boundary and tennis courts are enclosed with high chain wire fencing. Tennis nets are located at the centre to separate the courts, and flood lights line the edge of the courts.

There is a long, narrow area of lawn and various ornamental tree plantings at the northern end of the site, to either side of the clubhouse. A row of established Monterey Cypress (*Cupressus macrocarpa*) are located along the vacant wedge of land that fronts The Avenue; however, these plantings are not associated with the Parkville Tennis Club. A small, corrugated metal shed is located at the northwest corner of the site.

INTEGRITY

The Parkville Tennis Club, formed in 1904, and established at the current site in c1912, has low to moderate integrity, with various alterations made to original or early material fabric. Changes include resurfacing of the tennis courts, and updating of club infrastructure such as fencing and lights. The 1935 red brick clubhouse retains its original form and setting, but changes include the partial enclosure of the verandah and recladding of the roof. However, the overall setting and layout of the tennis courts have been maintained, and the Parkville Tennis Club has been in continued use since 1912.

COMPARATIVE ANALYSIS

Within the City of Melbourne there are four comparable tennis clubs with courts and associated clubhouses or pavilions which are comparable to the Parkville Tennis Club in terms of period, setting and integrity.

The Flagstaff Gardens Tennis Pavilion is included in the Heritage Overlay. The Royal Park Tennis Club and North Park Tennis Club are included in the Victorian Heritage Register (VHR) extent of registration for Royal Park, and the Carlton Gardens Tennis Club is included in the VHR extent of registration for the Royal Exhibition Building and Carlton Gardens.

Flagstaff Gardens Tennis Pavilion, 308–311 William Street, West Melbourne (VHR H2041 Flagstaff Gardens and HO793 Flagstaff Gardens, City of Melbourne)

Constructed in 1924, the Flagstaff Gardens Tennis Pavilion is a highly intact timber weatherboard and cement sheet building. It is set beneath a gable-ended low-pitched roof that is clad with Marseille tiles, and has overhanging eaves. It contributes to the continuing recreational use of Flagstaff Gardens.

Figure 222. Flagstaff Gardens Tennis Pavilion at 308–311 William Street in West Melbourne, built 1924. Image by Meredith Gould, 1985. (Source: City of Melbourne)

Royal Park Tennis Club, 333 The Avenue, Parkville (Royal Park VHR H2337 and HO1093 City of Melbourne)

The Royal Park Tennis Club is located at the corner of Park Street and The Avenue, Parkville. The club occupies a wedge of land that is bound by Park Street to the north, The Avenue to the east, the Inner Circle Rail Trail to the south, and the Upfield Bike Path and Upfield Rail line to the west. There are three buildings on the site, and fourteen En Tout Cas tennis courts. The Royal Park Tennis Club was an amalgamation of four tennis clubs dating back to 1889, with the first two courts built in 1929. The main clubhouse building was constructed in three sections: a flat-roofed brick section at its western end was built in 1988, a central section that comprises an ex-army hut relocated to the site in 1956, and a flat-roofed timber section at its eastern end built in 1993–94. The main clubhouse,

associated pavilions and tennis courts support the ongoing historical significance of Royal Park as a place with a long history of active recreational use.

Figure 223. Royal Park Tennis Club at 333 The Avenue, Parkville. (Source: GML Heritage, 2021)

North Park Tennis Club, Flemington Road, Parkville (Royal Park VHR H2337 and HO1093 City of Melbourne)

The North Park Tennis Club was established in 1985. The club pavilion is located near the corner of Elliott Avenue and Flemington Road, and the three synthetic grass courts adjacent to Elliott Avenue. Constructed in 1990–92, the pavilion features a lightweight frame clad in corrugated iron and a concrete block base, and the courts are tiered across the site from west to east, separated by bluestone retaining walls. While the club pavilion has little architectural significance, it supports the ongoing historical significance of Royal Park as a place with a long history of active recreational use, and the promotion of sport in Victoria.

Figure 224. North Park Tennis Club in Flemington Road, Parkville. (Source: GML Heritage, 2021)

Carlton Gardens Tennis Club, 11 Nicholson Street, Carlton (Royal Exhibition Building and Carlton Gardens VHR H1501 and HO69 City of Melbourne)

The Carlton Gardens Tennis Club is located at the northeast corner of Carlton Gardens near Nicholson Street. It consists of a timber pavilion, built possibly as early as 1894, and courts established in 1925 (Age, 11 June 1894: 3; *Herald*, 19 January 1925: 5). The Carlton Gardens Tennis Club continues to have an ongoing and active membership. The Carlton Gardens Tennis Club does not contribute to the World Heritage significance of the Royal Exhibition Building and Carlton Gardens.

Figure 225. Carlton Gardens Tennis Club, 11 Nicholson Street, Carlton. (Source: courtesy Carlton Gardens Tennis Club)

Like the Flagstaff Gardens Tennis Pavilion (HO793), Royal Park Tennis Club (H2337), and Carlton Gardens Tennis Club (H1501), the Parkville Tennis Club, including the clubhouse and tennis courts, are representative of the historical development of tennis and other sporting facilities established in the City of Melbourne during the late nineteenth and early twentieth century. The North Park Tennis Club, established in 1985, is a later example and not directly comparable with the subject site.

The Parkville Tennis Club is distinguished from the examples in Flagstaff Gardens, Royal Park and Carlton Gardens in that it is not located in a large open space of Crown land reserved for public recreation. Instead, it is located on a small pocket of residue Crown land, which had been excised from Royal Park in 1868 for residential development.

The Flagstaff Gardens Tennis Pavilion (HO793) is highly intact, and the best of the examples in terms of architectural integrity. The Parkville Tennis Club is more comparable to the Royal Park Tennis Club (H2337) and the Carlton Gardens Tennis Club (H1501), which have clubhouses that have been altered and upgraded to accommodate the ongoing use of the respective clubs. However, like these examples, the Parkville Tennis Club clubhouse retains its original form, setting and use, and is similarly representative of the ongoing historical and social importance of the site as a tennis club.

Overall, the Parkville Tennis Club is a fine representative example of the historical development of tennis facilities in Parkville. It demonstrates ongoing use of the site since 1912.

GJL
HERITAGE

ASSESSMENT AGAINST CRITERIA

✓

CRITERION A

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

CRITERION B

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

CRITERION C

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

CRITERION D

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

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

✓

CRITERION G

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

CRITERION H

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

GML
HERITAGE

RECOMMENDATIONS

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

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

Melbourne Planning Scheme

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

Other

Not Applicable

REFERENCES

Age, as cited.

Australasian, as cited.

Doyle, Helen 1999. 'Organising Recreation: A Cultural Sites Network Study'. Prepared for the Department of Natural Resources and Environment.

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

GML Heritage 2021. 'Royal Park Conservation Management Plan: Volume 1', draft report prepared for City of Melbourne (in process).

GML Heritage 2021. 'Royal Park Conservation Management Plan: Volume 2', draft report prepared for City of Melbourne (in progress).

Herald, as cited.

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

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North Melbourne Courier and West Melbourne Advertiser, as cited.

Parkville Tennis Club 2023. 'Parkville Tennis Club', *Facebook*, https://www.facebook.com/people/Parkville-Tennis-Club/100054514777485/, accessed February 2023.

Punch (Melbourne), as cited.

Sedgman, Jennifer & Parkville Tennis Club, 2004. Parkville Tennis Club Inc: centenary 1904-2004. Victoria, Australia.

Table Talk, as cited.

Nearmap, as cited.

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PREVIOUS STUDIES

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

GML
HERITAGE

STATEMENT OF SIGNIFICANCE: Parkville Tennis Club, 151-153 Royal Parade, Parkville

Heritage Place: Parkville Tennis Club	**PS ref no:** HO1444
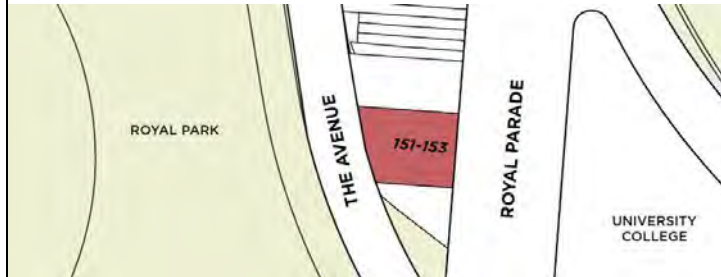
What is significant?

The Parkville Tennis Club at 151–153 Royal Parade, Parkville, built in 1912, is significant.

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

- original setting of three tennis courts, arranged north–south across the site
- original 1935 clubhouse, including its built form and setting
- ongoing use of the site by the Parkville Tennis Club, continuous since 1912.

More recent alterations and additions to the 1935 clubhouse, and changes to the tennis courts such as court surfacing, lights, wire fencing and nets, are not significant.

How it is significant?

The Parkville Tennis Club at 151–153 Royal Parade, Parkville, is of local historical and social significance to the City of Melbourne.

Why it is significant?

The Parkville Tennis Club is of historical significance as an early example of sport and leisure facilities in Parkville. Formed in 1904, and established at the current site in 1912, the Parkville Tennis Club has undergone material change to accommodate the ongoing use of the club by members, but retains the original setting of the three tennis courts and 1935 red brick clubhouse. The Parkville Tennis Club is distinguished from many of the early sporting groups, which established facilities in the neighbouring Royal Park, by being situated on a small pocket of residue Crown land on Royal Parade, which had been excised from Royal Park in 1868 for residential development. (Criterion A)

The Parkville Tennis Club is of social significance, for its ongoing use as a meeting place for sport and recreation for over 110 years. The Parkville Tennis Club continuous to have a strong and active membership who meet to host local tournaments and competitions. The facilities are also open to the broader community. While there are a number of tennis clubs in the neighbouring Royal Park, the ongoing use of the Parkville Tennis Club since the site's establishment in 1912 demonstrates the strong social significance of the place. (Criterion G)
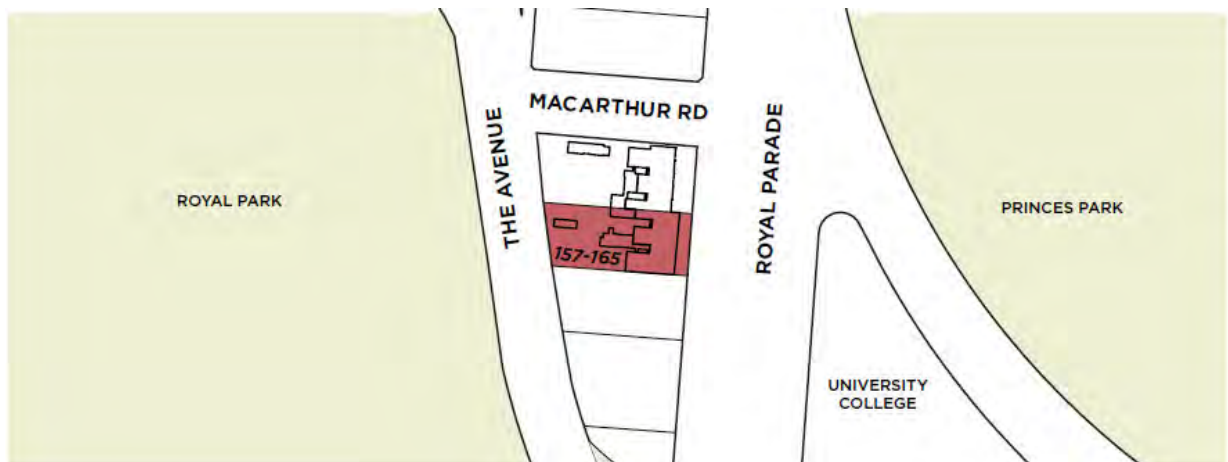
Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME:	Trinity Terrace		
STREET ADDRESS:	157–165 Royal Parade (Part of 157–175 Royal Parade), Parkville		
PROPERTY ID:	108493		

SURVEY DATE:	January 2022 and April 2023	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO321
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	Significant / A

GVL
HERITAGE

DESIGNER / ARCHITECT / ARTIST:	Norman Hitchcock	BUILDER:	Unknown
DEVELOPMENT PERIOD:	Victorian Period (1851–1901)	DATE OF CREATION / MAJOR CONSTRUCTION	1885–1886

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A

HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the city and suburbs	3.6.1 Suburban development
3.9 Shaping community and cultural life	3.6.2 Building homes
3.10 Education	3.9.1 Church communities
	3.10.3 Tertiary education

RECOMMENDATIONS

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

Extent of overlay: Refer to map

SUMMARY

Trinity Terrace at 157–165 Royal Parade, Parkville, is a row of five two-storey terrace houses built in 1885–86 for Herbert Hart, likely to a design by architect Norman Hitchcock. Trinity Terrace provides evidence of the middle-class suburban development of Parkville in the late nineteenth century, and is a fine representative example of the Victorian Italianate style. The place demonstrates remarkable uniformity in terms of composition and decorative detailing, and features ornate decorative detailing that was prevalent in Italianate terraces in the mid to late 1880s. Trinity Terrace's strong rectilinear composition and deep garden setback make the place a prominent visual landmark along Royal Parade. Trinity Terrace, and the neighbouring Park Terrace (167–175 Royal Parade), were purchased by the Society of Jesus (Jesuit Fathers) in 1967, and continue to be used as the Jesuit College of Spirituality.

HISTORICAL CONTEXT

Parkville

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

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

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

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

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

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

SITE HISTORY

Subdivision of Royal Park and Early Development

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

In the 1860s, the Crown Lands Department permitted a significant amount of land from Royal Park to be excised for housing development. In 1868, a section of land between Royal Park and Princes Park was subdivided into four sections for private residential purposes, which comprised allotments fronting Sydney Road (now Royal Parade) and Park Road (now The Avenue). The land was divided by three unnamed cross streets (now Leonard, Ievers and Walker streets) (Sanderson 1932). This was described in the *Leader* at the time, noting:

> A portion of the Royal Park, adjoining the Port Phillip Farmers' Society yards, is being surveyed by the Government, and will be offered for sale on an early day. The allotments will be 99 feet wide, by 265 feet in depth, and will possess a frontage either to the Sydney Road or to the park. Restrictions will be enforced by the Government on the purchasers of the land, in order to secure the erection of villa residences. (Leader*, 24 October 1868: 11)

The Government placed a strict covenant on the allotments, specifying:

> The said land hereby granted shall be at all times hereinafter maintained and used only as and for a site for one villa residence facing towards the principal road boundary, and its offices to be built of stone or brick in accordance with the provisions… (Sanderson 1932)

The sale of Crown land for the new residential estate adjoining Royal Park was economically lucrative for the Government (Context 2021: 57). In November 1868, the *Argus* reported the sale of the allotments noting that there was a 'very large attendance, and most of the lots sold excited a brisk competition … [and] the total sum realised was £3109 19s 6d' (*Argus*, 28 November 1868: 7).

The 1868 subdivision plan can be seen in Figure 226, and shows that the subject site had not been subdivided at this time, and was retained instead as Crown land within Royal Park.
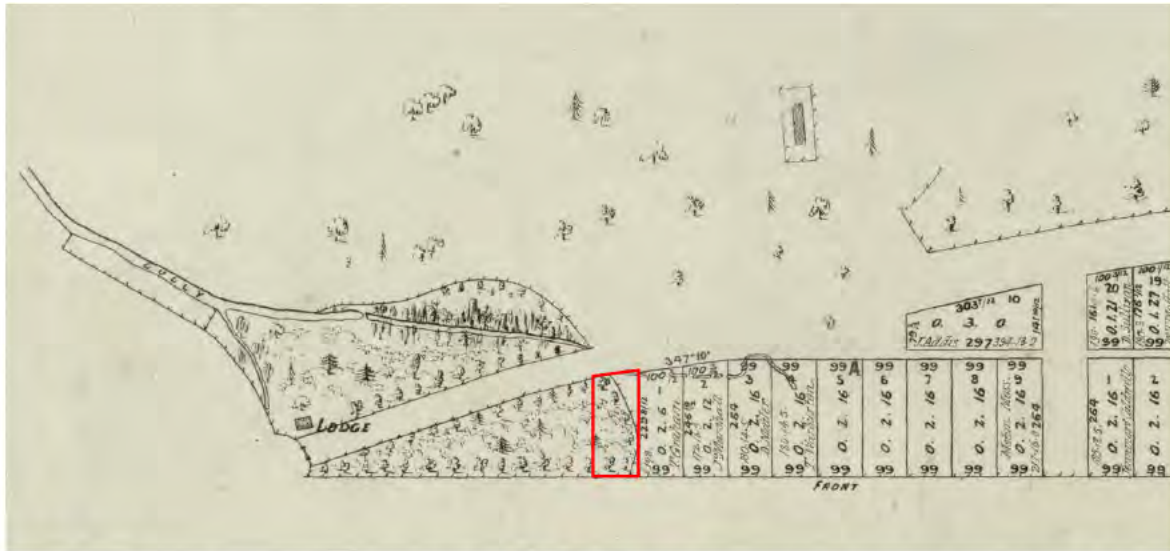
Figure 226. Detail from plan of Villa sites, Royal Park, North Melbourne, 1868. The red outline shows the indicative location of the subject site, which formed part of the land that was retained within Royal Park. (Source: State Library Victoria, Record ID 9913177003607636, with GML overlay)

Trinity Terrace

In September 1879, the subject site was advertised for auction and was described as a land allotment on Sydney Road 'facing Carlton Cricket Ground, near the Park gates' (*Mercury & Weekly Courier*, 13 September 1879: 8). Later that month, the allotment was reported as sold (*Age*, 24 September 1879: 2). This corresponds with the Parish Plan, which indicates that the subject site was sold to J Ryan on 23 September 1879 (Parish Plan 1879; Figure 227).

Figure 227. Extract from Jika Jika Parish Plan, County of Bourke, 1879. The subject site is indicated by the red outline. (Source: Public Records Office Victoria, with GML overlay)

In January 1885, the property was transferred to Herbert Hart (CT V1644 F745). From December 1885, Hart sought tenders for works such as painting, plumbing and gas fitting services, referring to the location as 'next [to the] police station, Royal Park' (*Age*, 7 December 1885: 8; *Age*, 19 March 1886: 8).

The 1886 Rate Books indicate that Hart was the owner of five terrace houses, which were under construction (RB 1886). The 1887 Rate Books indicate the terrace houses were completed and

described as having between seven and eight rooms (RB 1887). The completed terrace row is listed as 'Trinity Terrace' in the 1890 Sands & McDougall directory.

Trinity Terrace is believed to have been designed by Melbourne architect Norman Hitchcock (cited in Lewis, 2011 record no. 28137). The decorative detailing of the place reflects Hitchcock's work and is remarkably similar to the two-storey shop residence at 33 Royal Parade, Parkville, designed by Hitchcock in 1888.

Trinity Terrace is shown in the 1899 Melbourne & Metropolitan Board of Works detail plan (Figure 228).
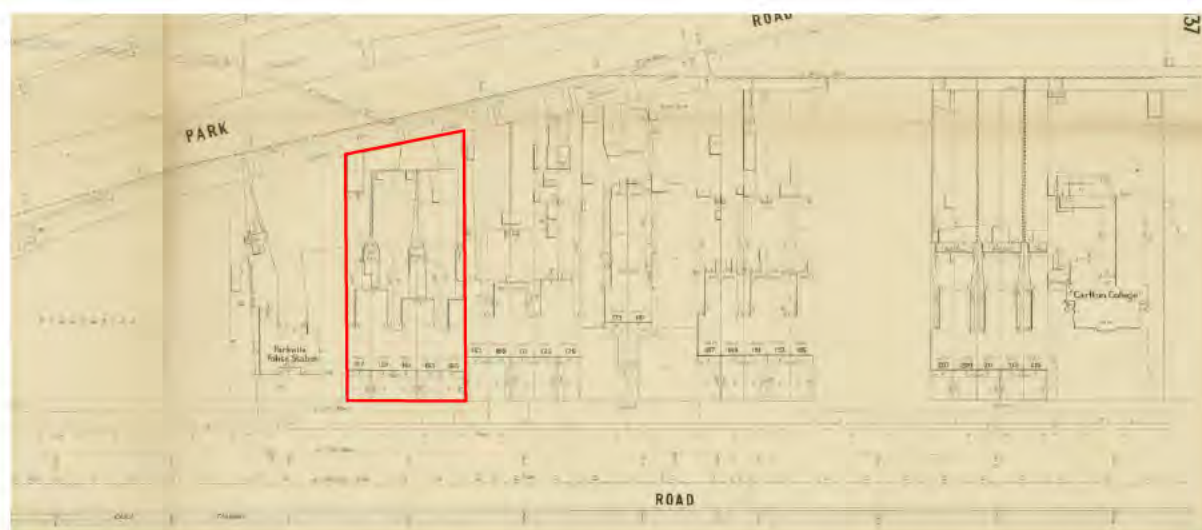
Figure 228. Extract from Melbourne and Metropolitan Board of Works Detail Plan No. 1148, City of Melbourne, 1899. The subject site is outlined in red. (Source: State Library Victoria, Record ID 9911638253607636, with GML overlay)

Trinity Terrace was retained in single ownership until 1954, when the terrace houses were sold off separately. It was returned to single ownership between 1967 and 1969, when the Society of Jesus (Jesuit Fathers) acquired Trinity Terrace, and the neighbouring Park Terrace (167–175 Royal Parade), for use as a Jesuit seminary theological college (CT V2942/F356; *Canberra Times*, 19 March 1969: 3; *Age*, 18 February 1970: 5) (Figure 229). In 1969, the college reportedly housed 36 Jesuits, of whom 24 were students. It was also noted at the time that:

> [The Jesuits Fathers] broke a century old tradition in Australia by their experiment towards integrated living with the community (Canberra Times, 19 March 1969: 3).
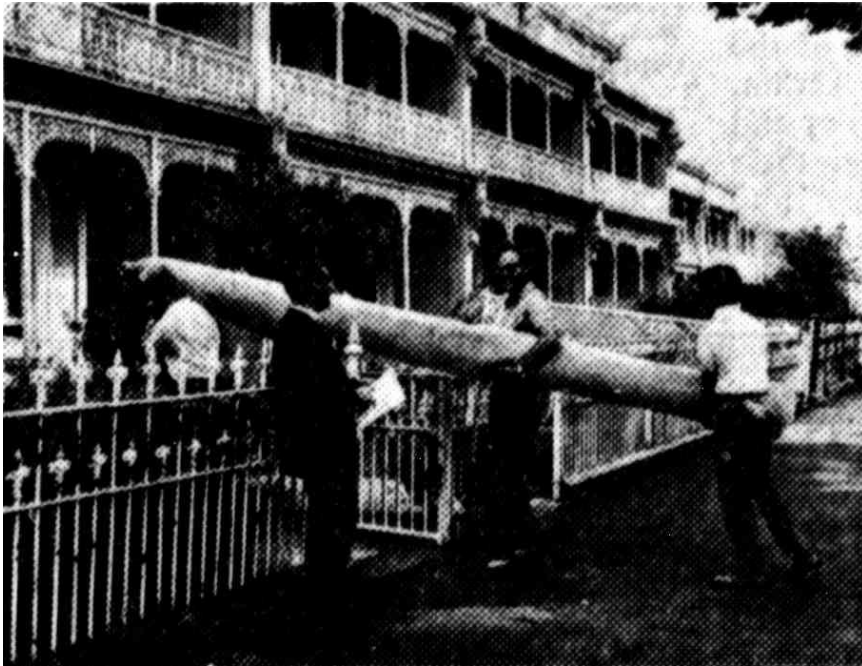
Figure 229. Photograph from a newspaper article in 1969, showing four Jesuit priests moving carpet into Trinity Terrace. (Source: *Canberra Times*, 19 March 1969: 3)

The location of Parkville for a Catholic theological college followed the establishment by other denominations of theological colleges in the area (Ridley College 1927 and Whitley College c1965) but was also likely influenced by the proximity to the Jesuit-run Newman College (1918), and the growing numbers of Catholic students at the University.

Photographer John T Collins captured Trinity Terrace in 1976 (Figure 230 and Figure 231).

Figure 230. Trinity Terrace, 157–165 Royal Parade, Parkville, in 1976. Photography by John T Collins. (Source: State Library Victoria, Accession No: H98.250/1507)

Figure 231. Trinity Terrace, 157–165 Royal Parade, Parkville, in 1976. Photography by John T Collins. (Source: State Library Victoria, Accession No: H98.250/1508)

Trinity Terrace continues to be owned by the Jesuit Fathers and used as the Jesuit College of Spirituality (CT V2942/F356).

Alterations and additions

Between 1930 and 1964, various applications were made for the construction of garages or sheds at the rear of the individual terrace houses (MBAI 28527; 12323; 37020; 29638). It is unclear from contemporary aerial images if these were constructed, or if they were removed following the purchase of the property by the Jesuit Fathers in 1967–69 (Nearmap 2023).

In September 1992, an application was made for 'alterations and additions to the theological college' at 157–175 Royal Parade (Trinity Terrace and Park Terrace) (MBAI 71414). These works were estimated to cost $150,000. Contemporary aerial images indicate these works likely involved some minor additions to the rear of both Trinity Terrace and Park Terrace (Nearmap 2023).

Norman Hitchcock

Norman Hitchcock (c1839–1918), born in England, the son of a carpenter, was a notable Melbourne builder and architect during the property boom of the 1880s. He was a key proponent of the Boom style. Hitchcock developed his own distinctive expression of the style, favouring modelled elements in cement and vermiculation. Hitchcock was based in Carlton but left a legacy of work in many parts of Melbourne. One of his finest early works is the Melbourne Terrace, Drummond Street, Carlton (1877). Though a large proportion of his work was based in the suburbs of Carlton and surrounds, he also had commissions south of the Yarra River.

SITE DESCRIPTION

Trinity Terrace at 157–165 Royal Parade, Parkville, is a row of five two-storey terrace houses built in 1885–86 in the Victorian Italianate style. The row is located on the western side of Royal Parade, between MacArthur Road to the north and The Avenue to the south and west (Figure 232).

Figure 232. Aerial view of Trinity Terrace at 157–165 Royal Parade, Parkville, denoted in red outline. (Source: Nearmap, 2023, with GML overlay)

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The five houses that comprise Trinity Terrace are located on a rectangular allotment with an east–west orientation. The matching terraces are divided into five equal bays, commencing with No. 157 on the southern boundary and terminating with No. 165 to the north. As a row, the houses reflect remarkable uniformity in terms of composition and decorative detailing, typical of the Italianate style during the Boom period (Figure 233).

Figure 233. View of Trinity Terrace from Royal Parade. (Source: GML, 2022)

Constructed of rendered brick, each house is set beneath a hipped roof clad with corrugated metal.

Each house features a double-storey verandah with decorative cast-iron filigree, set beneath a corrugated metal clad roof. These are divided by party walls that project towards Royal Parade and extend up to the parapet. They feature decorative corbels with classical Corinthian detailing and sculpted faces.

Extending the length of the terrace row is a rendered parapet, with a pediment denoting each individual house. The parapet is highly ornate, decorated with vermiculated panel detailing, paired brackets separated by swags below the cornice and other moulded motifs. The pediment features prominent console scrolls and other moulded decorative detailing.

The set of terrace houses has a uniform pattern of fenestration and door openings to both levels. This includes large arched timber-framed windows and arched timber entrance doors with highlight windows, both encased with rendered mouldings (Figure 234–Figure 236). Other features include symmetrically placed rendered chimneys with moulded capping; however, these are largely concealed from the street view.

The terrace row has a deep garden setback from Royal Parade that features lawn and ornamental plantings along Royal Parade.

The primary property boundary along Royal Parade is bordered by an ornamental cast-iron fence (painted) on a bluestone base. Concrete footpaths provide access to the entrance of each terrace house from Royal Parade.

The rear of the property has a large area of open lawn, garden beds and established trees. There are some freestanding structures such as carports and small garden sheds.

Figure 234. View of 157 and 159 Royal Parade. (Source: GML, 2022)

Figure 235. View of 163 and 165 Royal Parade. (Source: GML, 2022)

Figure 236. View of 165 Royal Parade, and a partial view of the neighbouring Park Terrace, which is set back behind the building line. (Source: GML, 2022)

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INTEGRITY

Trinity Terrace at 157–165 Royal Parade, Parkville, is highly intact, with some changes to original or early fabric. The terrace houses retain their original built form and garden setback. The pattern of fenestration and decorative detailing is also intact including the two-storey verandah with cast-iron filigree, ornamental cast-iron fence, parapet, pediment and decorative moulded detailing including motifs and sculpted faces. Trinity Terrace also retains the original siting of entrance footpaths, as seen in the 1899 Melbourne & Metropolitan Board of Works detail plan.

Some minor additions have been made to the rear of the property; however, these do not disrupt the original built form of the terrace houses and are largely concealed from public view.

Overall, Trinity Terrace has a high degree of integrity, and is a fine representative example of the Victorian Italianate style.

COMPARATIVE ANALYSIS

The late nineteenth-century 'Boom' period in Melbourne saw the intensification of residential development in the inner suburbs. Residual land from the former estates and the grounds of grand free-standing dwellings were subdivided for redevelopment, introducing new building forms. In the case of Parkville, the Crown Lands Department permitted a significant amount of land from Royal Park to be excised for housing development.

Large numbers of terrace houses were built in response to this rapid development, and it was common for a single landowner or building contractor to build a row or group of houses. Terrace houses were an efficient way of building multiple houses that maximised the use of land at a time when Melbourne's suburbs were growing rapidly.

The scale and form of terrace rows varied greatly depending on the area they were located and their target demographic. Many terrace rows were modest single-storey dwellings, built to be let out as accommodation for working people. However, in areas that were becoming more middle-class and affluent, the terraces constructed were generally larger and more finely detailed examples. These latter terrace rows tended to be two or more storeys, designed in the Italianate style, and incorporated decorative cast-iron balconies. Towards the turn of the century, during the 1890s depression, terrace architecture became more modest and subdued.

The Italianate style mid-nineteenth century revival of earlier Italian architectural forms and details referenced Renaissance architecture in particular, which was itself a revival and reappraisal of ancient Greek and Roman architecture. The Italianate style, as applied to domestic architecture in Victoria, favoured simple building forms, with sheer wall surfaces in face brick (often bichrome or polychrome) or cement render with applied decoration. Decoration in the Italianate style derived from Roman precedents and included elements from the classical architectural orders, including a hierarchy of architraves, friezes and cornices with associated moulding, panels and brackets, which were applied to eaves, parapets and chimneys. Eclectic touches were often applied to the Italianate style, particularly in the prosperous years of the 1880s, resulting in the more elaborate ornamentation that characterised the Boom style of the late-nineteenth century.

Italianate style terraces were designed to be appreciated on their own as much as part of a row. Symmetry for the group was often achieved through a centrally placed classically inspired pediment

that was inscribed with the terrace name and building date. Roof elements were often concealed behind decorative parapets above a moulded eave cornice and a frieze, which was either plain or decorated with a row of brackets and rosettes. Chimneys, often tall and visible above the parapet, were finished with elaborate Italianate details and cornicing. Filigree-encrusted cast-iron verandahs were added, addressing the street from between the houses' party walls.

The Italianate style is used in many examples of terrace houses throughout Parkville, with several located close to Trinity Terrace, including the neighbouring Park Terrace, which was constructed in 1877 on an allotment originally subdivided in 1868. Both places are rows of five terrace houses and share some characteristics, such a similar rectilinear composition. However, Park Terrace is more reserved in terms of decoration, which reflects its earlier 1870s construction and the application of the Italianate style during this period.

Located at the northern end of Royal Parade is Clarence Terrace, a row of four two-storey terrace houses constructed in 1892. Like Park Terrace, Clarence Terrace is not directly comparable with the subject site as it was constructed at the end of the Boom period and demonstrates simple detailing, foreshadowing the relative austerity and restraint of depression-era residential developments.

The following examples on Royal Parade are comparable with the subject site in terms of period of development and style.

Elizabeth House, 71 Royal Parade, Parkville (currently Significant to HO4, recommended Significant to South Parkville Precinct, Parkville Heritage Review, City of Melbourne)

'Elizabeth House,' 71 Royal Parade, is a substantial two-storey Victorian Italianate terrace house built in 1886. Constructed of brick that has been overpainted, the terrace features a particularly ornate and finely detailed unpainted rendered parapet that demonstrates the exuberant applied decoration prevalent during the boom years of the mid to late 1880s. Also of note is the cast-iron work to the front verandah with its unusually deep corner brackets.

Figure 237. Elizabeth House, 71 Royal Parade, Parkville. (Source: GML, 2022)

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

'Deloraine Terrace' is a row of five double-storey terrace houses constructed in 1886–87 for Samuel Shorey. The terrace is constructed of polychromatic masonry, comprising predominantly brown Hawthorn brick, with decorative areas of contrasting cream and red brick. The terraces have a hipped roof with slate tiles, and substantial Italianate chimneys of matching polychromatic brickwork. The roof form is visible from the street, although above the central terrace is a parapet that is topped with a pediment featuring decorative urns. Deloraine Terrace demonstrates grand proportions, typical of an affluent middle-class area, and is a fine example of polychromatic architecture that was growing in popularity during this period.

Figure 238. Deloraine Terrace, 499–507 Royal Parade, Parkville. (Source: Heritage Victoria)

Figure 239. Deloraine Terrace, 499–507 Royal Parade, Parkville. (Source: Heritage Victoria)

21 and 23 Royal Parade, Parkville (currently significant to HO4, recommended Significant to South Parkville Precinct, Parkville Heritage Review, City of Melbourne)

21 and 23 Royal Parade are a pair of two-storey rendered brick terrace houses built in 1888. The terraces represent a high point in the opulence and exuberance of applied decoration of the Victorian Italianate style that peaked in the Boom period of the late 1880s. Their highly ornate colonnaded façades feature engaged Corinthian columns, balustrades of cement balusters, oversized swags, lions' heads, cornices with paired cement brackets, and dentil moulding. Tall and elaborate parapets rise above the roofline. These are resplendent with console scrolls, more swags and balusters, vermiculated panels, and large cement urns. Overall, the terraces represent the height of Melbourne's late 1880s building boom.

Figure 240. 21 and 23 Royal Parade, Parkville. (Source: GML, 2022)

Discussion

As a terrace row built in 1885–86, and designed in the Victorian Italianate style, Trinity Terrace compares well to the above places. Trinity Terrace demonstrates the principal characteristics of the style such as masonry and brick construction, hipped roof form, timber-framed windows, cast-iron filigree verandah and chimneys with moulded caps.

Like the above places, Trinity Terrace features ornate decorative detailing, demonstrating the degree of applied decoration that was prevalent in Italianate terraces in the mid to late 1880s. The pair at 21 and 23 Royal Parade (1888) reflects the peak of decorative opulence and exuberance during this period. In comparison, Trinity Terrace is more subdued and compares more directly to Elizabeth House (1886) and Deloraine Terrace (1886–87) in terms of decoration, including a similarly ornate parapet and pediment, and featuring console scrolls, vermiculated panel detailing, paired brackets separated by swags below the cornice, and other moulded motifs. The party walls also feature decorative corbels with classical Corinthian detailing and sculpted faces.

Furthermore, as a terrace row, Trinity Terrace reflects remarkable uniformity in terms of composition and decorative detailing, and its deep garden setback makes the place a prominent visual landmark along Royal Parade.

Overall, Trinity Terrace is a fine example of the Victorian Italianate style and demonstrates the middle-class suburban development of Parkville in the late nineteenth century.

ASSESSMENT AGAINST CRITERIA

✓ | **CRITERION A**

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

CRITERION B

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

CRITERION C

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

✓ | **CRITERION D**

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

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

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

CRITERION H

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

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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)	Yes (Palisade iron fence along Royal Parade)
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

Not Applicable

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REFERENCES

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Nearmap, as cited.

Sanderson, WA 1932. 'Royal Park', *Victorian Historical Magazine, XIV*, no 3, May 1932, pp 109–139.

Sands & McDougall 1890. Melbourne Directories.

PREVIOUS STUDIES

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

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STATEMENT OF SIGNIFICANCE: Trinity Terrace, 157–165 Royal Parade (Part of 157-175 Royal Parade), Parkville

Heritage Place: Trinity Terrace	**PS ref no:** HO321
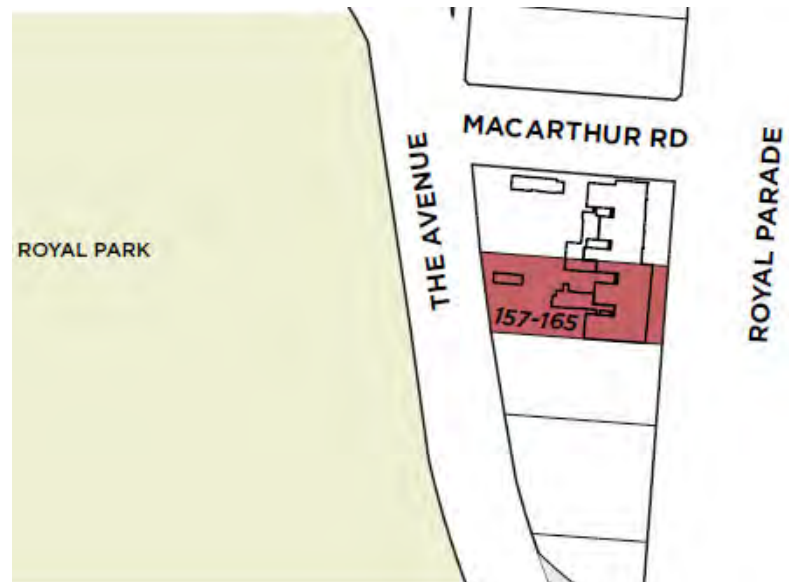
What is significant?

Trinity Terrace at 157–165 Royal Parade, Parkville, built in 1885–86, is significant.

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

- original external form, materials and detailing
- high level of integrity to its original design
- pattern and size of original fenestration
- original garden setback, footpath layout and cast-iron fence.

More recent alterations and addition at the rear of the property are not significant.

How it is significant?

Trinity Terrace at 157–165 Royal Parade, Parkville, is of local historical and representative significance to the City of Melbourne.

Why it is significant?

Trinity Terrace is of historical significance for the evidence it provides of the middle-class suburban development of Parkville in the late nineteenth century. Land between Royal Parade and The Avenue was excised from Royal Park in 1868, as part of wider action by the Victorian Government to raise revenue by selling areas of public parkland in the City of Melbourne. Designed for middle-class housing, the subdivision provided large blocks and the Government placed a strict covenant on the allotments that specified the construction of villas and terrace houses in stone or brick. The timing of these excisions from Royal Park shaped the predominantly Boom-style Victorian residential character

of Parkville, of which Trinity Terrace is one of only a small number of surviving examples fronting Royal Parade. Trinity Terrace is of further historical interest as the land was not originally included in the 1868 subdivision but was instead retained as a small parcel of Crown land within Royal Park. It was subsequently subdivided and sold in 1879, reflecting the 1868 subdivision pattern along Royal Parade. (Criterion A)

Trinity Terrace is of historical significance for its use by the Society of Jesus (Jesuit Fathers) since the late 1960s. In 1967 the Jesuit Fathers acquired Trinity Terrace and the neighbouring Park Terrace (167–175 Royal Parade), for use as a Jesuit seminary theological college. The location of Parkville for a Catholic theological college followed the establishment by other denominations of theological colleges in the area (Ridley College 1927 and Whitley College c1965), but was also influenced by the proximity to the Jesuit-run Newman College (1918), and the growing numbers of Catholic students at the university in the postwar period. Trinity Terrace and Park Terrace continue to be used as the Jesuit College of Spirituality. (Criterion A)

Trinity Terrace is of representative significance as a fine example of the Victorian Italianate style. Built in 1885–86, likely to a design by architect Norman Hitchcock, Trinity Terrace reflects remarkable uniformity in terms of composition and decorative detailing. Constructed of rendered brick, the two-storey terrace row reflects characteristics typical of the Italianate style including a verandah with decorative cast-iron filigree, timber-framed windows with decorative mouldings, and chimneys with moulded caps. Trinity Terrace features ornate decorative detailing, demonstrating the degree of applied decoration, which was prevalent in Italianate terraces in the mid to late 1880s, including details such as the prominent rendered parapet, with pediments and intricate moulded motifs and sculptural reliefs of faces. Trinity Terrace's strong rectilinear composition and deep garden setback also makes the place a prominent visual landmark along Royal Parade. (Criterion D)
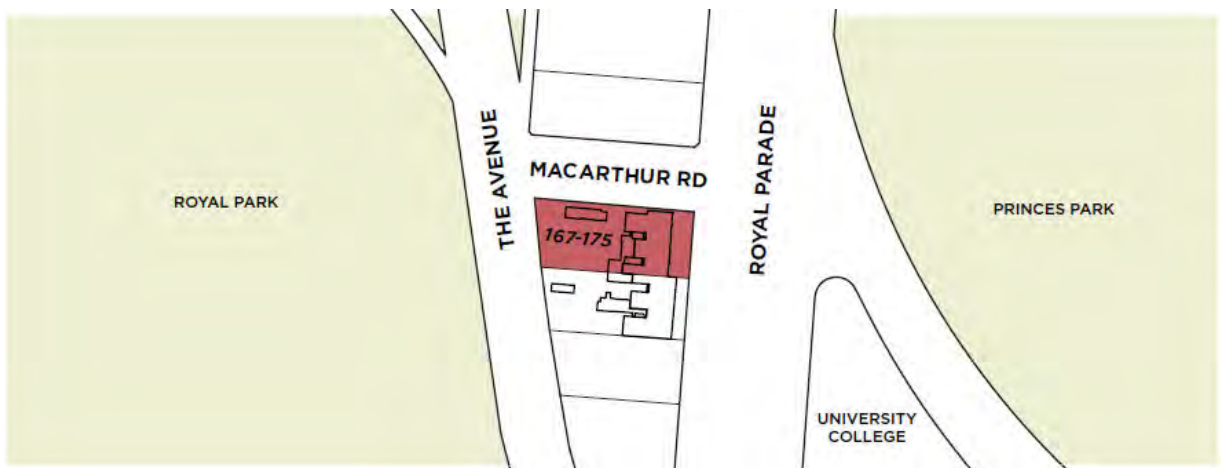
Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME:	Park Terrace
STREET ADDRESS:	167–175 Royal Parade (Part of 157–175 Royal Parade), Parkville)
PROPERTY ID:	108493

SURVEY DATE:	January 2022 and April 2023	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO321
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	Significant / A

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DESIGNER / ARCHITECT / ARTIST:	George Brown	BUILDER:	Unknown
DEVELOPMENT PERIOD:	Victorian Period (1851–1901)	DATE OF CREATION / MAJOR CONSTRUCTION	1877

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A

HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the city and suburbs	3.6.1 Suburban development
3.9 Shaping community and cultural life	3.6.2 Building homes
3.10 Education	3.9.1 Church communities
	3.10.3 Tertiary education

RECOMMENDATIONS

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

Extent of overlay: Refer to map

SUMMARY

Park Terrace, at 167–175 Royal Parade, Parkville, is a row of five two-storey terrace houses built in 1877 for Robert C Brown, likely to a design by architect George Brown. Park Terrace provides evidence of the middle-class suburban development of Parkville in the late nineteenth century, and is a fine representative example of the Victorian Italianate style. The place demonstrates remarkable uniformity in terms of composition and decorative detailing. Its unusually deep garden setback, and its position at the corner of Royal Parade and MacArthur Road, make it a prominent visual landmark in the streetscape. Park Terrace and the neighbouring Trinity Terrace (157–165 Royal Parade) were purchased by the Society of Jesus (Jesuit Fathers) in 1967, and continue to be used as the Jesuit College of Spirituality.

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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 extant of this reservation came to a point at its southern end, which marked the junction of Sydney Road (Royal Parade) and Mount Alexander Road (Flemington Road). The reserve crossed Sydney Road and included the current sites of Princes Park and the Melbourne General Cemetery. One mile north of the city centre, and immediately south of the new cemetery, a site was set aside in 1854 for the University of Melbourne. In addition to teaching facilities, this complex of university buildings included a 'National Museum', administrative buildings, a professors' row, a landscape garden and lake, and residential colleges with their own dining halls and chapels. Close ties developed between the university and the various scientific and medical institutions in Parkville. A theological college and various seminaries were also established in Parkville. In addition to the various residential college chapels, local churches for the Church of England (1876), the Presbyterians (hall 1877, church 1898), and the Catholic Church (1934) were also established.

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

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

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

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

SITE HISTORY

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

The subject site is located on former Crown Allotment 1, Section A, Parish of Jika Jika, County of Bourke.

In the 1860s, the Crown Lands Department permitted a significant amount of land from Royal Park to be excised for housing development. In 1868, a section of land between Royal Park and Princes Park was subdivided into four sections for private residential purposes, which comprised allotments fronting Sydney Road (now Royal Parade) and Park Road (now The Avenue). The land was divided by three unnamed cross-streets (now Leonard, Ievers and Walker streets) (Sanderson 1932). This was described in the *Leader* at the time, noting:

> A portion of the Royal Park, adjoining the Port Phillip Farmers' Society yards, is being surveyed by the Government, and will be offered for sale on an early day. The allotments will be 99 feet wide, by 265 feet in depth, and will possess a frontage either to the Sydney Road or to the park. Restrictions will be enforced by the Government on the purchasers of the land, in order to secure the erection of villa residences (Leader, 24 October 1868: 11).

The Government placed a strict covenant on the allotments, specifying:

> The said land hereby granted shall be at all times hereinafter maintained and used only as and for a site for one villa residence facing towards the principal road boundary, and its offices to be built of stone or brick in accordance with the provisions… (Sanderson 1932).

The sale of Crown land for the new residential estate adjoining Royal Park was economically lucrative for the Government (Context 2021: 57). In November 1868, the *Argus* reported the sale of the allotments, noting that there was a 'very large attendance, and most of the lots sold excited a brisk competition … [and] the total sum realised was £3109 19s 6d' (*Argus*, 28 November 1868: 7). The subdivision plan can be seen in Figure 226.

Figure 241. Detail from Plan of Villa sites, Royal Park, North Melbourne, 1868. Subject site outlined in red. (Source: State Library Victoria, Record ID 9913177003607636, with GML overlay)

The subject site at Lot 1 Sec A was sold at the 1868 auction to T Graham, whose name is annotated on the subdivision plan.

Park Terrace

The subject site was subsequently sold to Robert C Brown. The 1877 Rate Books indicate that Brown was the owner of five brick terrace buildings, which were in the process of construction (RB 1877). In May, 'Park Terrace' was completed and the terrace houses were advertised for lease. The buildings were described at the time as follows:

> Each house in this terrace contains six large rooms, balcony, verandah, bathroom, larder, cellar, washhouse, and is fitted up in the most approved and finished style. The back yards have a depth of 160ft, and open to the park. The terrace is near the lodge, within easy walking distance to the city (Argus, 12 May 1877:12).

The completed terrace row is referenced in the 1880 Sands & McDougall directory, and listed as 'Park Terrace'. Park Terrace is believed to have been designed by architect George Brown (cited in Lewis 2011 record No. 28134). The subject site is shown in the 1899 Melbourne & Metropolitan Board of Works detail plan (Figure 228).
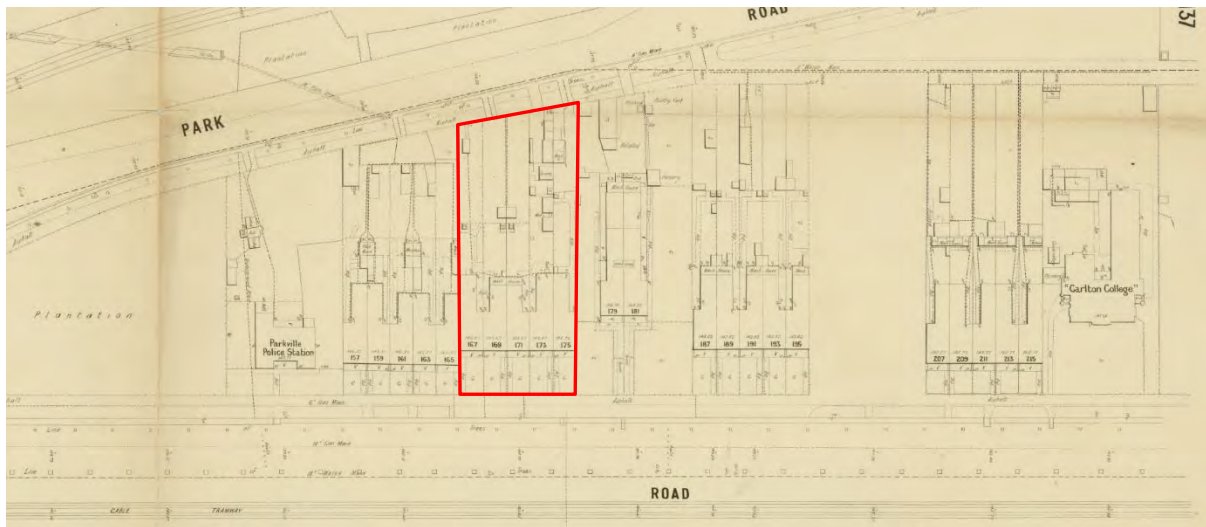
Figure 242. Extract from Melbourne and Metropolitan Board of Works Detail Plan No. 1148, City of Melbourne, 1899. The subject site is outlined in red. (Source: State Library Victoria, Record ID 9911638253607636, with GML overlay)

Since its construction, Park Terrace has served as residential dwellings, with some notable owners and occupiers. From 1883 to 1900, Park Terrace was owned by William Boyes, who constructed 112 Park Drive, Parkville—part of the original 'Wardlow' estate in South Parkville. From 1899 to 1920, No. 173 was occupied by John Boyes, the original owner of Wardlow. From 1880 to 1882, Alexander Sutherland, headmaster of Carlton College at 217 Royal Parade, occupied No. 171 (S&M 1880–1925).

Between 1967 and 1969, the Society of Jesus (Jesuit Fathers) acquired Park Terrace, and the neighbouring Trinity Terrace (157–165 Royal Parade), for use as a Jesuit seminary theological college (CT V2942/F356; *Canberra Times*, 19 March 1969: 3; *Age*, 18 February 1970: 5) (Figure 243). In 1969, the college reportedly housed 36 Jesuits, of whom 24 were students. It was also noted at the time that:

> *[The Jesuits] broke a century old tradition in Australia by their experiment towards integrated living with the community (*Canberra Times*, 19 March 1969: 3).*
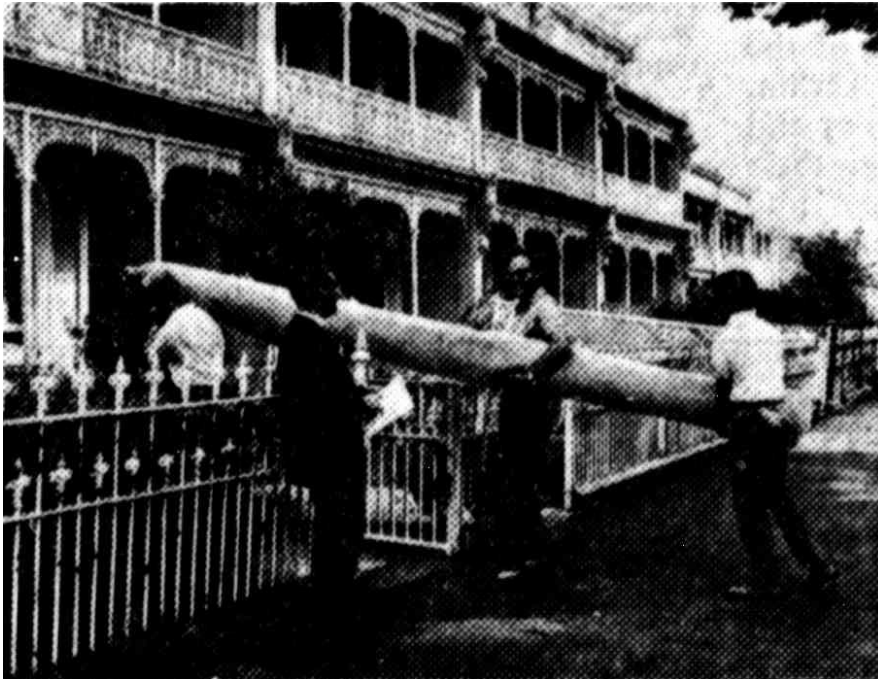
Figure 243. Photograph from a newspaper article in 1969, showing four Jesuit priests moving carpet into Trinity Terrace. (Source: *Canberra Times*, 19 March 1969: 3)

The location of Parkville for a Catholic theological college followed the establishment by other denominations of theological colleges in the area (Ridley College in 1927 and Whitley College in c1965), but was also likely influenced by the proximity to the Jesuit-run Newman College (1918), and the growing numbers of Catholic students at the university.

Photographer John T Collins captured Park Terrace in 1976 (Figure 244).

Figure 244. Park Terrace, 167–175 Royal Parade, Parkville, in 1976. Photography by John T Collins. (Source: State Library Victoria, Accession No: H98.250/1496)

GML
HERITAGE

Between 1957 and 1967 a new road was constructed between Elliot Avenue and Royal Parade. The neighbouring buildings at 179 and 181 Royal Parade were demolished to accommodate the construction of the road, which was formally named MacArthur Road in 1967 after General Douglas MacArthur of the United States Army (City of Melbourne, Street Card ID 845). As a result, Park Terrace now occupies the prominent position at the corner of MacArthur Road and Royal Parade.

Park Terrace continues to be owned by the Jesuit Fathers and used as the Jesuit College of Spirituality (CT V2942/F356).

Alterations and additions

In June 1926, an application was made for the construction of a fence at 167–175 Royal Parade (MBAI H745). This is thought to be the existing timber and woven wire fence, which extends along the Royal Parade property boundary.

In September 1992, an application was made for 'alterations and additions to the theological college' at 157–175 Royal Parade (Trinity Terrace and Park Terrace) (MBAI 71414). These works were estimated to cost $150,000. Contemporary aerial images indicate these works likely involved some minor additions to the rear of both Trinity Terrace and Park Terrace (Nearmap 2023).

Contemporary aerial images indicate that free-standing car ports have been constructed at the rear of 175 Royal Parade, along the northern property boundary (Nearmap 2023).

SITE DESCRIPTION

Park Terrace at 167–175 Royal Parade, Parkville, is a row of five two-storey terrace houses built in 1877 in the Victorian Italianate style. The row is located on the western side of Royal Parade, between MacArthur Road to the north and The Avenue to the south and west (Figure 245).
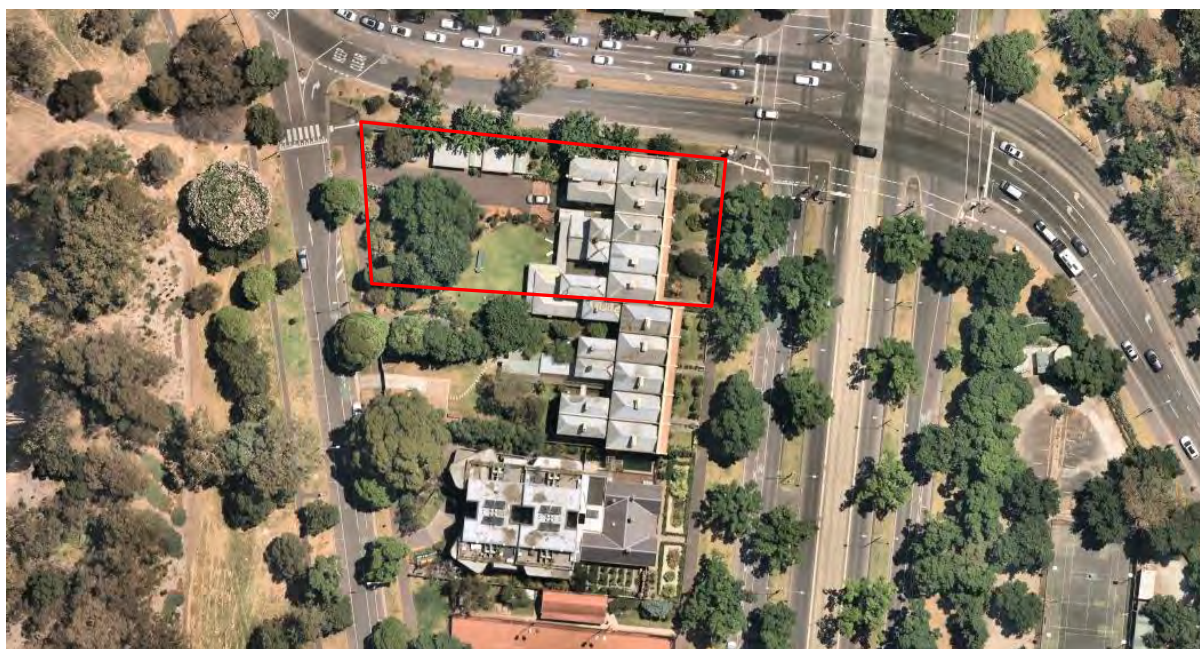

Figure 245. Aerial view of Park Terrace, 167–175 Royal Parade, Parkville, denoted in red outline. (Source: Nearmap 2023, with GML overlay)

The five houses that comprise Park Terrace are located on a rectangular allotment with an east–west orientation. The matching terraces are divided into five equal bays, commencing with No. 167 on the southern boundary and terminating with No. 175 to the north. As a row, the houses reflect remarkable uniformity in terms of composition and decorative detailing, and are strong exemplars of the Victorian Italianate style (Figure 246–8).

Constructed of rendered brick, each house is set beneath a hipped roof clad with corrugated metal. Extending the length of the terrace row is a rendered parapet, which conceals the roofline. The parapet features simple decorative mouldings and a deep cornice. Above No. 171 is the rendered name plate reading 'Park Terrace'.

Each house features a double-storey verandah with decorative cast-iron filigree, set beneath a corrugated metal clad roof. The dwellings are divided by party walls that project towards Royal Parade and extend up to the parapet. They feature decorative corbels with classical Corinthian detailing.

The set of terrace houses has a uniform pattern of fenestration and door openings to both levels. This includes large timber-framed windows and timber entrance doors with highlight windows, both encased with rendered mouldings. Other features include symmetrically placed rendered chimneys with moulded capping; however, these are largely concealed from the street view.

The terrace row has a relatively deep garden setback from Royal Parade compared with the neighbouring Trinity Terrace. The front garden features lawn and ornamental plantings and some established trees.

The primary property boundary along Royal Parade has a simple timber and woven wire fence; concrete footpaths provide access to the entrance of each terrace house from Royal Parade.

The rear of the property has a large area of open lawn, garden beds and established trees. There are some free-standing structures such as carports and small garden sheds.

Figure 246. View of Park Terrace from Royal Parade, with a partial view of the neighbouring Trinity Terrace (left). (Source: GML, 2022)

Figure 247. View of Park Terrace from Royal Parade. (Source: GML, 2022)

Figure 248. View of Park Terrace from Royal Parade. (Source: GML, 2022)

GVL
HERITAGE

INTEGRITY

Park Terrace at 167–175 Royal Parade, Parkville, is highly intact, with some changes to original or early fabric. The terrace houses retain their original built form and deep garden setback. The pattern of fenestration and decorative detailing is also intact, including the two-storey verandah with cast-iron filigree and parapet with simple decorative moulded detailing.

Some minor additions have been made to the rear of the property; however, these do not disrupt the original built form of the terrace houses and are largely concealed from public view. Park Terrace retains much of the original siting of entrance footpaths, as seen in the 1899 Melbourne and Metropolitan Board of Works detail plan; however, the footpath at No. 173 and No. 175 has been changed.

Overall, Park Terrace has a high degree of integrity, and is a fine representative example of the Victorian Italianate style.

COMPARATIVE ANALYSIS

The late nineteenth-century 'Boom' period in Melbourne saw the intensification of residential development in the inner suburbs. Residual land from the former estates and the grounds of grand free-standing dwellings were subdivided for redevelopment, introducing new building forms. In the case of Parkville, the Crown Lands Department permitted a significant amount of land from Royal Park to be excised for housing development.

Large numbers of terrace houses were built in response to this phase of rapid development, and it was common for a single landowner or building contractor to build a row or group of houses. Terrace houses were an efficient way of building multiple houses that maximised the use of land at a time when Melbourne's suburbs were growing rapidly.

The scale and form of terrace rows varied greatly depending on the area they were located and their target demographic. Many terrace rows were modest single-storey dwellings, built to be let out as accommodation for working people. However, in areas that were becoming more middle-class and affluent, the terraces constructed were generally larger and more finely detailed examples. These latter terrace rows tended to be two or more storeys, designed in the Italianate style, and incorporated decorative cast-iron balconies. Towards the turn of the century, during the 1890s depression, terrace architecture became more modest and subdued.

The Italianate style mid-nineteenth century revival of earlier Italian architectural forms and details referenced Renaissance architecture in particular, which was itself a revival and reappraisal of ancient Greek and Roman architecture. The Italianate style, as applied to domestic architecture in Victoria, favoured simple building forms, with sheer wall surfaces in face brick (often bichrome or polychrome), or cement render with applied decoration. Decoration in the Italianate style derived from Roman precedents and included elements from the classical architectural orders, including a hierarchy of architraves, friezes and cornices with associated moulding, panels and brackets, which were applied to eaves, parapets and chimneys. Eclectic touches were often applied to the Italianate style, particularly in the prosperous years of the 1880s, resulting in the more elaborate ornamentation that characterised the Boom style of the late nineteenth century.

Italianate style terraces were designed to be appreciated on their own as much as part of a row. Symmetry for the group was often achieved through a centrally placed classically inspired pediment that was inscribed with the terrace name and building date. Roof elements were often concealed behind decorative parapets above a moulded eave cornice and a frieze, which was either plain or decorated with a row of brackets and rosettes. Chimneys, often tall and visible above the parapet, were finished with elaborate Italianate details and cornicing. Filigree-encrusted cast-iron verandahs were added, addressing the street from between the houses' party walls.

The Italianate style is used in many examples of terrace houses throughout Parkville, with several located close to Park Terrace, including the neighbouring Trinity Terrace, which was constructed in 1886 on an allotment originally subdivided in 1879. Both places are rows of five terrace houses and share some characteristics, including a similar rectilinear composition. However, Park Terrace is simpler in terms of decoration, which reflects its 1870s construction and the application of the Italianate style during this period. In contrast, Trinity Terrace features ornate decorative detailing, demonstrating the degree of applied decoration that was prevalent in Italianate terraces in the mid to late 1880s. This is also the case with other 1880s examples located on Royal Parade, including 'Elizabeth House', 71 Royal Parade (1886); Deloraine Terrace, 499–507 Royal Parade (1886–87); and 21 and 23 Royal Parade (1888).

More broadly within Parkville, there are several two-storey terrace examples built in the 1870s, particularly in South Parkville along Gatehouse, Fitzgibbon, Bayles and Morrah streets, and at the southern end of Royal Parade. However, these places have been assessed as having contributory significance to the South Parkville Precinct within this review.

There are several significant two-storey terrace row examples in Parkville which can be compared with the subject site in terms of style and decorative detailing.

294–310 The Avenue, Parkville (currently Significant to HO4, recommended Significant to The Avenue Precinct, Parkville Heritage Review, City of Melbourne)

294–310 The Avenue is a substantial terrace row of nine two-storey brick terrace houses. Built in 1884–85 to a design by well-known architect Norman Hitchcock, the terraces are staggered back from the street to accommodate the curve of The Avenue. As a result, each terrace sits between its own pair of projecting wing walls and features a double-storey cast-iron verandah and ornate parapet with balusters and decorative urns (some of which are missing). Overall, as a group the terraces display typical characteristics of the Victorian Italianate style and retain their Italianate chimneys and cast-iron palisade fencing.

Figure 249. 294–310 The Avenue, Parkville. (Source: GML, 2022)

Figure 250. 294–310 The Avenue, Parkville. (Source: GML, 2022)

272–278 The Avenue, Parkville (currently Significant to HO4, recommended Significant to The Avenue Precinct, Parkville Heritage Review, City of Melbourne)

272–278 The Avenue is a two-storey brick row of four terrace houses designed in the Victorian Italianate style. The row was built in two stages, with the central two terraces constructed in 1888, and the two outer terraces in 1890. This has resulted in an unusual symmetrically arranged group where the outer terraces feature canted bay windows with parapeted roofs that extend above the verandah roof and more ornate pedimented parapets to their main roof.

Figure 251. 272–278 The Avenue, Parkville. (Source: GML, 2022)

192–198 The Avenue, Parkville (currently Significant to HO4, recommended Significant to The Avenue Precinct, Parkville Heritage Review, City of Melbourne)

192–198 The Avenue comprises a pair of double-fronted terrace houses built in 1888 (No. 192) and 1890 (No. 194). Symmetrically arranged, the two-storey terraces exhibit a restrained use of the Victorian Italianate style that gives the façade a simple elegance reminiscent of earlier Georgian architecture. Built of rendered brick, each double-fronted terrace has a central masonry entry porch with parapet that extends above the roofline of single-storey cast-iron verandahs on either side. Typical details of the Italianate style include a hipped slate roof, bracketed eaves, timber double-hung sash windows with moulded architraves, quoining to the building's edges, rendered chimneys with Italianate caps, and cast-iron balconettes to the first-floor windows, which are supported by oversized wall brackets.

Figure 252. 192–198 The Avenue, Parkville. (Source: GML, 2022)

Clarence Terrace, 543–549 Royal Parade, Parkville (recommended Significant, Parkville Heritage Review, City of Melbourne)

'Clarence Terrace' is a Victorian terrace row designed in the Italianate style, located on the prominent Royal Parade boulevard. Constructed in 1892, it comprises four two-storey terraces. It is a late example of the style built at the end of the Boom period. Clarence Terrace demonstrates relatively simply detailing, foreshadowing the austerity and restraint of the 1890s depression-era residential

developments. It contributes greatly to the Royal Parade streetscape and provides an understanding of the historical character and development of the site.

Figure 253. 543 Royal Parade, Parkville. (Source: GML, 2022)

Figure 254. 545 Royal Parade, Parkville. (Source: GML, 2022)

Figure 255. 547 Royal Parade, Parkville. (Source: GML, 2022)

Figure 256. 549 Royal Parade, Parkville. (Source: GML, 2022)

Discussion

As a terrace row designed in the Victorian Italianate style, Park Terrace compares well to the above places. Park Terrace demonstrates the principal characteristics of the style such as masonry and brick construction, hipped roof form, timber-framed windows, cast-iron filigree verandah and chimneys with moulded caps.

In terms of decoration, Park Terrace is most comparable with 294–310 and 272–278 The Avenue, featuring a parapet with simple decorative mouldings, a deep cornice, and decorative corbels with classical Corinthian detailing. However, as a terrace row, Park Terrace is distinguished for its remarkable uniformity in terms of composition and decorative detailing, which is emphasised by the continuous line of the parapet and balanced pattern of fenestration and door openings to both levels. Coupled with its deep garden setback and prominent position at the corner of Royal Parade and MacArthur Road, the Park Terrace reflects a refined elegance that distinguishes it from other similar terrace row examples.

While 192–198 The Avenue and Clarence Terrace demonstrate the principal characteristics of the Victorian Italianate style, Park Terrace is considered to be more refined in terms of its decorative detailing.

Finally, built in 1877, Park Terrace is of historical interest as one of the earliest terrace row developments constructed following the 1868 subdivision, and is the only 1870s terrace row that survives on Royal Parade today.

Overall, Park Terrace is a fine example of the Victorian Italianate style, and demonstrates the middle-class suburban development of Parkville in the late nineteenth century.

ASSESSMENT AGAINST CRITERIA

✓
CRITERION A

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

CRITERION B

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

CRITERION C

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

✓
CRITERION D

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

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

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

CRITERION H

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

GJL
HERITAGE

RECOMMENDATIONS

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

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

Melbourne Planning Scheme

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

Other

Not Applicable

REFERENCES

Age, as cited.

Argus, as cited.

Canberra Times, as cited.

City of Melbourne Building Application Index (MBAI), accessed via Ancestry.com, as cited.

City of Melbourne Rate Books (RB), accessed via Ancestry.com, as cited.

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

Lewis, Miles (ed) 2011. Australian Architectural Index.

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

State Library Victoria.

Melbourne Street Card (MSC), as cited (City of Melbourne).

Nearmap, as cited.

Sanderson, WA 1932. 'Royal Park', *Victorian Historical Magazine, XIV*, no 3, May 1932: 109–139.

Sands & McDougall 1880–1925. Melbourne Directories.

PREVIOUS STUDIES

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

STATEMENT OF SIGNIFICANCE: Park Terrace, 167–175 Royal Parade (Part of 157–175 Royal Parade, Parkville)

Heritage Place: Park Terrace	PS ref no: HO1453
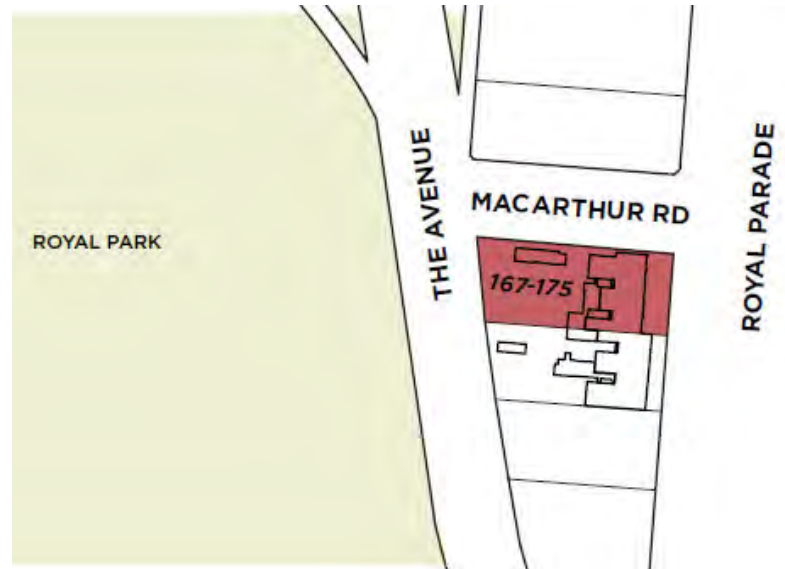
What is significant?

Park Terrace at 167–175 Royal Parade, Parkville, built in 1877, is significant.

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

- original external form, materials and detailing
- high level of integrity to its original design
- pattern and size of original fenestration
- original deep garden setback.

More recent alterations and additions at the rear of the property are not significant.

How it is significant?

Park Terrace at 167–175 Royal Parade, Parkville, is of local historical and representative significance to the City of Melbourne.

Why it is significant?

Park Terrace is of historical significance for the evidence it provides of the middle-class suburban development of Parkville in the late nineteenth century. Land between Royal Parade and The Avenue was excised from Royal Park in 1868, as part of wider action by the Victorian Government to raise revenue by selling areas of public parklands in the City of Melbourne. Designed for middle-class housing, the subdivision provided large blocks and the Government placed a strict covenant on the allotments, which specified the construction of villas and terrace houses in stone or brick. The timing of these excisions from Royal Park shaped the predominantly Boom style Victorian residential character of Parkville, of which Park Terrace is one of only a small number of surviving examples fronting Royal Parade. Built in 1877, Park Terrace is of further historical interest as one of the earliest terrace row developments following the 1868 subdivision, and is the only 1870s terrace row which survives on Royal Parade today. (Criterion A)

Park Terrace is of historical significance for its use by the Society of Jesus (Jesuit Fathers). In 1967 the Jesuit Fathers acquired Park Terrace and the neighbouring Trinity Terrace (157–165 Royal Parade), for their use as a Jesuit seminary theological college. The location of Parkville for a Catholic theological college followed the establishment by other denominations of theological colleges in the area, but was also influenced by the proximity to the Jesuit-run Newman College (1918), and the growing numbers of Catholic students at the university in the postwar period. Park Terrace and Trinity Terrace continued to be used as the Jesuit College of Spirituality. (Criterion A)

Park Terrace is of representative significance as a fine example of the Victorian Italianate style. Built in 1877, likely to a design by architect George Brown, Park Terrace reflects remarkable uniformity in terms of composition and decorative detailing. Constructed of rendered brick, the two-storey terrace row reflects characteristics typical of the Italianate style, including verandahs with decorative cast-iron filigree, timber-framed windows with decorative mouldings, and chimneys with moulded caps. Park Terrace reflects decorative detailing prevalent during the 1870s, including a rendered parapet, with simple moulded motifs, and decorative corbels with classical Corinthian detailing. Park Terrace is particularly noteworthy for its deep garden setback, and its position at the corner of Royal Parade and MacArthur Road, which makes it a prominent visual landmark in the streetscape. (Criterion D)

Primary source

Parkville Heritage Review 2023 (GML Heritage)
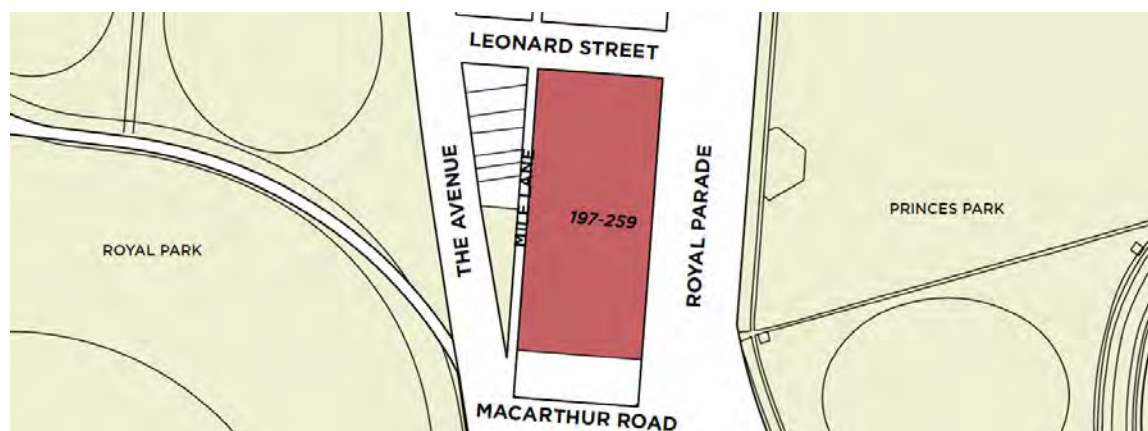
SITE NAME:	International House Complex
STREET ADDRESS:	197–259 Royal Parade, Parkville
PROPERTY ID:	108496

Legend

1 217–223 Royal Parade, Greycourt (1881)
2 247–255 Royal Parade, Ayr Cottage (1886; 1904–05; 1907; 1937)
3 197–205 Royal Parade, Ida Scheps Building (1915)
4 231 Royal Parade, Clunies Ross Building (1956–57)
5 241 Royal Parade, Warden's Residence (1957)

6 231–241 Royal Parade, Samuel Wadham Wing (1963)
7 241 Royal Parade, Kitchen and Dining Hall (1957 and 1970)
8 207–215 Royal Parade, Scheps Wing (1972)
9 207–223 Royal Parade, Founders Building (2004)
10 197–205 Royal Parade, George Hicks Building (2015)

SURVEY DATE:	January and August 2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO4
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	Former Ayr Cottage, 1–31 Leonard Street: A / Significant; Greycourt, 217 Royal Parade: B / Significant; 197–203 Royal Parade: C / Contributory
DESIGNER / ARCHITECT / ARTIST:	Various	BUILDER:	Various
DEVELOPMENT PERIOD:	Victorian Period (1851–1901) Federation/Edwardian Period (1902–c1918) Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION:	Various

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A

HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.10 Education	3.10.3 Tertiary education

GNL
HERITAGE

336

RECOMMENDATIONS

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

Extent of overlay: Refer to map

SUMMARY

International House is a residential campus established in the postwar period to address an acute housing shortage for both domestic and overseas students attending the University of Melbourne. It is associated with the surge in higher education attendance, particularly from overseas students, as Australia sought to build its relationship with its international neighbours in the Asia-Pacific region. It was the first student housing complex to be owned and managed by the University of Melbourne, made possible through an amendment to the *University Act 1923* (Vic), and continues to operate as student accommodation to the present day. Due to the gradual acquisition of land allotments and buildings for International House, the new purpose-built buildings were incorporated between the earlier layers of development. As a result, each new building can be read in the landscape as distinct—responding sensitively to the earlier buildings in terms of alignment and spacing—and contributing aesthetic variety in the mix of architectural styles, which include Victorian Italianate, Rustic Gothic, Federation Queen Anne and Modernist styles.

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HERITAGE

HISTORICAL CONTEXT

Parkville

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

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

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

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

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

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

Education

Tertiary education

The University of Melbourne was founded in Parkville in 1854, long before Parkville was established as a suburb of Melbourne. The suburb of Parkville, which emerged in the early 1870s, was surrounded by older inner suburbs, all of which had early government or non-government schools. In contrast, Parkville had no government state school in the immediate locality. Within the City of Melbourne, this was also the case in the suburb of East Melbourne until Yarra Park State School opened in 1874 (Blake 1973). There were plans to establish a state school in Parkville in the 1870s, but they did not eventuate. Some of the welfare institutions, including the Immigrants' Home and the Industrial School (later Royal Park Depot, and later Turana), were also registered as government schools (Blake 1973).

As part of the establishment of the university in 1854, sites for four residential colleges were provided within the university grounds. These were allocated according to the four dominant Christian denominations in Melbourne: Church of England, Presbyterian, Methodist and Catholic (Blainey 1957). This followed a similar pattern as the land grants that were decreed in 1852 for the establishment of church grammar schools in the City of Melbourne. As the university developed, there was a growing demand for additional student accommodation. Denominational affiliation influenced college life at the university, and this extended to the development of theological colleges (and seminary) in the Parkville Review area. A number of theological colleges were located between Royal Parade and The Avenue, including Whitley College (Baptist; 1896), Ridley College (Anglican; 1910) and St Andrews Hall (Church Missionary Society; 1965). A Jesuit theological college (Catholic) was established in a terrace house on Royal Parade, Parkville, in 1969.

Residential colleges for women developed from the 1880s. The Church of England opened the Trinity women's college in a terrace house on Royal Parade, pre-empting the development of Janet Clark Hall in 1890–91, which adjoins Trinity College on Royal Parade (Gardiner 1986). The Loreto Sisters established a Catholic residential college for women in Parkville in 1918; this later became St Mary's College, which adjoined Newman College within the university grounds. The University Women's College was established within the university grounds in 1937 as a women only college. Male students were admitted to the college from 1972. Residential colleges were also established in Parkville outside

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the university grounds, including International House (1957), which became the first co-educational college in 1972.

The university was a fee-paying institution from its establishment in 1854 until 1972, when university fees were abolished. Until the broad development of government and Catholic secondary schools in the early twentieth century, university students were drawn almost exclusively from the private secondary schools, there being no significant development of government high schools in Victoria until the 1910s. The cost of a university education continued to make it prohibitive to many. The University High School was established in Carlton in 1911 and this was relocated to a new site in Story Street, Parkville, in c1930. University High School opened the way for better access to university education. After the Second World War, Commonwealth scholarship schemes, government assistance schemes for returned servicemen and women, and the Colombo Plan were introduced that made university more accessible for many more students from both within Australia and overseas.

Parkville developed as a leading educational precinct in Melbourne, particularly in the area of Royal Parade and The Avenue. A number of institutions have been located in the area, including the Veterinary College (now part of the University of Melbourne) and the Victorian College of Pharmacy (now Monash University). A number of the university faculties also undertook practical teaching in the surrounding institutions: fifth-year medical students trained at the Royal Melbourne Hospital and dental students trained at the Dental Hospital.

SITE HISTORY

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

Between 1953 and 1976 the University of Melbourne incrementally acquired these allotments to create a consolidated site for the International House complex. The complex fronts Royal Parade to the east, MacArthur Road to the south, Leonard Street to the north and Mile Lane to the east. The complex consists of 13 buildings that were constructed between 1881 and 2015, which are identified in

Figure 257.

Legend

1 217–223 Royal Parade, Greycourt (1881)

2 247–255 Royal Parade, Ayr Cottage (1886; 1904–05; 1907; 1937)

3 197–205 Royal Parade, Ida Scheps Building (1915)

4 231 Royal Parade, Clunies Ross Building (1956–57)

5 241 Royal Parade, Warden's Residence (1957)

6 231–241 Royal Parade, Samuel Wadham Wing (1963)

7 241 Royal Parade, Kitchen and Dining Hall (1957 and 1970)

8 207–215 Royal Parade, Scheps Wing (1972)

9 207–223 Royal Parade, Founders Building (2004)

10 197–205 Royal Parade, George Hicks Building (2015)

Figure 257. Aerial photograph showing the buildings and additions developed on five separate allotments. (Source: Nearmap, 2022, with GML overlay)

Subdivision of Royal Park and early development

In the 1860s, the Crown Lands Department permitted a significant amount of land from Royal Park to be excised for housing development. In 1868, a section of land between Royal Park and Princes Park was subdivided into four sections for private residential purposes comprising allotments fronting Sydney Road (now Royal Parade) and Park Road (now The Avenue). The land was divided by three unnamed cross-streets (now Leonard, Ievers and Walker streets) (Sanderson 1932). This was described in the *Leader* at the time, noting:

> *A portion of the Royal Park, adjoining the Port Phillip Farmers' Society yards, is being surveyed by the Government, and will be offered for sale on an early day. The allotments will be 99 feet wide, by 265 feet in depth, and will possess a frontage either to the Sydney Road or to the park. Restrictions will be enforced by the Government on the purchasers of the land, in order to secure the erection of villa residences. (Leader, 24 October 1868: 11)*

The Government placed a strict covenant on the allotments, specifying:

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The said land hereby granted shall be at all times hereinafter maintained and used only as and for a site for one villa residence facing towards the principal road boundary, and its offices to be built of stone or brick in accordance with the provisions… (Sanderson 1932: 120)

The sale of Crown land for the new residential estate adjoining Royal Park was economically lucrative for the Government (Context 2021: 57). In November 1868, the *Argus* reported the sale of the allotments, noting that there was a 'very large attendance, and most of the lots sold excited a brisk competition … [and] the total sum realised was £3109 19s 6d' (*Argus*, 28 November 1868: 7). The subdivision plan can be seen in Figure 258.
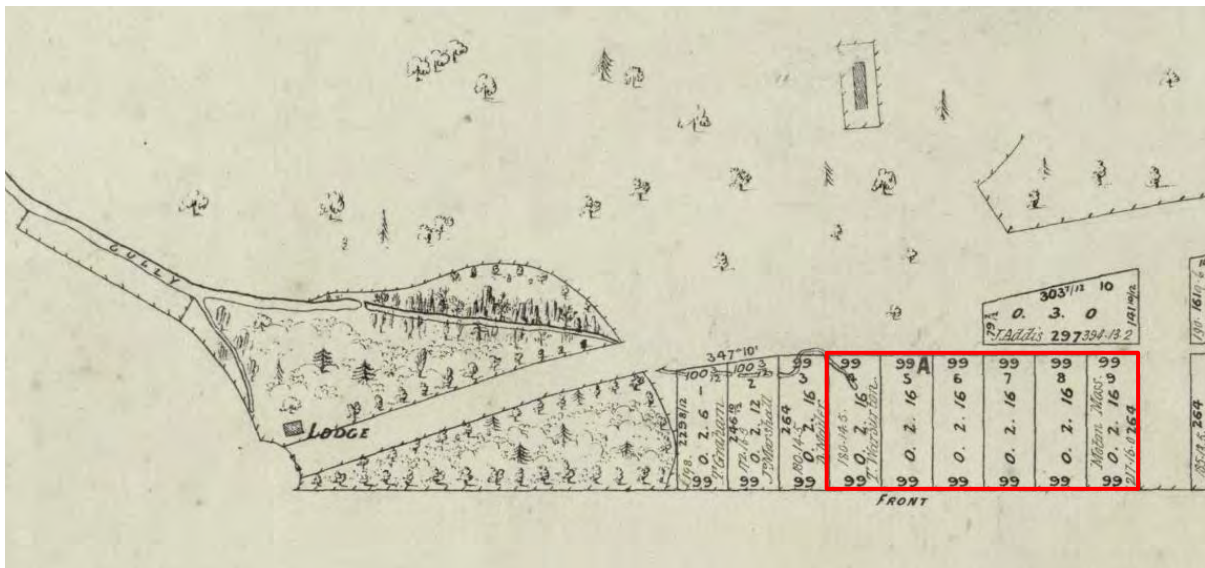
Figure 258. Detail from Plan of Villa sites, Royal Park, North Melbourne, 1868. Subject site is outlined in red. (Source: State Library Victoria, Record ID 9913177003607636, with GML overlay)

Lot 9 Sec A was sold at the 1868 auction to Moton Moss, whose name is annotated on the subdivision plan. No offers were received for Lots 4 to 8, Sec A.

Lots 4–8 Sec A were advertised for auction sale on 17 May 1870 with all sold on the day (*Argus*, 10 May 1870: 7). At this time, Moss sold Lot 9 to James Ferguson.

From the early 1950s, the University of Melbourne incrementally acquired lots 4–9 for use by International House. The first purchase was of lots 7 and 8 in December 1953. By 1969, International House had acquired almost 3 acres of land including lots 4, 5 and 9, constructing or refurbishing five buildings at a cost of $1.4 million (Larkins 2018: 55). The final land purchase was Lot 6 in July 1976. With this acquisition, the university consolidated its holdings into a continuous strip of land between MacArthur Road and Leonard Street on Royal Parade.

A brief history of lots 4–9, and the buildings erected on each allotment, is presented below. This is followed by a history of International House, and the purpose-built buildings which were erected from 1956.

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Lot 4, Sec A (197–205 Royal Parade)—Former Ida Scheps Wing

Lot 4 was sold at the May 1870 auction to Thomas Warburton (CT Vol 435 Fol 972). The allotment was vacant when it was transferred in January 1909 to Alexander Rea Lyall. It changed ownership in August 1912 to Sampson Cohen. A double-storey house was completed on the site in 1915, and Cohen was named the owner and occupier of the brick house until 1928 when it was transferred to Bessie Chapple Hodges (RB 1910–1915; CT Vol 435 Fol 972). She lived here until her death in 1952. Dr Girlie Hodges advertised his practice at 205 Royal Parade in 1957 (*Age*, 16 March 1957: 2).

In May 1960, the property was purchased by the University of Melbourne to house the Department of Oriental Studies. In 1964, with the assistance of a donation from Theodore Alexander (Ted) Scheps, the property was transferred to International House. From 1966, the building was used as student accommodation and named the Ida Scheps Wing in recognition of Ted Scheps's late wife (Larkins 2018: 48 & 52).

The building was sold in April 1988, but re-purchased by the university in 2008. The building was not renamed the Ida Scheps Building as it was no longer used for student accommodation, and now serves as administrative offices and tutorial space (Larkins 2018: 108 & 221).

Lot 5, Sec A (207–215 Royal Parade)—Victorian Terraces

Lot 5 was sold at the May 1870 auction to John McDonald (CT Vol 370 Fol 850). The allotment remained undeveloped in June 1885 when the land was sold to Richard Campbell. By 1887, Campbell had built five double-storey brick terrace houses on the allotment (RB 1887). Each house consisted of eight rooms, plus a balcony and verandah, and were variously tenanted. The footprint of the terrace buildings can be seen in the 1903 Melbourne and Metropolitan Board of Works Detail Plan (MMBW) (Figure 259). The terraces were sold in 1888 and changed ownership several times until 1965 when they were sold to the University of Melbourne (CT Vol 1707 Fol 276; Vol 2011 Fol 120; Vol 7816 Fol 047; RB 1887; Larkins 2018: 53). The terraces were subsequently demolished to accommodate the construction of the Scheps Wing, which was completed in 1972 (Larkins 2018: 53).
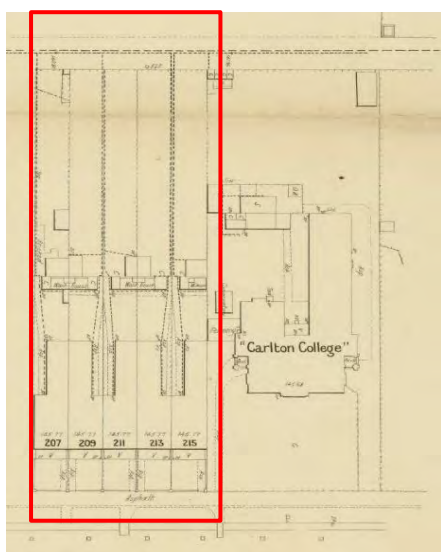

Figure 259. Extract from MMBW City of Melbourne Detail Plan No. 1148, 1900. Lot 5, comprising 207–219 Royal Parade, is outlined in red. (Source: State Library Victoria, Record ID 9911638253607636, with GML overlay)

Lot 6, Sec A (217–223 Royal Parade)—Former Carlton College/Greycourt

Lot 6 of Section A was sold at the May 1870 auction to Frederick William Peers (CT Vol 381 Fol 613). The land remained undeveloped in August 1881 when the property was conveyed to Alexander Sutherland, who promptly commissioned architects Henderson and Smart to design a school and residence. The architects invited tenders for the building the same month, which was awarded to Charles Butler (*Argus*, 5 August 1881: 2).

The building is believed to have been completed at the beginning of 1882 when Alexander Sutherland advertised 'Carlton College' in Sydney Road, Royal Park (*Argus*, 26 January 1882: 1). The footprint of the completed building can be seen in the 1903 MMBW detail plan (Figure 260).
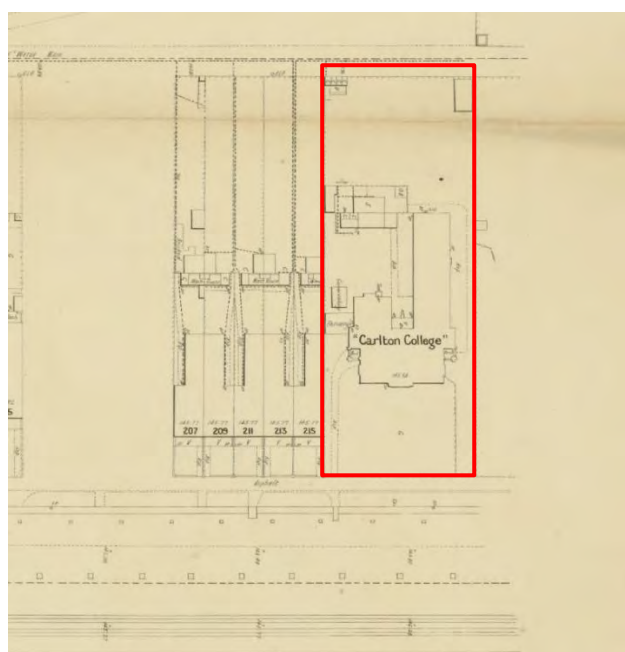

Figure 260. Extract from MMBW City of Melbourne Detail Plan No. 1148, 1900, showing Carlton College outlined in red. (Source: State Library Victoria, Record ID 9911638253607636, with GML overlay)

Carlton College was originally established in 1872 by George H Neighbour in Cardigan Street, Carlton. In 1877, Neighbour handed over the school to Sutherland, who transferred the school to Nicholson Street in Fitzroy before building at the current site in 1882. Sutherland retired in 1892, and handed over management of Carlton College to senior master Gresham Robinson (*Age*, 21 December 1892: 5; Gould 1985).

Robinson ran the school until the end of 1909 when he was forced to close Carlton College after 37 years of operation, during which time 3000 pupils had attended classes (*Argus*, 23 December 1909: 5). Alexander Sutherland retained ownership of the property. At the time of his death in August 1902 he was Registrar of the University of Melbourne and living in a residence on the grounds (*Age*, 11 August 1902: 6). In late 1910, the property was passed to his widow, Elizabeth Jane Sutherland. Subsequently, the Carlton College property was advertised for auction sale as a 'Splendid property … consisting of a handsomely-designed and massively-constructed building' (*Argus*, 19 February 1910: 4).

The property did not apparently sell at this date; instead Elizabeth Jane Sutherland issued a lease of the former Carlton College to Alfred Arthur Billson, Minister of Education, in December 1910. The *Australasian* reported in May 1911 that the Director of Education, Frank Tate, selected the site as a training college hostel for domestic arts trainees who had qualified in secondary school or university training, in addition to passing the senior public examination. The house accommodated up to 30 trainees who were given special science and domestic course instruction (*Australasian*, 13 May 1911: 47). The hostel operated until 1924, following which the building was renamed 'Greycourt' and was operated as a private hotel by the Sutherlands' daughter, Brenda Sutherland (*Argus*, 11 October 1924: 16; *Argus*, 4 April 1925: 19). In the early 1940s, Greycourt offered a service flat with '3 large rooms and bathroom, separate entrance, whole or part board' (*Argus*, 11 September 1940: 14).

Elizabeth Jane Sutherland passed away in June 1939, and the property was conveyed to Brenda Sutherland in January 1943 (CT Vol 76162 Fol 139).

During the Second World War, Greycourt was occupied by field officers of the Australian Military Forces (AMF). They vacated the property in November 1945 (*Herald*, 26 February 1946: 5). After the war, in 1948, Greycourt was purchased by the Royal Melbourne Hospital (*Argus*, 6 December 1948: 11; *Herald*, 30 December 1948: 5; CT Vol 7110 Fol 981).

In February 1975, International House was granted permissive occupancy, and was purchased by the University of Melbourne in July 1976 (Larkins 2018: 86).

Figure 261. Greycourt, Parkville, 20 September 1945. (Source: Australian War Memorial, 116128)
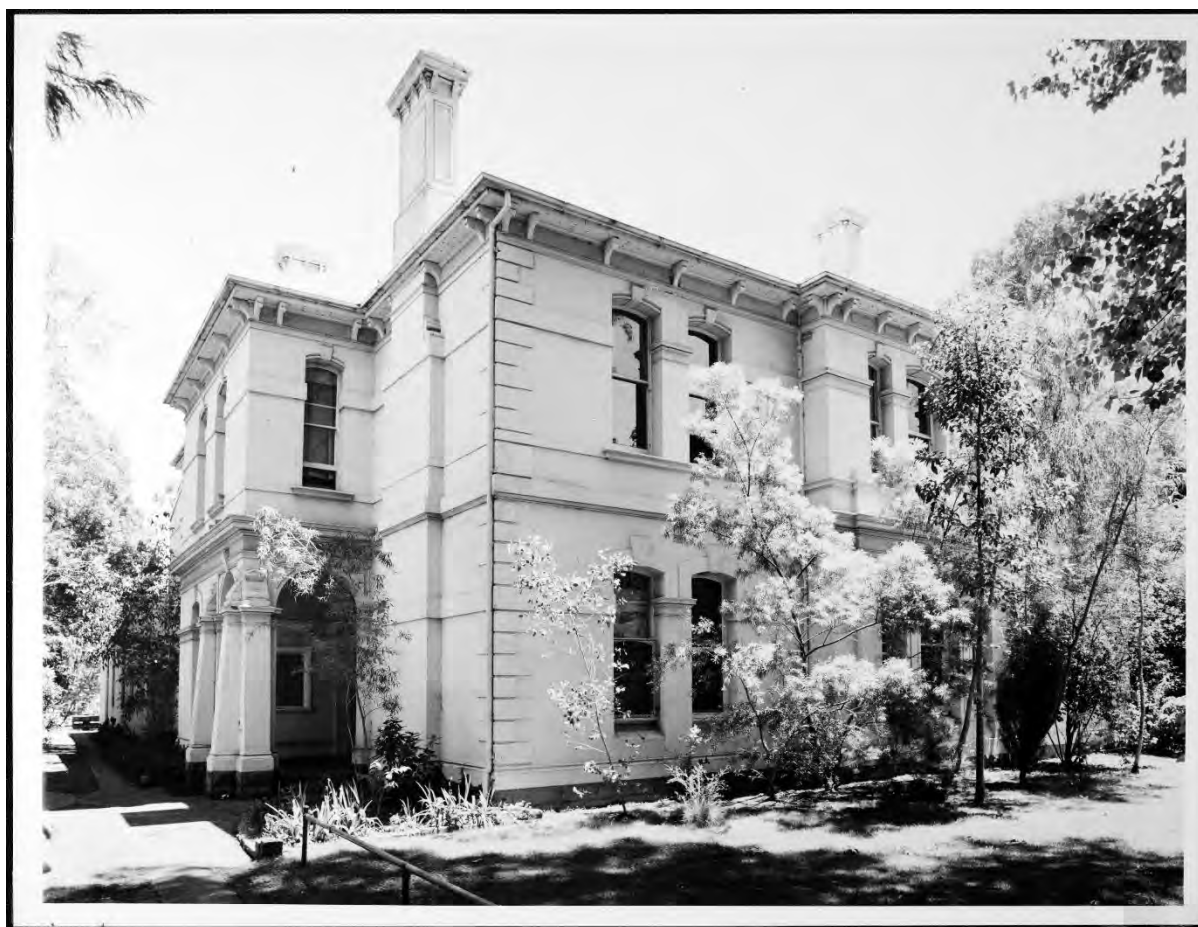
Figure 262. Greycourt, undated. (Source: International House Archives, University of Melbourne)

Lot 7, Sec A (231 Royal Parade) 'Heytesbury' and Lot 8, Sec A (241 Royal Parade), Suffolk Villa

In May 1870, Lot 7 and Lot 8 were sold respectively to Thomas Henderson and Henry Maplestone, (CT Vol 370 Fol 982; Vol 370 Fol 848). The 1872 Rate Books indicate that Henderson and Maplestone are listed as the owners and occupiers of brick houses under construction, each on half an acre (RB 1872). The footprints of the completed buildings can be seen in the 1903 MMBW Detail Plan (Figure 7).
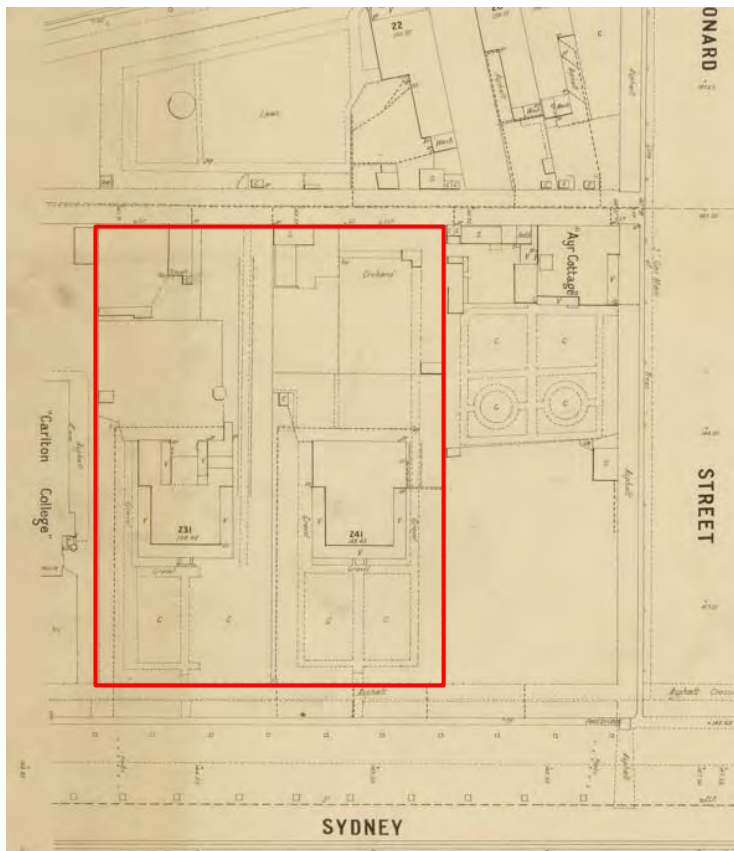
Figure 263. Extract from MMBW City of Melbourne Detail Plan No. 1137, 1903, with 231 and 241 Royal Parade (lots 7 and 8) outlined in red. (Source: State Library Victoria, Record ID 9911638253607636, with GML overlay)

Newspaper articles indicate that 231 Royal Parade was named 'Heytesbury' and 241 Royal Parade was named 'Suffolk Villa' (*Age*, 9 November 1907: 3; *Argus*, 30 April 1873: 1). The properties changed ownership several times through the early to mid-twentieth century, before they were both sold to the University of Melbourne in December 1953 (Larkins 2018: 16). The houses can be seen in photographs shown in Figure 264 and Figure 265. Heytesbury (No. 241) was demolished in preparation for the construction of the Clunies Ross Building, completed in 1957, and Suffolk Villa (No. 231) was demolished in 1958 in preparation for the construction of the Samuel Wadham Wing (Larkins 2018: 17).

Figure 264. 231 Royal Parade visible in the background with its distinctive tower and southeast corner of 241 Royal Parade at centre right. (Source: cited in Larkins 2018: 16)

Figure 265. 231 Royal Parade. (Source: cited in Larkins 2016: 17)

Lot 9, Sec A (247–255 Royal Parade)—Former Ayr Cottage

Lot 9 was purchased at the May 1870 auction by James Ferguson (CT Vol 359 Fol 774). James Ferguson was a partner with James Urie, of the Ferguson & Urie stained glass company of North Melbourne between 1853 and 1899.

In 1886, James Ferguson commenced plans to build his family home, 'Ayr Cottage', on the allotment fronting Royal Parade (then Sydney Road) and Leonard Street. He commissioned architect and builder Harry Lording to design the house, which was located on the back portion of the allotment fronting Leonard Street. The Minister of Lands inspected the plans and informed Ferguson that the proposed design did not conform with the covenants attached to the Crown allotment, which stipulated that 'all buildings should be erected fronting the Sydney-road' (*Australasian*, 13 February 1886: 27).

According to the *Age*, the plans were sent to the Inspector General of Public Works, who reported that if Ferguson's house was built as planned, it 'would be a violation of the condition of the sale' (*Age,* 10 February 1886: 4). Ferguson subsequently agreed to alter the plans accordingly (*Age,* 10 February 1886: 4). However, despite Ferguson's assurances to the Minister of Lands, Ayr Cottage was built as originally conceived, fronting Leonard Street at the rear of the block.

Construction of Ayr Cottage began in the second half of 1886, and was completed in early 1887. The *North Melbourne Advertiser* provided a comment on Lording's completed design, noting that:

> *Mr Lording's works are characterized [sic] by good taste and boldness of design, one of his best efforts being the residence of Mr Ferguson at Royal Park (*North Melbourne Advertiser*, 8 October 1887: 2).*

The footprint of the completed building can be seen in the 1900 MMBW Detail Plan (Figure 266).
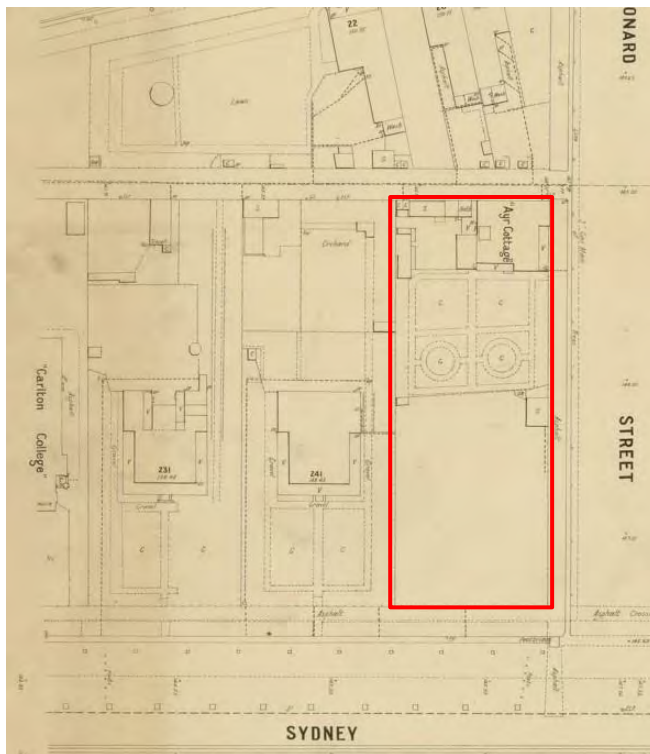
Figure 266. Extract from MMBW City of Melbourne Detail Plan No. 1137, 1900, with Ayr Cottage (lot 9) outlined in red. (Source: State Library Victoria, Record ID 9911638253607636, with GML overlay)

Ayr Cottage included several stained glass windows. Many of these referenced Ferguson's Scottish heritage, including one depicting a bee on a thistle, and another of a bust of poet Robert Burns (Figure 267 and Figure 268).

Figure 267. Stained glass at former Ayr Cottage depicting Scottish poet Robert Burns by Ferguson & Urie. (Source: Courtesy of Errol Vincent, via Ray Brown, 2012)

Figure 268. Stained glass at former Ayr Cottage depicting a depicting a bee on a thistle by Ferguson & Urie. (Source: Courtesy of Errol Vincent, via Ray Brown, 2012)

Ferguson moved into Ayr Cottage in 1887 with his son James and daughter Margaret. His wife, Jane, had died in April 1886 prior to its construction. In 1890, James's sister-in-law, Barbara Kennedy, moved in after the death of her husband (Brown 2012).

Figure 269. Ferguson family gathering at Ayr Cottage, 1 January 1888 (standing at the east elevation). Photo by Yeoman & Co. (Source: Courtesy of Errol Vincent, via Ray Brown, 2012)

Figure 270. Ferguson family at Ayr Cottage, 1 January 1888. (Source: Courtesy of Errol Vincent, via Ray Brown, 2012)

James Ferguson died on 17 April 1894, expressing in his will that his children keep Ayr Cottage in the family. The property passed in August to the executors of his estate, James Ferguson junior, Alexander Grant and Andrew Shield. However, contrary to his wishes, Ayr Cottage was sold in December 1895 to Edgar, Violet and Margaret Lockington who owned the house until 1901 (Brown 2012). They vacated the property and advertised the auction sale of the household furniture and effects on 4 July 1901.

The mortgagees ordered the auction sale of the house and land on 31 July comprising:

> All that splendid corner block of land at Parkville, having a frontage of 99ft to the Sydney road by a depth of 20ft along Leonard street, on which is erected an excellent two story brick residence containing 11 rooms, with outbuildings stables etc. The building is substantial and in excellent condition; the principal rooms fitted will marble mantelpieces; and there are several very fine artistic stained glass windows throughout. (Argus, 31 July 1901: 2)

The property was sold at the auction to the Victorian Neglected Children's Aid Society for use as a rehabilitation home (*Argus*, 18 September 1901: 7). The new home was opened by Lady Clarke on 13 November 1901, under the direction of Miss Selina Sutherland, Agent of the Society, who assumed responsibility for the care and placement of the children (*Age*, 14 November 1901: 6; Australian Women's Register 2020). The children of the home were taught household work, both inside and outside labours.
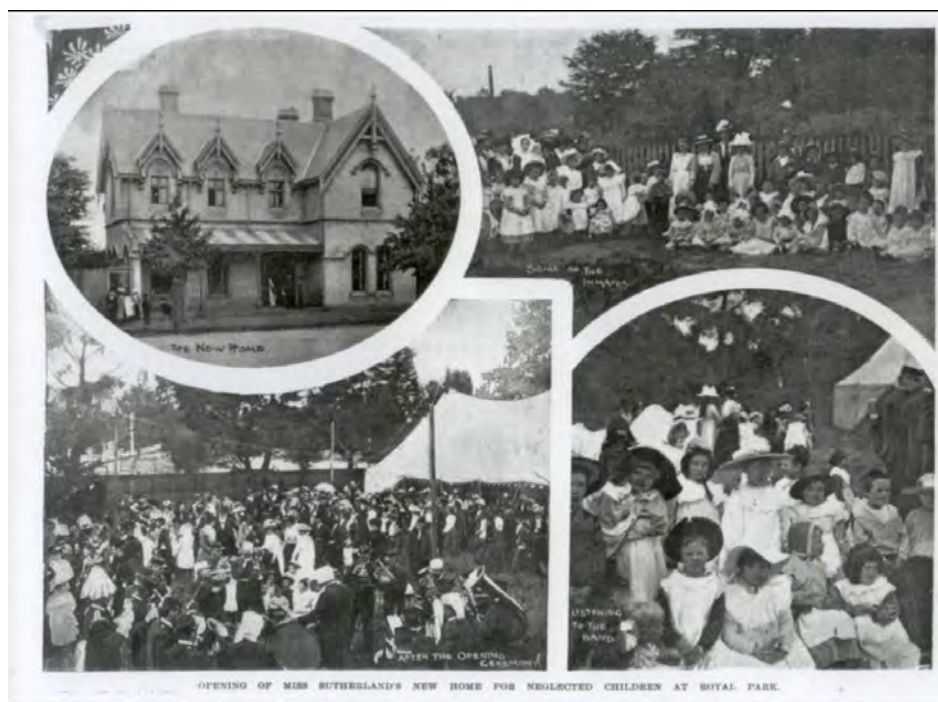

Figure 271. Opening of Victorian Neglected Children's Aid Society, also referred to as 'Sutherland's Home', in Parkville. (Source: *Weekly Times*, 23 November 1901: 9)

In 1904–05, additions were undertaken to provide a large dormitory, schoolroom, kitchen, bathrooms and lavatories. In July 1906, the school was gazetted as State School No. 3522, and in June 1907, the foundation stone was laid for a new wing that opened on 16 November 1907. This wing provided a

large school room, kindergarten classroom, dormitories and lavatories. In 1937, a wing was added to the 1907 addition, with a façade presenting to Leonard Street (Gould, 1985).

In 1920, the Victorian Neglected Children's Aid Society changed its name to the Victorian Children's Aid Society. The home at Parkville accommodated boys and girls, aged between 4 and 14. In 1958, the place was renamed 'Swinburne House' in honour of Mrs Ethel Swinburne, President of the Society in the 1920s (*Age*, 1 August 1958: 8).

Figure 272. Victorian Children's Aid Society, Leonard Street, Parkville, July 1966. (Source: Courtesy of Errol Vincent, via Ray Brown, 2012)

Figure 273. Swinburne House, Parkville 1965. Photo by John L O'Brien. (Source: University of Melbourne Archives)

By 1966, the Victorian Children's Aid Society considered the building no longer economical to maintain and considered options to demolish and rebuild or sell and buy elsewhere. The society opted to sell and relocate the home, moving the home and headquarters to Black Rock in 1966 (Brown 2012).

In February 1966, the Minister for Education and Science, Sen Hon JG Gorton, announced that the Federal Government was granting $71,000 to the University of Melbourne towards the cost of purchasing and renovating the Victorian Children's Aid Society property adjoining International House, matching a grant from the Victorian Government (Parliament of Australia, Press Release, 28 February 1966; *Age*, 1 March 1967: 9). The property was conveyed in February 1967 to the University of Melbourne (CT Vol 359 Fol 774). The university renamed the property for International House benefactor Dame Hilda Stevenson (Larkins 2018: 54).

International House

The concept of International House was initially born out of an acute housing shortage for students following the conclusion of World War II, when Australia experienced an unprecedented demand for university education. In the immediate postwar years, higher education policy was considered essential for economic, social and political progress. It was also an important part of national policy aimed at Australia improving and building its relationship with international neighbours, particularly in the Asia-Pacific region (Larkins 2018: vi). However, as early as 1949, the University of Melbourne identified more than 1000 students living in substandard housing conditions, a problem that particularly impacted the international student cohort (Larkins 2018: 4). The problem was exacerbated in the 1950s by the influx of international students under the Colombo Plan.[1] As part of the Colombo Plan, the Australian Government offered scholarships and other assistance for students from the member countries to study and gain practical training in Australia (The Colombo Plan, 2022).

Simultaneously, from the late 1940s, the Student Representative Council (SRC) of the University of Melbourne became particularly proactive in promoting the provision of housing accommodation for all students. The election of Indian architecture student Abinasti Jerath to the SRC in 1950 also helped to give voice to the unique challenges faced by international students in securing appropriate accommodation, such as race discrimination (Larkins 2018: 5). By June 1950, the International Hostel Committee (IHC), sponsored by the SRC, was established with Samuel Dimmick (Secretary of the SRC) as Chair, Abinasti Jerath as Secretary and Rajaratnam Sundarason, a medical student from Singapore, as a member (Larkins 2018: 6).

The SRC and IHC approached the Vice Chancellor and the Chancellor of the university to sponsor a building appeal. Although the university supported the proposal, the *University Act 1923* precluded it from taking responsibility for student housing. Instead, the university approached the Federal Government for grant assistance, and the government provided a £50,000 grant towards International House (Larkins 2018: 7). By 1951, the university sought an amendment to the *University Act 1923.* The amendment was considered essential before the university could formally launch an appeal. The amendment was approved and empowered the university to become directly involved in the provision

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[1] The Colombo Plan for Cooperative Economic and Social Development in Asia and the Pacific was conceived at the Commonwealth Conference on Foreign Affairs held in Colombo, Ceylon (now Sri Lanka), in January 1950 and was launched on 1 July 1951 as a cooperative venture for the economic and social advancement of the peoples of South and Southeast Asia.

of housing, though not a residential 'college'. This distinction was significant because the residential colleges established within the grounds of the University of Melbourne predominantly had religious affiliations and governance structures, which were separate from the university.

The university subsequently established a Hostels Committee as a University Council standing committee. In November 1951, the Committee noted that:

> The aim would be to provide residential accommodation for equal numbers of overseas and Australian students under a Warden appointed by the University. A start could be made with 100 students and of the 50 Australian a number, probably a majority, would be country students (Larkin 2018: 8).

Further funding support for International House was provided by the Singapore and Malaysian governments, as well as various community groups, businesses and individuals. Academics' wives and women-led auxiliary groups played a significant role in organising fundraising events and appeals. By the end of 1953, the building appeal stood at £32,000.

Clunies Ross Building (1956)

In September 1953, the University Building Committee appointed architects Leighton, Irwin & Co to design the first International House building. The consulting architects were Ray Berg and Herbert (Hub) Waugh of the University of Melbourne (Larkins 2018: 17; Built Heritage 2022).

It was originally intended to build three residential wings, one of which was to house women, with each wing accommodating approximately 42 students. In October 1954, the Building Committee reported that the estimated cost for the first wing was £128,000, of which £100,000 had been raised to date (*Age*, 5 October 1954: 5). The Building Committee approved the construction of the first wing, as well as a dining hall and Warden's Residence; however, lack of adequate funding prevented the construction of the other two wings as planned (Larkins 2018: 17). The architects invited tenders for the construction of the first section of International House, and the contract was awarded to GA Winwood Pty Ltd (*Age*, 30 October 1954: 59).

Figure 274. Postcard showing the original design for three buildings for International House, c1950s. (Source: International House Archives, University of Melbourne)
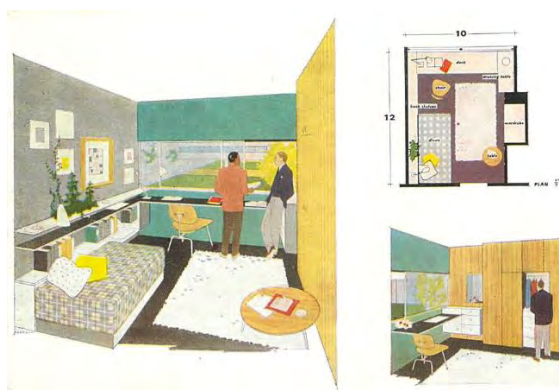

Figure 275. Proposed floor plan and internal design of a student studio, 1950s. (Source: International House Archives, University of Melbourne)

Figure 276. International House nearing completion, October 1956. (Source: University of Melbourne, Cross Section, No. 49, 1 November 1956)

Figure 277. View of recreational and dining rooms at the first of three parallel blocks to be built. Photograph by Architecture People Occasions Photographers. (Source: University of Melbourne, Cross Section, No. 49, 1 November 1956)

In February 1957, 42 residents, half being international students, moved into residence at International House (*Age*, 5 February 1957: 2). There was an unofficial opening celebrated with a dinner on 21 March (*Age*, 20 March 1957: 2).

International House was officially opened by Prime Minister Robert Menzies on 24 May 1958. Diplomatic representatives from Canberra, Ian Clunies Ross (the first Chair of the International House Council), Arthur Dean (Chancellor of the University of Melbourne), George Paton (Vice-Chancellor of the University of Melbourne), Brian Jones (the first Warden of International House) and hundreds of volunteers and other supporters of the International House project attended the official opening. By this date there were 76 students in residence.

The first International House building was named the Clunies Ross Wing in recognition of the leading role Ian Clunies Ross played in establishing International House (Larkins 2018: 18).

Figure 278. Prime Minister Menzies at the official opening of International House, 24 May 1958. The Clunies Ross Wing is in the background. (Source: International House Archives, University of Melbourne)

Samuel Wadham Wing (1963)

The Samuel Wadham Wing was the second purpose-built accommodation wing at International House. In April 1960, Sir Samuel Wadham, Chairman of the International House Council, announced that provisional plans for an extension to International House were under consideration, with the intention to commence construction in September (*Age*, 21 April 1960: 10). In September 1960, Lord Richard Casey, a committed supporter of International House, launched a building appeal to raise £250,000 to construct accommodation for an additional 118 residents (Larkins 2018: 50–51).

In preparation for the construction of the new Samuel Wadham Wing, the lounge and front office of the original complex were demolished in 1962. The architectural firm of Mockridge Stahle & Mitchell, which specialised in 'religious, university, college and school buildings', was appointed to design the new building (Callister 2012). Construction commenced in April 1962, and the building was completed in February 1963.

The new building was named after the second chair of the International House Council, Sir Samuel Wadham. It was officially opened on 23 March 1963 by Lord Casey (Larkins 2018: 50–51).

Upon opening, the Samuel Wadham Wing contained study-bedrooms for 63 students and tutors, four tutorial rooms, a library, music room, a gymnasium, common rooms, staff offices and the formal entry to International House. It was completed for the sum of £220,000 (*Age*, 25 March 1963: 4).
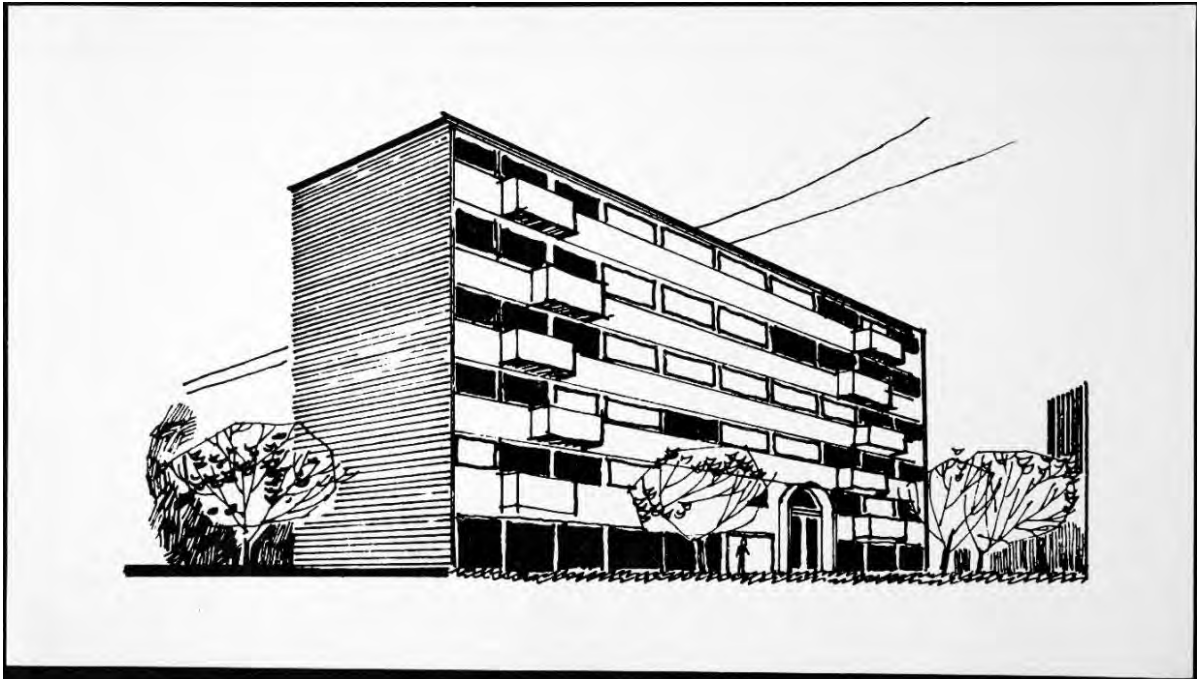
Figure 279. Architect's rendering of proposed new building at International House, c1960s. (Source: University of Melbourne Archives)

Figure 280. Samuel Wadham Wing at International House under construction, c1963. (Source: International House Archives, University of Melbourne)

Figure 281. Samuel Wadham Wing, July 1967. (Source: International House Archives, University of Melbourne)

Figure 282. Samuel Wadham Wing. (Source: International House Archives, University of Melbourne)

Dining Hall and Scheps Wing (1970 and 1972)

Fundraising for the next residential building began as early as 1966 when the International House Council established an appeal committee with the goal of raising $500,000. The appeal was launched by Governor Sir Rohan Delacombe at Government House in July 1967. The new wing was intended to accommodate an additional 125 students and 10 tutors (Larkins 2018: 49; *Age*, 31 July 1967: 6). By the end of the appeal in April 1968, the amount raised after expenses was only $138,321 (Larkins 2018: 49). In 1969, works to extend the dining hall and domestic services area were required. The works cost $289,620, of which only $200,000 was available through State and Commonwealth Government funding, and so the balance was drawn from the building appeals fund (Larkins 2018: 55). Mockridge Stahle & Mitchell was engaged to undertake these works, which were completed in 1970 (Larkins 2018: 84).

Despite the financial setbacks, the International House Council was progressing plans for the new residential building, and again engaged architects Mockridge Stahle & Mitchell to prepare the design in 1969. The proposed design was a five-storey, rectangular Modernist block similar in style to the Clunies and Wadham wings (Figure 283). Ultimately, however, the International House Council resolved that due to ongoing funding constraints the project could not proceed at this time (Desai 2022).
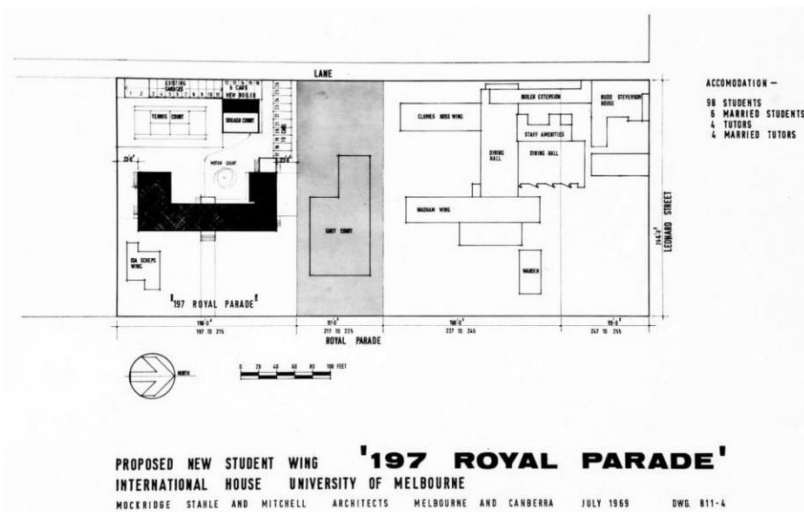
Figure 283. Initial plan for the proposed new residential wing by Mockridge Stahle & Mitchell, July 1969. (Source: International House Archive, University of Melbourne)

From 1971, the Executive and Finance Committee began to investigate a less costly approach for the new residential building. In March 1971, it was announced that Civil & Civic Pty Ltd was successful in its proposal to design and construct the new residential building. Its proposal entailed a seven-storey, 16-sided building, including furnishings, which was cost-efficient and quick to build (Desai, 2022) (Figure 284). The building's polygonal shape allowed for a radial distribution of rooms, with each room having access to a window and a view outward. The building would accommodate an additional 79 students and six tutors (Larkins 2018: 84). Civil & Civic Pty Ltd commenced works in June 1971 and the building was completed in February 1972, ready to be occupied at the beginning of the new academic year (Larkins 2018: 84–85; *Age*, 7 June 1971: 20) (Figure 284 and Figure 285).
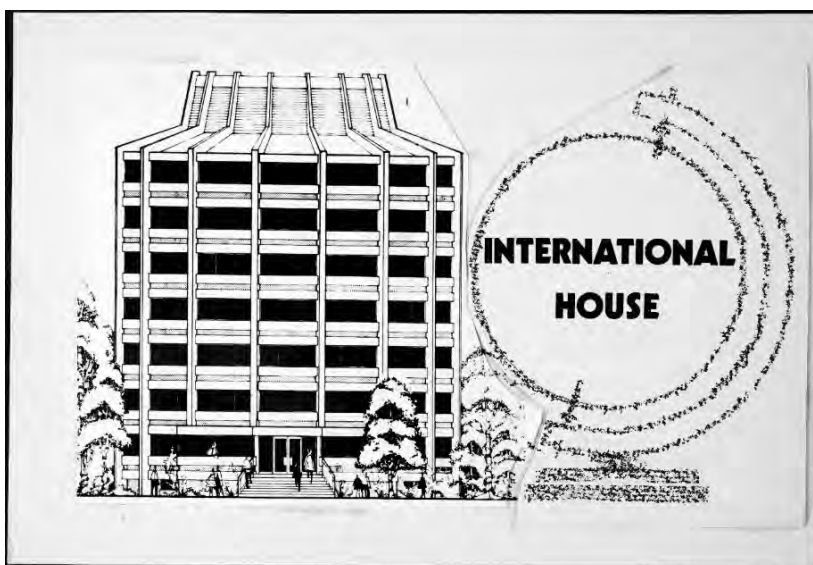

Figure 284. Architectural rendering of Scheps Wing, c1971. (Source: International House Archives, University of Melbourne)

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Figure 285. Scheps Wing under construction, August 1971. (Source: International House Archives)

Historical images indicate that a small number of cedar trees (including *Cedrus deodara*, *Cedrus atlantica*, *Cedrus atlantica 'Glauca'*) were planted at the time of the building's construction (Figure 286 and Figure 287).

Figure 286. Scheps Wing, 1974. The cedar tree plantings are shown in the foreground of the photograph. (Source: International House Archives)

Figure 287. Scheps Wing, International House, c1980s, showing the established cedar tree plantings. (Source: University of Melbourne Archives)

Simultaneously, International House Council resolved in June 1971 that female students from both Australia and overseas would be accepted into residence in 1972. International House thereby became the first University of Melbourne co-educational college (Figure 288) (Larkins 2018: 79).

Figure 288. International House residents in the Scheps Building, early 1970s. (Source: International House Archives, University of Melbourne)

The building was officially opened by diplomat Sir Keith Waller on 6 May 1972. It was named Scheps Wing, in recognition of Theodore and Ida Scheps, major International House benefactors (Larkins 2018: 85).

In 1984 the International House Council named the dining hall the Dimmick Dining Hall, in recognition of Sam Dimmick, co-founder of International House (1950–1955) and former warden (1960–1970). Prime Minister Robert Hawke officially named the place during a ceremony on 1 October 1985 (Larkins 2018: 105). In 1996 an underutilised area within the dining hall and amenities building was converted into two apartments and named the Dimmick Apartments (Larkins 2018: 139).

In 2014 a single-level annexe which housed a common room and games area, and later the International House gym, was demolished to make space for the George Hicks Building (Figure 289) (Stone 2020).

Figure 289. The Scheps Wing at International House, including the annexe section housing the gym which has since been demolished. (Source: International House Archives)

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Founders Building (2004)

In July 2002, Peter Elliot Architecture + Urban Design was appointed to design a new student accommodation wing. Located on the site of the former squash courts, construction commenced in November 2003 and was completed in November 2004 (Larkins 2018: 165).

In May 2008, the building was officially named the Founders Building by Jenny Macklin, the Federal Minister for Families, Housing, Community Services and Indigenous Affairs, who had been a resident at International House from 1972 to 1975. The name was to recognise the many people who had played a significant role in enabling the vision for an International House to be realised (Larkins 2018: 165).

George Hicks Building (2015), comprising the Former Ida Scheps Wing

In 2014, George Lynton Hicks provided a generous donation to International House for the construction of a new building for graduate residents. A site was selected at the rear of the Former Ida Scheps Wing, and Peter Elliott Architecture + Urban Design was commissioned to design the new building. It was officially opened on 18 March 2015 (International House Collection 2021).

George Lyndon Hicks was a resident at International House from 1958 to 1959. The building was named in honour of George Lyndon Hicks and his father, the businessman and philanthropist George Franklin Hicks (International House Collection 2021).

Figure 290. Founders Building, International House, January 2005. (Source: International House Collection, University of Melbourne)

Figure 291. George Hicks Building, International House. (Source: Graduate Student Apartments, International House, University of Melbourne, 2022)

Henderson & Smart

Henderson & Smart was the partnership of architects Anketell Matthew Henderson and F J Smart. In 1883 architect Joseph Reed joined the practice, forming Reed, Henderson & Smart in 1883. In 1890 Henderson withdrew after disagreements and in 1906, he formed a partnership with his son Kingsley (known as AK Henderson). The office continues to operate today as Bates Smart (Saunders 2006).

Ray Berg

Ray Berg was born Raymond Schmerberg (1913–1988) in South Melbourne. He was encouraged to pursue architecture by Percy Everett, then principal of Brunswick Technical College, and later Chief Architect for the Victorian Public Works Department. Berg won an RVIA Scholarship to complete the Diploma of Architecture course at the University of Melbourne, during which he gained a series of honours for his work, including the John Grice Prize (Goad & Willis 2012: 80).

Following graduation in 1935, Berg worked with Marcus Martin, then with Leighton Irwin & Co, where he worked as a senior designer. He travelled to London where he worked with Louis de Soissons and Brian O'Rorke (Goad & Willis 2012: 80).

In 1949 Berg joined the newly formed Faculty of Architecture at the University of Melbourne, at the invitation of Brian Lewis, the Foundation Chair of Architecture. Berg remained at the University of Melbourne until 1962 when he returned to private practice and formed a partnership with Douglas Alexandra. Berg & Alexandra completed important civic projects in regional Victoria in the 1960s, including Hamilton Art Gallery (1959–1961), Shepparton Town Hall (1965), Mildura Arty Gallery and Performing Arts Centre (1966) (Goad & Willis 2012: 80).

Herbert Waugh

Hubert Locksley (Hub) Waugh (1901–1969) was born in Hawthorn, Victoria. Waugh completed the Diploma of Architecture course at the University of Melbourne from 1918 to 1922, and the diploma was conferred in March 1923 (Built Heritage 2023).

Waugh gained his registration as an architect in Victoria and began working for the office of Henderson, Alsop & Martin; his application was refereed by Rodney Alsop himself. By the early 1930s, Waugh was employed with Irwin & Stephenson, where he rose to the senior position of office manager; others working in that office at the time included Ray Berg and Roy Simpson (Built Heritage 2023).

In the late 1940s, Hub Waugh became a key figure in the newly formed Faculty of Architecture at the University of Melbourne, which included some of Melbourne's leading architects such as Roy Grounds, Frederick Romberg, Fritz Janeba and Ray Berg. In the early 1950s, university colleagues Berg and Waugh entered into an informal partnership, which saw them design a triangular-planned house at Dandenong (1953) (since demolished). Waugh remained on the faculty staff for many years (Built Heritage 2023).

Mockridge Stahle & Mitchell

The practice Mockridge Stahle & Mitchell was established in 1948 by John Pearce Mockridge, James Rossiter Stahle, and George Finlay Mitchell. The three principals of the practice met while they were studying at the Architectural Atelier, Melbourne University, in 1940. During World War II, all three were enlisted in 1942, and when the war ended, they commenced practices at various government departments. By 1947, all three architects reunited at the firm Buchan Laird & Buchan (Austin, Reeves & Alexander 2018: 60). After the first 12 months at Buchan, Laird & Buchan, Mockridge, Stahle and

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Mitchell resigned to form their own firm, and Mockridge became the main designer in the partnership. Stahle became specialised in specifications, and Mitchell in administration.

The firm initially took up residential projects and was involved in Small Homes Service (directed by Robin Boyd at that time). By 1949 the firm was increasingly involved in non-residential works including various projects for Brighton Grammar School and Melbourne Grammar School. Melbourne Grammar School kept on Mockridge Stahle & Mitchell as the school's official architects for the next 30 years (Austin, Reeves & Alexander 2018: 60).

During the 1950s, Mockridge Stahle & Mitchell continued with residential work along with more substantial commissions. Altogether, 100 houses were built to their designs throughout Melbourne and regional Victoria. The firm had gained a reputation for its innovative designs and was regularly featured in various architectural publications as well as Australian House and Garden and Australian Home Beautiful (Austin, Reeves & Alexander 2018: 60). By the early 1960s, the firm largely turned its attention away from residential projects and concentrated on educational commissions for schools, major universities and ecclesiastical buildings.

During the firm's existence between 1948 and 1983, it received numerous awards including the ACT Canberra Medallion (1964) for the H C Coombs Building at the Australian National University in Canberra (Callister 2012: 461). In 1977, Mockridge's residence in Carlton, which was Melbourne's first warehouse conversion, won the Royal Australian Institute of Architects' House of the Year Award (Austin, Reeves & Alexander 2018: 61).

Civil & Civic Pty Ltd

Civil & Civic was founded by Dick Dusseldorp in 1951 on behalf of Dutch building companies Bredero's Bouwbedrijf and The Royal Dutch Harbour Company as an Australian building contractor. Its first contract was to supply and erect 200 prefabricated houses for the Snowy Mountains Authority (*Sydney Morning Herald*, 12 January 1954: 11).

Civil & Civic went on to become Australia's leading provider of project management services in the construction industry, delivering a number of landmark projects including Stage I of the Sydney Opera House, Australia's first all-concrete skyscraper (Caltex House, Sydney), and the world's first high-rise strata title apartment building (Blues Point Tower, Sydney) (*Cumberland Argus*, 13 November 1957: 10; *Sydney Morning Herald,* 27 September 2002).

In 1961 Civil & Civic was acquired by Lend Lease Corporation, but the company continued to trade under the Civil & Civic name, also constructing the world's tallest lightweight concrete construction building (Australia Square), and the tallest building in the world outside North America (MLC Centre) at the time of completion (Lendlease 2017).

In July 1999 Civil & Civic was rebranded Lend Lease Projects.

COMMUNITY CONNECTION

International House has been an important residential community for both domestic and international students at the University of Melbourne since 1957. It has social significance for the role it has played in maintaining a community of current undergraduate and graduate students and alumni from Australia

and more than 40 countries around the world. Since 1957, International House has provided residential accommodation, as well as social, cultural and sporting programs, which have enriched the higher education experience of their residents living and studying in Parkville (Larkins 2018: 222–225). International House maintains a strong alumni community who continue to return to the college for events and reunions (International House 2023).

SITE DESCRIPTION

The International House complex is situated within a large rectangular allotment on the western side of Royal Parade bounded by MacArthur Road to the south, Leonard Street to the north and Mile Lane to the west. The complex consists of 13 buildings built between 1881 and 2015.

The following descriptions of the landscape and buildings within the subject site are to be read in conjunction with the site plan (

Figure 257).

Landscape

Between 1953 and 1976 the University of Melbourne incrementally acquired land and buildings to create a consolidated site for International House. As a result, the new purpose-built buildings have been carefully incorporated within the earlier layers of built-form development. The careful siting of each new building can be read in the landscape as distinct built forms, responding sensitively to surrounding buildings in terms of alignment and spacing. Weaving between and around the collection of the buildings are walking paths and open lawn, creating areas for congregation. The built forms are softened by ornamental garden beds at the base of buildings and extensive mature specimen tree plantings, both Australian native trees and deciduous and evergreen introduced trees, particularly along the Royal Parade property line. Other features include timber seating and salvaged nineteenth-century street gas lamps from Collins Street, Melbourne (N Caplan 2022, personal communication, 22 August).

Greycourt (1881–82) (Figure 1: Number 1)

Greycourt is a double-storey Victorian villa that was designed by Henderson & Smart in 1881. Located centrally on the site, the building has a substantial setback from Royal Parade, where an ornamental garden and gravel driveway is situated. The building is bordered by ornamental garden beds (Figure 292).

Founded on bluestone, Greycourt is of rendered brick construction with a hipped corrugated iron roof with masonry eave brackets. The primary façade is symmetrically arranged around a projecting bay. Set back from the front façade, on either side of the building, there are porches with a room above (north and south) (Figure 293). A wing extends west from the northeast portion of the building. The overall detailing is restrained but employs decorative elements typical of the Victorian Italianate style. The building features details including timber double-hung sash windows, segmental arched window heads with key stone mouldings, moulded course bands and string course bands at impost height, pilasters, moulded quoining, decorative buttresses at the side porches and symmetrically placed chimneys with moulded caps.

A timber addition was made to the north and south side of the west extending wing, completed in the early 1910s when the property was converted for use as a training college hostel (Figure 294–40). An addition was later made to the upper room at the northeast corner of the building, which is rendered and has replicated decorative elements such as buttresses, key stone moulds and eave brackets to blend with the original fabric. A contemporary staircase has also been added to the rear of the building (Figure 297). Despite this, the property reflects a high degree of integrity and intactness to its original design.

Figure 292. View of Greycourt from Royal Parade. (Source: GML, August 2022)

Figure 293. View of southern side porch with buttresses. (Source: GML, August 2022)

Figure 294. View of addition to northern side porch. (Source: GML, August 2022)

Figure 295. View of addition to northern wing. (Source: GML, August 2022)

Figure 296. View of Greycourt looking northeast. (Source: GML, August 2022)

Figure 297. Rear elevation. (Source: GML, August 2022)

Former Ayr Cottage (1886–87) (Figure 1: Number 2)

Built in 1886–87, former Ayr Cottage is a double-storey house designed in the Rustic Gothic style. It is located at the corner of Leonard Street and Mile Lane, with the primary frontage to Leonard Street (Figure 298). The building is composed of several additions (1904–1905; 1907; and 1937) to the original 1886–87 house, which form a U-shape plan that encloses a central courtyard and features several established ornamental trees (Figure 299 and Figure 300). The building is of brick construction with rendered exterior walls and slate clad roofing.

Figure 298. Original 1886–87 section of the building viewed from the corner of Leonard Street and Mile Lane. (Source: GML, August 2022)

Figure 299. View of the internal courtyard and U-shaped plan of the building additions from Leonard Street. The 1904–05 addition is located at the centre, with the 1907 and 1937 additions situated to the east. (Source: GML, August 2022)

Figure 300. View of the 1937 addition, with partial view of the 1907 addition behind. (Source: GML, August 2022)

The original 1886–87 section of the building fronts onto Leonard Street. It consists of a steeply pitched transverse gable roof with three gable dormer windows and a projecting gable-ended bay to the western end of the façade, which extends to the south along Mile Lane (Figure 298). Along the east elevation are two dormer windows, inset from the main transverse gable roof form (Figure 301). The original section of the building features ornamental details typical of the Rustic Gothic style, including decorative timber barge boards and finials, moulded Gothic clovers and brackets at the dormers, decorative window mouldings and a decorative cornice line along the front façade delineating the floor line of the second storey. Other decorative features include a front verandah clad with galvanised iron and cast-iron posts and frieze, and a double timber entry door with stained glass surrounds. Stained glass is used extensively throughout the interior of the property, including within the front partition wall (Figure 302 and Figure 303).

Figure 301. Original 1886–87 section of the building viewed from the internal courtyard. Image shows the two dormer windows, inset from the main transverse gable roof form. (Source: GML, August 2022)
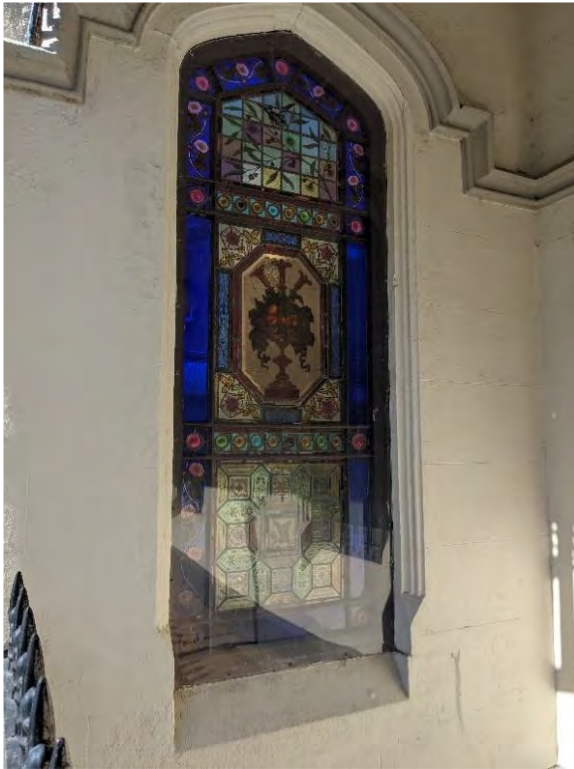
Figure 302. Stained glass set within the partition wall of the original 1886–87 house. (Source: GML, August 2022)

Figure 303. Internal view of the front door of the original 1886–87 house. (Source: GML, August 2022)

There have been significant additions made to the original 1886–87 building. The 1904–05 sections consist of a double-storey extension to original gable roof forms to the south, and a new gable-roofed addition to the southeast (Figure 304–51). These additions have sought to replicate the design of the original building, featuring a steep slate roof and Rustic Gothic detailing, a timber verandah and decorative timber barge boards.

Figure 304. Rear view of the 1904–05 addition. Evidence remains of a window (right; indicated by red arrow) which had likely been removed to accommodate the southeast addition. (Source: GML, August 2022)

Figure 305. Evidence of former window placement prior to southeast addition (indicated by red arrow). (Source: GML, August 2022)

Figure 306. View of the southeast, the 1904–05 addition. (Source: GML, August 2022)

Figure 307. View from the verandah looking east along the 1904–05 addition, with a partial view of the 1907 addition (left). (Source: GML, August 2022)

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Built to the east of the 1904–05 addition, the 1907 addition has a rectangular footprint that runs north–south (Figure 308). This addition does not replicate the narrow steep gable forms of the earlier built forms, though some decorative detailing has been replicated.

Figure 308. View of the 1907 addition with partial view of the 1904–05 addition (right) and 1937 addition (left), from the internal courtyard. (Source: GML, August 2022)

Figure 309. View of the 1937 addition from the internal courtyard. (Source: GML, August 2022)

In 1937, a further addition was made to the 1907 section (Figure 309). Presenting to Leonard Street, the double-storey addition is of rendered brick construction and expressed as a box-like structure with a flat roof. Decorative details are reserved but consist of timber double-hung sash windows and some decorative mouldings at the windows. The completion of the 1907 and 1937 additions served to create the small internal courtyard.

East of the former Ayr Cottage is a tennis court, which extends to the boundary of Royal Parade.

Former Ida Scheps Building (c1915) (Figure 1: Number 3)

Built in c1915, the Former Ida Scheps Building is a substantial double-storey house designed in the Federation Queen Anne style, with Arts and Crafts influences (Figure 310 and Figure 311). Located on the southeast corner of the site, the house is set back from Royal Parade, and is bordered by a low hedge and ornamental garden. Asymmetrical in form and of red brick construction, the building is set beneath a hipped terracotta tile roof with a projecting half-timbered gable end and half-timbered gable dormer. The casement windows with over-lights are symmetrically arranged beneath the gable ends. Along the front is a prominent double-storey verandah with timber posts, filigree and balustrades, which incorporate decorative detailing influenced by the Arts and Crafts style. Other decorative details that are typical of the Federation Queen Anne style include bands of rough-cast render and string course banding at the windows and gable ends; canted bay windows at the projecting room; masonry

shingles; asymmetrically placed chimneys with decorative brackets, topped with clay pots; clay roof finials; and a timber entry door with leadlight surrounds.

Figure 310. Former Ida Scheps Building. (Source: GML, August 2022)

Figure 311. Former Ida Scheps Building. (Source: GML, August 2022)

Clunies Ross Building (1956–57) (Figure 1: Number 4)

Built in 1956–57, the Clunies Ross Building is a three-storey residential apartment building designed in the Modernist style by Ray Berg and Hubert Waugh in association with Leighton Irwin & Co. Located towards the rear of the site, directly west of the Samuel Wadham Wing, the building runs parallel to Mile Lane.

Expressed as a rectangular, box-like volume with a flat roof, set within a protruding concrete frame, the building is elevated on a pilotis and so provides amenity space underneath (Figure 312 and Figure 313). The building has baked enamel spandrels set between three rows of horizontal strip windows with protruding concrete mullions. Along the western elevation these horizontal windows are bookended by vertical panels of baked enamel that are framed by protruding concrete. These panels each contain two horizontal windows that are offset to the windows in the central pane (Figure 314 and Figure 315).

On the eastern side of the lower level, the glazed external walls are set within timber frames, and there is a double steel-framed entrance door at the northeast corner of the building. Historical images from 1957 indicate that the glazing has replaced an original brick wall (Figure 316). On the western side, the brick exterior has been retained, and there is a strip of aluminium-framed windows. External concrete stairs with metal railings provide access to the upper levels. Despite changes to the lower level, the building features a high level of integrity to its original design.

Figure 312. View of Clunies Ross Building (east side). (Source: GML, August 2022)

Figure 313. View of Clunies Ross Building (west side). (Source: GML, August 2022)

Figure 314. View of Clunies Ross Building (west side). (Source: GML, August 2022)

Figure 315. View of Clunies Ross Building (west side). (Source: GML, August 2022)

Figure 316. View of the lower level (east side) with main entrance door in the background. (Source: GML, August 2022)

Warden's Residence (1957) (Figure 1: Number 5)

Located in the northeast corner of the site is the Warden's Residence, which was completed in 1957. The building is set back from Royal Parade behind a high timber fence, with the primary entrance located on the southern side.

The double-storey building is of brick construction with a flat roof clad with corrugated sheet metal. The plan form of the building is broadly L-shaped and consists of two components: a longer rectangular built form running east–west, and a smaller built form to its northwest (Figure 317–63). The building is reserved in terms of decoration; however, it reflects elements typical of the Modernist style including expansive glazing and deep overhanging eaves, as seen at the centre of the two wings. Other details include aluminium-framed sliding windows.

The double-storey carport with driveway access to Royal Parade is attached to the northwest part of the building.

Figure 317. South elevation of the Warden's Residence viewed from in front of the Samuel Wadham Wing. (Source: GML, August 2022)

Figure 318. Partial view of the Warden's Residence from Royal Parade. (Source: GML, August 2022)

Figure 319. Partial view of the Warden's Residence from Royal Parade. (Source: GML, August 2022)

Samuel Wadham Wing (1962–63) (Figure 1: Number 6)

Built in 1962–63, the Samuel Wadham Wing is a five-storey residential apartment building designed by Mockridge Stahle & Mitchell in the Modernist style. The building is located centrally towards the north of the site, with a substantial setback from Royal Parade. It is positioned in parallel to Royal Parade, and is largely concealed from street view behind several semi-mature ornamental trees.

The building is a rectangular, box-like volume with a flat roof, set within a protruding concrete frame. Projecting above the roofline is a single structure set beneath a skillion roof. The east and west

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 room 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)

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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.
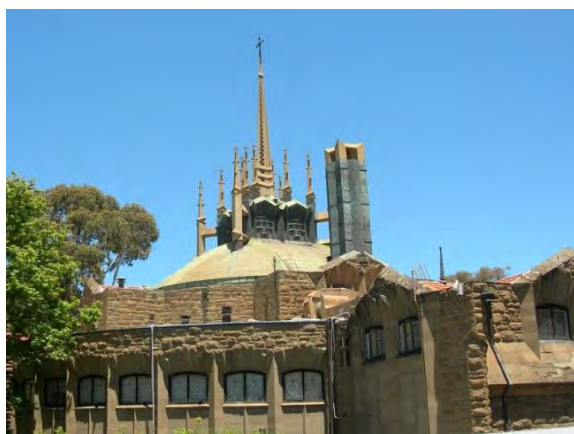

Figure 341. Newman College. (Source: Heritage Victoria)

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 followin 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

CRITERION A

✓

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

CRITERION B

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

CRITERION C

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

CRITERION D

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

CRITERION E

✓

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

✓

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

CRITERION H

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

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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

|	
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

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

Heritage Place: International House Complex	**PS ref no:** HO1445
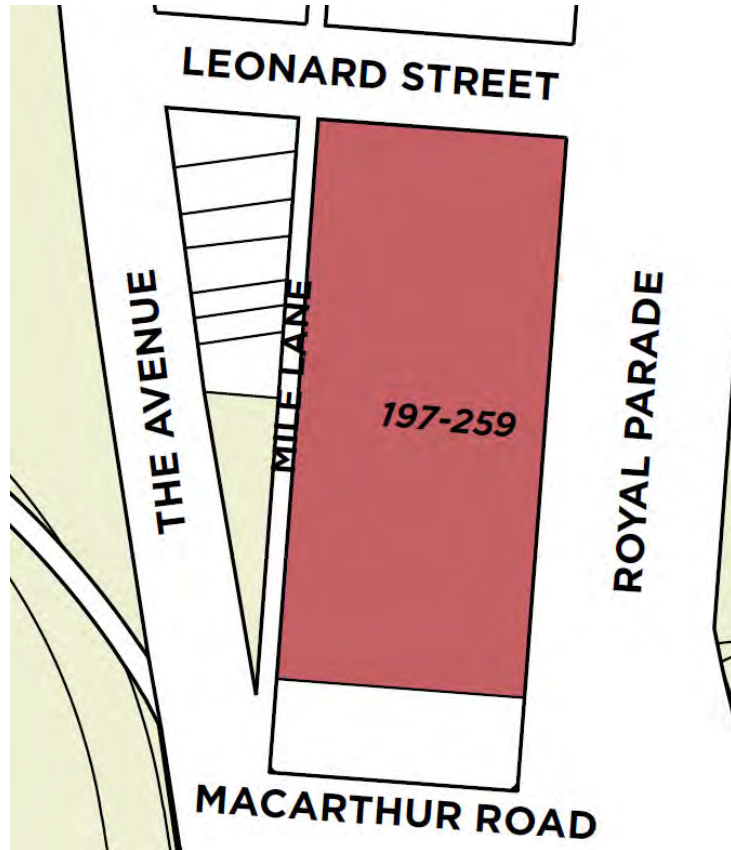
What is significant?

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.

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

Legend

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

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)
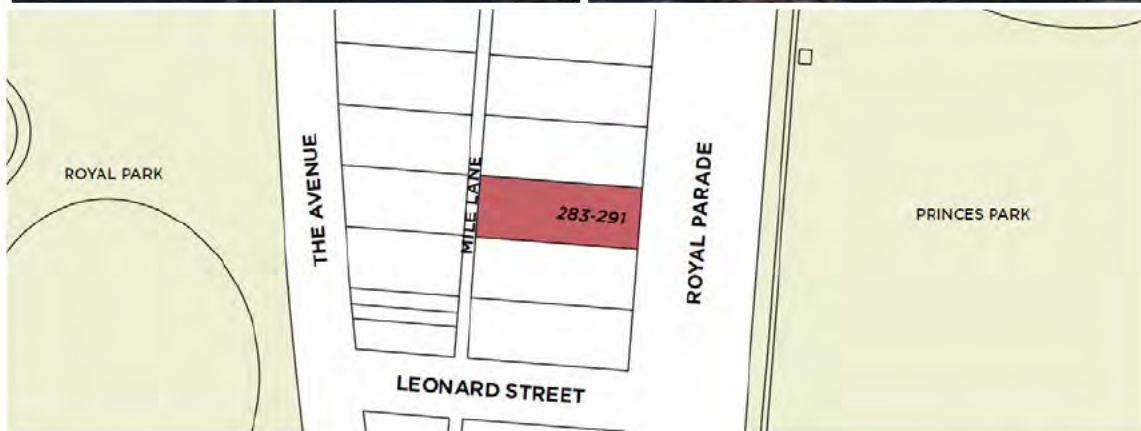
International House is of aesthetic significance as a complex of buildings, both purpose-built and adapted, for use as a residential accommodation for University of Melbourne students. Between 1953 and 1976 the University of Melbourne incrementally acquired land and buildings to create a consolidated 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

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:	Gordon and Bruce Sutherland	BUILDER:	HM Brett
DEVELOPMENT PERIOD:	Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION	1936–37

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THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A

HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the city and suburbs	3.6.1 Suburban development
	3.6.2 Building Homes
	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.

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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 extant 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

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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

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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'.
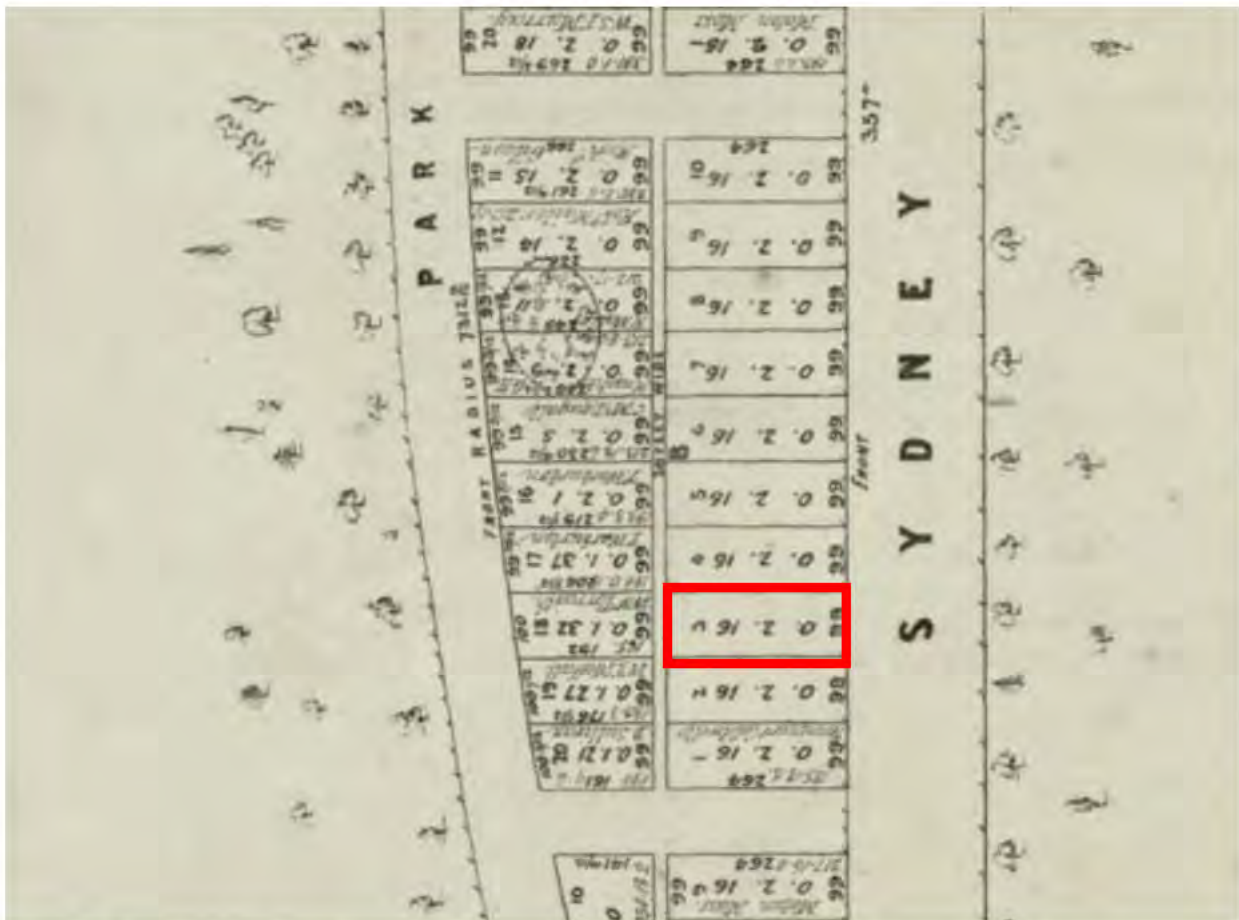

Figure 349. Extract from Plan of Villa Sites Royal Park North Melbourne, November 1886, with subject site outlined in red. (Source: State Library Victoria, Record ID 1317700, with GML overlay)
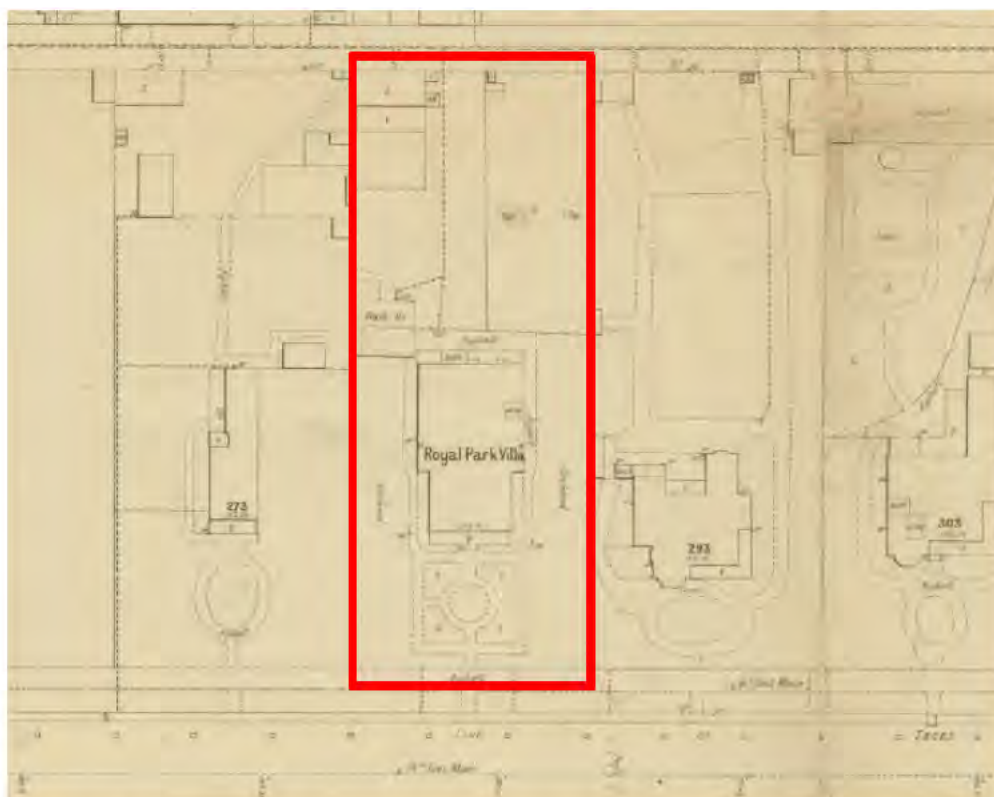
Figure 350. Extract from Melbourne and Metropolitan Board of Works City of Melbourne Detail Plan No. 1137, 1900, with subject site outlined in red. (Source: State Library Victoria, Record ID 1163821, with GML overlay)

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.
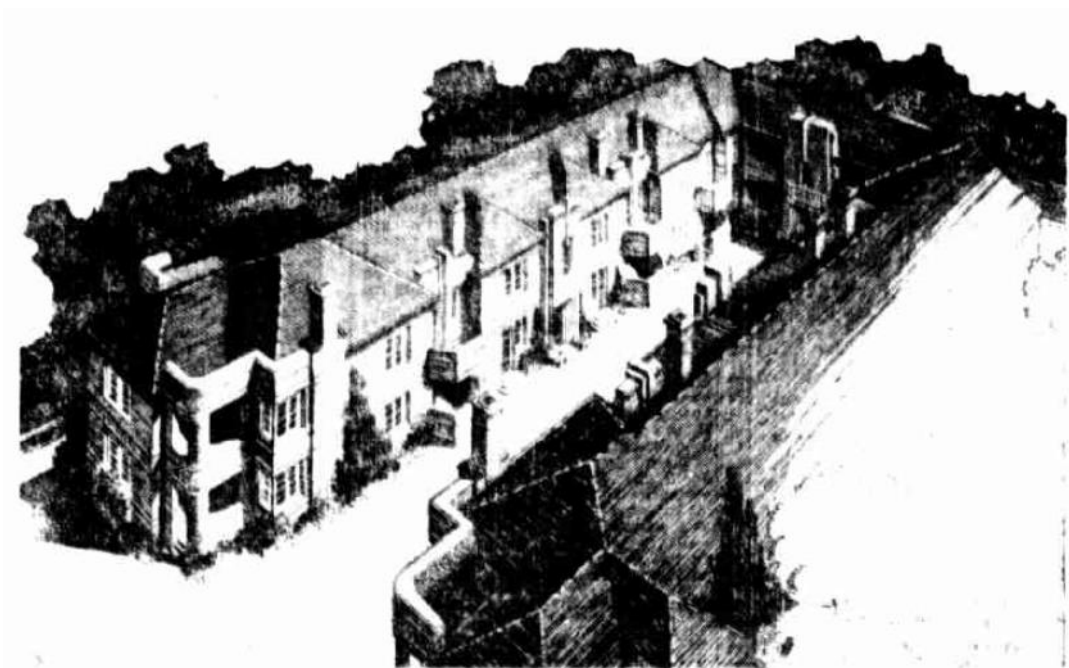

Figure 351. Park Court, 289 Royal Parade. (Source: 'Low Rent Parkville Flats', *Herald*, 13 January 1937: 18)

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.
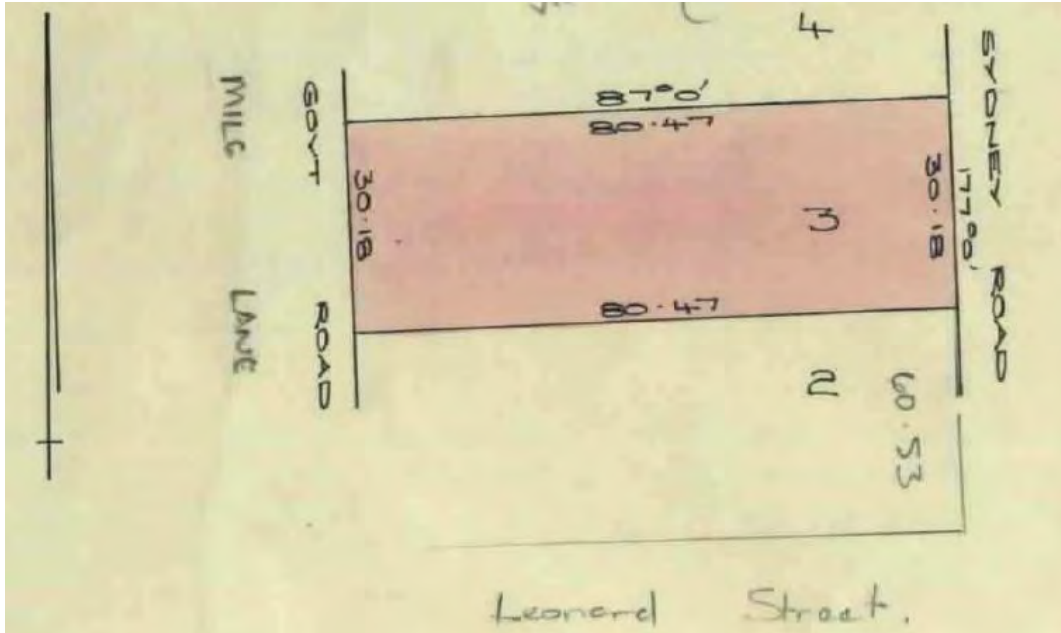

Figure 352. Block plan accompanying Vol 436 Fol 105. (Source: LANDATA)

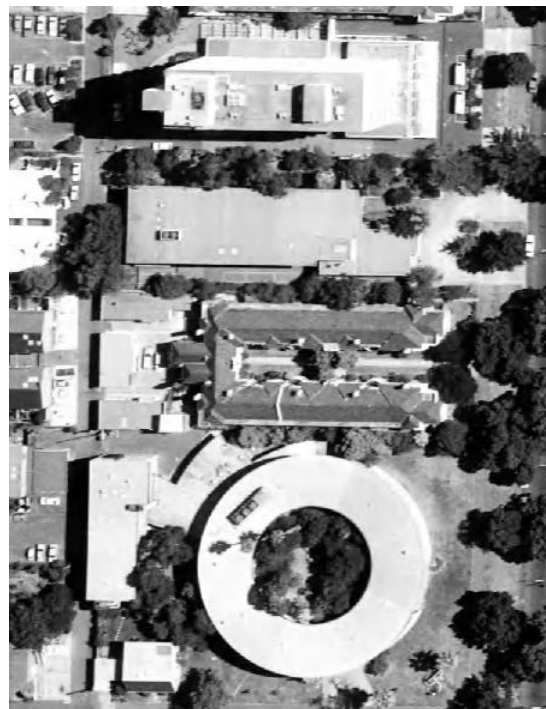Figure 353. 1951 aerial photograph showing Park Court. (Source: LANDATA)

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

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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.

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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.

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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.

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ASSESSMENT AGAINST CRITERIA

CRITERION A

✓

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

CRITERION B

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

CRITERION C

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

CRITERION D

✓

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

CRITERION E

✓

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

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

CRITERION H

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

RECOMMENDATIONS

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

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

Melbourne Planning Scheme

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

Other

N/A

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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.

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## PREVIOUS STUDIES

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

GNL
HERITAGE

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

Heritage Place: Park Court	**PS ref no:** HO1446
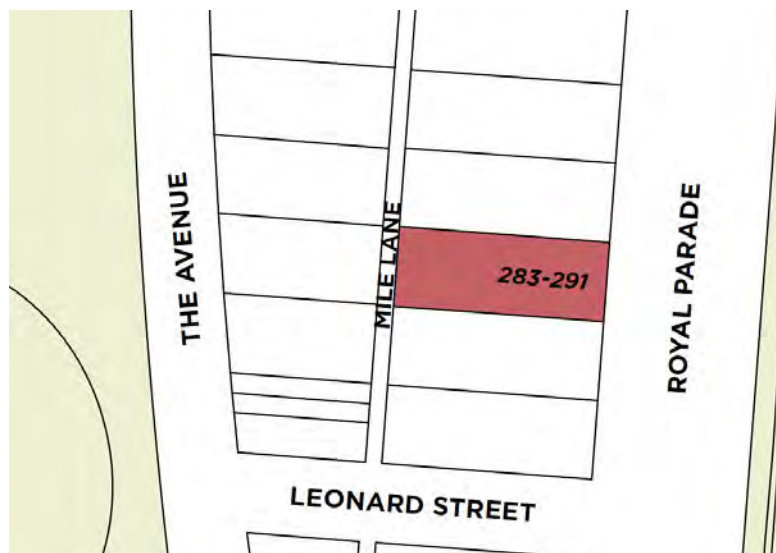
What is significant?

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

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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)
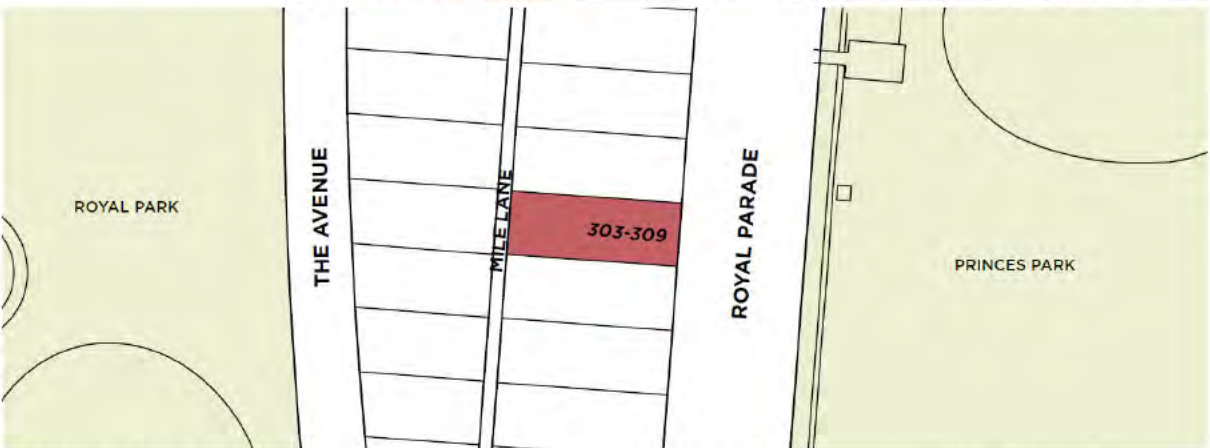
Park Court has representative significance for its highly intact exterior that demonstrates the emerging design principles of the later interwar period. The complex was not conceived as luxury accommodation. Rather, it provided spacious, modern, affordable accommodation for the middle class in Melbourne's 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

Parkville Heritage Review 2023 (GML Heritage)

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

SURVEY DATE:	January 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:	Buchan, Laird and Buchan	BUILDER:	Dillingham Corporation

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DEVELOPMENT PERIOD:	Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION	1969–70

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 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.

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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 extant 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.

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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.
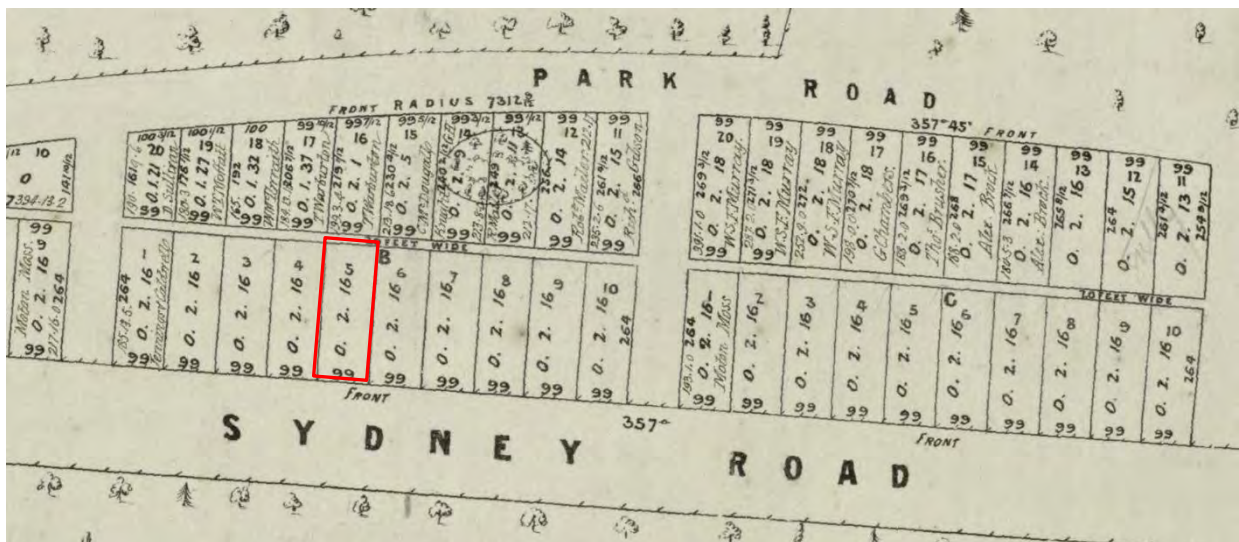

Figure 371. Detail from Plan of Villa Sites Royal Park North Melbourne, c1868. Subject site outlined in red. (Source: State Library Victoria, with GML overlay)
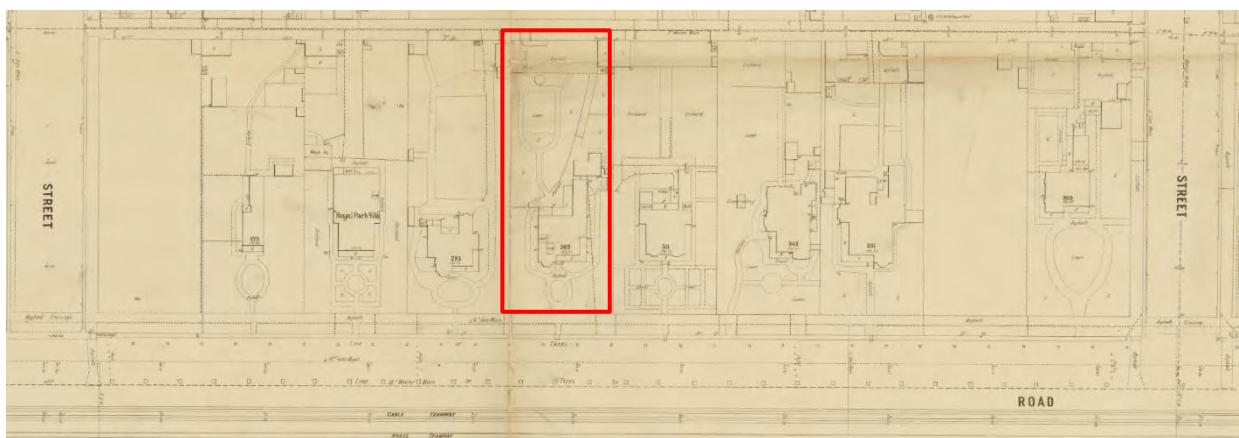

Figure 372. Detail from Melbourne and Metropolitan Board of Works, Detail Plan No. 1137, City of Melbourne, 1900. Subject site outlined in red. (Source: State Library Victoria, Record ID 9911638213607636, with GML overlay)

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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.
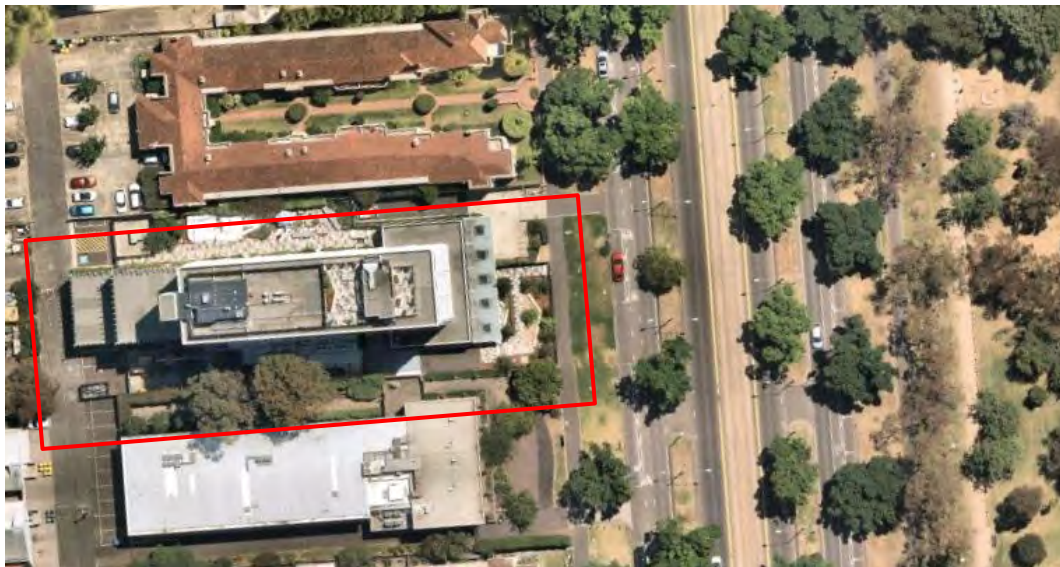

Figure 379. Former Zebra Motel at 303-309 Royal Parade, Parkville, indicated in red outline. (Source: Nearmap, 2023, with GML overlay)

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 Bellear 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)

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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, 411 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

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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

CRITERION A

✓

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

CRITERION B

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

CRITERION C

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

CRITERION D

✓

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

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

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

CRITERION H

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

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

Heritage Place: Former Zebra Motel	PS ref no: HO1447
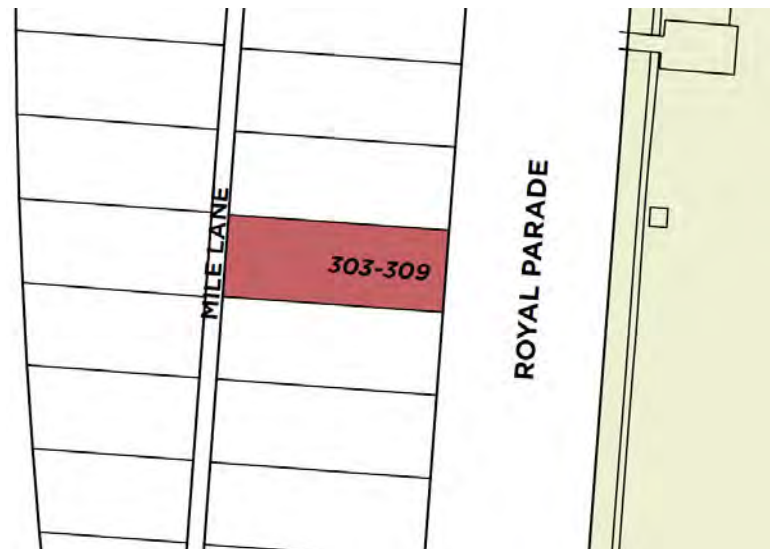
What is significant?

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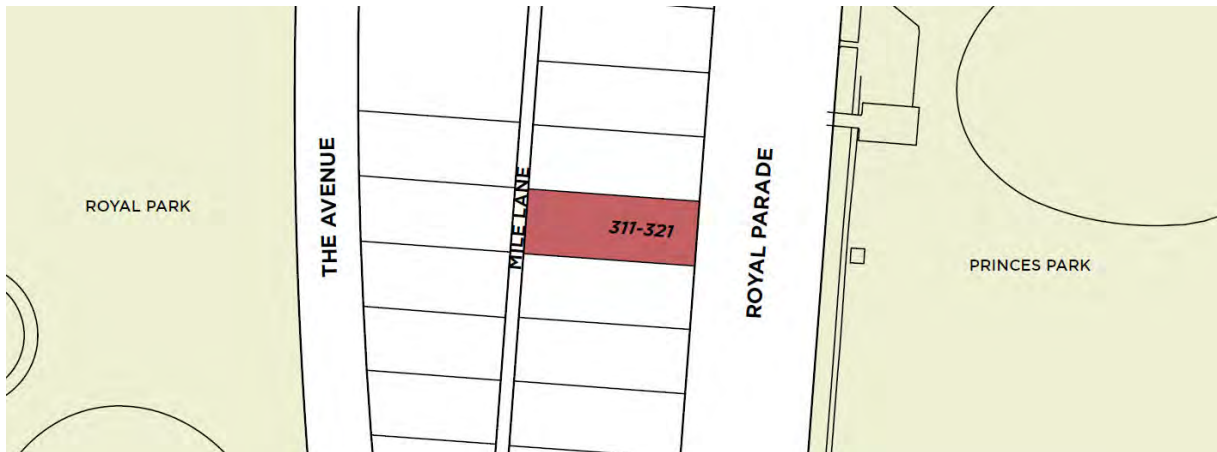
The Former Zebra Motel is significant as a fine representative example of a postwar commercial accommodation building, and strongly reflects Modernist stylistic characteristics popular in the 1960s to the mid-1970s. Constructed as an 11-storey building incorporating a broad two-storey podium

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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

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

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DEVELOPMENT PERIOD:	Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION	1938

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

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.

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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 extant 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.

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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).
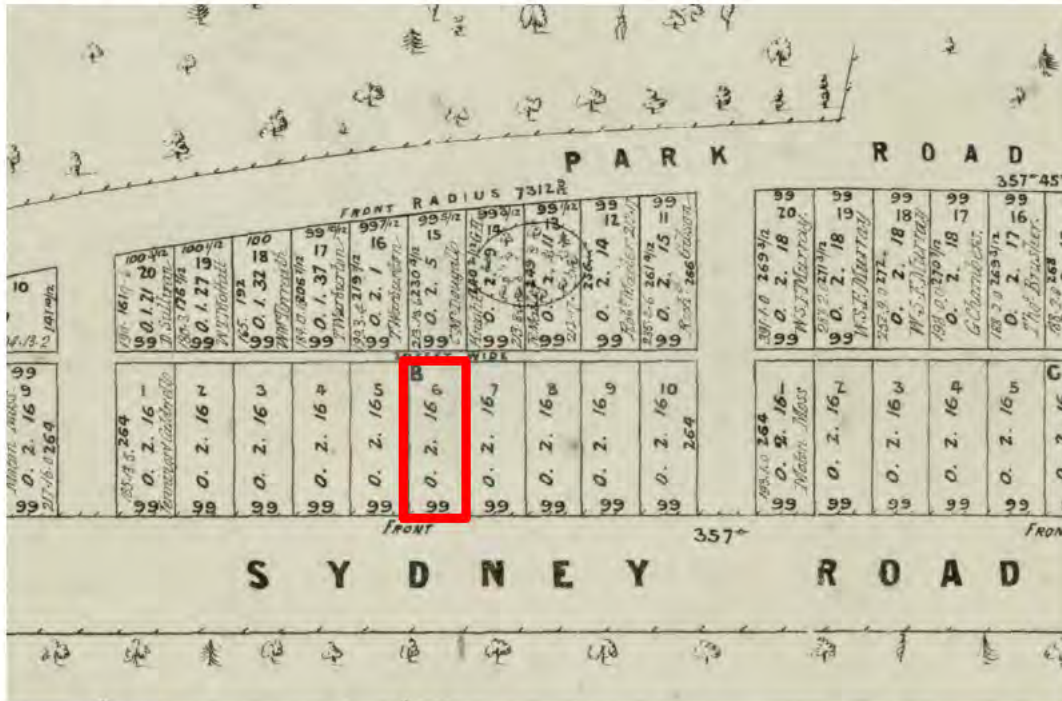

Figure 387. Detail from Plan of Villa Sites Royal Park, North Melbourne, 1868. The subject site is outlined in red. (Source: State Library Victoria, Record ID 1317700, with GML overlay)
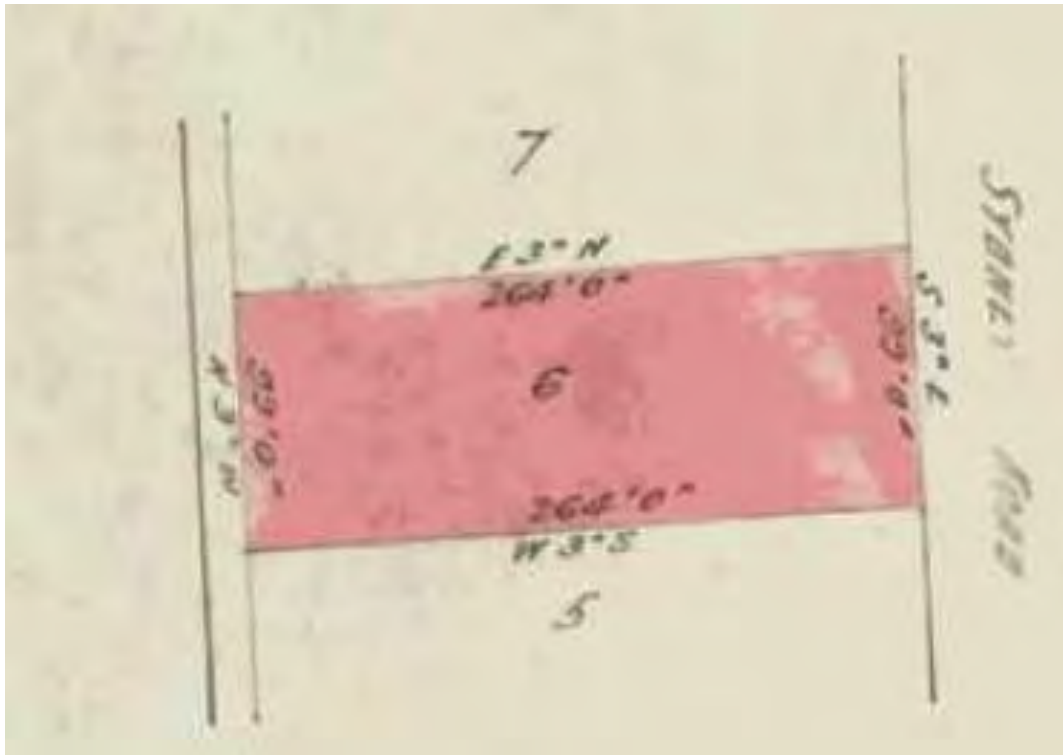
Figure 388. Block plan of Crown Allotment 6 Section B at Royal Park, Parish of Jika Jika on Vol 995 Fol 987. (Source: LANDATA)

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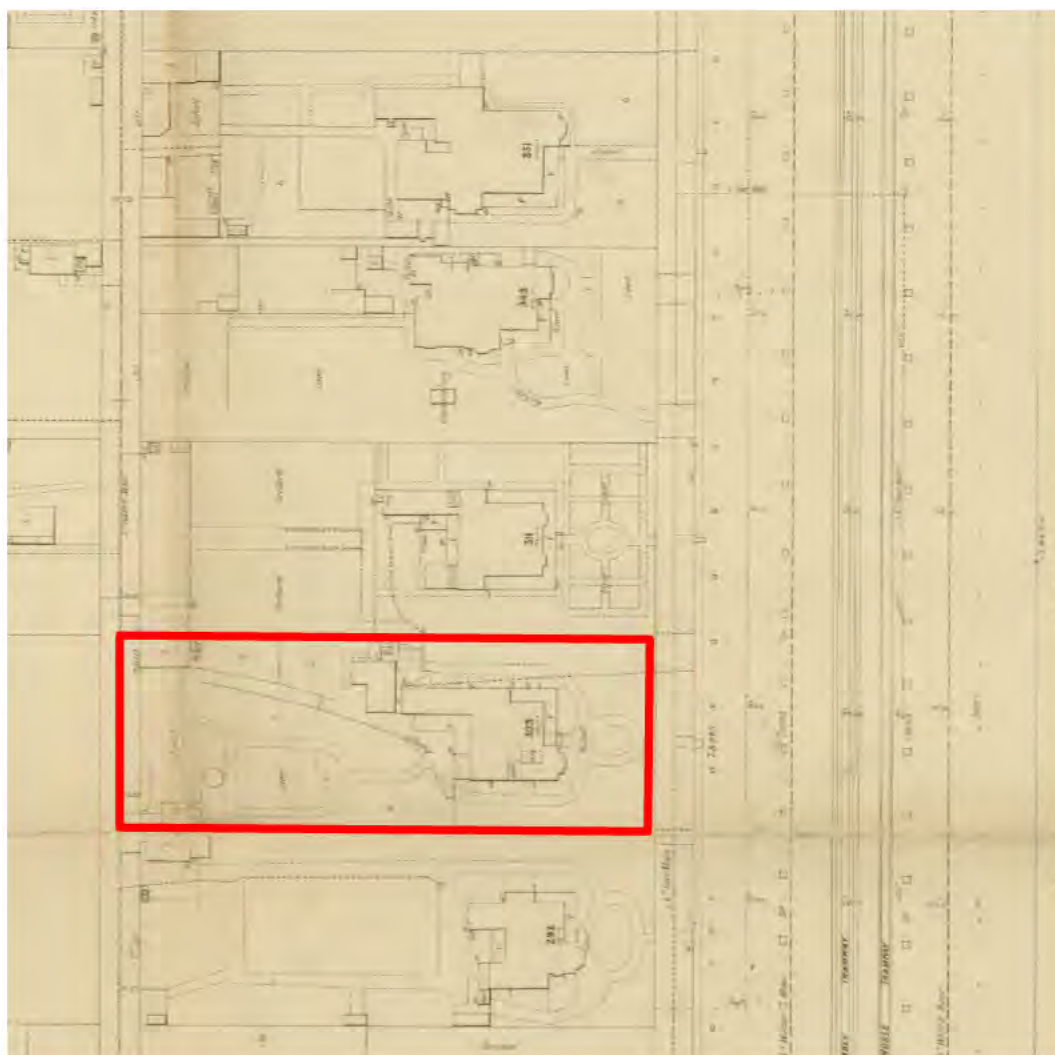
Figure 389. Extract from Melbourne and Metropolitan Board of Works City of Melbourne Detail Plan No. 1137, 1900, showing the former residence on the subject site (outlined in red). (Source: State Library Victoria, Record ID 1163821, with GML overlay)

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 sill 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)
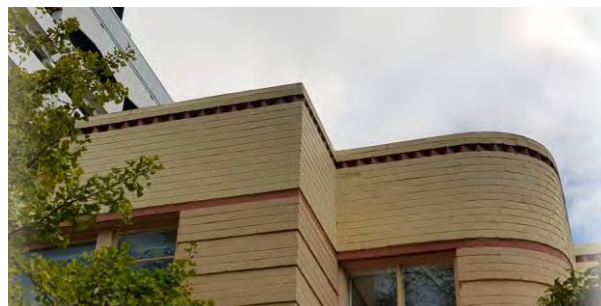

Figure 396. Detail showing the upper portion of the primary façade, showing the painted masonry, decorative brickwork and paint schemes. (Source: GML Heritage, 2022)

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

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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

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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

CRITERION A

✓

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

CRITERION B

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

CRITERION C

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

CRITERION D

✓

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

CRITERION E

✓

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

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

CRITERION H

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

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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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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.
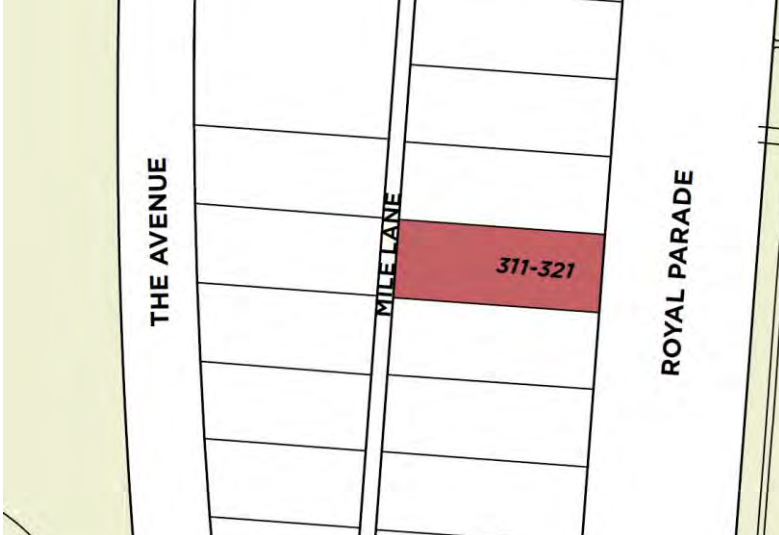
PREVIOUS STUDIES

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

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

Parkville Heritage Review 2023 (GML Heritage)

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SITE NAME:	Kynge's Keepe
STREET ADDRESS:	355–365 Royal Parade, Parkville
PROPERTY ID:	108504
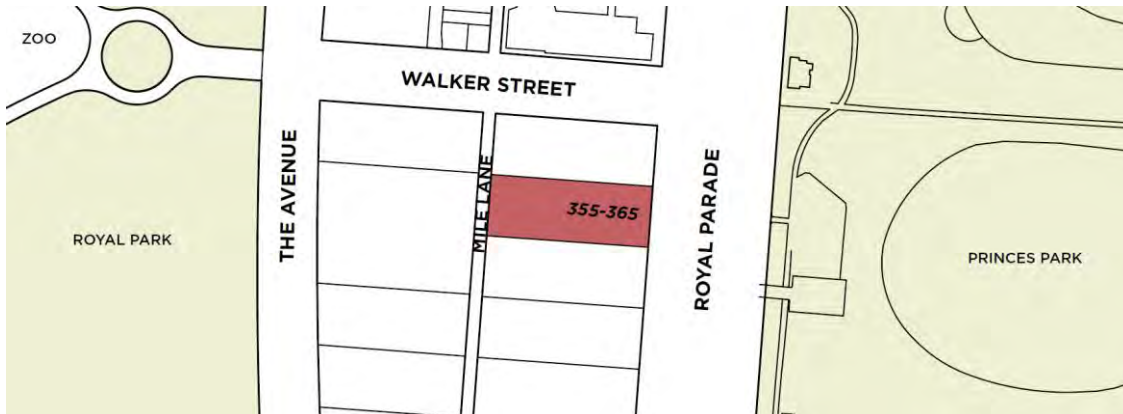
SURVEY DATE:	June 2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	N/A
PROPOSED CATEGORY:	Significant	FORMER GRADE / CATEGORY:	Ungraded/NA
DESIGNER / ARCHITECT / ARTIST:	Bernard Evans	BUILDER:	Bernard Evans
DEVELOPMENT PERIOD:	Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION	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 extant 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

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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.
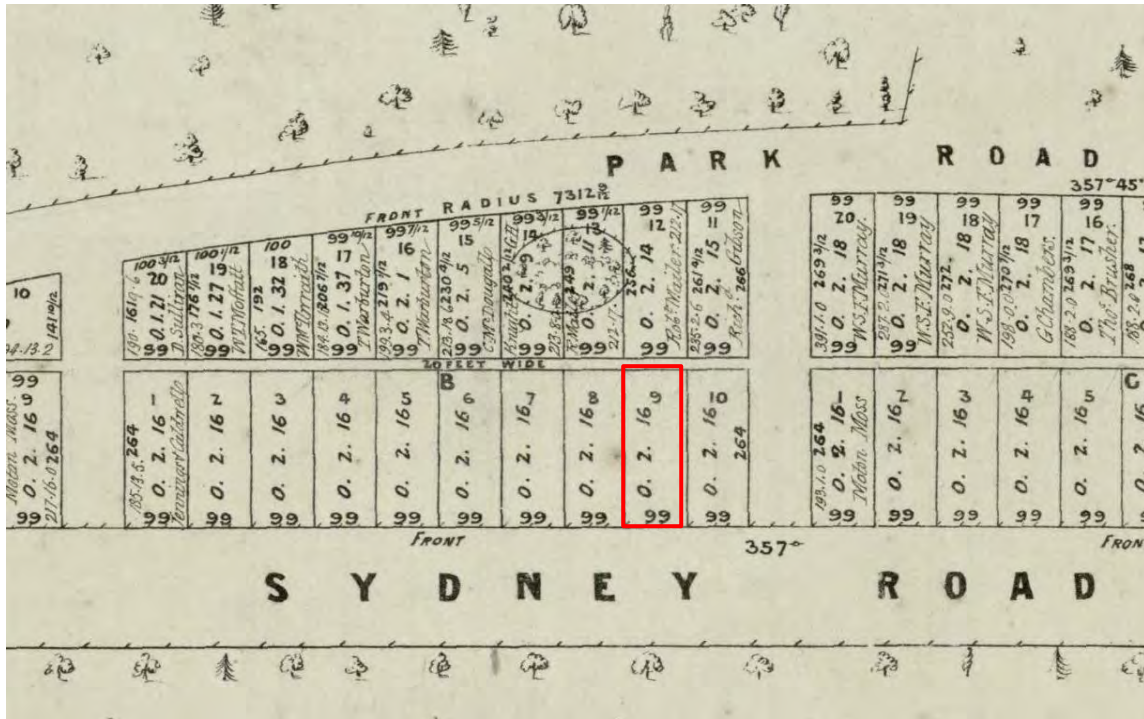
Figure 409. Detail from Plan of Villa Sites at Royal Park in 1868, showing the subject site. (Source: State Library Victoria, Record ID 1317700, with GML overlay)
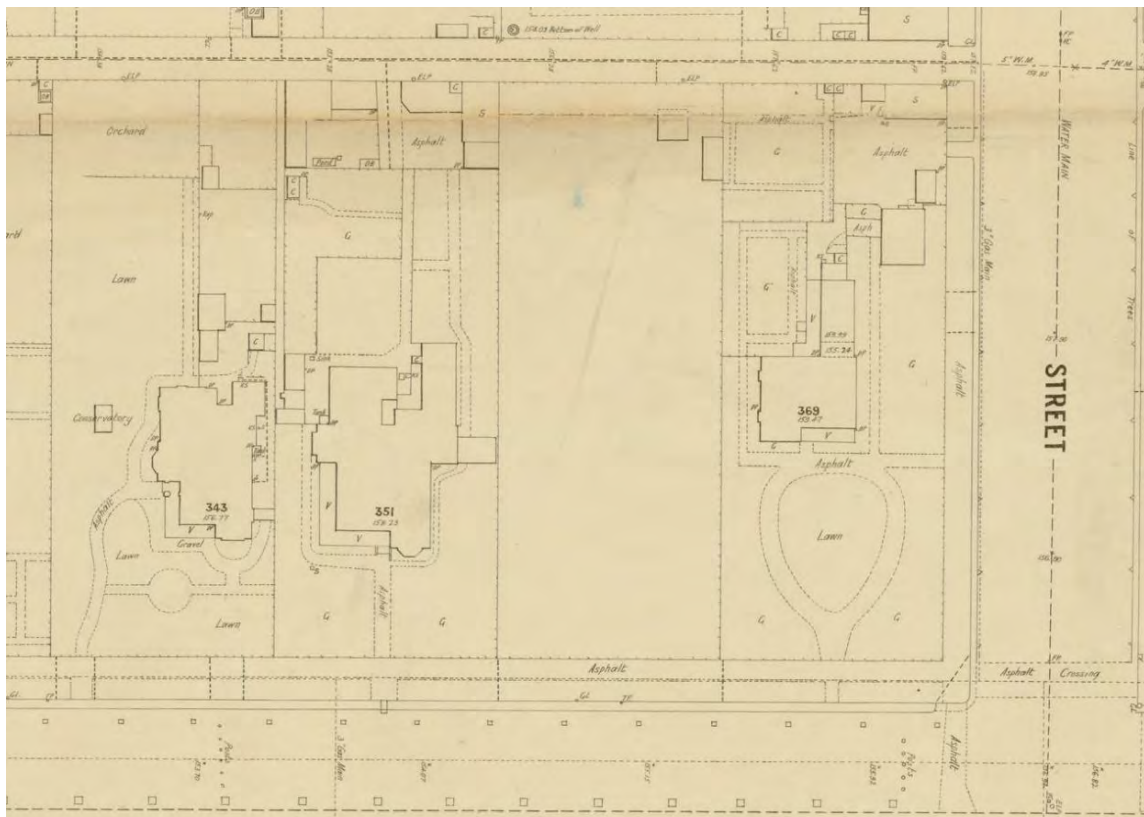
Figure 410. Extract from Melbourne and Metropolitan Board of Works City of Melbourne Detail Plan No. 1137, 1900, showing the subject site as vacant land. (Source: State Library Victoria, Record ID 1163821, with GML overlay)

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 boulevarde' (*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)*

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 Dalgleish, 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 Kynge's 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. Kynge's Keepe' at 355–365 Royal Parade, Parkville, was designed as a modern facility with 'mansion flats', providing

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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 Kynge's 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 Kynge's Keepe are finer than is seen at Eildon Close. Constructed after Kynge's 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 Kynge's Keepe. As for the original design intent of Kynge's 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.

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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

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have been altered over time. The loss is significant at Kynge's 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, Kynge's 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, Kynge's 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 Kynge's Keepe may be the only interwar block of flats in the style in the area. In the broader Melbourne context, Kynge's 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, Kynge's Keepe compares well with them as a fine and consistent example of the style.

Kynge's 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 Kynge's 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 Kynge's 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 Kynge's Keepe, and demonstrates the continued preference for integrated courtyards in blocks of flats.

Significantly, with Surrey Court and Hartpury Court, Kynge's 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. Kynge's 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 Kynge's 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, Kynge's 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, Kynge's Keepe is an excellent, and highly consistent, example of an Old English Revival interwar block of flats.

ASSESSMENT AGAINST CRITERIA

CRITERION A

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

CRITERION B

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

CRITERION C

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

CRITERION D

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

CRITERION E

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

CRITERION F

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

CRITERION G

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

CRITERION H

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

RECOMMENDATIONS

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

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

Melbourne Planning Scheme

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

Other

N/A

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PREVIOUS STUDIES

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

STATEMENT OF SIGNIFICANCE: Kynge's Keepe, 355–365 Royal Parade, Parkville

Heritage Place: Kynge's Keepe	**PS ref no:** HO1449
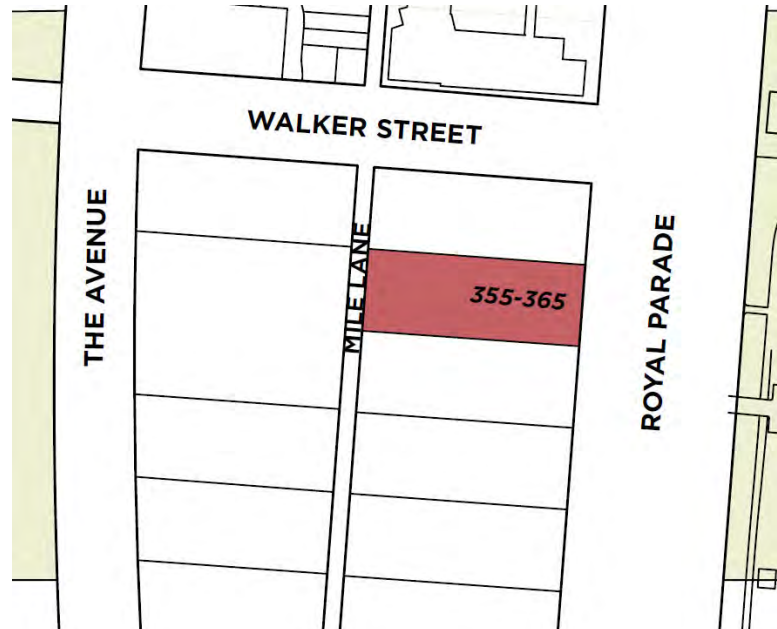
What is significant?

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

Elements that contribute to the significance of the place include (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

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- 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?

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

Why it is significant?

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

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

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

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

Primary source

Parkville Heritage Review 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

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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.

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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 extant 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

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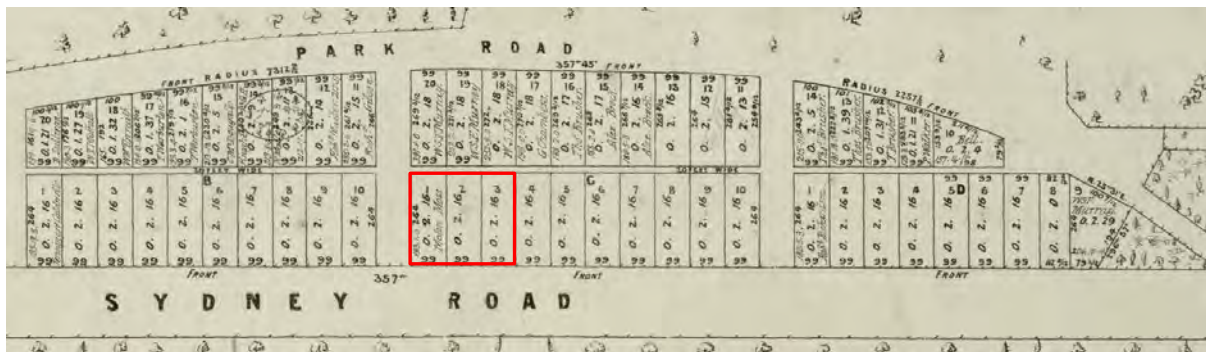
Figure 435. Detail from Plan of Villa sites, Royal Park, North Melbourne, 1868. Subject site outlined in red (Lot 1–3 Sec C). (Source: State Library Victoria, Record ID 9913177003607636, with GML overlay)

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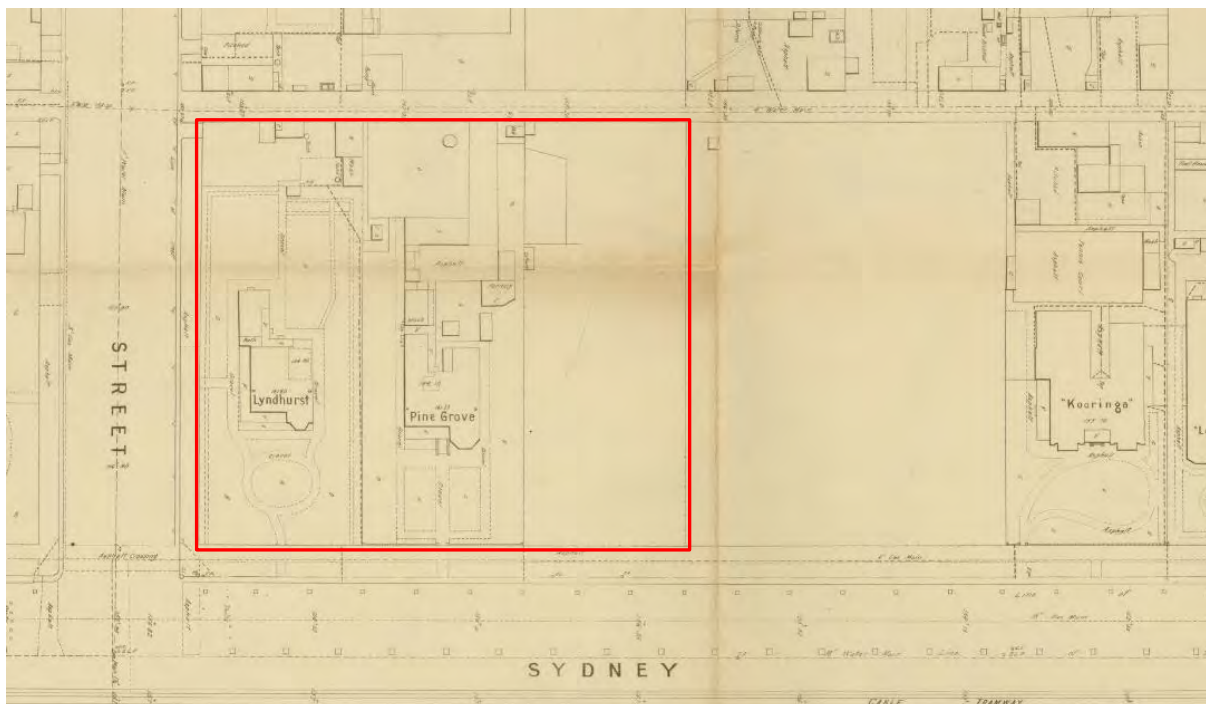
Figure 436. Extract from MMBW City of Melbourne Detail Plan No. 1136, 1903. Lot 1–3 Sec C, comprising 381–393 Royal Parade outlined in red. (Source: State Library Victoria, Record ID 99116381-40593607636 with GML overlay)

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

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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).
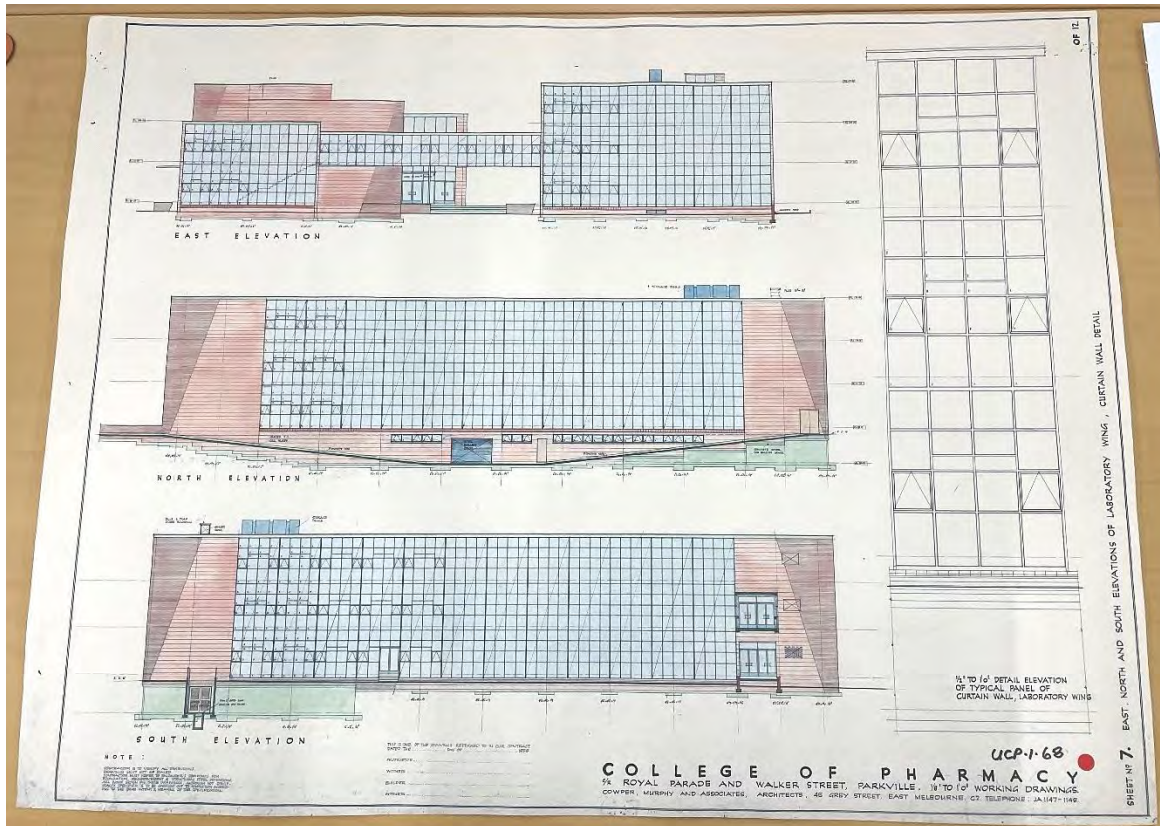
Figure 437. Drawing elevations of the proposed Victorian College of Pharmacy, Royal Parade, Parkville. By Cowper, Murphy & Associates, 1958. (Source: Public Record Office Victoria (PROV) 3686/P0014)
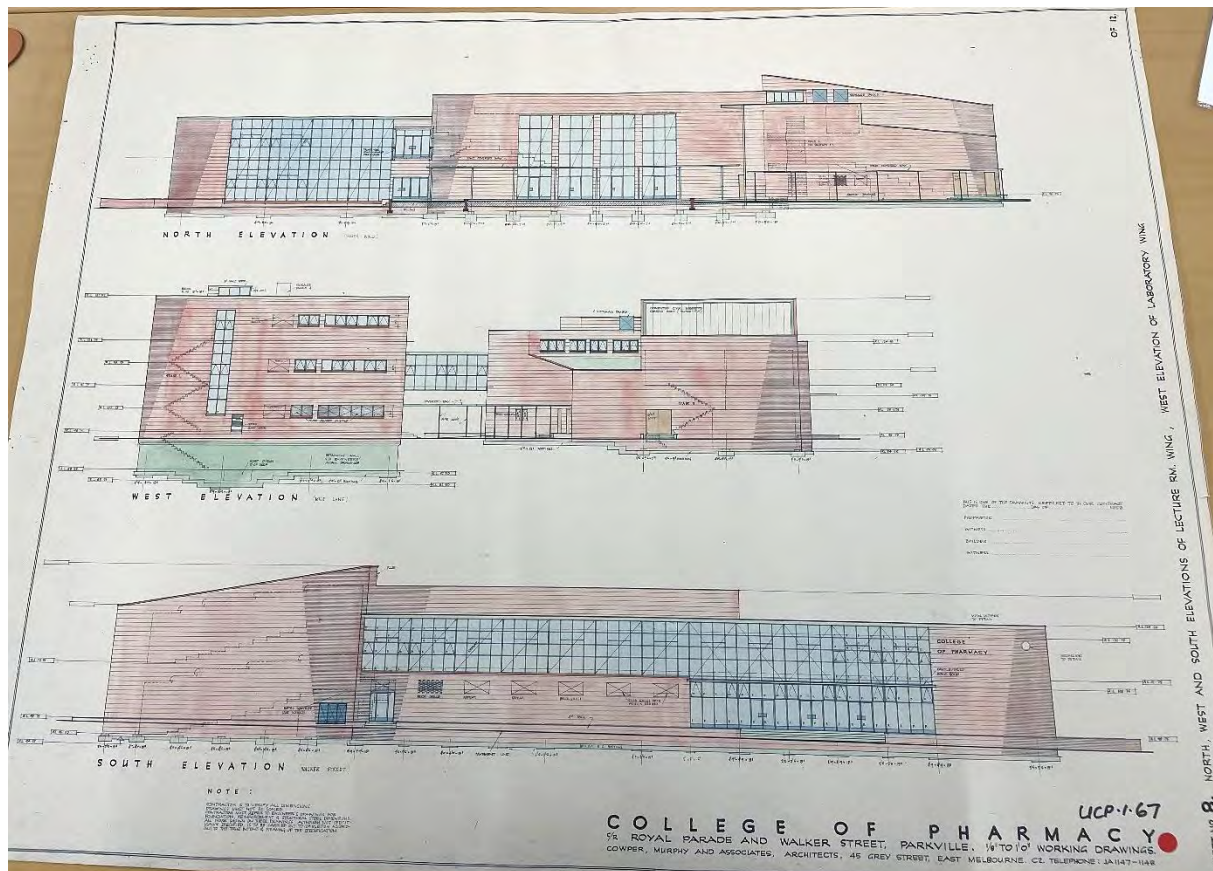
Figure 438. Drawing elevations of the proposed Victorian College of Pharmacy, Royal Parade, Parkville. By Cowper, Murphy & Associates, 1958. (Source: PROV 3686/P0014)

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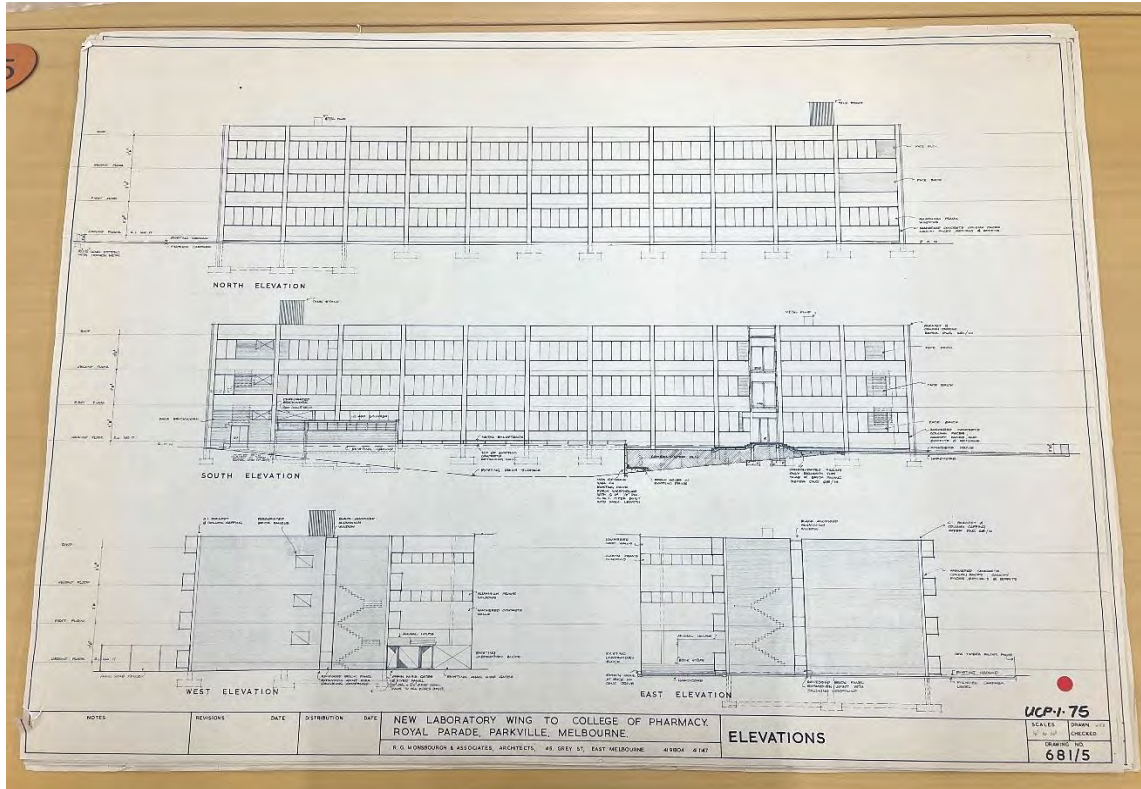
Figure 441. Drawing elevations of the proposed new building at 393 Royal Parade, Parkville (later named the Manning Building), by R G Monsbourgh & Associates, 1968. (Source: PROV 3686/P0014)

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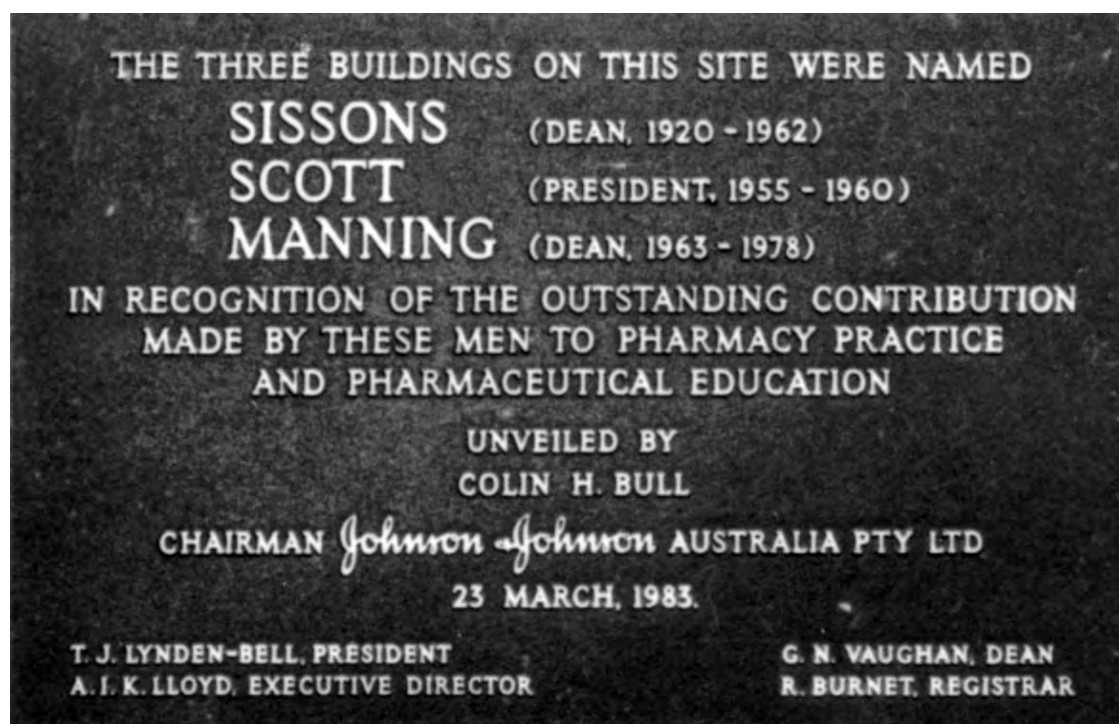
Figure 445. Plaque unveiled in 1983 by Colin Bull, as part of the naming ceremony on 23 March 1983, when the buildings were named in recognition of Stan Sissons, Sir Eric Scott and Nigel Manning. Photography by Ron Ryan. (Source: Monash University Archives)

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

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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

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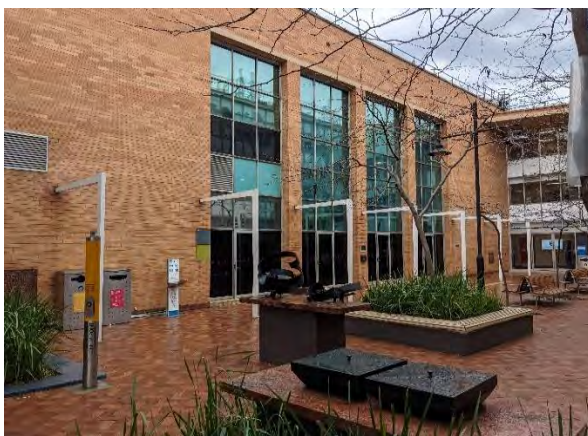
Figure 30. Sissons Building (north elevation) showing the white frames and *Acrux* sculpture by Lenton Parr in the foreground. (Source: GML)

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.

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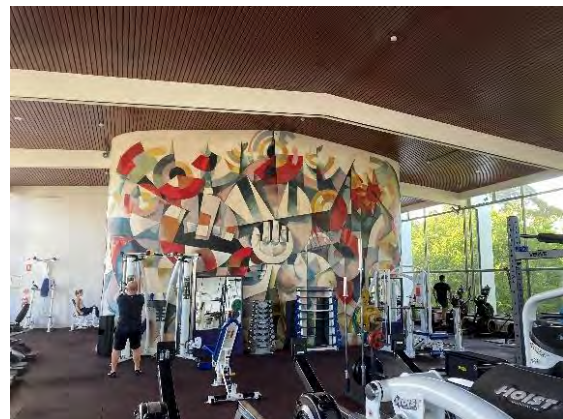
Figure 43. View of mural frieze titled *Symmetry of Sport* by Leonard French. (Source: GML 2023)

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)

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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-rize 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.

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ASSESSMENT AGAINST CRITERIA

✓   **CRITERION A**

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

CRITERION B

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

CRITERION C

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

✓   **CRITERION D**

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

✓   **CRITERION E**

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

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

CRITERION H

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

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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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GML
HERITAGE

PREVIOUS STUDIES

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

GVL
HERITAGE

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.

GML
HERITAGE

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 pharmaceutics), 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
STREET ADDRESS:	419–443 Royal Parade, Parkville
PROPERTY ID:	556742

SURVEY DATE:	January 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:	Theodore Berman	BUILDER:	Unknown
DEVELOPMENT PERIOD:	Postwar Period (1945–1975)	DATE OF CREATION / MAJOR CONSTRUCTION:	1960–61

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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 extant 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.

GML
HERITAGE

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.
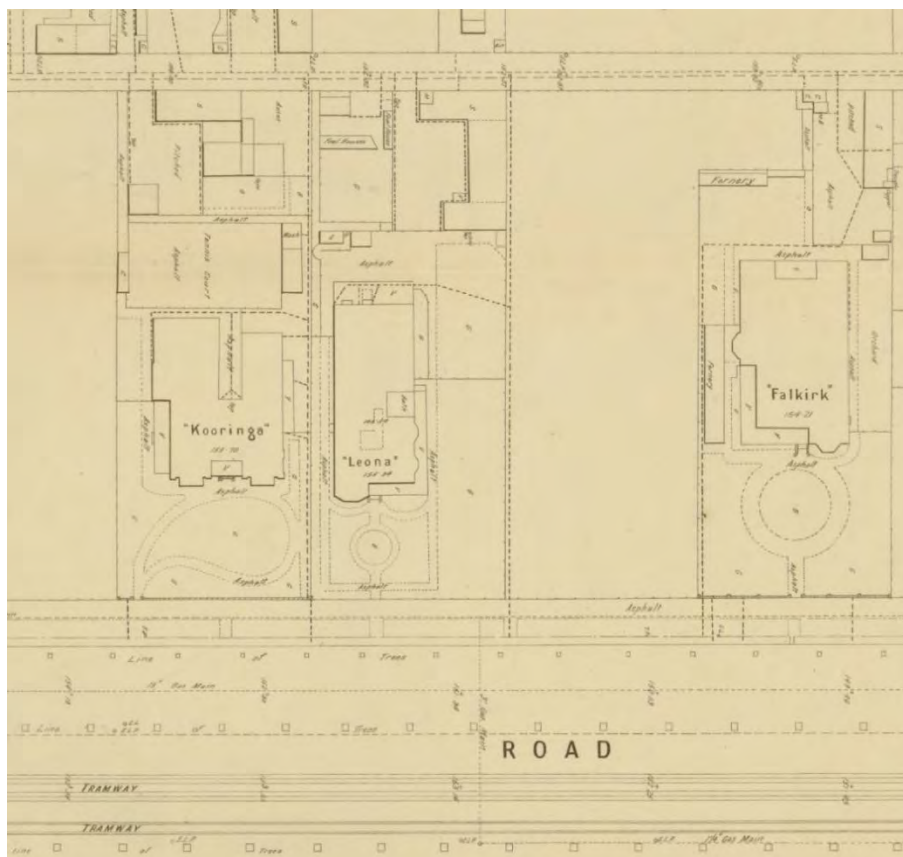

Figure 449. Extract from Melbourne and Metropolitan Board of Works Detail Plan No. 1136, 1903, showing development on the subject site comprising 'Leona' and 'Kooringa'. (Source: State Library Victoria, Record ID 9911638193607636)

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)*

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.

GML
HERITAGE

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)

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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.

GVL
H E R I T A G E

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.

GML
HERITAGE

ASSESSMENT AGAINST CRITERIA

CRITERION A

✓

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

CRITERION B

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

CRITERION C

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

CRITERION D

✓

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

CRITERION E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

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

CRITERION H

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

GML
HERITAGE

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

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PREVIOUS STUDIES

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

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H E R I T A G E

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

Heritage Place: Former Motel Parkroyal	**PS ref no:** HO1451

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)

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Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME:	Clarence Terrace
STREET ADDRESS:	543, 545, 547 and 549 Royal Parade, Parkville
PROPERTY ID:	108523, 108524, 108525 and 108526

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

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THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A

HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the city and suburbs	3.6.1 Suburban development
	3.6.2 Building homes

RECOMMENDATIONS

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

Extent of overlay: Refer to map

SUMMARY

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.

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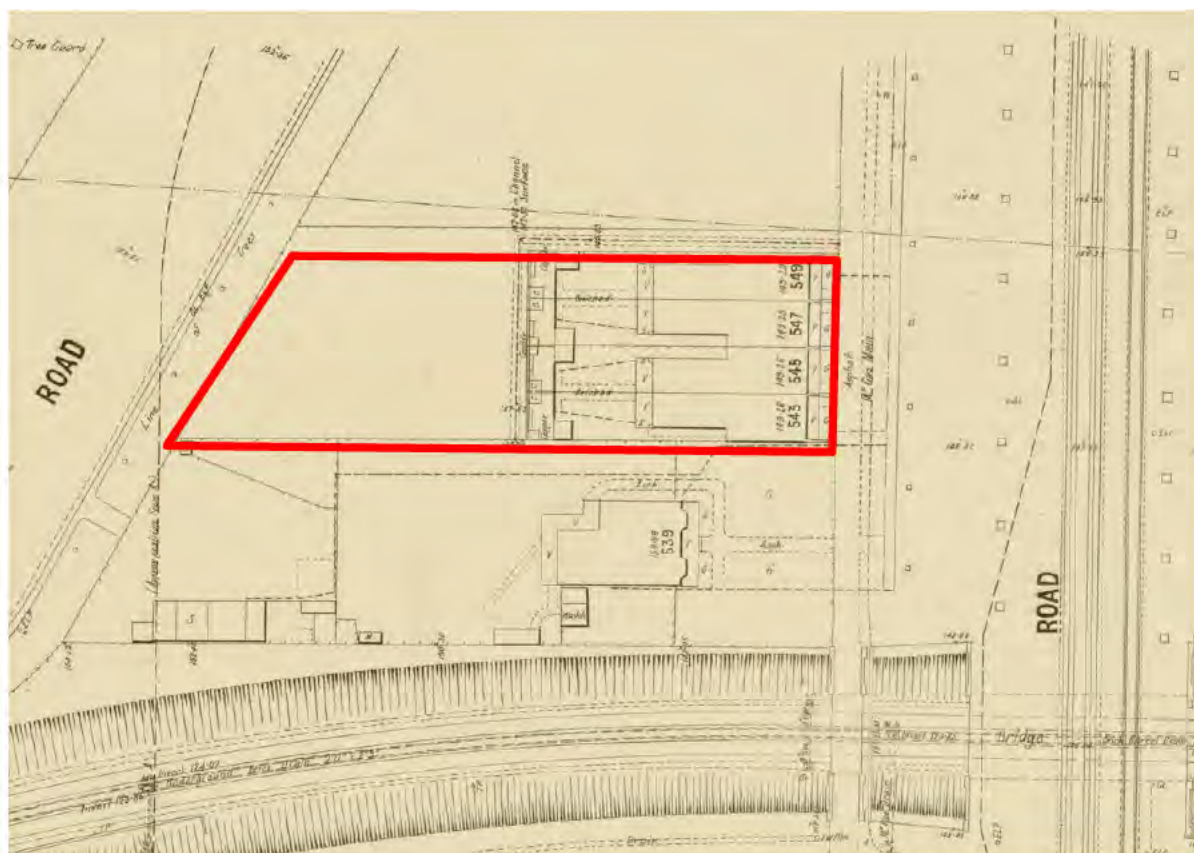
Figure 461. Extract from Melbourne and Metropolitan Board of Works City of Melbourne Detail Plan No 1117, 1902, with subject site outlined in red. The street to the right is Royal Parade and the street to the left is Park Road. (Source: MMBW, with GML overlay)

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.

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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).

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HERITAGE

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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.