

1 Supplementary Statement of Evidence

1.1 Introduction

- 1 The following provides additional information in response to expert evidence statements received. Information provided includes:
- Section 2: Map showing blocks of flats considered in the South Yarra Heritage Review
 - Section 3: List of blocks of flats considered in the South Yarra Heritage Review
 - Section 4: Importance of postwar development of City of Melbourne
 - Section 5: Further analysis of Elm Tree House, 233–235 Domain Road, South Yarra
 - Section 6: Heritage advice regarding the archway between 78–80 and 82–84 Millswyn street, South Yarra.

1.2 Declaration

- 2 I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

Signed,

A handwritten signature in blue ink, appearing to read 'Mark Huntersmith'.

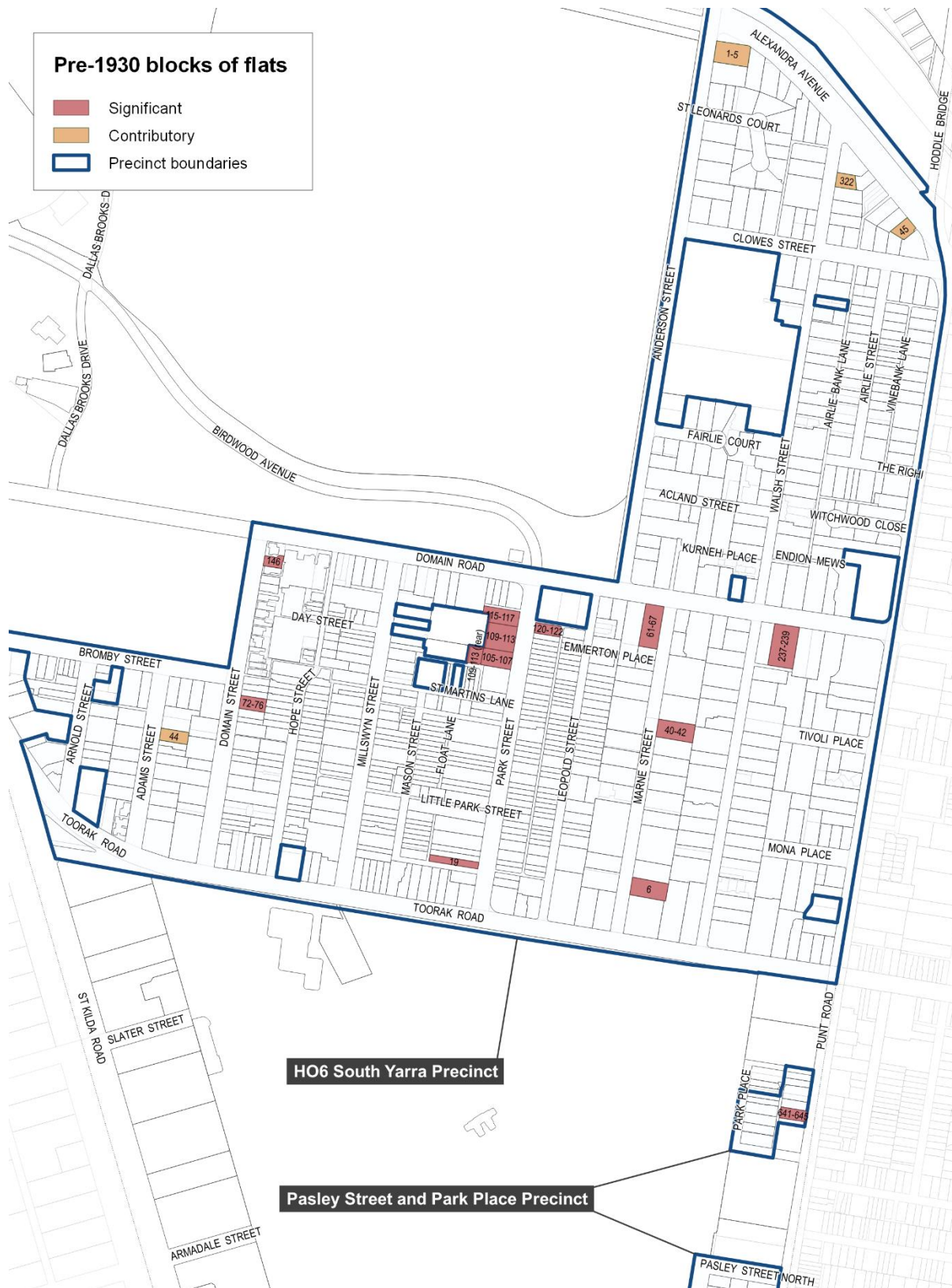
Mark Huntersmith

2 Map showing blocks of flats considered in the South Yarra Heritage Review

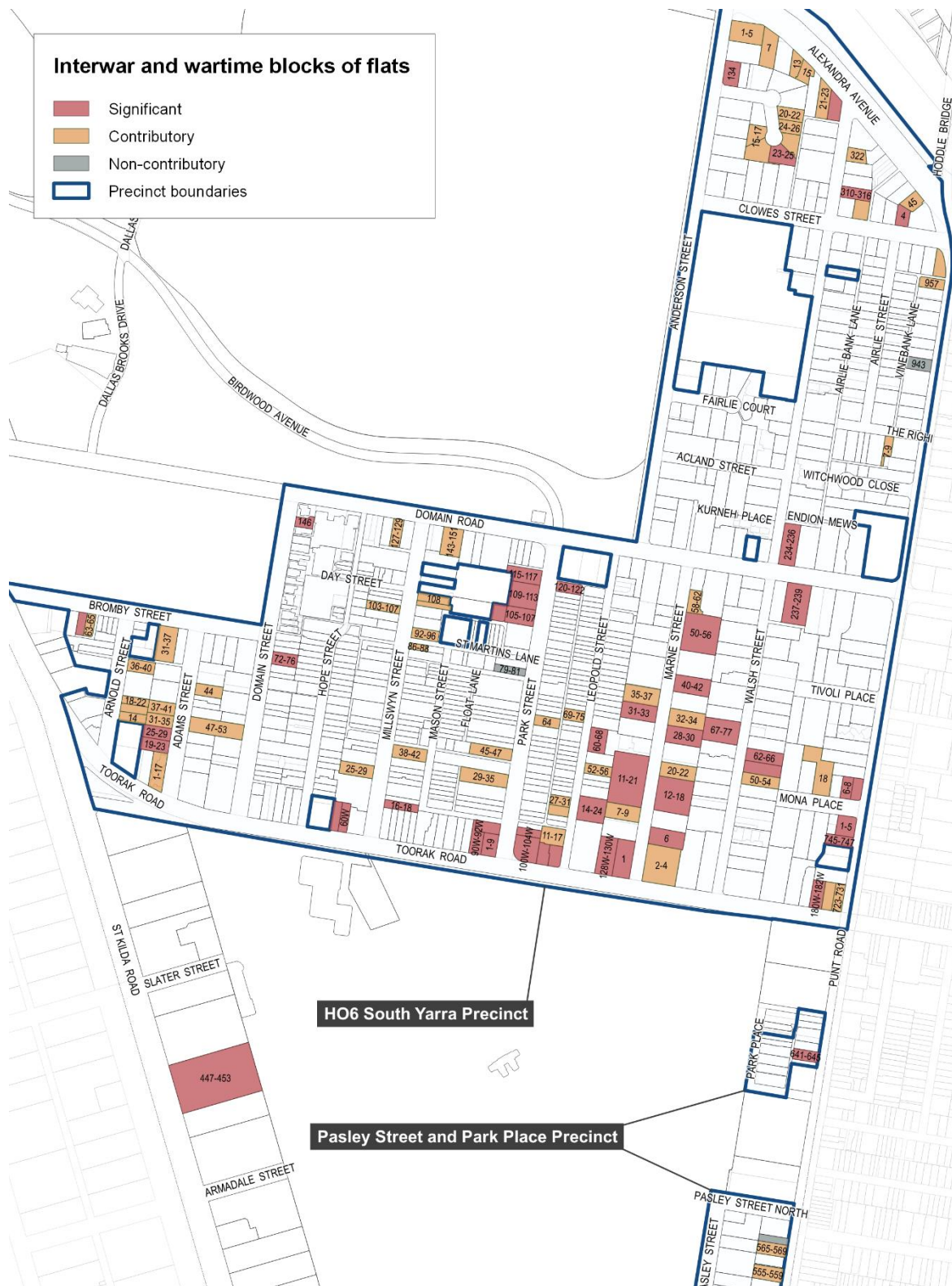
3 GML was asked by Council to prepare the following maps, provided in subsequent sections:

- Section 2.1: Map showing pre-1930 blocks of flats.
- Section 2.2: Map showing interwar and wartime blocks of flats.
- Section 2.3: Map showing postwar blocks of flats.

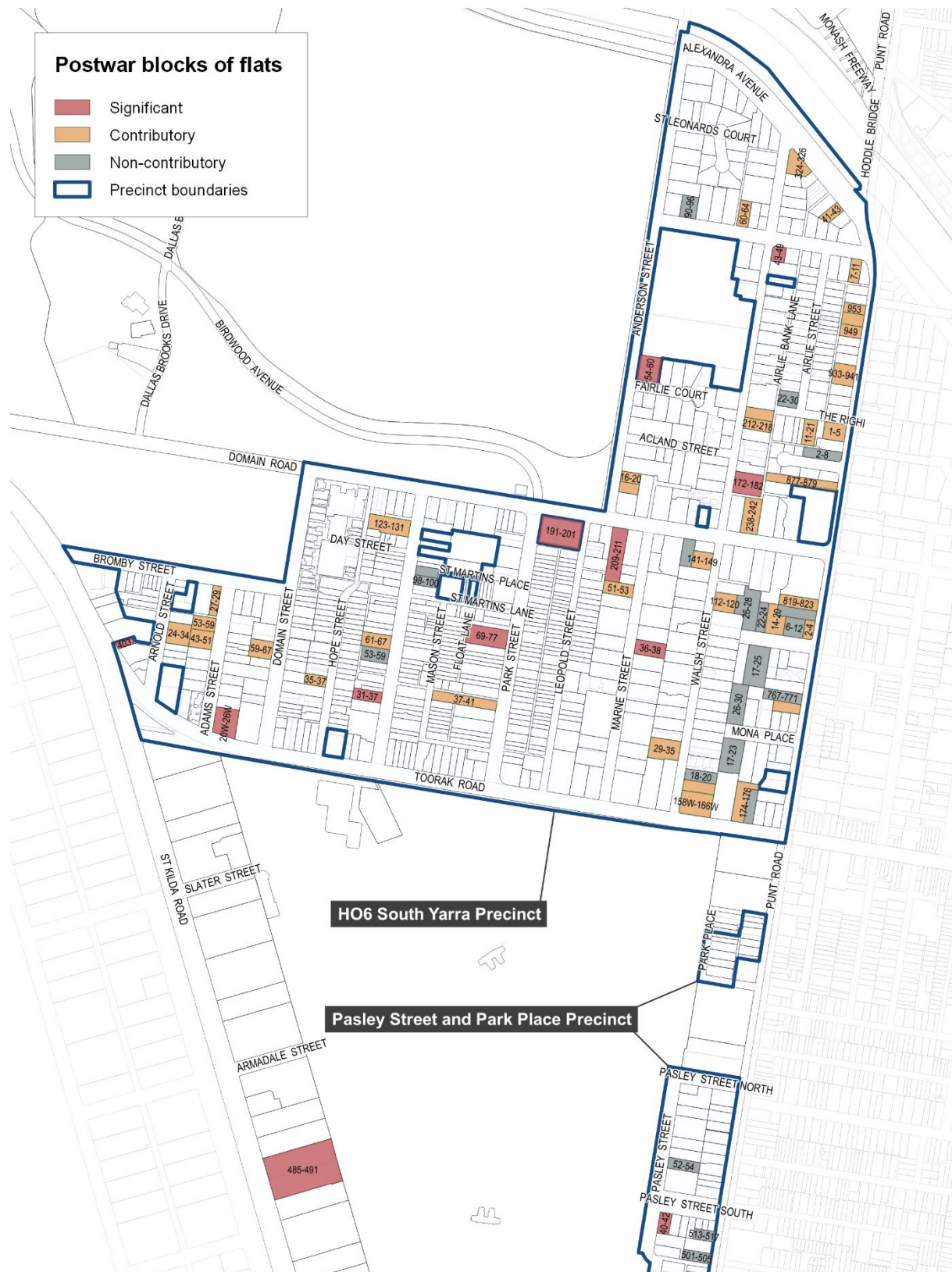
2.1 Map showing pre-1930 blocks of flats



2.2 Map showing interwar and wartime blocks of flats



2.3 Map showing postwar blocks of flats













3 List of blocks of flats considered in the South Yarra Heritage Review

- 4 Over 200 blocks of flats located in the review area were considered in the South Yarra Heritage Review. Like other place typologies considered in the Review, a comparative exercise within the building typology (considering the age, style, scale and/or use) informed the proposed heritage controls for the blocks of flats that are found to be of individual heritage significance or to be Significant or Contributory in a precinct. Each place was evaluated having regard to the comparative analysis and considering:
- whether the place satisfies the City of Melbourne's building category definitions provided in Heritage Places Inventory March 2022 (amended January 2023)
 - historical and architectural/aesthetic values
 - its contribution to the significance of the relevant precinct.





3.1 Interwar and wartime blocks of flats

3.1.1 Pre-1930 places

Significant places


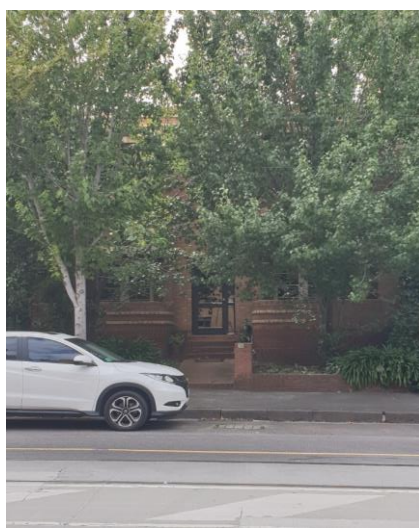




Place	Image	Place	Image
1. 237-239 Domain Road South Yarra (1921) in HO6 Area 4		2. 61-67 Marne Street South Yarra (1918) in HO6 Area 3	
3. 72-76 Domain Street South Yarra (1918) in HO6 Area 2		4. 105-107 Park Street South Yarra (1923) in HO6 Area 2	
5. 146 Domain Street South Yarra (1920) in HO6 Area 2		6. 109-113 Park Street South Yarra (1927) in HO6 Area 2	
7. 6 Marne Street South Yarra (1929) in HO6 Area 3		8. 115-117 Park Street South Yarra (1921) in HO6 Area 2	
9. 40-42 Marne Street South Yarra (1929) in HO6 Area 3		10. 120-122 Park Street South Yarra (1921) in HO6 Area 2	

Contributory places







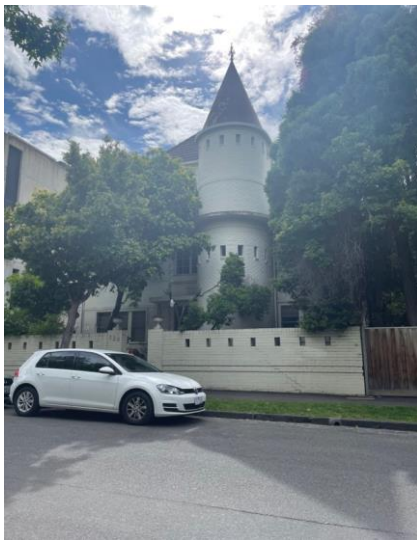

Place	Image	Place	Image
1. 44 Adams Street South Yarra (1920) in HO6 Area 1		2. 45 Alexandra Avenue South Yarra (1918) in HO6 Area 5	
3. 1-5 Alexandra Avenue South Yarra (1928) in HO6 Area 5		4. 322 Walsh Street South Yarra (1917) in HO6 Area 5 [Demolished since the completion of the Review]	




3.1.2 Places built in 1930–1945

Significant places





Place	Image	Place	Image
1. 19-23 Adams Street South Yarra (1938) in HO6 Area 1		2. 12-14 Park Street South Yarra (1938) in HO6 Area 2	
3. 25-29 Adams Street South Yarra (1938) in HO6 Area 1		4. 447-453 St Kilda Road Melbourne (1936) in Kia Ora	
5. 134 Anderson Street South Yarra (1939) in HO6 Area 5		6. 58W Toorak Road South Yarra (1940) in HO6 Area 2	



Place	Image	Place	Image
7. 67-69 Bromby Street South Yarra (1937) in HO6 Area 1		8. 60W Toorak Road South Yarra (1940) in HO6 Area 2	
9. 14-24 Leopold Street South Yarra (1938) in HO6 Area 2		10. 90W-92W Toorak Road South Yarra (1936) in HO6 Area 2	
11. 60-68 Leopold Street South Yarra (1934) in HO6 Area 2		12. 100W-104W Toorak Road South Yarra (1939) in HO6 Area 2	
13. 11-21 Marne Street South Yarra (1941) in HO6 Area 3		14. 106W-110W Toorak Road South Yarra (1939) in HO6 Area 2	
15. 12-18 Marne Street South Yarra (1939) in HO6 Area 3		16. 112W-116W Toorak Road South Yarra (1938) in HO6 Area 2	









Place	Image	Place	Image
17. 28-30 Marne Street South Yarra (1933) in HO6 Area 3		18. 128W-130W Toorak Road South Yarra (1932) in HO6 Area 3	
19. 31-33 Marne Street South Yarra (1933) in HO6 Area 3		20. 180W-182W Toorak Road South Yarra (1939) in HO6 Area 4	
21. 16-18 Millswyn Street South Yarra (1939) in HO6 Area 2		22. 56-60 Walsh Street South Yarra (1940) in HO6 Area 4	
23. 124-126 Millswyn Street South Yarra (1939) in HO6 Area 2		24. 62-66 Walsh Street South Yarra (1940) in HO6 Area 4	











Place	Image	Place	Image
25. 1-9 Park Street South Yarra (1937) in HO6 Area 2		26. 310-316 Walsh Street South Yarra (1939) in HO6 Area 5	
27. 11-15 Park Street South Yarra (1937) in HO6 Area 2			

Contributory places




Place	Image	Place	Image
1. 1-17 Adams Street South Yarra (1940) in HO6 Area 1		2. 35-37 Marne Street South Yarra (1932) in HO6 Area 3	
3. 31-35 Adams Street South Yarra (1935-36) in HO6 Area 1		4. 58-62 Marne Street South Yarra (1940) in HO6 Area 3	




Place	Image	Place	Image
5. 37-41 Adams Street South Yarra (1935) in HO6 Area 1		6. 38-42 Millswyn Street South Yarra (1933) in HO6 Area 2	
7. 7 Alexandra Avenue South Yarra (1940) in HO6 Area 5		8. 86-88 Millswyn Street South Yarra (1940) in HO6 Area 2	
9. 13 Alexandra Avenue South Yarra (1938) in HO6 Area 5		10. 92-96 Millswyn Street South Yarra (1941) in HO6 Area 2	
11. 15 Alexandra Avenue South Yarra (1938) in HO6 Area 5		12. 103-107 Millswyn Street South Yarra (1936) in HO6 Area 2	

Place	Image	Place	Image
13. 21-23 Alexandra Avenue South Yarra (1939) in HO6 Area 5		14. 106 Millswyn Street South Yarra (1937) in HO6 Area 2	
15. 14 Arnold Street South Yarra (1937) in HO6 Area 1		16. 108 Millswyn Street South Yarra (1937) in HO6 Area 2	
17. 16 Arnold Street South Yarra (1937) in HO6 Area 1		18. 18 Mona Place South Yarra (1915, 1936) in HO6 Area 4	
19. 18-22 Arnold Street South Yarra (1937) in HO6 Area 1		20. 29-35 Park Street South Yarra in HO6 Area 2	




Place	Image	Place	Image
21. 36-40 Arnold Street South Yarra (1941) in HO6 Area 1		22. 45-47 Park Street South Yarra (1936) in HO6 Area 2	
23. Part 31-37 Bromby Street South Yarra (1941) in HO6 Area 1		24. 555-559 Punt Road South Yarra (1939) in Pasley Street and Park Place Precinct	
25. 63-65 Bromby Street South Yarra (1930s-40s) in HO6 Area 1		26. 565-569 Punt Road South Yarra in Pasley Street and Park Place Precinct	
27. 26-42 Clowes Street South Yarra (1940) in HO6 Area 5		28. 723-731 Punt Road South Yarra (1937) in HO6 Area 4	
29. 127-129 Domain Road South Yarra (1935) in HO6 Area 2		30. 957 Punt Road South Yarra (1940) in HO6 Area 5	

Place	Image	Place	Image
31. 143-151 Domain Road South Yarra (1939) in HO6 Area 2		32. 959-963 Punt Road South Yarra (1941) in HO6 Area 5	
33. 47-53 Domain Street South Yarra (1940) in HO6 Area 1		34. 15-17 St Leonards Court South Yarra (1939-40) in HO6 Area 5	
35. 11-17 Leopold Street South Yarra (1930s) in HO6 Area 2		36. 19-21 St Leonards Court South Yarra (1939) in HO6 Area 5	
37. 25 Leopold Street South Yarra (1934) in HO6 Area 2		38. 20-22 St Leonards Court South Yarra (1940) in HO6 Area 5	
39. 27-31 Leopold Street South Yarra (1935) in HO6 Area 2		40. 24-26 St Leonards Court South Yarra in HO6 Area 5	

Place	Image	Place	Image
41. 52-56 Leopold Street South Yarra (1933) in HO6 Area 2		42. 28-30 St Leonards Court South Yarra (1940) in HO6 Area 5	
43. 69-75 Leopold Street South Yarra (1934) in HO6 Area 2		44. 7-9 The Righi South Yarra (1934) in HO6 Area 5	
45. 2-4 Marne Street South Yarra (1939) in HO6 Area 3		46. 184W-186W Toorak Road South Yarra (1939) in HO6 Area 4	
47. 7-9 Marne Street South Yarra (1933) in HO6 Area 3		48. 50-54 Walsh Street South Yarra (1940) in HO6 Area 4	

Place	Image	Place	Image
49. 20-22 Marne Street South Yarra (1933) in HO6 Area 3		50. 272-274 Walsh Street South Yarra (1940) in HO6 Area 5	
51. 32-34 Marne Street South Yarra (1939) in HO6 Area 3			




Non-contributory places

Place	Image	Place	Image
1. 79-81 Park Street South Yarra in HO6 Area 2		2. 571-573 Punt Road South Yarra in Pasley Street and Park Place Precinct	
3. 943 Punt Road South Yarra in HO6 Area 5			







3.2 Postwar blocks of flats

3.2.1 Significant places











Place	Image	Place	Image
4. 2-10 Anderson Street South Yarra (1966-67) in HO6 Area 5		5. 31-37 Millswyn Street South Yarra (1962) in HO6 Area 2	
6. 54-60 Anderson Street South Yarra (1961) [Individual HO proposed]		7. 69-77 Park Street South Yarra (c1962) in HO6 Area 2	
8. 43-49 Clowes Street South Yarra (1966) in HO6 Area 5		9. 40-42 Pasley Street South Yarra (1960-61) in Pasley Street and Park Place Precinct	
10. 191-201 Domain Road South Yarra (1962) [Individual HO proposed]		11. 403 St Kilda Road Melbourne (1939) in HO6 Area 1	
12. 209-211 Domain Road South Yarra (1950) in HO6 Area 2		13. 485-491 St Kilda Road Melbourne (1950) [Individual HO proposed]	









Place	Image	Place	Image
14. 36-38 Marne Street South Yarra (1960) in HO6 Area 3		15. 20W-26W Toorak Road South Yarra (1966) in HO6 Area 1	
16. 172-182 Walsh Street South Yarra (1960) in HO6 Area 5			

3.2.2 Contributory places

Place	Image	Place	Image
1. 43-51 Adams Street South Yarra (1964) in HO6 Area 1		2. 877-879 Punt Road South Yarra in HO6 Area 5	
3. 53-59 Adams Street South Yarra (1960) in HO6 Area 1		4. 933-941 Punt Road South Yarra (1957) in HO6 Area 5	
5. 41-43 Alexandra Avenue South Yarra (1952) in HO6 Area 5		6. 949 Punt Road South Yarra in HO6 Area 5	

Place	Image	Place	Image
7. 12-14 Anderson Street South Yarra (1968) in HO6 Area 5		8. 951 Punt Road South Yarra in HO6 Area 5	
9. 16-20 Anderson Street South Yarra (1966) in HO6 Area 5		10. 953 Punt Road South Yarra in HO6 Area 5	
11. 24-34 Arnold Street South Yarra (1963) in HO6 Area 1		12. 1-5 The Righi South Yarra in HO6 Area 5	
13. 27-29 Bromby Street South Yarra (1959) in HO6 Area 1		14. 11-21 The Righi South Yarra (1963) in HO6 Area 5	
15. 7-11 Clowes Street South Yarra (1970) in HO6 Area 5		16. 2-4 Tivoli Place South Yarra (1958) in HO6 Area 4	
17. 60-64 Clowes Street South Yarra (c.1964-68) in HO6 Area 5		18. 14-20 Tivoli Place South Yarra (1957) in HO6 Area 4	

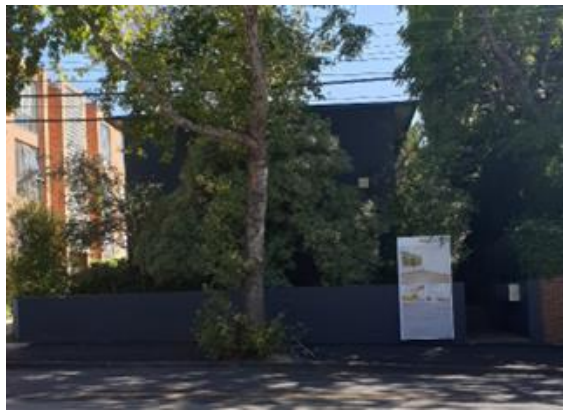



Place	Image	Place	Image
19. 238-242 Domain Road South Yarra in HO6 Area 5		20. 158W-166W Toorak Road South Yarra (1960s & 70s) in HO6 Area 4	
21. 59-67 Domain Street South Yarra (1968) in HO6 Area 1		22. 174W-176W Toorak Road South Yarra (1963) in HO6 Area 4	
23. 35-37 Hope Street South Yarra in HO6 Area 2		24. 12-16 Walsh Street South Yarra (1950) in HO6 Area 4	
25. 51-53 Marne Street South Yarra (1969) in HO6 Area 3		26. 29-35 Walsh Street South Yarra (1970) in HO6 Area 4	
27. 61-67 Millswyn Street South Yarra in HO6 Area 2		28. 112-120 Walsh Street South Yarra (1970) in HO6 Area 4	

Place	Image	Place	Image
29. 123-131 Millswyn Street South Yarra (1963) in HO6 Area 2		30. 141-149 Walsh Street South Yarra (1965) in HO6 Area 4	
31. 37-41 Park Street South Yarra in HO6 Area 2		32. 212-218 Walsh Street South Yarra (1961) in HO6 Area 5	
33. 765 Punt Road South Yarra (1959) in HO6 Area 4		34. 220-224 Walsh Street South Yarra (1960) in HO6 Area 5	
35. 819-823 Punt Road South Yarra (1965) in HO6 Area 4		36. 324-326 Walsh Street South Yarra (1974) in HO6 Area 5	

3.2.3 Non-contributory places and places without proposed controls

Place	Image	Place	Image
1. 90-96 Clowes Street South Yarra in HO6 Area 5		2. 513-517 Punt Road South Yarra (1960s?) in Pasley Street and Park Place Precinct	

Place	Image	Place	Image
3. 225-227 Domain Road South Yarra (c.1967) in HO6 Area 4		4. 767-771 Punt Road South Yarra (1968) in HO6 Area 4	
5. 53-59 Millswyn Street South Yarra in HO6 Area 2		6. 813-817 Punt Road South Yarra (c.1966) in HO6 Area 4	
7. 98-100 Millswyn Street South Yarra in HO6 Area 2		8. 22-30 The Righi South Yarra in HO6 Area 5	
9. 102-104 Millswyn Street South Yarra in HO6 Area 2		10. 6-12 Tivoli Place South Yarra in HO6 Area 4	
11. 17-23 Mona Place South Yarra in HO6 Area 4		12. 17-25 Tivoli Place South Yarra (1969) in HO6 Area 4	
13. 26-30 Mona Place South Yarra (1965) in HO6 Area 4		14. 22-24 Tivoli Place South Yarra (1958) in HO6 Area 4	

Place	Image	Place	Image
15. 52-54 Pasley Street South Yarra (1971-72) in Pasley Street and Park Place Precinct		16. 178W Toorak Road South Yarra (1963) in HO6 Area 4	
17. 501-505 Punt Road South Yarra (1960s?) in Pasley Street and Park Place Precinct		18. 18-20 Walsh Street South Yarra (1963) in HO6 Area 4	
19. 2-8 Witchwood Close South Yarra (1958) in HO6 Area 5		20. 26-28 Tivoli Place South Yarra (1973 circa) in HO6 Area 4	
21. 631-637 Punt Road South Yarra (1972-73) [No HO – proposed to be removed from HO6]			

4 Importance of postwar development of City of Melbourne

- 5 C387melb Panel (Hoddle Grid) concludes that the postwar modernist period (1945-1975) is an identifiable and important phase within Hoddle Grid and the City of Melbourne.
- 6 When assessing the significance of HO6, GML undertook historical research to identify the important development periods in the area.
- 7 This research found that the construction of flats in South Yarra started in the 1910s and continues to this day, forming part of a rich streetscape of South Yarra, as summarised in the citation for HO6:

From the interwar period, South Yarra became a focus for flat development in Melbourne where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression. The popularity of flat development continued into the postwar period. This layering of development has resulted in the area having a rich combined architectural and streetscape character. ... The precinct's mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. (GML 2022:559)

- 8 The earlier flats of the 1920s and 1930s were almost always rented and a lucrative investment. The self-ownership, or 'own-your-own' (OYO), model came about at the end of the 1940s, in response to the problem of inflated building costs, which prevented economic return on investment in flats for rent. The introduction of the individual strata title in 1967, following the enactment of the *Strata Titles Act 1967*, led to a further apartment boom. The importance of this typology in HO6 is noted in the statement of significance:

Throughout the twentieth century, remaining vacant lots were taken up for further residential development. From the interwar period, South Yarra became a focus for flat development in Melbourne where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression. This is particularly evidenced by the interwar streetscapes in Marne Street (on the site of the Maritimo estate, in Area 3), developed over a short period 1928-40. The popularity of flat development continued into the postwar period. Area 3 is distinguished for its collection of a high number of architecturally designed, mostly interwar, luxury blocks of flats and houses. Fairlie Court and St Leonards Court (the former Fairlie and St Leonards estates, in Area 5) represent similar concentration of interwar development at smaller scale. Area 1 is predominantly characterised by interwar and postwar flats interspersed with Victorian-era building stock. Area 4 also had a similar

phase of active flat development following demolition and subdivision of Victorian era properties such as Salisbury (42–66 Walsh Street), Riahnva (at the corner of Toorak Road and Punt Road) and Fairholm (55–77 Walsh Street). The South Yarra Precinct is distinguished for its array of mixed-era development. This resulted in the area having a rich combined architectural and streetscape character. (Criterion A) (GML 2022:761)

- 9 Analysis of the building activity in HO6 shows that development in the postwar period was almost exclusively walk-up flats. These flats typically display characteristics that identify them as a distinct vernacular typology. Limited to three or four storeys, the earliest of these postwar flats were constructed in pale brick (cream or orange) with large, often floor to ceiling windows, unadorned wall surfaces and hip or flat roofs. Later versions were more commonly built from brown brick with contrasting rendered trim. Dotted throughout the precinct these flats make a distinctive mark on the urban landscape. While these buildings generally comply with the consistency of building heights, setbacks, overall forms and materiality found across the precinct they introduce a new architectural language that adds to the rich combined architectural and streetscape character.
- 10 HO6 is distinguished by its high concentration of architect-designed buildings. Many of the postwar walk-up flats have been found to be designed by a number of high profile architects of the day. These include Bernard Evans, Theodore Bergman, Sol Sapir, Anatol Kagan, Michael Feldhagan, Bernard Joyce & Associates and Ernest Fooks. These flats exhibit the same high quality of architectural design and materiality that is evident across the precincts early periods of development and enrich the aesthetic quality to the streetscapes across the entire area. As noted in the precincts statement of significance architect-designed flats make an important contribution to the precinct’s aesthetic significance,

The precinct contains a large number of blocks of residential flats from the interwar and postwar periods. While those from the interwar period tend to be large luxury flats, the later postwar flats reflect the changing urban landscape seen in much of inner city Melbourne. Through its high concentration of refined architect-designed building stock the precinct demonstrates the influence of the many middle and upper-middle class arbiters of taste who chose to live in the area. The postwar buildings themselves sit comfortably side by side with earlier development due to their scale, form and materiality. (Criterion E)
- 11 In conclusion, the postwar modernist period (1945-1975) is correctly identified as being of heritage significance to HO6. Residential development in the precinct during this period was largely made up of walk-up flats, a number of them architect designed. It is appropriate to assess how individual examples of this typology contribute to the significance of the precinct, either as Significant, Contributory or non-contributory places.

5 Further analysis of Elm Tree House, 233–235 Domain Road, South Yarra

- 12 I have reviewed the expert evidence statements provided by Martin Turner of Bryce Raworth Conservation/Heritage and Natica Schmeder of Landmark Heritage in relation to 233–235 Domain Road, South Yarra.
- 13 With respect to the integrity and intactness of the building, I note that both reports have uncovered additional information regarding change that has occurred to the place over time. A summary of these consolidated changes are listed below:
 - Ms Schmeder notes that the subject site was empty on Kearney’s 1855 Plan of Melbourne. By 1866, as shown on Cox’s plan there was a building on the subject site that ran parallel to Domain Road.
 - Mr Turner provides an image of the house in 1876 which shows it to face Walsh Street. The extant single storey gable roofed projecting room facing Domain Road is visible in this image as is the main gable roof of the two-storey house.
- 14 This suggests that an earlier house was built on the site between 1855 and 1866. This house had been replaced by 1876. As noted, some remnant elements of this remain today.
- 15 Further works were undertaken to the property over the following century. These include:
 - A bay window added to the sitting room in 1924 (Schmeder evidence p.33)
 - Alterations and additions and a new fence were undertaken in 1941. (Schmeder evidence p.33). I note that Mr Turner suggests these were designed by renown interwar architect Robert Hamilton.
 - Alterations and additions undertaken in 1960 to a design by the office of Guilford Bell. (Schmeder evidence, p.34).
- 16 As a result of reviewing these expert evidence statements, they confirm that the extent of alterations and additions to the original house are extensive. While remnants of an early house remain, these date from between 1866 and 1876 not 1858 as previously thought. Alterations and additions have been made to the house in the 1924, 1941 and 1960. Early fabric appears to include the main transverse gable roof form including its gable ends and projecting single-storey room with gable roof and prominent chimney facing Domain Road. Interestingly, the alterations and addition made have been undertaken by high profile architects and as noted by Ms Schmeder the 1960 alterations remain in intact. This reflects the wealth and status of its occupants. Notwithstanding

this, I retain my position that these successive changes have impacted the integrity of the place and it should not be categorised as a Significant place.

- 17 With respect to historic significance, HO6 is significant for its pattern of residential development from the 1840s through to the present day.
- 18 Remnant fabric of an early house built on the subject site between 1866 and 1876 remains and is legible particularly from Domain Road. Later additions made in 1960 by the office of prominent architect Guilford Bell remain intact, these appear to have been designed to leave elements of the earlier house visible. In this way the altered form of the house shows the evolution of the place and provides tangible evidence of its historical development over time. This contributes to an understanding of the overall historic development of HO6.
- 19 HO6 is also historically significant for its high concentration of high-quality building stock demonstrating the wealth and privilege in this part of Melbourne.
- 20 Elm Tree House has a long association with Sir Norman and Dame Mabel Brookes whose family owned the property from the 1920s through to 1976, with the Brookes living in the house between 1941-1950 and again between 1960-1975. The Brookes entertained extensively and were frequently included in the social pages of local newspapers. As noted in Mr Turners evidence 'Mabel was known to entertain an extraordinary range of visitors to Melbourne, often at the request of State or Federal governments, and hosted sitting President Lyndon Johnson to Elm Tree House during his 1966 visit to Australia.' This latter visit was during their residency at Elm Tree House.
- 21 The Brookes were responsible for the 1960 alterations and additions which remain highly intact. While it is possible that Elm Tree House may meet the threshold for local significance under Criterion H, this is not part of the precinct's significance. It does however contribute to an understanding of the precinct's significance as an area of wealth and privilege, evidenced by the intact alterations and additions made to the property by the Brookes under the guidance of a prominent postwar architect.
- 22 On this basis it is my opinion that Elm Tree House contributes to an understanding of the historical significance of the precinct and should remain categorised as Contributory.

6 Heritage advice regarding the archway between 78–80 and 82–84 Millswyn street, South Yarra.

Introduction

23 I have been requested by the City of Melbourne to prepare a short memorandum that considers a memorandum of advice prepared by Landmark Heritage Pty Ltd regarding the heritage value of the archway over the lane between the buildings at 78–80 and 82–84 Millswyn Street, South Yarra. As noted in the HO6 precinct area history section for area 2 (GML Heritage Vol 4 2022:607):

- Wimmera Bakery' at 78–80 Millswyn Street, a two-storey bakery with exuberant detailing, built in 1890 to a design by architect Norman Hitchcock for John Woods
- Morton's Family Hotel at 82–84 Millswyn Street, built in 1862 and used as a private hotel by 1874, was converted into flats in 1936 with a new façade added. The Victorian structure beyond the façade was retained (Gould 1994). It was known as Lord Brassey Hotel in 1905 (S&Mc 1905). The former stables, hay loft and coach house building survives at 85 Mason Street to the rear of the former hotel building.

24 The buildings are further described in the area description section of the HO6 citation for area 2 (GML Heritage Vol 4 2022:626):

The original two-storey brick hotel building at 82–84 Millswyn Street was built in 1862 and had an interwar façade added in 1936. The interwar façade has an asymmetrical arrangement of window and door openings. The stepped parapet has simple piers along its length. The building is connected to the former 'Wimmera Bakery' (78–80 Millswyn Street c1890) by a classically detailed arch. Behind the façade the extant nineteenth century building remains with corrugated hip roof, double hung sash windows with bluestone sills and Italianate chimney. Although the building is no longer legible as a Victorian private hotel building, an original stable building (at 85 Mason Street) at the rear of the property is important evidence of the former hotel business in this location.

Discussion

25 As discussed in Landmark Heritage's memorandum of advice, the question is whether the archway is an original or early construction, in which case it is likely to have heritage value in this precinct, or if it is a more recent reproduction, faux-Victorian element of no heritage value.

26 Landmark Heritage provide an image taken c1940 which clearly shows 82–84 Millswyn Street and the northern corner of 78–80 Millswyn Street. The southern end of the arch

over the lane can be seen in this photograph including its moulded detail across its top and console scroll (figure 1). Landmark Heritage confirms the presence of the other houses shown in the photograph by cross referencing it to the 1896 MMBW Detail Plan (Nos. 898, 899 & 900).

- 27 Based on this evidence I agree with Landmark Heritage’s conclusion that the archway was present by 1941.



Figure 1 Photograph taken in c1940 of an executor’s auction of the house at 88–102 Millswyn street showing the archway over the laneway between 78–80 and 82–84 Millswyn Street (circled in red) (Source: State Library of Victoria, accession No:H92.20/667. Overlay by Landmark Heritage Pty Ltd)

- 28 The detailing of the arch is typically Italianate with moulded cornice lines and console scrolls. The cornice lines continue the mould details of the base of the upper level engaged column of 78–80 Millswyn Street and the console scrolls appear to match those on 78–80 Millswyn Street although they have lost some of their detailing on their outer face. This would suggest that the arch was associated with 78–80 Millswyn Street and may have been built with that building. (figure 2)



Figure 2 Detail of archway mould detailing continuing from the engaged column base of 78– 80 Millswyn Street and match console scrolls (Source: Google Maps street view)

Conclusion

- 29 After reviewing the memorandum of advice prepared by Landmark Heritage Pty Ltd and after undertaking my own investigations, I agree with Landmark Heritage's conclusion that the archway over the lane between the buildings at 78–80 and 82–84 Millswyn Street, South Yarra is of heritage value in HO6 South Yarra Precinct. The arch was in existence prior to 1941 and possesses architectural detailing typical of the Victorian Italianate style which match those of 78–80 Millswyn Street. This suggests it may be connected to this building.
- 30 I recommend that the archway over the lane between the buildings at 78–80 and 82–84 Millswyn Street, South Yarra should be added to the list of elements that contribute to the significance of the precinct in HO6's statement of significance.