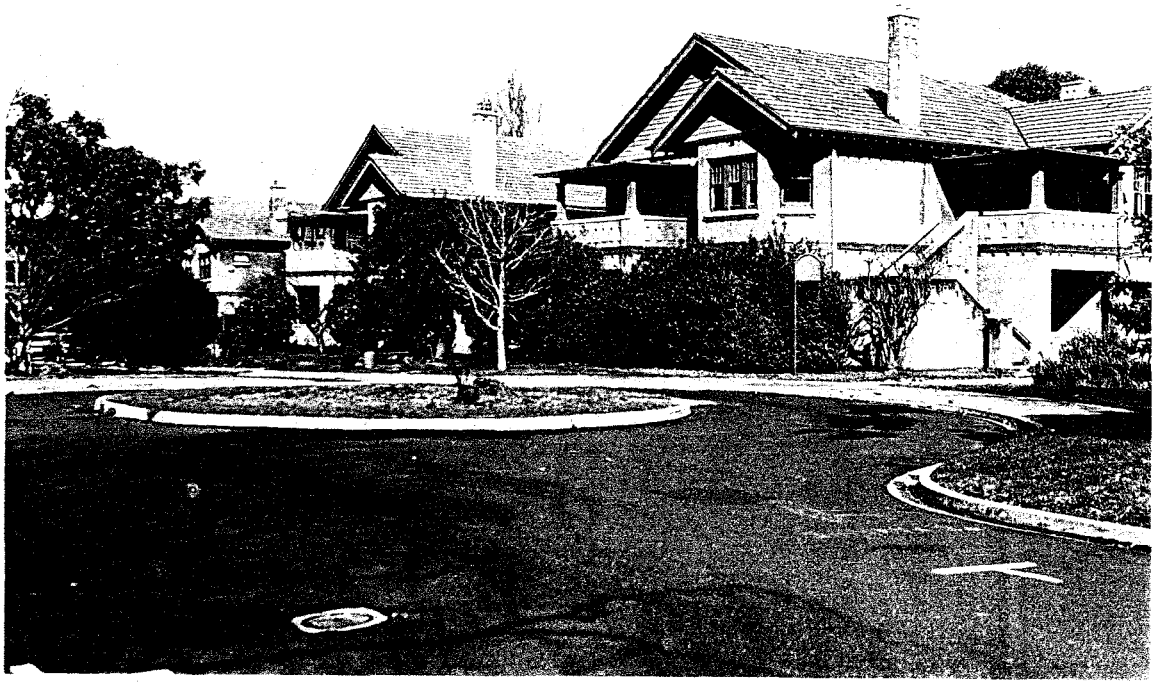
ARDOCH VILLAGE

East St Kilda

CONSERVATION MANAGEMENT PLAN



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CONSERVATION MANAGEMENT PLAN

Prepared for the

URBAN LAND AUTHORITY

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TABLE OF CONTENTS

LIST OF FIGURES

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1.0 INTRODUCTION

1.1 Background and Brief

Ardoch Village was purchased by the Education Department in 1977. It served as a campus of the Ardoch-Windsor Secondary College until 1991, when its students were transferred to the Windsor Campus. In 1992, the College was closed, though a number of buildings remained in use by the Education Department into 1993. Following the closure, the site was placed on the Victorian Government's list of assets for possible disposal, and a contract of sale was subsequently entered into with the Urban Land Authority. The Urban Land Authority is presently seeking developers for the site.

This conservation management plan was commissioned by the Urban Land Authority, following the granting of an Historic Buildings Permit for an Outline Development Plan for the site, prepared by Meldrum Burrows and Partners.[1] The purpose of the conservation plan is to provide a definitive document which addresses the significance of the site and buildings and provides a conservation policy and strategy. The plan is intended for adoption by the Urban Land Authority and the site developer as a management document for the buildings and site to provide a framework in which future works affecting the buildings and site can be assessed.

The buildings have previously been the subject of brief citations prepared for the City of St Kilda (see 1.2, Appendix B) and of a much more detailed report prepared for the Historic Buildings Council by Joy McCann in 1993, when the complex was placed on the Register of Historic Buildings. The McCann report has been reviewed as part of this study and has been used as the basis for much of the analysis and development of policy.

1.2 Listings and Classification

Historic Buildings Council

Ardoch Village was added to the Register of Historic Buildings in 1993. The statement of significance for the complex is included in Appendix B.

National Trust of Australia (Victoria)

Ardoch Village has been recommended for classification by the National Trust of Australia (Victoria). The classification report is awaiting amendment.

Australian Heritage Commission

Ardoch Village is not on the Register of the National Estate.

City of Port Phillip

The City of St Kilda 1982 Conservation Study recommended that the buildings be added to the Register of the National Estate and protected under Clause 8B of the then Town and

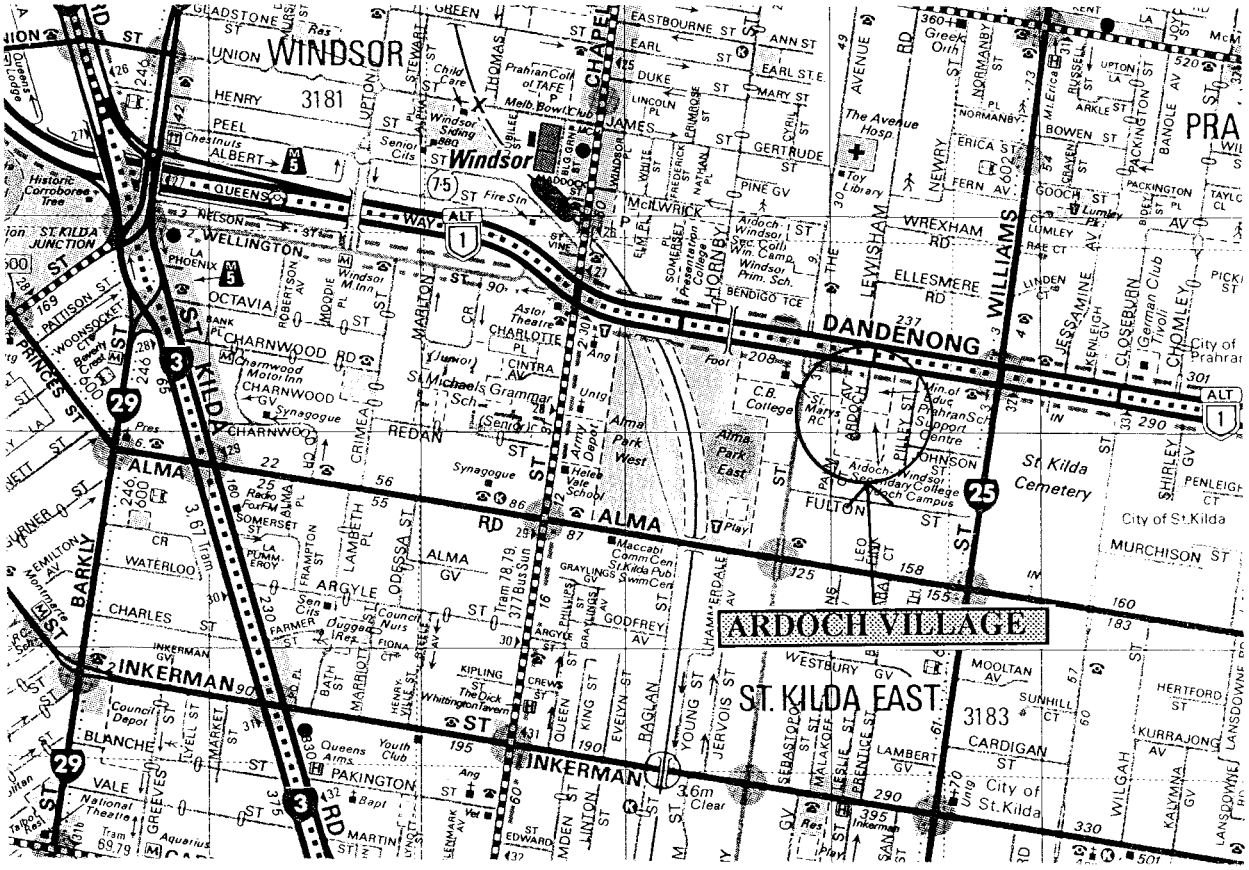


Figure 1 *Location Plan*

Country Planning Act. The complex was subsequently graded A in the City of St Kilda Twentieth Century Architectural Study. The citations from both studies are included in Appendix B.

The site comprises an Urban Conservation Area No. 1 under the provisions of the local section of the St Kilda Planning Scheme. Its underlying zoning is Residential C.

1.3 Methodology

The purpose of this study is to review the existing conservation analysis contained in the 1993 HBC report and to provide a conservation policy and management plan, setting out future methods by which the site and buildings should be managed to conserve their heritage significance. The study identifies the nature, extent and level of the heritage significance of the buildings and site and the conservation constraints which might apply in regard to the future management. Strategies for the implementation of the conservation policy are examined.

The report broadly follows the format of the Australia ICOMOS (International Council of Monuments and Sites) guidelines for the preparation of conservation plans[2] and the principles set out in the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* (Burra Charter) adopted by Australia ICOMOS to assist in planning conservation of heritage places.

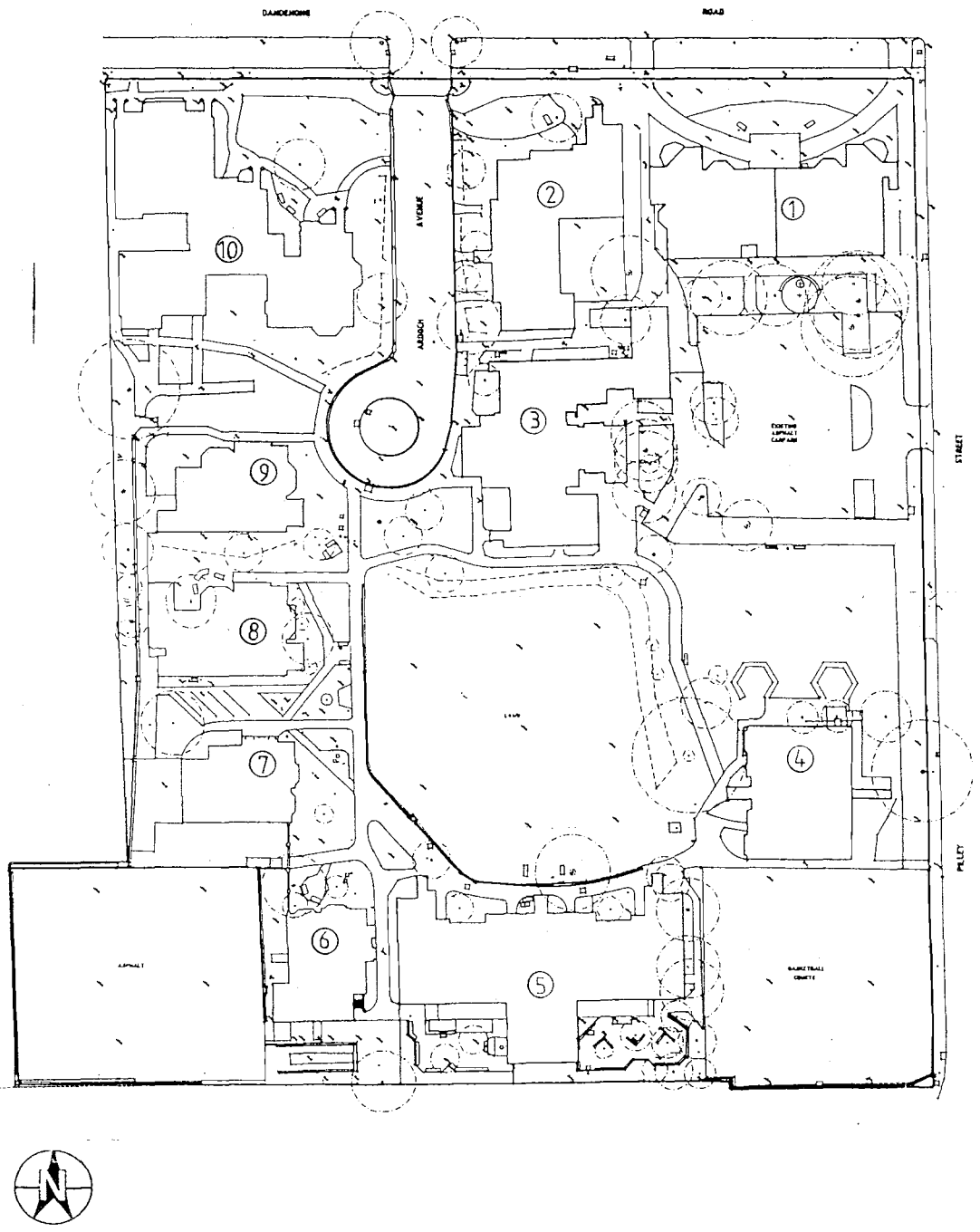


Figure 2 *Building location plan and existing conditions survey.* Reproduced from Meldrum Burrows and Partners, Ardoch Village Outline Development Plan.

1.4 Location and Reference

Ardoch Village is located at 226–236 Dandenong Road, East St Kilda. It is bounded by Dandenong Road to the North, Pilley Street to the east and St Mary's School to the west (Fig. 1).

1.5 Terminology

The conservation terminology used in this report is of a specific nature, and is defined within the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* (the Burra Charter) as endorsed by the Australian Heritage Commission (Appendix A). The terms most frequently referred to are: **place, cultural significance, fabric, conservation, preservation, restoration, reconstruction** and **adaptation**. These terms are defined in the charter as follows:

'Place' means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.

'Cultural Significance' means aesthetic, historic, scientific or social value for past, present or future generations.

'Fabric' means all the physical material of the place.

'Conservation' means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

'Preservation' means maintaining the fabric of a place in its existing state and retarding deterioration.

'Restoration' means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

'Reconstruction' means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of this Charter.

'Adaptation' means modifying a place to suit proposed compatible uses.

2.0 REVIEW OF EXISTING DOCUMENTATION AND ASSESSMENT OF SIGNIFICANCE

2.1 Historical Documentation

In her 1993 report, Joy McCann has drawn together the appropriate historical documentation in relation to the development of the site and the construction of the current complex of buildings. The general history of St Kilda's development as a salubrious residential suburb in the nineteenth century provides a context for the construction of the earliest building on the site, 'Dalquhurn' for its original owner, William Wardell. The original subdivision and sale of the land and the construction of Dalquhurn are all detailed in the report, though the question of whether or not Wardell designed his own residence has yet to be resolved. The ownership and development of adjacent allotments is also detailed.

The historical background to the development of the site for a complex of flats from 1920 is also dealt with adequately in the report. The establishment of the complex is contextualised in terms of the movement in Melbourne towards flats, the development of different styles of flat design, and the influence of the garden suburb idea. The documentation of the actual development of the site between 1920 and 1938, the consolidation of the two nineteenth century estates and the three smaller allotments along Pilley Street, and the dates of construction of each of the new flat blocks are all clearly detailed in the report. The report contains separate analyses for each structure in the complex. These sections include a summary of the history of each building and description of the original layout, and note major alterations and change of use.

The complex was fully developed by 1938. The subsequent history of the ownership and use of the complex is briefly outlined in the report.

2.2 Comparative Analysis

In terms of the component parts of a conservation analysis, the area of the McCann report which would appear to be most usefully developed further is the section dealing with the comparative analysis. Although McCann has discussed the development of flats as a building type and a historical phenomenon, relatively few comparative examples of flat design in the 1920s are identified. It is not known whether this was within the scope of the brief for the report.

Ardoch was one flat development among many along Dandenong Road which followed the extension of the tram line east of Chapel Street in 1912. The prolific flats designer and builder Howard Lawson built his own house Broxted (Fig. 3) at 342 Dandenong Road in 1918.[1] By 1919 there were twelve examples of Lawson's work in this road, both flats and houses, as well as flats by other designers.[2] Lawson's work, as seen at Broxted, employs many of the same stylistic features as Ardoch, such as roughcasted and shingled walls and low pitched gabled roofs with wide eaves. All of these features derive from the Californian Bungalow and Craftsman styles which were becoming popular in the 1910s. Lawson developed his own distinctive 'Manhattan Bungalow' style which was notable for use of features such as shingled curved bay windows, bracketed eaves and recessed sleepout balconies.[3] Some but not all of the elements of the Lawson style appear to have been adopted at Ardoch.

Kelvin Mansions, Dandenong Road, Armadale, probably designed by E J and C L Ruck in c. 1922 (Fig. 4) is a surviving large development.[4] Kelvin Mansions illustrates the

Figure 3 *Broxted, 342 Dandenong Road, Armadale (Howard Lawson, 1918)*

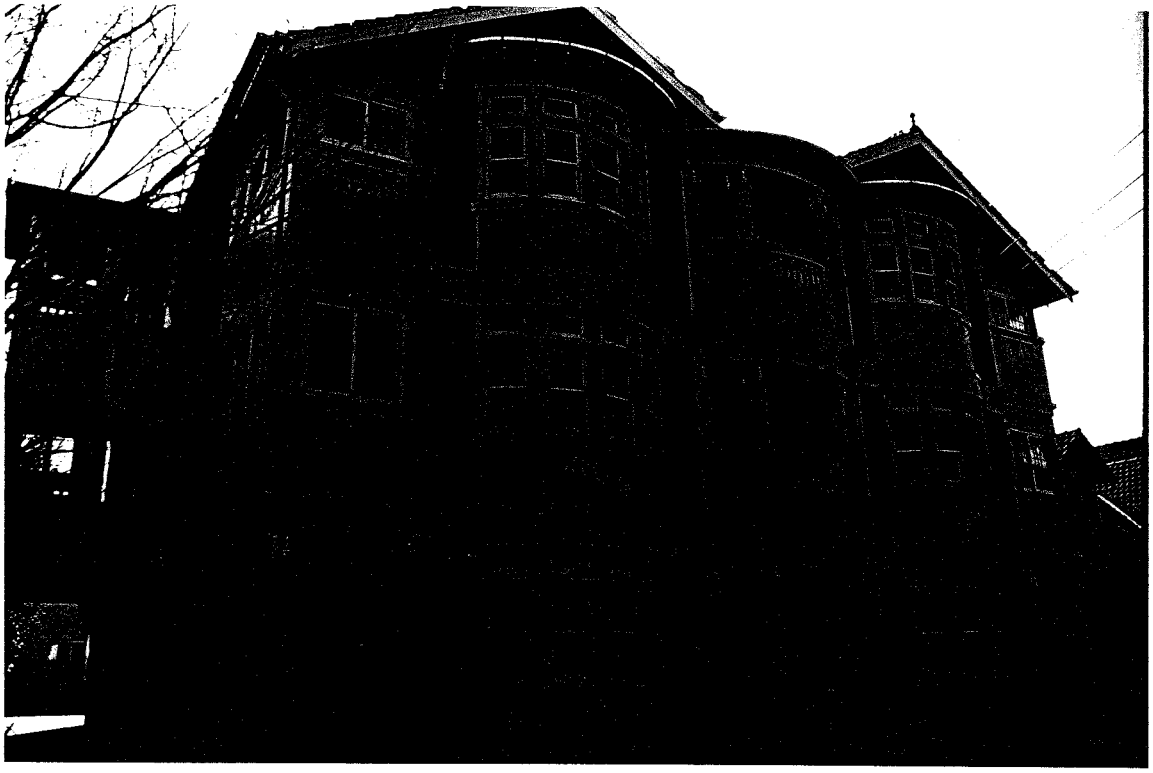


Figure 4 *Kelvin Mansions, Dandenong Road, Armadale (probably E.J. and C.L. Ruck, c. 1922)*

characteristics of many flats built in Melbourne in the 1920s in its symmetrical composition of curved bays and balconies and use of contrasting panels of brick and stucco. Like most flats in Melbourne it is planned as a single block facing the road, contrasting with the planning at Ardoch of separate buildings facing onto a private landscaped area .

In terms of planning, and particularly the use of external stairs, the individual buildings ar Ardoch are typical of many flats built in Melbourne in the 1910s and '20s. External stairs simplified the planning of flats, particularly in conversions of existing buildings to flats, as in Building 10 at Ardoch, and were frequently used.

In one example, a row of eight houses in William Street, St Kilda was converted by Howard Lawson in c. 1919 to flats with prominent roughcasted external stairs and balconies (Fig. 5). Called Grosvenor Mansions, they contained sixteen flats and rental returns reportedly were more than tripled.[5] Although external stairs were convenient, commentators in contemporary periodicals objected to their appearance and lack of weather protection and semi- and fully-enclosed stairs increasingly were used in later flats. Lurnea, 50 Dalgety Street, St Kilda (1920), for example has semi-enclosed stairs built partly within the balcony structures. The use of internal stairs, as in Building 1 at Ardoch, on the other hand, was a design feature of some of the earliest suburban flats in Melbourne, such as the Canterbury (Canterbury Road, St Kilda, H W and F B Tompkins, 1914), as well as with city blocks on tight sites.[6]

Conversions of existing houses into flats gained a bad reputation in the 1920s because of the often shoddy nature of the work. The objections to external stairs were partly linked to their association with conversions. In 1923, the *Australian Home Beautiful*, for example, described conversions in the following pejorative terms: 'Take any old house, dress up the front with a coat of roughcast and an outside staircase; insert a bathroom and lavatory somewhere on the upper floors, also a stove and sink ...' [7] By comparison with conversions in which houses were crudely subdivided into poorly planned flats with small rooms, the work done to the nineteenth century house at Ardoch ranks as a relatively careful piece of work, in which the principal original rooms were left with few alterations.

Flats in general were frequently regarded with disfavour for their supposed social and moral unsuitability, with criticisms focussing on lack of privacy and unsuitability for family life.[8] One strand in the development of flat design was the recurring attempts to avoid a 'flat-like' appearance. Although all of the Ardoch buildings used the much criticised external stairs, its most distinctive feature is the attempt made in its planning to obtain the appearance of an estate of detached houses in a park-like landscaped setting, rather than the more typical monolithic blocks of flats being built elsewhere.

Flats designed to look like houses had been common in Britain and America since the 1910s. In 1918 *Building* illustrated an American scheme for a 'two-flat home', broadly similar to Buildings 6–9 at Ardoch, containing a large flat on the ground floor and another on the first.[9] Built in 1915, Southwold, Acland Street, St Kilda, is an early example of this type. Two-flat blocks like this, with an internal stair, were uncommon in Melbourne, and the Ardoch type with external stair was more widely adopted.

The planning of Ardoch derived from the general early twentieth century interest in the garden suburb concept, and in particular on the North American precedent of 'bungalow courts'. McCann has noted that garden suburbs, as they developed in Britain and North America in the nineteenth century, emphasised the benefits derived from a 'more harmonious combination of city and country, of dwelling house and garden'.[10] As well as cul-de-sac residential developments in the 1920s, such as Lempriere Avenue, East St Kilda, which is analogous to Ardoch, larger 'garden city' suburban estates were being developed, including notably Garden City, Port Melbourne.

Figure 5 *Grosvenor Mansions, William Street East St Kilda (Howard Lawson, c. 1919)*

Figure 6 *Bungalow court at 96 Grey Street, St Kilda (Richardson and Wood, 1920).*

Bungalow courts, in which small detached bungalow flats were grouped around and faced an internal cul-de-sac had become common in California since the 1910s and were well publicised in the stream of bungalow publications coming from America. The prominent Melbourne architect John Gawler proposed bungalow courts in 1916 as the solution to the problems of lack of privacy and 'flat-like' appearance.[11] Perhaps the earliest bungalow court to be built in Melbourne was at 96 Grey Street, St Kilda (Richardson and Wood, 1920), where four single storey units are tightly clustered around a small court (Fig. 6).[12] The use of elements of the Californian Bungalow style, such as 'natural' roughcasted and shingled walls, low-pitched and wide-eaved roofs and heavy verandah and balcony piers, was partly related to the adoption of the bungalow court model. More significantly, it also related to the pervasive influence of the style on residential architecture generally in Melbourne in the 1920s.

Although the planning of Ardoch is clearly related to the bungalow court concept and probably was in part inspired by it, its far more expansive nature and the much greater significance of the landscape in relation to the buildings set it apart from this type. Landscaped flat developments of this sort were relatively uncommon, no doubt because of their relatively low density and lower returns, and Ardoch appears to be the largest and one of the earliest examples.

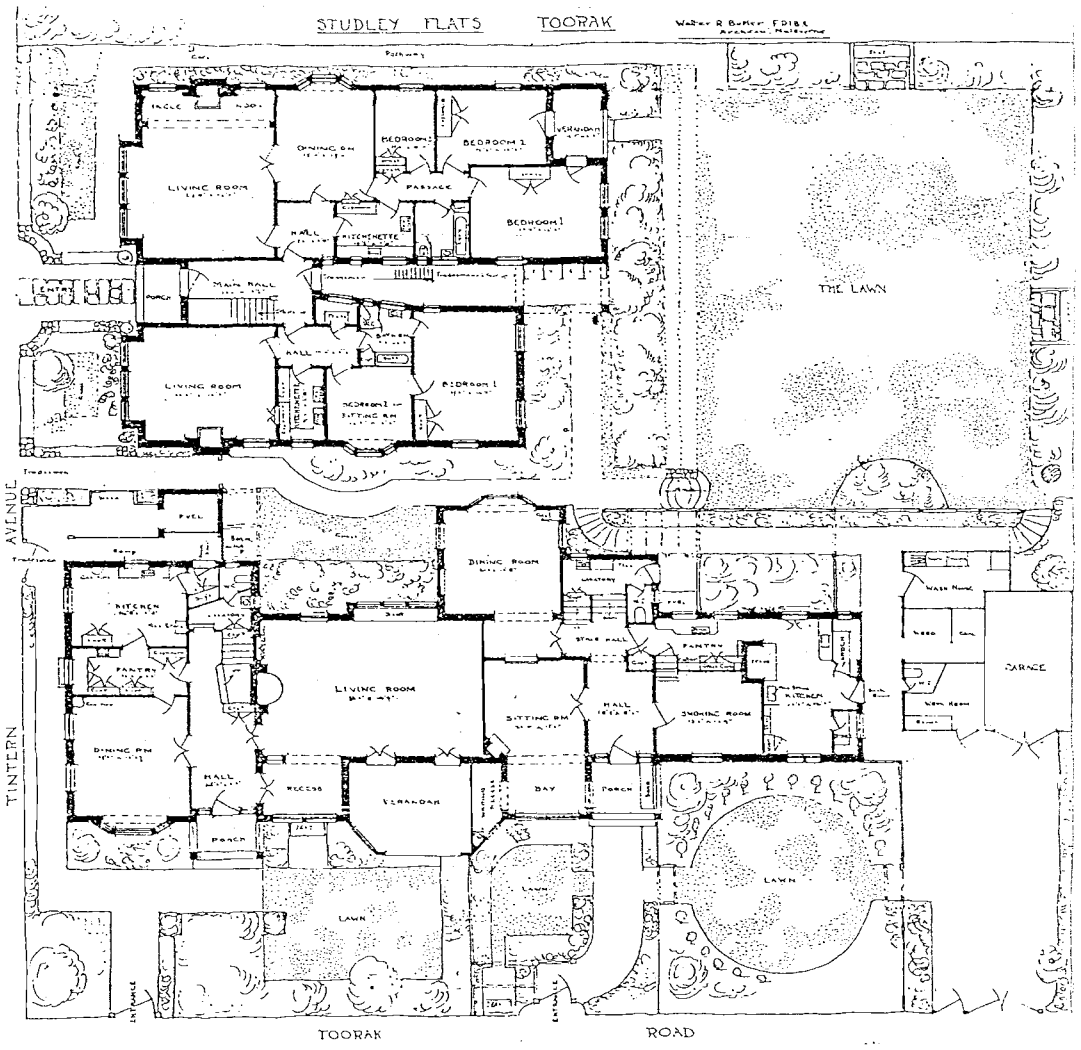


Figure 7 *Studley Flats, Toorak Road, Toorak (Walter Butler, 1910 amd 1918).* Real Property Annual, 1918

Figure 8 Hartpury Court, Milton Street, Elwood (A.W. Plaisted, 1923).

Studley Flats, Toorak Road, Toorak, designed by Walter Butler, was constructed in 1918 behind Butler's original 1910 house (Fig. 7). The garden had been an important component of the house, and the new development was planned to take advantage of the landscaping, with the flats facing onto the enclosed garden. Hartpury Court, Milton Street, Elwood (A W Plaisted, 1923) was a related development, in that the flats faced onto a garden, originally incorporating a croquet lawn and tennis court (Fig. 8). These flats differed from examples such as Ardoch. Apart from being designed in a half-timbered Elizabethan style, Hartpury Court was planned as a single L-shaped block, dominating the relatively compact site, rather than as separate blocks of flats subordinated to the landscape. It is notable also for its advanced features such as garbage chutes and built-in cupboards and drawers opening on both sides to the kitchen and dining room.[13]

Howard Lawson's Alexandra Avenue precinct is another example of a flats development in which landscape was an important component. It comprises several large blocks of flats and was developed piecemeal between 1923 and 1941. The flats encompass various styles and are picturesquely integrated with the landscaped steeply sloping site.[14]

Notable among later examples of landscaped flats is Cairo, Nicholson Street, Fitzroy (Best Overend, 1937). This block, designed along the advanced 'minimum flat' principles developed by Wells Coats in London, again differs from Ardoch in having a single L-shaped block enclosing the garden. Unlike Ardoch, the design is unequivocally that of a flats building with no attempt at pretence that the buildings are really houses.

The original restaurant built in the 1920s at Ardoch (Building 3) was unusual among suburban flats developments. Before World War I, a distinction was made between high-class city flats, which were provided with a common dining room (or, in the case of Melbourne Mansions (Inskip and Butler, 1904), provided with a central kitchen serving meals to residents in their flats), and suburban flats for the middle classes and artisans, which had no common dining room.[15] Dining rooms even in city flats became less

common during the interwar years, as flats increasingly were built as completely self-contained units. The combination at Ardoch of relatively large flats with complete kitchens and a central restaurant appears not to have occurred in other Melbourne suburban flats. The element of redundancy no doubt was a factor in the eventual conversion in 1938 of the restaurant into additional flats. Ironically, only the year before the restaurant at Ardoch was being converted, Cairo was built with a restaurant for use of the residents as well as small kitchenettes in each flat. These flats were notable in being planned for single occupants with minimal accomodation, contrasting with the expansive flats built at Ardoch.

2.3 Assessment of Significance

The substance of the following Statement of Significance was contained in Joy McCann's report. It was subsequently amended slightly and was adopted as the Historic Buildings Council Statement of Significance:

1. The former Ardoch flat complex is a rare, innovative and intact example of early flat development in Victoria, based on the garden suburb concept derived from England and North America.

2. The complex of buildings and grounds demonstrates the physical, social and economic changes occurring in St. Kilda and other inner Melbourne suburbs during the late nineteenth century and earlier twentieth century, through its location, sequence of functions, and patterns of occupancy over time.

3. It represents a sequence of development, from two substantial mid-nineteenth century residential estates, to an early speculative flat development that consolidated rather than subdivide the 7 acre site.

4. Building 10 and the extensive grounds are important for their association with William Wilkinson Wardell, Inspector-General of Public Works (1861 - 1878), who was the first owner and resident of the building from 1864 to 1869. Wardell's period of occupancy coincided with his most influential years in Victoria's public works development. His prolific private architectural commissions for the Catholic Church can be seen nearby in St. Mary;s Church, the second parish church designed by Wardell on the site.

5. The buildings at Ardoch illustrate aspects of flat life in the 1920's and 1930's including the use of sleepouts or porches facing a garden to provide a sense of space and healthy living; and rear milk and bread service hatch in some buildings. The boiler room at the rear of Building 3 recalls the original use of the building as a restaurant for Ardoch's tenants.

6. The Ardoch flats represent an early and outstanding example of the application of the Californian Bungalow style to flat development in Victoria, characterised rustic features such as timber shingles, roughcast render, projecting rafters, and Arts and Crafts style leadlights.

7. The purchase of Ardoch by the Education Department in 1977 and the deliberate retention of the domestic character of the buildings and landscape during subsequent conversion for educational use, illustrates the Department's innovative attempt to educate homeless children in a more domestic environment. However, during the conversion, the interiors of the buildings B1, B6, B8 and B9 were extensively modified.

8. Ardoch represents the only known example of flat development converted for use as a secondary school in Victoria.

Each of the points in the statement has been reviewed as part of this study. While the substance of the statement is accepted, it is considered that a some of the issues included in the statement are essentially points of interest, rather than matters which ascribe historical or architectural significance. The response to each point in the HBC Statement is as follows:

1 This point is amongst those which lie at the heart of the significance of the complex, and could perhaps be further emphasised.

2 It is not considered that the complex at Ardoch is any better or less able to demonstrate such shifts than any other twentieth century flat development on the site of a large single nineteenth century residence.

3 This point is an important one, since it is the consolidation of the site which sets it aside from other twentieth century flat developments, which tended to be associated with subdivision, rather than consolidation.

4 The association of the house (Building 10) with its first owner, William Wardell, Inspector-General of Public Works (1861 - 1878) is certainly an interesting one and something which adds significance to the site. While no documentation has been located, it is possible that Wardell was responsible for the design of the house. There would not appear, however, to be any link between this building and the state of Wardell's career at the time of living in East St Kilda, or the buildings he designed in the same suburb. While of interest, these facts do not contribute to the significance of the Ardoch complex.

5 This point is accepted as it is.

6 This point is accepted as it is.

7 The particular use of the complex by the Education Department from the late nineteenth century as a regional office and secondary school well known for its programs for homeless and disadvantaged children is of some interest. The question of the retention of the domestically scaled buildings as part of a general educational philosophy is also an interesting one. It is not considered, however, that either of these issues substantially add to the significance of the complex or that they should be included in the Statement of Significance.

8 This point, whether factual or not, is not considered to add to the assessed significance of the complex.

As a result of this consideration of the existing Historic Buildings Council Statement of Significance, a revised statement has been prepared:

Revised Statement of Significance

The Ardoch Village complex is of outstanding historical and architectural significance.

The site and the original nineteenth century residence (Building 10) are of historical significance for their association with their first owner and resident between 1864-1869, architect William Wilkinson Wardell, Inspector-General of Public Works in Victoria (1861–1878).

Much of the historical and architectural significance of the complex is derived from the form of its 1920s and 1930s development. The historical pattern of the development of the site is very unusual, representing the consolidation of two substantial mid-nineteenth century residential estates, to a single speculative flat development. The nature of this development is significant for its rarity since flat and housing developments of the period typically involved the subdivision of larger estates, offering quicker economic returns.

The complex is a rare, innovative and intact example of early flat development in Victoria based on the considered application of the garden suburb philosophy derived from England and North America. The informal and picturesque relationship of the detached buildings to their landscaped setting was a crucial part of this philosophy. Ardoch is by far the largest such development in which flats buildings were placed in a landscaped setting. It is by far the largest known early flats development in Victoria constructed as detached pavilions rather than monolithic large buildings.

The Ardoch flats are a representative example of the application of the Californian Bungalow style to flat development in Victoria, characterised by rustic features such as timber shingles, roughcast render, projecting rafters, and Arts and Crafts style leadlights.

The buildings at Ardoch illustrate aspects of flat life in the 1920s and 1930s including the use of sleepouts or porches facing a garden to provide a sense of space and healthy living; and use of rear milk and bread service hatch in some buildings. The boiler room at the rear of Building 3 demonstrates the original use of the building as a restaurant for Ardoch's tenants.

3.0 PHYSICAL SURVEY

3.1 Introduction

The following physical survey of the site is based on an examination of the available documentary evidence and on a physical survey of the existing building fabric. The objective of the survey has been to establish, as far as possible, the nature and intactness of the original layout and fabric and to describe the alterations and additions which have occurred up to the present day.

3.2 Documentation

A limited number of original or early drawings have been located in the course of previous studies of the site. These drawings show mostly new building work or alterations to existing buildings in the 1920s and '30s and include floor plans of Buildings 1, 3, 4, 7, 8, 9 and 10. A number of historic site plans have been reproduced in the previous Historic Buildings Council report. They include the 1869 Vale auction plan, the 1873 J E S Vardy 'Plan of the Borough of St Kilda'(Fig. 9) and MMBW plans dated 1897 and 1935 (Figs. 10 and 11).

A large number of drawings exist, produced by the Public Works Department since acquisition of the site by the Education Department in 1977. These show the various internal alterations and other works carried out to the buildings. In addition a set of recent CAD survey plans has been used. These show existing conditions in schematic, and not entirely accurate, form.

3.3 The Site

The Ardoch site (formerly 'Ardoch', then from 1977 to 1993 'Ardoch Education Centre') comprises some 2.8 Ha (7 acres), on which are currently located ten two storey buildings. Another four bungalow dwellings previously located along the east boundary facing Pilley Street are thought to have been demolished in the 1980s. Access to the site is by a private cul-de-sac (Ardoch Court) and the buildings are clustered around this road and the central lawn to the south. All of the buildings, with the exception of the former restaurant building (Building 3), are located near the boundaries of the site. Apart from Buildings 1, 2 and 10 along the north boundary, which face Dandenong Road, all of the buildings face inwards towards the lawn and gardens, and are designed to be viewed as picturesquely placed structures in a garden setting.

The site is bounded to the north by a low rendered brick wall apparently constructed in the 1920s. The square piers have plain caps with simple bracket details reflecting the decorative details of the 1920s buildings. The main entrance, to Ardoch Court, has decorative wrought iron gates, possibly relocated from the original gates to 'Dalquhurn' (Building 10), supported on tall piers. There are two subsidiary gates to the east giving access to Building 1. These have iron gates of simpler design and probably later construction. All of the gate piers appear originally to have been surmounted by octagonal black painted iron lamps. Some of these lamps are missing. The remainder of the site, facing Pilley Street to the east and adjoining properties on the other sides, is presently bounded by chain mesh and other forms of fencing.

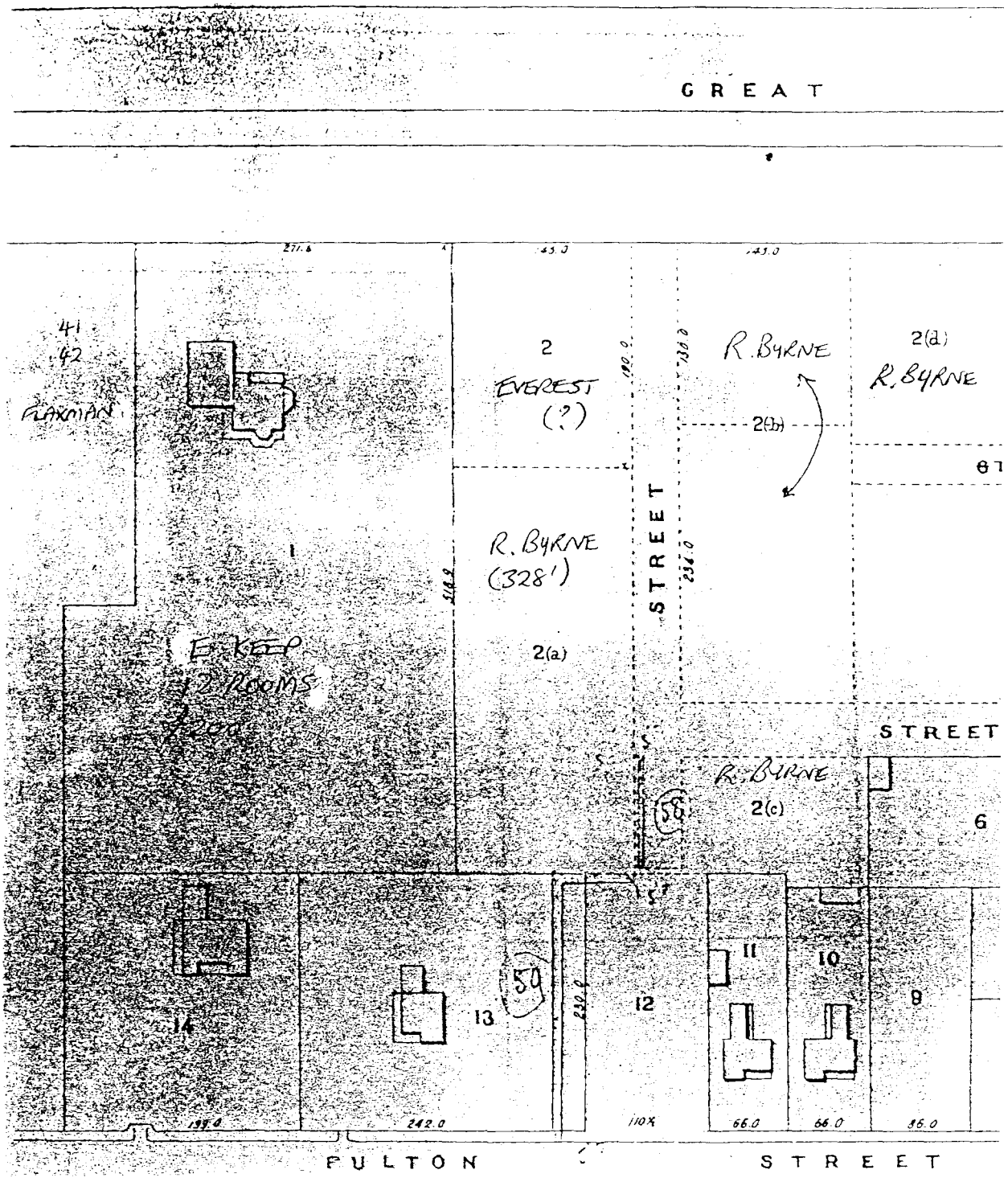


Figure 9 *1873 site plan showing the original 1864 house.* Reproduced from 'Plan of the Borough of St Kilda', J E S Vardy, 1873 (La Trobe Library Map Room).

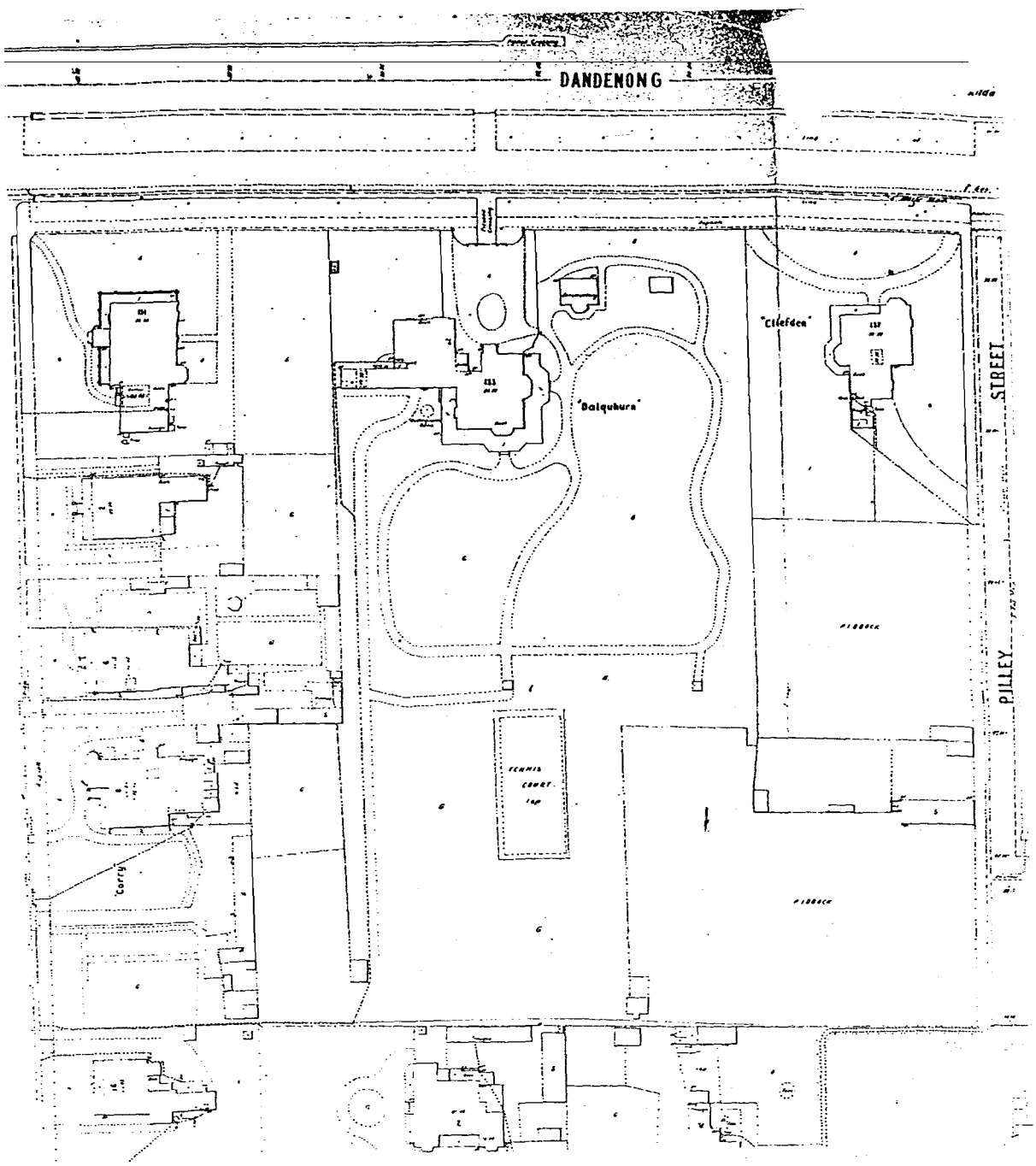


Figure 10 *MMBW Detail Plan no. 1407, 1897, showing Dalquhurn (Building 10) and Cliefden (site of Building 1).*

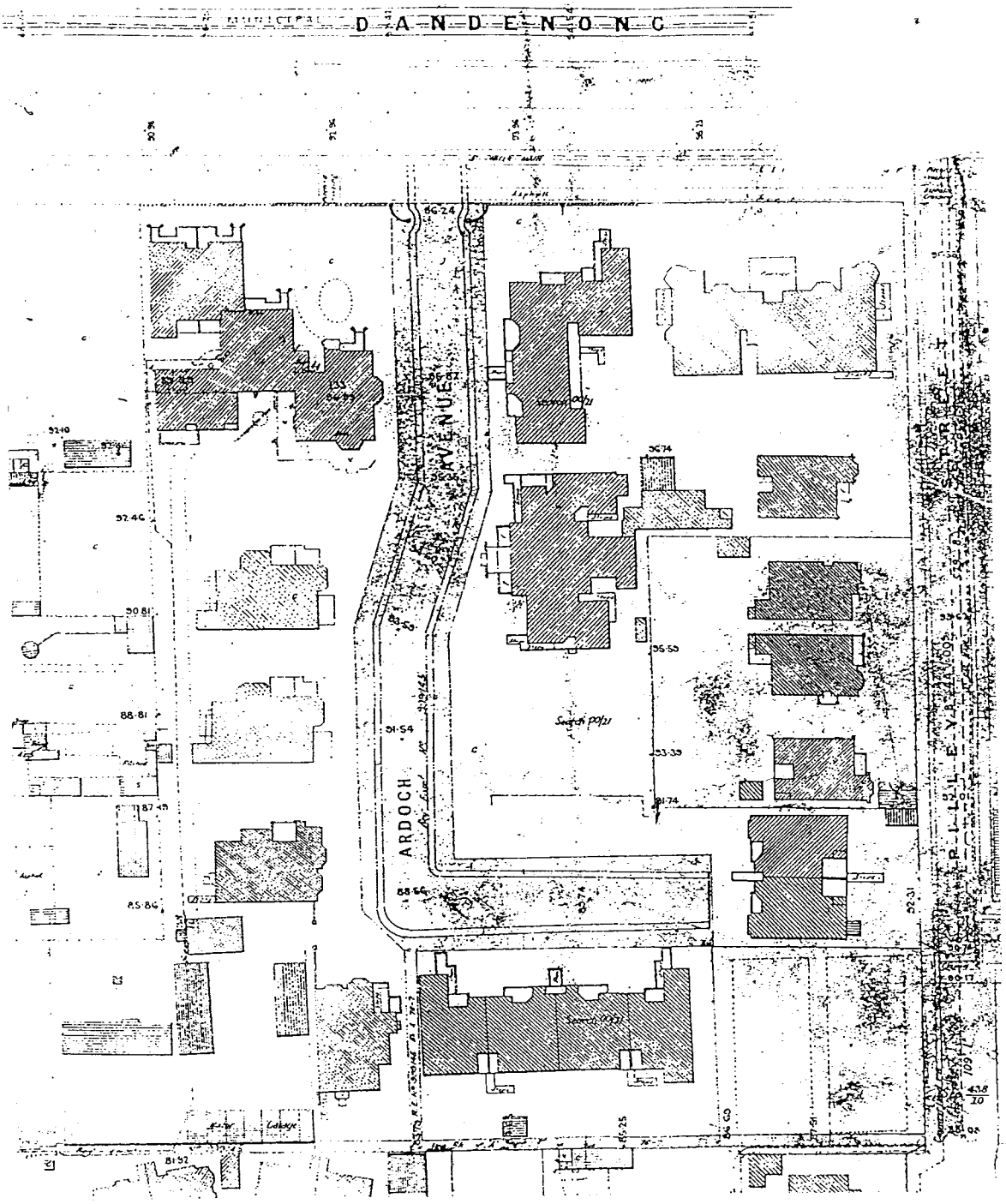


Figure 11 MMBW Detail Plan, 1935.

By the end of the nineteenth century, as shown on the 1897 MMBW detail plan, the site was divided into two properties, 'Dalquhurn' and 'Cliefden'. Each property included various outbuildings, and Dalquhurn appears to have had a large area of landscaped garden with a conservatory near the Dandenong Road boundary, and a tennis court to the south. There were gates with swept wing walls similar to the existing form directly in front of the house, to the west of the existing entrance. There was a paddock and stables and other buildings to the south of Cliefden.

The site as it exists at present remains largely as it was developed in the period 1920 to 1938. The nineteenth century stables and other early twentieth century outbuildings shown on the 1935 MMBW detail plan, and the four bungalows facing Pilley Street were demolished following acquisition of the site by the Education Department. At the same time, Ardoch Court, which originally ran along the south side of the lawn in front of Building 5, was truncated to its present form with a turning circle in front of Building 3. Only the core of Building 10 and possibly the entrance gates remain of the nineteenth century fabric on the site. As noted below, several of the buildings have been altered externally in the 1970s.

The existing landscape was surveyed in connection with the Outline Development Plan and a number of significant trees were identified on the site. Most of the landscaping appears to have originated as part of the flats development, and no nineteenth century planting appears to survive. The oldest trees appear to have been planted in c 1910, while the majority date from the period 1930 to 1960. Some additional planting near the buildings has been carried by the Education Department in the 1970s.

3.4 The Buildings

3.4.1 Planning and Form

All of the buildings are of two storeys and were designed or converted to accommodate single level flats located separately on each level. Most had three or four bedrooms, living and dining rooms, bathroom and kitchen. Buildings 7, 8 and 9 also included maid's rooms. With the exception of Building 1 and the rear wing of Building 10, all of the first floor flats had independent access by means of external stairs rising to balconies. The flats also had separate rear entrances, with timber stairs to the upper flats.

The buildings have a variety of forms, ranging from the compact and asymmetrical single house form of Buildings 6–9 to the sprawling form of building 10, the result of several phases of additions to the original 1963–4 house. Building 1 is distinctive for its symmetrical form and octagonal corner towers. It has external stairs only to the end elevations. Buildings 4 and 5 have wide symmetrical forms with external stairs and balconies. Building 5, the largest of the 1920s buildings, spreads across most of the width of the lawn, closing the vista from the north, and has three separate sets of stairs. Most of the buildings are broadly rectangular in form, without enclosed areas. Building 10 includes a courtyard between the original and later wings. Building 3 has an E-shaped plan with two courtyards to the rear. This building, converted to flats in 1938, was also extended to the front of the original external stair.

3.4.2 Design

Most of the 1920s buildings employ a consistent range of design elements based on the Californian Bungalow style. These elements include use of relatively low-pitched tiled roofs with wide eaves and shingled gables. The eaves have exposed rafters. A number of the buildings (Buildings 6, 7, 8 and 9) have characteristically nested gables where a smaller

gable above a projecting wing is set forward of the gable to the main roof. The walls are covered with unpainted roughcast render with a three-course patterned red brick string course at first floor level. Window sills are constructed from bullnosed bricks supported on brick brackets. Balcony and stair parapets have inset rectangular decorative motifs formed in smooth render. The sash windows generally have upper sashes divided into small panes in several patterns. Many of the windows are in groups of three or four. Front doors have decorative leadlight upper panels and side and top lights. Although external joinery is now painted predominantly Indian Red with green shingles, evidence of earlier green paint to window frames is apparent, and is generally typical of the period.

The main exceptions to this pattern are Buildings 1, 3 and 10. The 1863–4 east wing of Building 10 retains many of the original Italianate features, including hipped roofs with bracketed eaves and the projecting arched entrance porch. The walls are smooth rendered and have string courses at first floor window sill level. Most, but not all, of the windows to the nineteenth century wings retain the original six-paned sashes. The 1920s extensions to Building 10 are similar to the other 1920s buildings in their planning with external stairs and balconies, and window and door details, but are adapted to the style of the original building in their use of smooth render and hipped roofs.

Building 1, constructed after the first Californian Bungalow style flats in 1924, differs from the other 1920s buildings in its design. The front elevation is more enclosed than the other buildings, having no external stairs or balconies, and included octagonal corner turrets. Building 3 is distinctive for its use of red brick rather than roughcasting. The building is further differentiated by the Moderne styling of the flat-roofed front wing and other alterations carried out in 1938.

3.4.3 Construction

All of the buildings have conventional load-bearing brick construction with suspended timber-framed floors and roofs. Apart from the nineteenth century sections of Building 10, the walls are of cavity construction. Nearly all internal walls are of brick construction with plaster finish. Apart from the nineteenth century sections of Building 10, which have softwood floors, the floors are all hardwood boards. Ceilings generally are variously plain lath and plaster or fibrous plaster with decorative strapwork. Some rooms in Building 10 have pressed metal ceilings. Some of the service rooms in Building 3 have beaded tongue and groove boarded ceilings.

Some of the buildings, notably Building 2, are suffering from settlement and lintel failure, with areas of cracking to walls and above openings. Penetrating damp is apparent in many walls, caused mainly by leaking gutters and rainwater pipes. Faulty roofing, especially in Building 2, has lead to outbreaks of dry rot, collapsed floors and ceilings and decayed roof timbers. Rising damp in some areas, particularly in the east wing of Building 10, has damaged wall finishes and caused buckling of flooring.

3.4.4 Individual Building Descriptions

The following sections contain summary histories and physical analyses of each of the buildings. Conclusions for each building summarise the extent of alterations and the degree of intactness. Individual rooms are referred to using the room numbering on the current survey plans, provided by the Urban Land Authority and as reproduced in Appendix C. It should be noted that these plans contain a number of inaccuracies and not all rooms are numbered.

3.5 Building 1

History

Building 1 (Fig. 12) was constructed in 1924 by the Sydney surgeon Dr George Armstrong. The former residence on the site, Cliefden, built in c. 1873, was demolished at this time. Armstrong purchased the remainder of the Ardoch site the following year. The building permit plan[1] and the 1935 MMBW detail plan show a single storey bungalow, now demolished, built by Armstrong at the rear of Building 1. The interior of Building 1 was altered by the Education Department in c. 1977–8.

Exterior

The front (north) elevation is symmetrical and has octagonal turrets rising above the roof line from projecting corner bays. Wide canted bays are located on each side near the corner bays. The walls are roughcast stucco except for the corner turrets which are of exposed red brick with a band of roughcasting below the eaves. A timber pergola and trellis is constructed outside the central entrance; while the upper beams were replaced relatively recently, the decayed posts and main beams are likely to be original. The central entrance, originally recessed with a ground floor porch and first floor balcony, has been altered by the construction of a glazed screen flush with the wall at ground level and the relocation of the first floor windows. The original rectangular recesses or openings in the balcony parapet have been filled in (Fig 13).

The side elevations include external stairs with brick parapets. The flat roofs to the first floor balconies are supported on pressed cement tapering fluted columns. The walls are constructed of exposed brickwork. The west elevation includes a canted bay window to both floors. Although this is not shown on the building permit drawing, it appears likely to

Figure 12 Building 1. East elevation showing corner turret and external stair.

Figure 13 Building 1. North elevation showing pergola and infilled entrance porch and balcony.

be original. The rear elevation is entirely of exposed brickwork with irregular fenestration. One toilet window has been rebuilt. The originally open rear access area was filled in with a glazed entrance screen and first floor balcony with sloping glazed roof in c. 1977 - 78. The original timber fire escape stairs to the rear elevation are in poor condition.

The hipped roof is covered with terracotta tiles, probably original. The 1970s plant room above the rear entrance is roofed with steel tray deck. The remaining chimneys are of exposed brick. A 1970s steel flue rises from the plant room.

The original sash windows remain intact, except to the front entrance. The part glazed side entrance doors, with side lights, and the flush panelled doors to the rear are largely intact except for the replacement of some of the leadlight panels.

Interior

The interior was substantially altered in c.1977–8 by the removal of internal walls, particularly to the centre of the building, and construction of lowered suspended ceilings and glazed partitions. Structural steelwork was inserted to support the first floor and roof where walls were removed. The most intact spaces are the front rooms to the corner bays and the adjoining rooms with canted bays. Most of the original skirtings and other joinery, and some original panelled doors, remain, although altered or relocated in some rooms. The architraves have 'Egyptian' form with shallow triangular heads. Most rooms retain picture rails at door head height.

The stair hall and landing is the only space which remains substantially unaltered (Fig. 14). It retains the original strapped fibrous plaster ceiling with square bosses and egg-and-dart ovolo cornice. The stair is constructed of dark stained and varnished timber with panelled

sides and soffit. The flat banisters are pierced with stylised tulip decorations. The heavy square section newel posts taper to octagonal section to their tops and have flat octagonal caps. The handrail fixed to the wall is not original.

Conclusions

Externally, Building 1 remains substantially intact except for the reconstruction of the front and rear entrance areas. The interior has been altered to varying degrees and has been largely rebuilt in the centre of the building. The most significant and intact internal space to remain is the stair hall and landing.

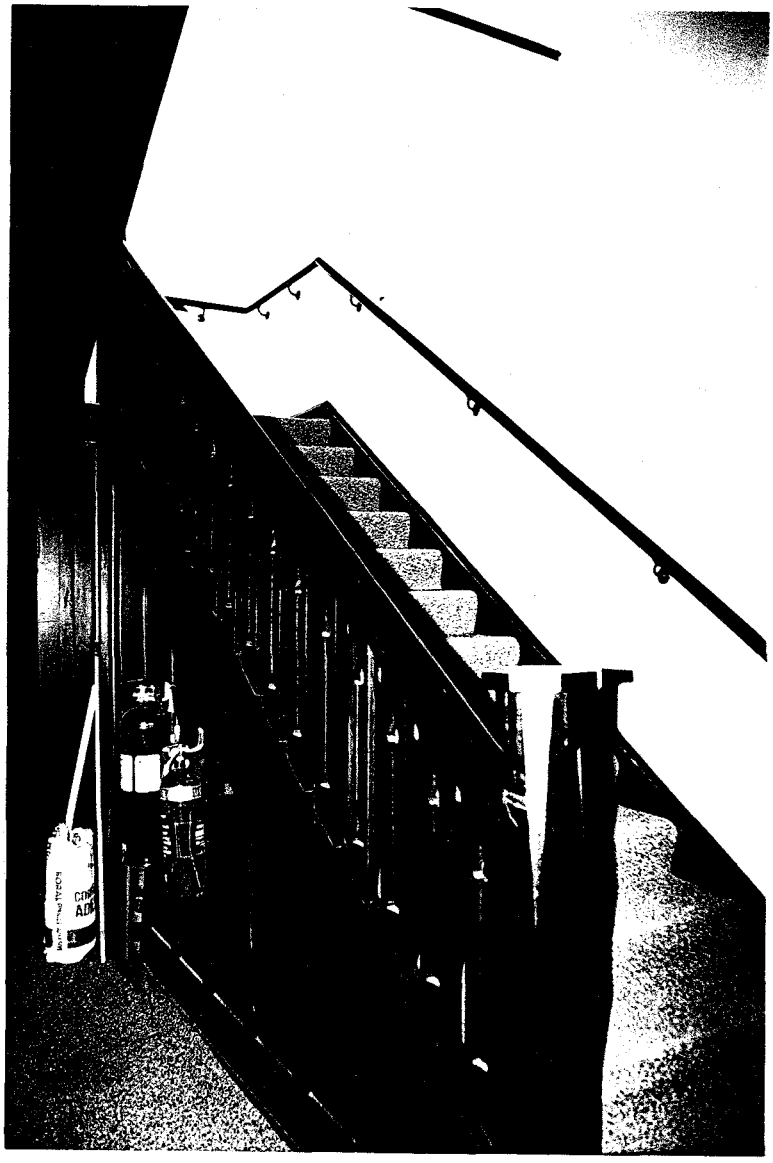


Figure 14 Building 1, showing the original stair.

3.6 Building 2

History

No original plans for this building have been located and the date of construction is unknown. The building is stylistically consistent with the other 1920s buildings, and could have been constructed at any time from 1920, when A M Younger acquired the site, until the late 1920s. When the Education Department took over the site in 1977, building 2 was intended for use as a Regional Education Resource Centre. These plans, however, were never implemented and the building remained as flats and was occupied by tenants until the 1980s. Since then the building has been empty and not maintained.

Exterior

The principal elevations face north to Dandenong Road and west towards Ardoch Court (Fig. 15). The north elevation is asymmetrical, with a projecting gabled wing to the east. An external stair rises to the first floor flat at the side of the wing. There are recessed sleepouts to the west. The west elevation is symmetrical, and has a central stair up to balconies on each side. The hipped roof has a central shingled gable incorporating a large louvred vent.

The south and east elevations are more plain in character. The east elevation includes an extensive timber balcony with a diagonal lattice frieze and flat boarded balusters (Fig. 16).

All of the walls are roughcast, with typical brick string course and sill details. The roof is tiled with grey concrete tiles, probably replacing the original terracotta tiles. The roughcast chimneys are intact. The sash windows have three small panes to the upper part of the top sashes. The panelled front doors have leadlighted upper panels and side and top lights; some leadlight is missing or damaged (Fig. 17). The porches, balconies and stair landings have tessellated tile floors, and the external stairs have bluestone treads.

The roof and rainwater drainage are in poor condition. Settlement and lintel failure, particularly at the north-west corner, has caused significant cracking of the walls.

Interior

Each floor comprises three flats, each containing three bedrooms, a living room, bathroom and kitchen. The interiors are derelict and in the south flat roof leaks have caused outbreaks of timber decay and parts of the first floor to collapse.

The plan form of nearly all the rooms remains intact. Most joinery, including panelled doors, skirtings, architraves and picture rails remains intact, together with much of the original bronze-finished door furniture. Some of the doors are damaged or missing. Two early or original beaten copper light switches remain in rooms 66 and 72 (Fig. 18). The doors and other joinery in the south ground floor flat retain the original dark stained finish. The entrance hall in this flat has a bracketed timber plate shelf at door head height, instead of the picture rail found in the other flats.

The living rooms and principal bedrooms have all been fitted with inset fireplaces with metal hoods, tiled surrounds and hearths and timber mantel pieces. The mantels are of Arts and Crafts design with wide bracketed shelves and panelled overmantels. Some of the fire places have beaten copper hoods with Art Nouveau decorative motifs. The fireplaces or the mantels have been removed in many rooms. Intact fireplaces and mantels remain in rooms

Figure 15 Building 2. West elevation facing Ardoch Court.

Figure 16 Building 2. East elevation, showing timber balcony.

51, 54 and 56, and in the north-east first floor flat. While most of the mantels are painted, the mantel in room 54 is polished hardwood.

The kitchens retain the original tiled stove recesses and some built-in cupboards.

Conclusions

Building 2, while derelict, is one of the more intact of the buildings on the site, with minimal alterations having been carried out. The exterior remains substantially intact. Internally, originally stained joinery has been painted, except in the south ground floor flat, and fireplaces, mantels and joinery are missing or damaged in some rooms. Floors and ceilings in the south part of the building are collapsing. The interior is otherwise largely intact.

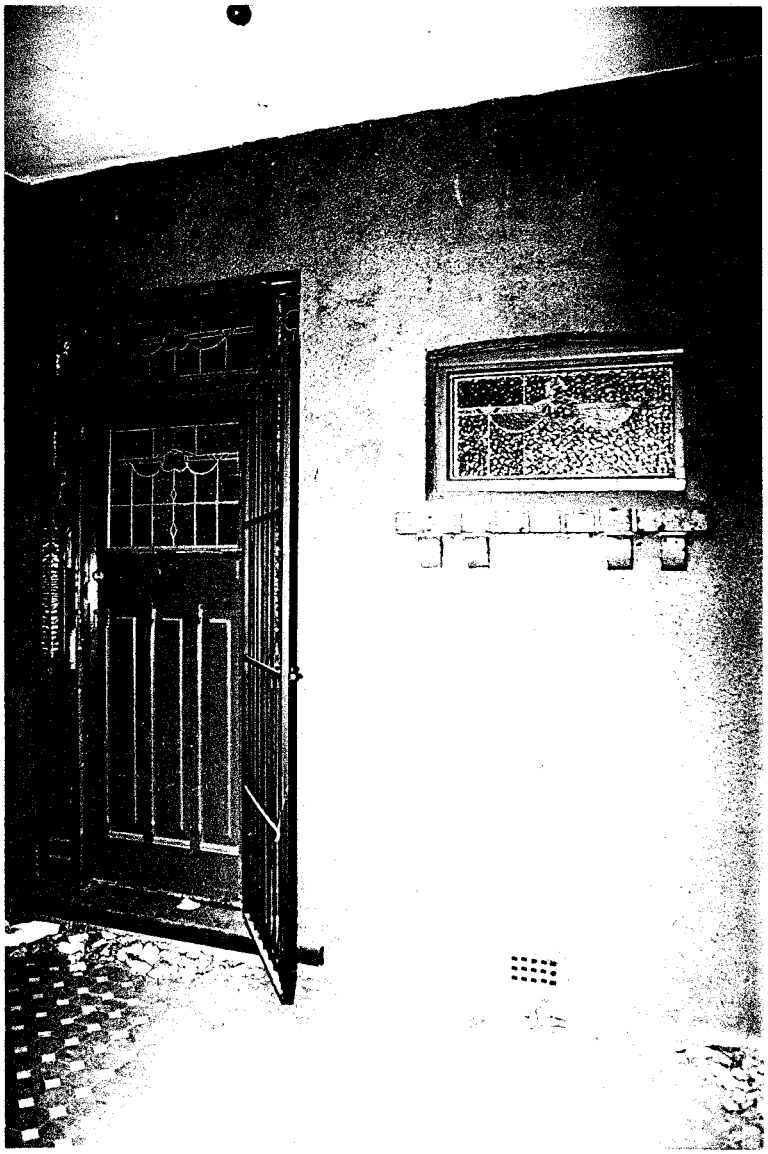


Figure 17 Building 2. Front door to the north ground floor flat.

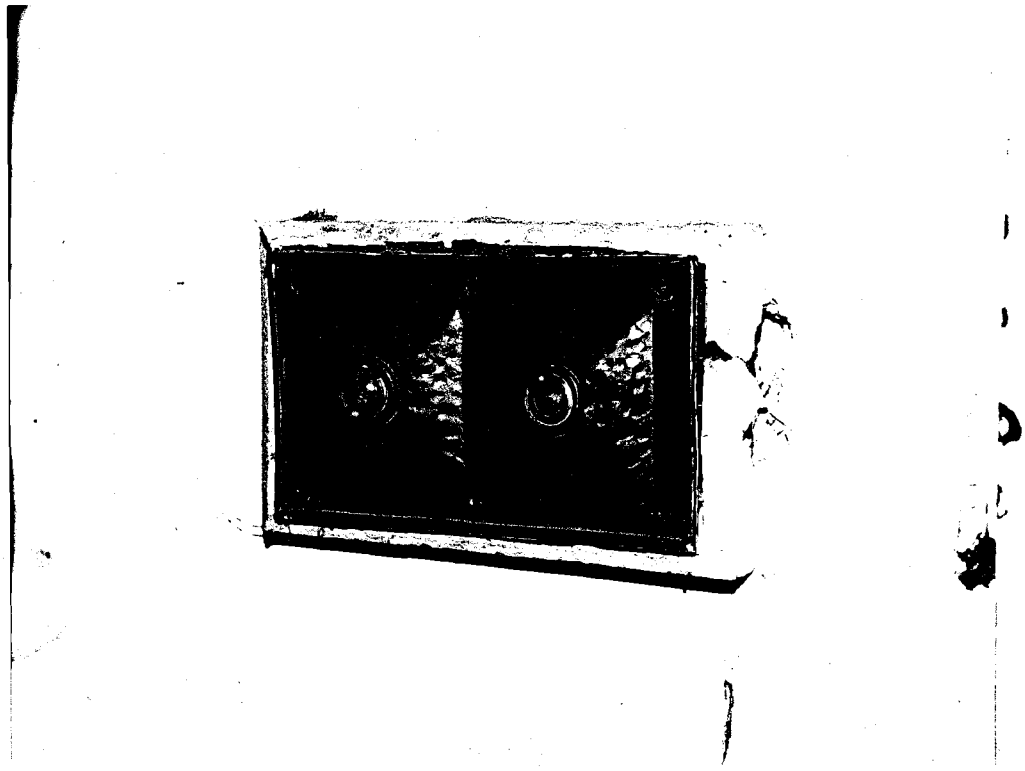


Figure 18 *Building 2. Beaten copper light switch, probably original, in north ground floor flat.*

3.7 Building 3

History

Building 3 was constructed at an unknown date, probably in the 1920s or possibly the early 1930s, and initially contained a restaurant in the centre wing of the ground floor with flats in the flanking wings and on the first floor. The restaurant provided communal dining facilities for the residents of the estate. In 1938, the restaurant and its kitchen were converted to two additional flats to the design of architect Harry Winbush, and the original front porch was replaced with a flat-roofed extension. The east end of the north wing also was altered at this time, with the addition of a maid's room on each floor between the flats and the garage block to the east.[2]

Further alterations were carried out in the early 1950s.[3] Additional alterations were carried out in 1951 to add a caretaker's flat. The location of this is not clear, but may have been located at the east end of the north wing on the ground floor, or possibly in the former staff accommodation at the rear of the centre wing. A former separate kitchen block which extended eastwards from the garage block has been demolished, probably in 1954 when the remaining section was converted to additional garages.

Exterior

Unlike the other buildings, Building 3 has exposed red brick walls to all elevations (Fig. 19). The brickwork originally was tuckpointed, and this remains intact in the porches and other sheltered areas. Lintols to window openings are rendered, except for the 1938 flat-roofed extension to the front of the building. Other details, including the brick window sills and the

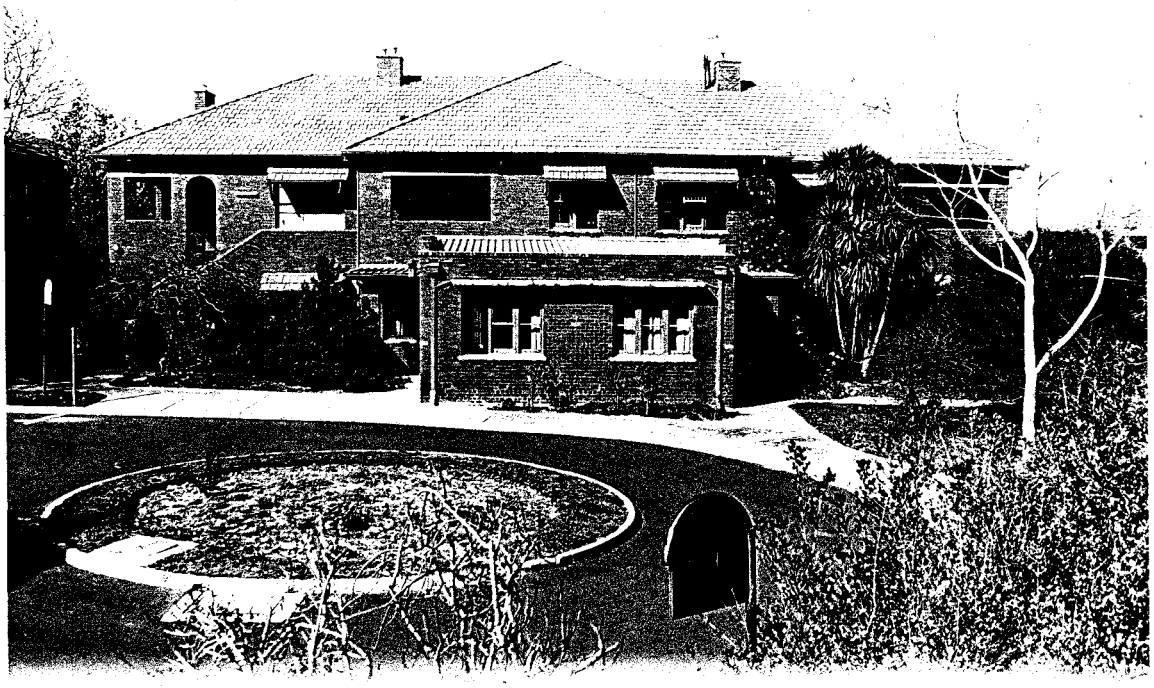


Figure 19 *Building 3. West elevation facing Ardoch Court, showing 1938 flat roofed extension.*

Figure 20 *Building 3. East elevation, showing former boiler room.*

stone and tiled stairs and balconies, are similar to those on the other buildings. The roof is hipped, except for a shingled gable to the south elevation, and covered with terracotta tiles. The 1938 front wing has a cantilevered concrete hood over the windows. The sash windows have plain sashes without glazing bars.

The rear elevation to the east (Fig. 20) includes two enclosed areas between the wings of the E-shaped plan. A boiler room originally serving the restaurant kitchen is located on the south side of the centre wing and retains the original boiler enclosure and chimney. The garages to the rear are in a single storey flat-roofed wing with brick parapet walls extending northwards from the north-east corner. The garages appear to have been subsequently altered to include pump rooms and an electricity sub-station. The 1938 extension at the east end of the north wing matches the brickwork of the original building. The sash windows have a simplified horn detail and the windows to the rear have horizontal glazing bars. The 1938 alterations also included construction of projecting bays with lean-to tiled roofs to each side of the centre rear wing. A timber framed extension of the north wing could have been part of the 1951 alterations. The original timber stairs to the rear have been replaced recently with galvanised steel stairs.

Interior

The interiors of the flats are of two types, the original 1920s interiors to the north and south wings of the ground and first floors, and the 1938 interiors of the centre flats and the rear extension of the north wing. The 1920s interiors have typical treatment similar to the other flats, with panelled doors and simple architraves, picture rails and skirtings. Front doors to the flats have leadlighted upper panels and side and top lights. Painted timber mantels and simple fireplaces with tiled surrounds and hearths survive in some rooms. Most fire places, however, have been covered, and many of the mantels have been removed. Kitchens retain tiled stove recesses and several have built-in cupboards dating from the 1920s or '30s (Fig. 21). The kitchen to the south flat in the centre wing has a groceries delivery hatch in the external wall opening into a ventilated store cupboard.

The two centre flats on the ground floor, converted from the original restaurant in 1938, are distinguished by their Moderne decorative treatment. The walls have a textured plaster finish. Ceilings have stepped rectangular section covings with fluted or Art Deco decorations. The original restaurant ceiling beams remain visible. The front entrance doors are glazed with horizontal glazing bars. Internal doors, architraves and skirtings are varnished hardwood, with single plywood panels with figured veneer to the doors (Fig. 22). Door furniture comprises octagonal black Bakelite knobs with chrome back plates. Fire surrounds in the principal rooms are constructed from thin bricks. Both of these flats retain original bathrooms with green and black tiling and original fittings (Fig. 23). The two flats have been linked by an opening cut in the dividing wall and are linked also to the north ground floor flat.

The centre flat on the first floor retains the 1920s plan form and joinery in original dark stained condition. The flat was altered in 1938 by addition of Art Deco ceiling cornices to all rooms and a brick fireplace in the south front living room. The dining room to the north of the entrance hall retains the 1920s polished hardwood mantel and tiled fireplace surround (Fig. 24). The fireplace has been removed.

The first floor flat at the rear of the centre wing comprises three rooms plus a bathroom accessed through an overhanging weatherboarded bridge. The flat appears to be of 1920s construction and appears to have been originally restaurant staff accommodation or possibly a caretaker's flat.

Access was not gained to the south ground floor flat and it was not inspected.

Figure 21 *Building 3. Kitchen in first floor south flat, showing original built-in cupboards.*

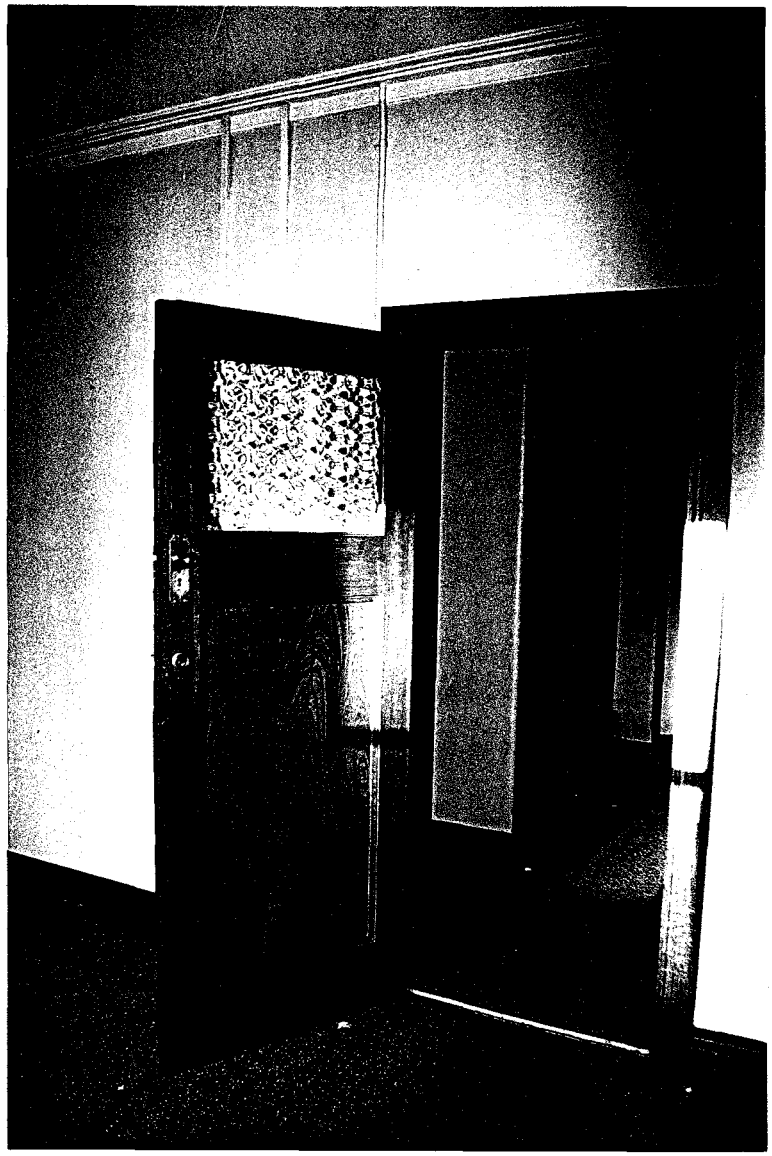


Figure 22 Building 3. Ground floor centre wing flat, showing 1938 door.

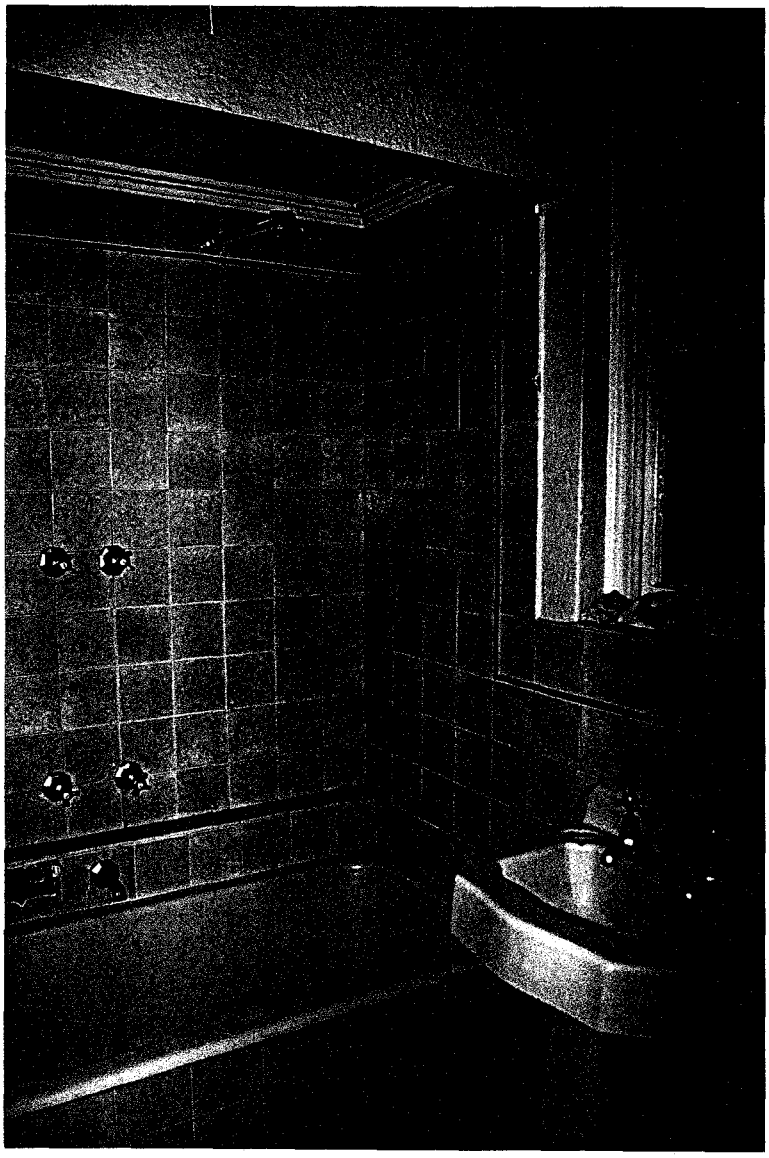


Figure 23 Building 3. Ground floor centre wing flat, showing intact 1938 bathroom.

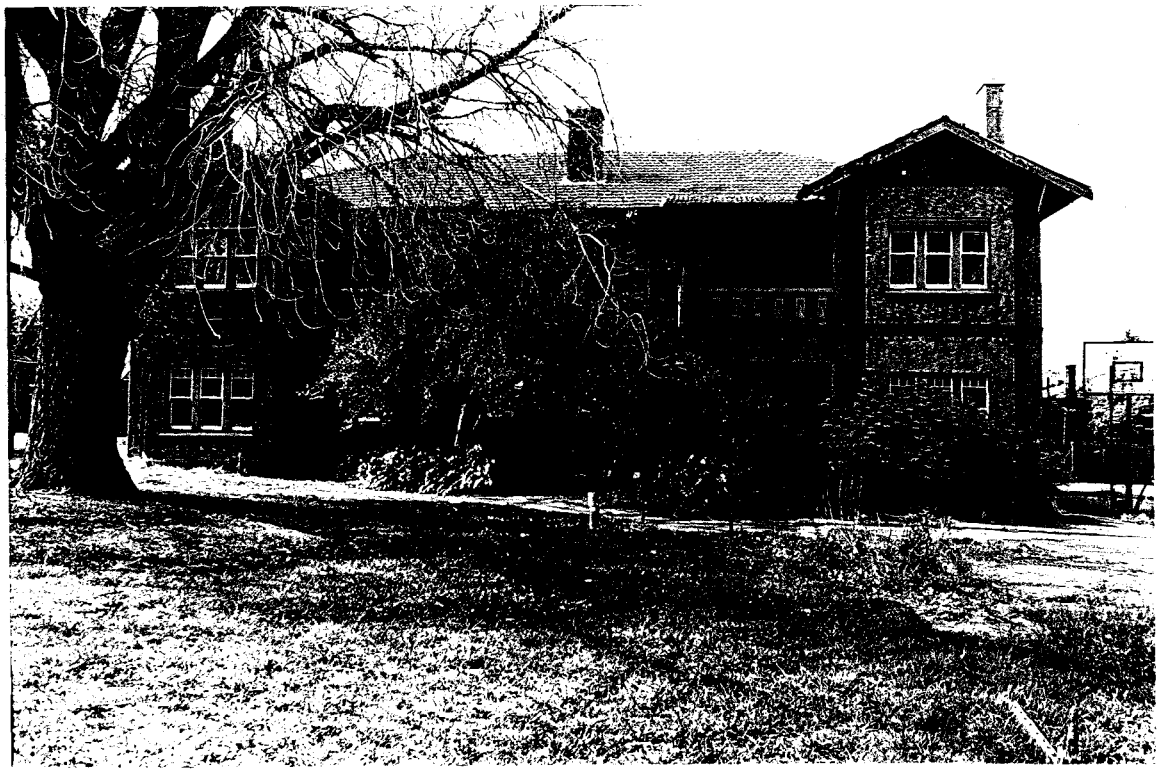


Figure 24 Building 4. West elevation, facing the green

Conclusions

Building 3 remains largely in its mid-1950s state following the alterations to the garages and rear of the building. Apart from these alterations, the elevations are unchanged from the 1938 alterations. Internally, the plan form appears to remain as altered in 1938, apart from the later alterations to the rear of the north wing. The north and south wings, apart from these alterations, are substantially in their 1920s state. Of the 1920s interiors, the first floor south flat remains the most intact. The first floor flat to the north is in derelict condition. The flats in the centre wing are almost completely intact in their 1938 state, apart from the formation of new openings in the dividing walls.

3.8 Building 4

History

Building 4 was constructed by A M Younger in 1922 at about the same time as Buildings 6 and 7. These buildings were the first of the purpose built flats, constructed soon after the initial conversion and extension of the 1864 residence (Building 10). Although Building 4 was intended by the Education Department to be demolished, it was used as classrooms until 1991.

Exterior

The west-facing principal elevation is symmetrically composed with a central external stair and projecting gabled wings to each side. There are enclosed balconies and porches to each side of the stair. The north and south elevations are virtually identical, and have unrelieved wall surfaces with irregular fenestration. A door has been crudely inserted recently in the

wall surfaces with irregular fenestration. A door has been crudely inserted recently in the north elevation, and a steel-framed lean-to constructed at the rear of the elevation. The rear elevation, facing Pilley Street, has a timber balcony, enclosed with recent Cyclone wire mesh, constructed in the recess between the side wings. A derelict timber stair rises to the balcony. The rear elevation is draped with a considerable quantity of plumbing.

All of the elevations have typical details such as bracketed brick window sills and boarded eaves with exposed rafters. The front and side elevations are roughcast with brick string courses, and the rear elevation is plain brickwork. The windows have three small panes to the top of the upper sashes. The front entrance doors had leadlighted upper panels and side lights; several of these have been reglazed and some doors have been replaced with flush doors. The external stair landings and balconies have terracotta and cream colour tessellated tile floors.

Interior

The interior originally had typical 1920s treatment, with panelled doors and simple joinery including picture rails. The fireplaces had timber mantels similar to those in the other flats. The interior has been altered in the period since 1977 by the demolition of the internal walls between the principal rooms and replacement of some doors and other joinery. All of the fireplaces are covered; some mantels with bracketed shelves, however, remain in place, in rooms 144, 145, 149, 150 and 163. The condition of the interior is generally poor, with areas of collapsed ceiling and decay in the first floor to the south.

Conclusions

Apart from the alterations to the north wall and the replacement of some of the original front doors and leadlighting, the exterior of Building 4 remains largely intact. The interior has been altered by the partial demolition of internal walls and stripping out of some joinery. A proportion of original joinery, including mantels, survives.

3.9 Building 5

History

No original drawings or other documentation has been located for Building 5. The building is stylistically consistent with the other 1920s buildings and could have been constructed either by A M Younger, the original developer of the Ardoch flats in the period 1920–5 or by Younger's successor Dr George Armstrong after 1925. The building was substantially altered by the Education Department c. 1977–8 for use as classrooms, library and drama space.

Exterior

Building 5 is the largest of the 1920s buildings on the site, and originally contained four flats on each floor. The symmetrical front elevation of the building faces north towards the lawn, and has projecting gabled wings to the centre and each side (Fig. 25). The elevation incorporates enclosed balconies and porches to the sides of the centre and side gabled wings. A central and two side stairs gives access to the upper floor. The east and west side elevations have flat wall surfaces. The front and side walls are roughcast with typical brick string courses and sills. The roughcast appears to have been renewed relatively recently.

Figure 25 Building 5. North elevation, facing the green.

The gables are shingled. The original sleepouts in the side gabled wings were enclosed as part of the 1977–8 alterations with windows not matching the original sash windows. Some of the original leadlighted front doors and side and top lights have been replaced. Large vents have been inserted in the side walls. The original floor tiling to the porches has been replaced with quarry tiles.

A large plant room and toilet extension was constructed to the rear and the south elevation was rebuilt in c. 1977–8 (Fig. 26). The rebuilt elevation includes a glass-roofed first floor balcony supported on steel columns. The alterations also included removal of the chimneys and construction of a large south-facing clerestory window above the existing roof. The eaves soffits have been replaced with plywood.

Interior

The interior was completely gutted in c. 1977–8 and a new steel framed internal structure constructed. The interior now comprises several large open-plan spaces on each floor with toilets and store rooms located in the centre and rear of the building. The new structure includes a grid of square-section exposed steel columns located adjacent to the external walls and along the centre of the building, supporting boxed-in steel beams to the first floor and the original roof structure.

Conclusions

The significant alterations to the front elevation are the enclosure of the sleepout balconies on the side wings and the replacement of several of the original entrance doors and sidelights. The rear elevation has been extended and rebuilt and no original fabric remains. The roof has been altered by the construction of the clerestory window and removal of the chimneys. All of the internal fabric dates from the c. 1977–8 reconstruction.

Figure 26 Building 5, showing south elevation as rebuilt c. 1977 - 78.

3.10 Building 6

History

Building 6 was one of the first purpose-built flat buildings on the site, designed in 1922 for A M Younger. It was constructed at about the same time as Buildings 4 and 7. It was converted by the Education Department in c. 1977–8 for use as science laboratories and associated uses.

Exterior

Buildings 6, 7, 8 and 9 have similar forms and elevations and are the smallest of the flats buildings on the site. Each contained a single large flat on each floor. The elevation facing the lawn has a gabled wing projecting to the east side, with the gable nested within the gabled main roof which extends over the full width of the building (Fig. 27). There are canted bay windows under lean-to tiled roofs to the ground floor. The east elevation has an off-centre projecting gabled wing and a large entrance porch and balcony with heavy square-section roughcast piers and a flat sheet metal roof. A roughcast external stair rises to the balcony. The south elevation has large windows inserted in 1977–8. An escape stair was constructed against the west elevation; the remainder of the elevation remains intact and has small top hung windows on each side of the chimney to the former front bedroom (Fig. 28).

The roughcast to the walls appears to have been renewed relatively recently. The roof is covered with terracotta tiles and the original roughcast chimneys remain, together with recent vent hoods. The eaves soffits have been replaced with plywood. Except for the replacement of the original leadlight to the top hung windows to the west elevation, the windows remain intact. The entrance doors have been replaced with flush doors. The ground floor porch has a remnant mosaic tiled floor while the stair landings and balcony retain the original tessellated tile floors.

Interior

The interior was gutted in c. 1977–8 and reconstructed with an internal steel frame in a similar manner to building 5 (Fig. 29).

Conclusions

The north and east elevations remain intact except for the replacement of the entrance doors and porch floor. The south elevation has been substantially altered by the new fenestration. The west elevation has been altered by construction of the stair extension, but otherwise remains largely intact. No original fabric survives inside the building.

3.11 Building 7

History

Like Buildings 4 and 6, Building 7 was designed in 1922 for A M Younger and was one of the first purpose-built flat buildings on the site. The ground floor was converted by the Education Department after 1977 for use as school offices.

Figure 27 Building 6. North and east elevations.

Figure 28 Building 6. West elevation showing c. 1977 - 78 stair.

Figure 29 Building 6, showing typical gutted and reconstructed interior.

Figure 30 Building 7. East elevation, facing the green.

Exterior

Building 7 is virtually a mirror image of Building 6, and the front and north elevations are similar to the north and east elevations respectively of Building 6 (Fig. 30). The south elevation is punctuated by sash windows (Fig. 31). The rear elevation to the west is brick rather than roughcast. A timber stair at the rear rises to a cantilevered timber balcony enclosed with timber louvred panels. The tessellated tile floors to the porch, stair landings and balcony are intact. The front entrance door to the ground floor flat has been altered to open outwards, but otherwise the doors and sash windows remain intact.

Interior

The ground floor has been altered by the removal or relocation of internal walls to create a large office space in the north-west section opening into the entrance hall. The former kitchen has been converted to toilets. The wall dividing the hall from room 238 has been moved. Rooms 236 and 238 retain the original mantels, with fireplaces covered (Fig. 32). The original strapped fibrous plaster ceilings remain in most areas, as do skirtings, architraves and picture rails. The original panelled doors remain except to rooms 235, 236 and 238 where the doors have been replaced with part glazed leadlighted doors, apparently former front entrance doors.

The first floor flat, currently used as the caretaker's residence, retains the original plan form and most original fabric. Rooms 243 and 248, the original living and dining rooms, have double doors opening into the entrance hall. Ceilings are strapped fibrous plaster. All of the

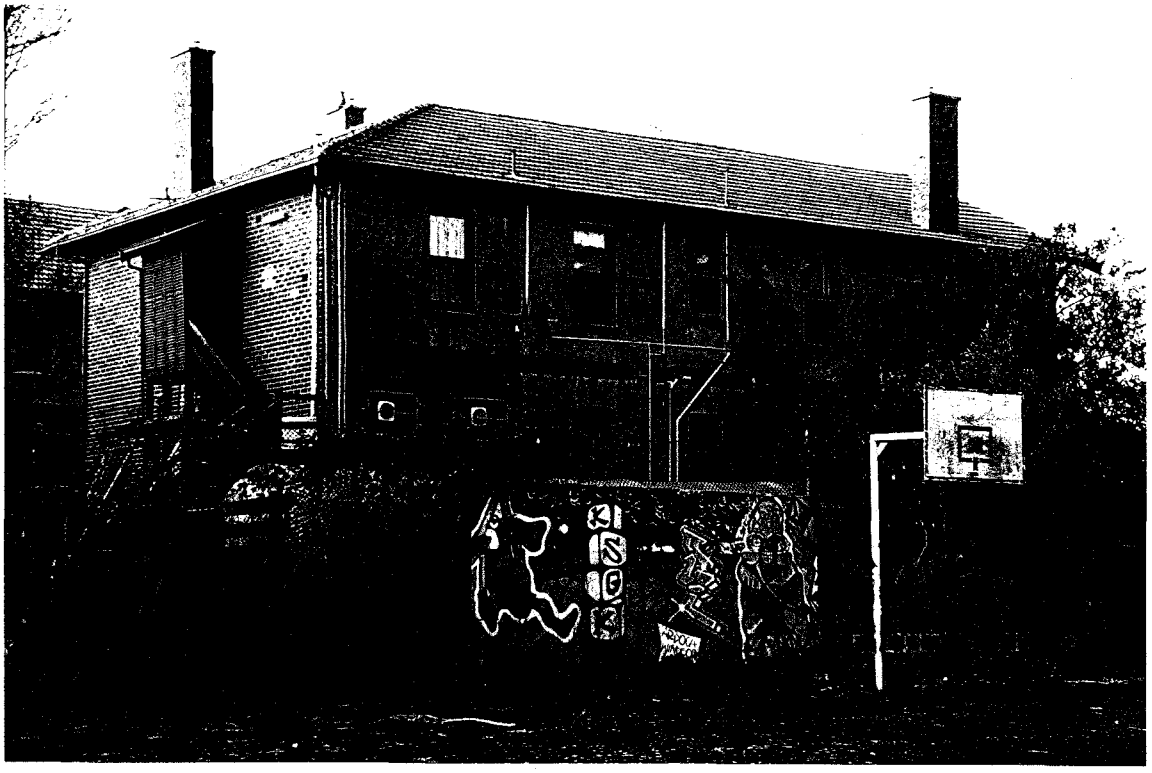


Figure 31 Building 7. South elevation.

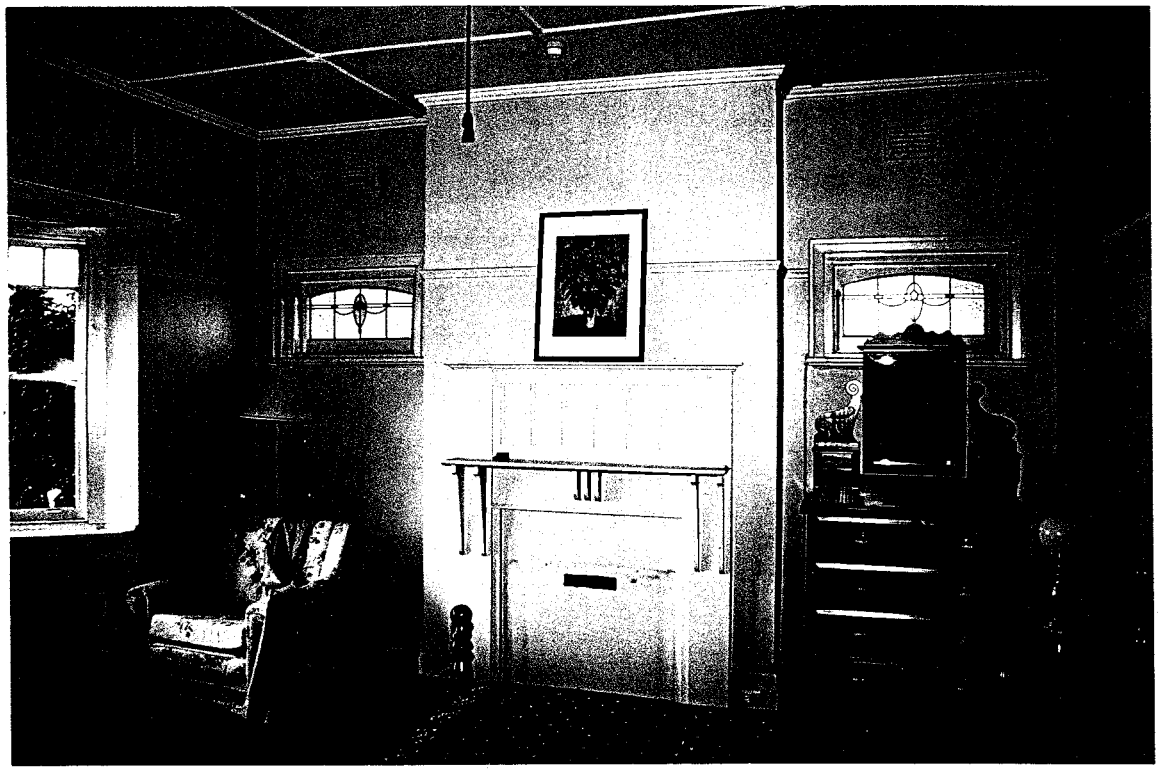


Figure 32 Building 7. Ground floor flat, room 236.

rooms have typical panelled doors, skirtings, architraves and picture rails. Rooms 243, 247 and 248 retain timber mantels and hooded fireplaces; the mantel in room 243 is polished hardwood. The fireplace in room 241 has been removed, but the mantel remains.

Conclusions

The exterior of Building 7 and the first floor flat remain substantially intact, with only minor alterations to the original fabric. The ground floor flat has been substantially altered by the removal of internal walls; some original joinery remains.

3.12 Building 8

History

Buildings 8 and 9 were designed in 1928 by A Clissold for Dr George Armstrong. Armstrong had acquired the Ardoch site from A M Younger in 1925, having purchased the Cliefden site and constructed Building 1 the previous year. The design followed the style of the earlier flats, but differed from Buildings 6 and 7 in the inclusion of sleepout balconies and a maid's room in each flat, as well as in the larger dimensions of the living rooms. Building 8 was converted and extended by the Education Department in c. 1978 for home economics teaching.

Exterior

In overall form and design, Building 8 is similar to the earlier Buildings 6 and 7 in its asymmetrical north and east elevations with projecting shingled gabled wings and use of

Figure 33 Building 8. East Elevation.

roughcast and brick and render decorative details (Fig. 33). Unlike the earlier buildings, the projecting north and east wings have canted corners rising up to the underside of the shingled gables, and sleepouts at ground and first floor levels have been added to the east elevation. These are flat-roofed and have roughcast square piers and parapets decorated with rows of rectangular indentations as on the external stair and entrance balcony to the north. The roughcast chimneys have similar rectangular decorative motifs. An extension containing toilets and an escape stair was constructed on the west elevation in c. 1978. This has roughcast walls, brick sills and other details broadly in sympathy with the original building.

The original panelled entrance door and side light remain to the ground floor flat, but the first floor door has been replaced with a glazed door. The glazed sleepout doors and sidelights have a distinctive pattern with a central octagonal light with bevelled glass; these remain intact apart from replacement of some of the obscure glazing. The first floor sleepout door appears to have a new frame, built to a slightly different pattern. The window sashes are plain-glazed without glazing bars. The external stair to the north has concrete treads, and the landing, porch and balcony floors are terrazzo, all probably original. The entrance balcony has fluted square pressed cement columns, similar to those on Building 1. Part of the walls to the stair has been smooth rendered, replacing the original roughcast. A door has been inserted in the west wall of the projecting wing to the north elevation.

Interior

All of the first floor and the southern part of the ground floor were gutted in c. 1978 and a new steel-framed supporting structure was inserted (Fig. 34). Ceilings on the ground floor have been entirely replaced with plasterboard. The new structure includes perimeter beams to all of the rooms with square steel columns located near the walls.

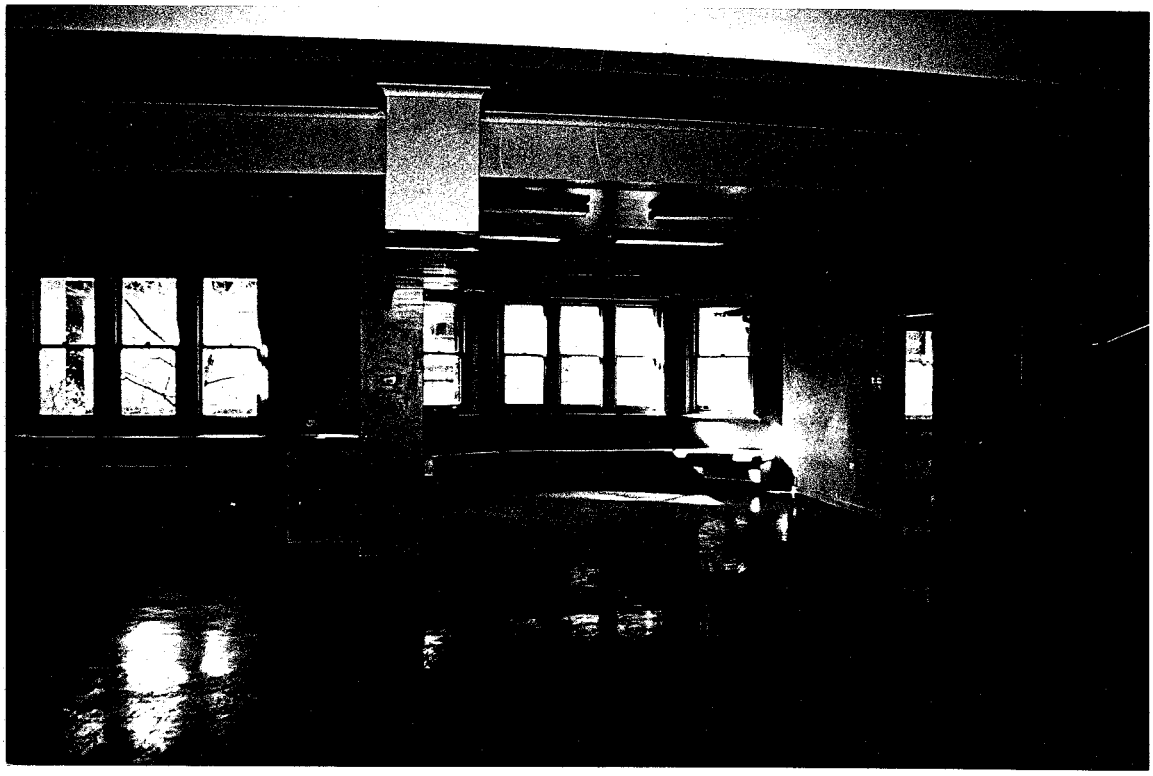


Figure 34 *Building 8. First floor showing gutted interior.*

Figure 35 *Building 8. Ground floor living room (room 280), showing panelled walls and inserted steel structure.*

The ground floor entrance hall, dining room and living room (rooms 277 and 280) survive in recognisably original form. The hall retains no original features apart from the double doors to the adjoining rooms. These doors are similar to the external sleepout doors, with multi-paned glazing and an octagonal centre pane. Room 277 retains a dark stained mantel. A wide opening has been formed to the adjoining space to the south, and fitted with four-leaf folding doors, using panelled and leadlighted doors, presumably taken from one of the other buildings which have been gutted. Room 280 remains the most intact of the rooms, apart from replacement of the ceiling and intrusion of the new structural supports. The walls are panelled up to a bracketed plate shelf at door head height. The panelling includes a bracketed mantel shelf above the covered fireplace. A tessellated tile hearth remains visible (Fig. 35).

The first floor now comprises two large teaching spaces and several smaller offices and store rooms. Apart from some reused panelled doors, no original fabric remains.

Conclusions

Building 8 was extended to the west in c. 1978, but otherwise remains largely intact externally. The interior has been gutted and largely reconstructed. Some original fabric remains on the ground floor.

3.13 Building 9

History

Buildings 8 and 9 were designed in 1928 by A Clissold for Dr George Armstrong. The design followed the style of the earlier flats, but differed from Buildings 6 and 7 in the inclusion of sleepout balconies and a maid's room in each flat, as well as in the larger dimensions of the living rooms. Building 9 was designated by the Education Department for use as a administration offices, but was used until 1992 for English language teaching.

Figure 36 Building 9. East and north elevations.

Figure 37 Building 9. Door and sidelights to ground floor front sleepout.

Exterior

Building 9 is virtually identical in external form and design to Building 8, and has asymmetrical north and east elevations with projecting shingled gabled wings (Fig. 36). The walls and chimneys are roughcast and have brick and render decorative details. The projecting north and east wings have canted corners rising up to the underside of the shingled gables, and there are sleepouts at ground and first floor levels on the east elevation. These are flat roofed and have roughcast square piers and parapets decorated with rows of rectangular indentations as on the external stair and entrance balcony to the north. The roughcast chimneys have similar rectangular decorative motifs. The west elevation is of exposed brickwork and has a projecting wing originally containing the maids' rooms. A recent steel stair rises to a probably original enclosed timber balcony at first floor level.

The original panelled entrance door and side light remain to the ground floor flat, but the first floor door has been replaced with a single solid flush door. The glazed sleepout doors and sidelights have a distinctive pattern with a central octagonal light with bevelled glass; these remain intact apart from replacement of some of the obscure glazing (Fig. 37). The windows have six-paned upper sashes. The south elevation includes top-hung leadlighted windows on each side of the front chimney. The external stair to the north has replacement concrete treads, and the landing, porch and balcony floors are green coloured concrete. The entrance balcony has fluted, square, pressed cement columns, similar to those on Building 1.

Interior

The ground and first floor flats have similar decorative treatments. The entrance hall and the adjoining living and dining rooms have panelled walls up to bracketed plate shelves at door head height (Figs. 38 and 39). The panelling incorporates high chamfered skirtings and

Figure 38 *Building 9. First floor flat. View from dining room through hall to front living room.*

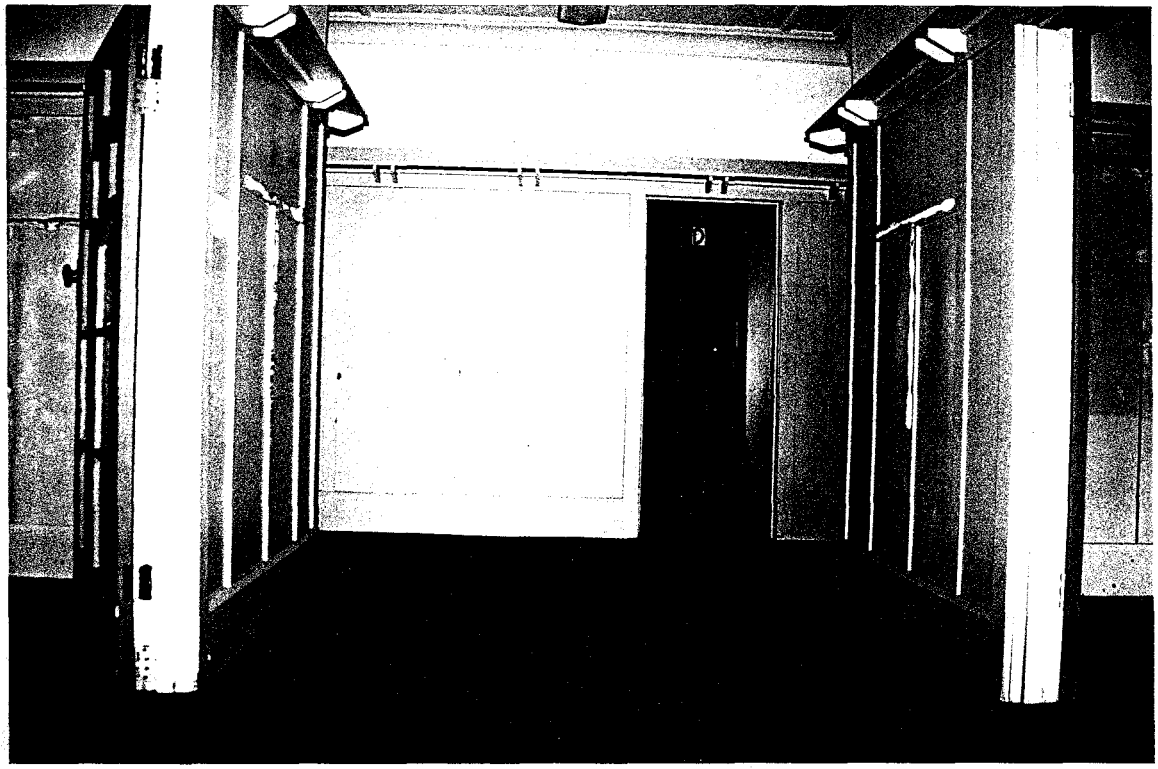


Figure 39 Building 9. First floor flat, showing entrance hall.

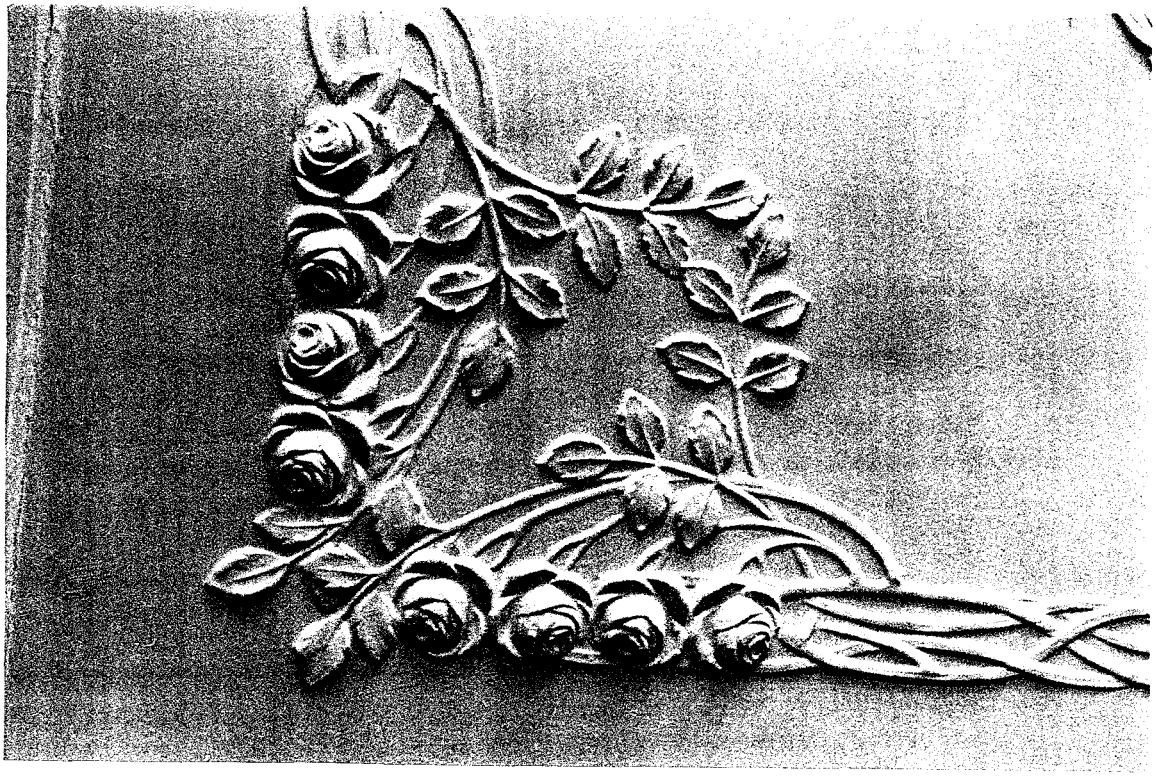


Figure 40 Building 9. First floor flat., showing decorative ceiling plasterwork.

bracketed mantel shelves over the fireplaces in the front living rooms (rooms 259 and 270). Most of the panelling to the south wall in the ground floor room 259 has been removed, as with panelling to part of the west wall in rooms 253 and 266. An opening has been formed between rooms 263 and 266 and fitted with a concertina screen.

Ceilings throughout are strapped fibrous plaster. In the living and dining rooms, the ceilings have deep covings and moulded plaster decorations to the centre panels, in 'Adam' style to the ground floor and incorporating rose motifs on the first floor (Fig. 40). The fireplaces in the front living rooms have been covered, and possibly removed; tiled hearths remain. A fan heater has been installed in room 266.

The remaining rooms have a relatively plain treatment similar to that found in the other flats. The panelled doors and other joinery are typical. Some original tiling remains in the first floor bathroom. The kitchens retain the original tiled stove recesses and shelves (Fig. 41). Room 269 on the first floor has been formed from the original two bedrooms matching rooms 256 and 260 below.

Conclusions

Building 9 is substantially intact externally and internally and is the most completely intact of the buildings on the site. The large size of the rooms in the interconnected suite of living room, hall and dining room in each flat and their panelled walls and decoratively moulded ceilings are particularly impressive. The high standard of design in these rooms illustrates the apparent aspiration of the developer Dr Armstrong to provide a more socially desirable class of accommodation. This aspiration is apparent also in the provision of maid's rooms, not provided in A M Younger's initial development.

The main alterations have been the partial removal of wall panelling, the removal of the internal wall originally dividing room 269 into two rooms and the formation of an opening between rooms 263 and 266.

3.14 Building 10

History

Building 10 was constructed and altered in stages during the period 1864 to c.1920–3 (Fig. 42). The east wing, and possibly most of the existing centre wing, as shown on the 1873 Vardy plan (see Fig. 9), were the residence of W W Wardell, Inspector General of Public Works in Victoria, from 1864 to 1869. No documentary evidence exists of the architect or builder of the house and the extent to which Wardell was responsible for the design is unknown. The east wing as shown in 1873 lacked the existing entrance portico, and the front ground floor room to the east and balcony above. A narrower verandah extended across the front of the house up to the existing ground floor bathroom wing, which was probably an addition to the original house. There was another verandah to the south and west sides of the east wing. The main stair was located in what is now the dark room (room 326) to the west of the entrance hall. The west, or present centre wing probably contained the kitchen and other service rooms as well as additional bedrooms.

The 1897 MMBW (see Fig. 10) plan shows the house considerably extended. The east wing appears to have been altered by this date largely to its existing form, including the addition of the front east room and balcony and construction of the entrance portico. The west wing and bathroom wing may have been enlarged, and an additional service wing was constructed to the west at the rear of the earlier west wing. The east wing verandah is shown as extending along the east elevation as well as the south and west sides.

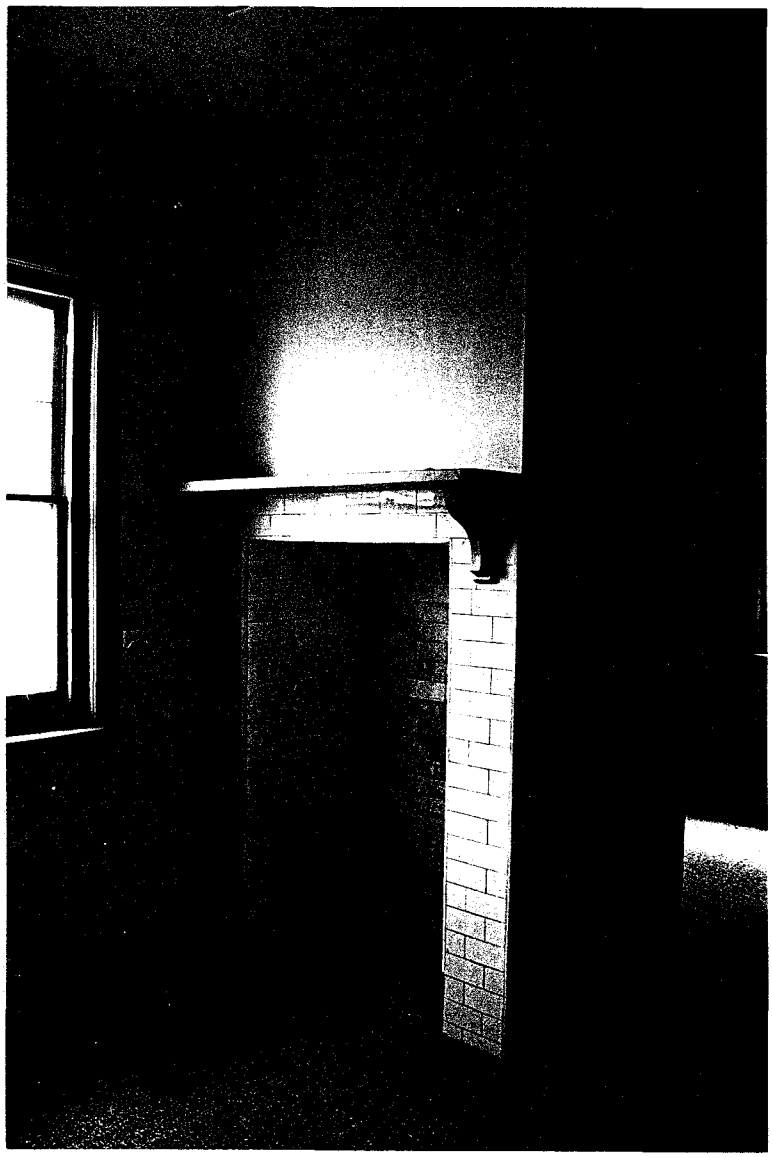


Figure 41 Building 9. First floor flat, showing tiled stove recess in kitchen.

The residence had several owners until its purchase in 1920 by A M Younger, who carried out the final phase of alteration to convert the residence to ten flats. The flats were tenanted by 1923. The alterations included construction of external access stairs to the front of the original building and construction of a new west wing to the front and extension of the c. 1873–97 service wing to the rear. The verandah to the rear of the east wing, which no longer exists, is shown on the 1935 MMBW plan (see Fig. 11).

Building 10 was known as Dalquhurn by 1897. Its name was changed to Ardoch by 1920, when the house was redeveloped by A M Younger.

Exterior

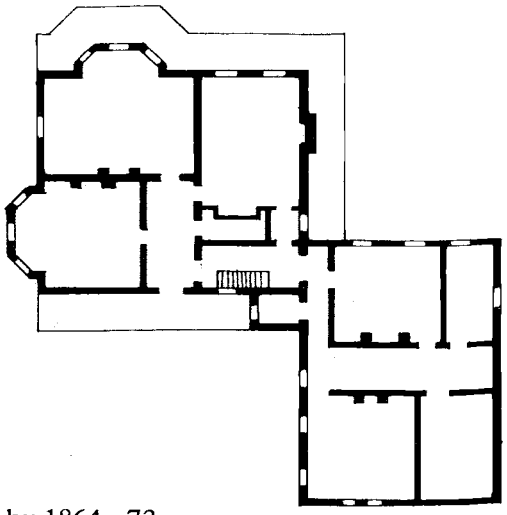
The original east wing (Fig. 43) appears to have had a simple design with a symmetrically composed front elevation and canted bays to the east and south elevations. The walls have a painted smooth render finish with an unusual double string course moulding to the east, south and west elevations. The eaves are bracketed. The chimney to the west elevation has a scrolled and stepped profile below the eaves (Fig. 44). The hipped roof has been recovered with glazed terracotta tiles. The original windows appear to have been replaced in the 1920s with small panes to the top of the upper sashes. The centre window to the south bay has been replaced with a door. The east bay has been stripped of its original cornice and string course details.

The later front extension to the ground floor has plain stuccoed walls. The balcony above has cast iron columns and panels and a pressed metal ceiling. The balcony projects over the portico, forming a shallow pediment. The classical portico has an arched opening surmounted by an entablature supported on nested pilasters. The portico floor is finished with encaustic tiles and the ceiling is pressed metal. The panelled front door has obscure glazed sidelights and a leadlighted top light. The 1920s stair has bluestone treads and stuccoed balustrade. The ground floor bathroom has a skillion roof and is likely to be a later addition constructed sometime before 1873.

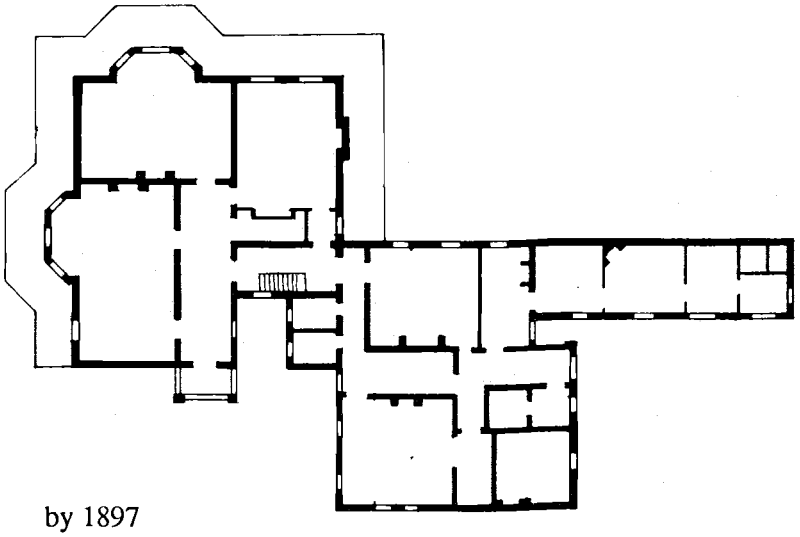
The centre wing was remodelled externally as part of the 1920s alterations and is similar to the west wing (Fig. 45). It retains the nineteenth century slate roof and stuccoed chimneys. The walls and external stairs of the west and centre wings are stuccoed to match the east wing. The west wing roof is slated and the chimneys have been constructed to match the earlier chimneys. Fenestration, external doors, staircases, balconies and other external details generally are similar to those found on the other 1920s buildings (Fig. 46). Several original multi-paned sash windows survive on the south and west elevations of the centre wing.

Interior

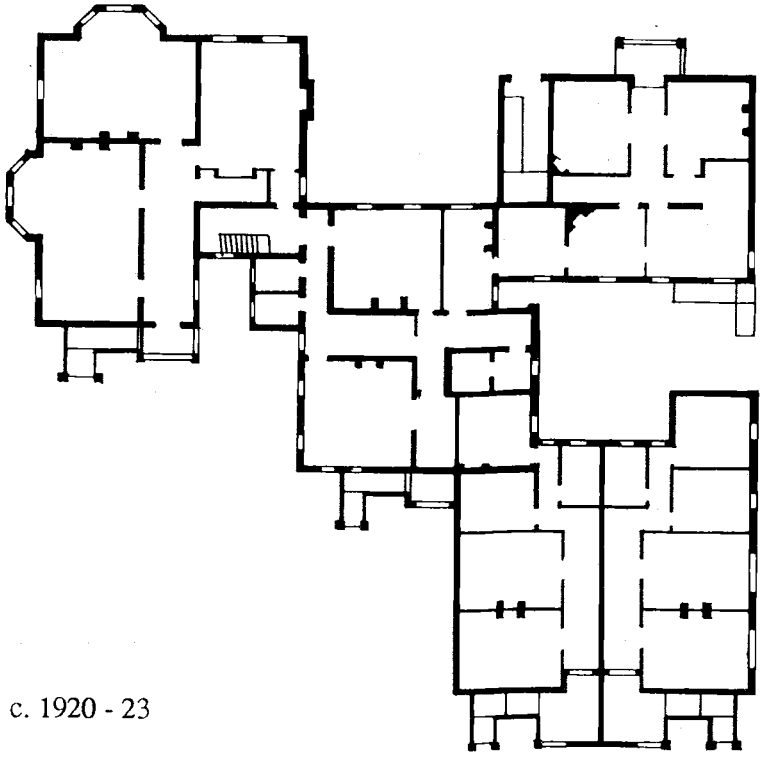
The east wing appears to retain most of the late nineteenth century plan form and fabric. Alterations in the early 1920s included removal of the original stair and blocking up of the wall to the entrance hall. The lath and plaster wall between rooms 326 and 327 might have been constructed at this time. The principal ground floor rooms and entrance hall in the east wing have late-nineteenth century pressed metal ceilings (Figs 47, 48 and 49). These probably were installed at the time of the c. 1873–97 alterations. The patterns include Art Nouveau tulip and other motifs and suggest an 1890s date. The south-east ground floor room has a plaster ceiling with coved cornice and plaster border mouldings. Walls generally are solid plastered. The entrance hall has a 1920s bracketed plate shelf and picture rail and a tessellated tile floor.



by 1864 - 73



by 1897



c. 1920 - 23

Figure 42 Building 10, showing stages of construction.

Figure 43 *Building 10. East wing showing the original 1864 house with late nineteenth century and c. 1920 additions.*

Parts of the ground floor in the east wing are affected by damp and are buckling. Most doors, architraves and other joinery are of nineteenth century origin. There are 1920s timber mantels in rooms 322 and 325, the latter being detached and lying on the floor.

The first floor flat in the east wing has plain ceilings. The entrance hall has panelled walls and a plate shelf. A nineteenth century painted slate mantel survives in room 363. As with the ground floor, most of the joinery is of nineteenth century origin. There are a number of 1920s mantels, with covered fireplaces. The kitchen to this flat retains its 1920s built-in cupboards and stove recess (Fig. 50).

There are pressed metal ceilings in the entrance hall (Fig. 51) and rooms 319 and 358 to the ground and first floor centre flats. The halls have panelled walls. These flats have a mixture of nineteenth century and 1920s joinery and ceilings. Only relatively minor modifications appear to have been made to the nineteenth century plan form.

The west wing flats constructed in the 1920s are all similar and have typical joinery and other details. Unlike the other flats, the entrance halls have timber fretwork screens above the passages to the rear (Fig. 52). The internal stair to the rear first floor flat appears to be nineteenth century, with turned balusters and newel post, and could have been reused from the original house. Most of the original mantels remain in place. Fireplaces have been removed or blocked. The east ground floor flat in the west wing retains the original dark stained joinery.

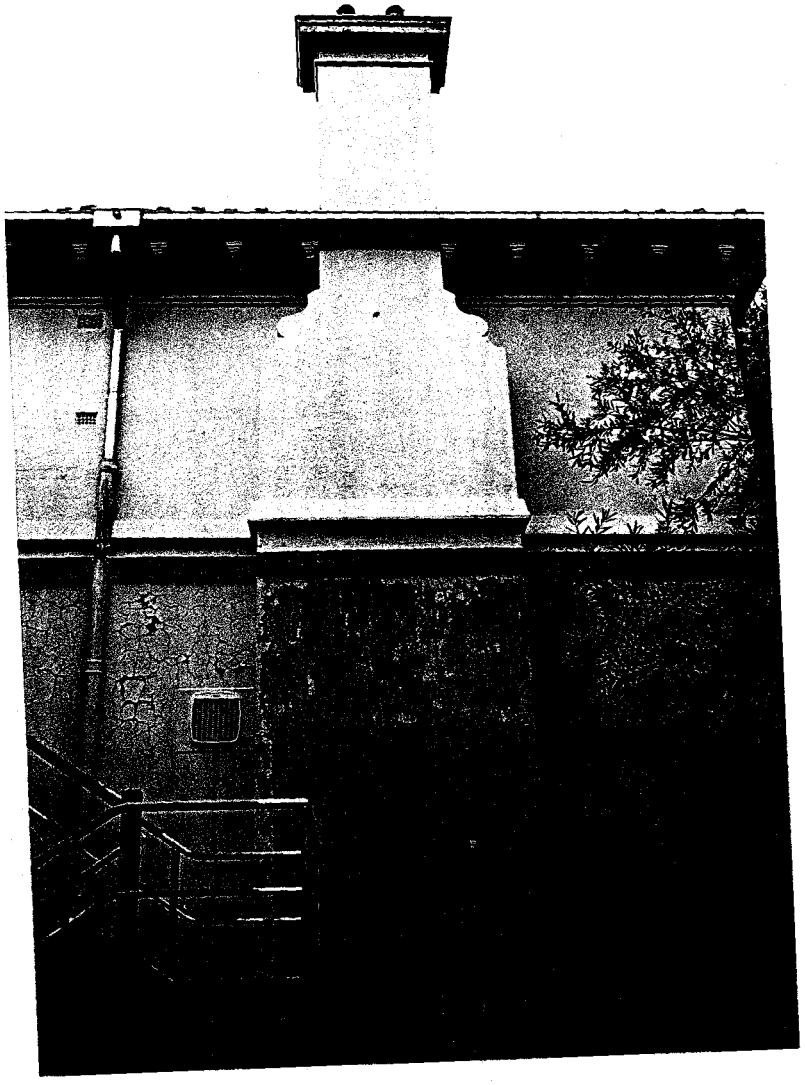


Figure 44 *Building 10. East wing, view of chimney, bracketed eaves and string course on west elevation.*

Figure 45 Building 10. West wing, viewed from Dandenong Road.

Figure 46 Building 10, showing north and east elevations of centre and west wings.

Conclusions

Building 10 remains largely as altered in the early 1920s. The original east wing retains most of its late-nineteenth century form and details externally, apart from the addition of the external stair. The centre and west wings remain as altered or constructed in the 1920s. Internally, most of the late nineteenth century plan form and fabric of the east wing, and much of it in the centre wing, is intact. The original internal stair has been removed and the nineteenth century interiors have been overlaid by 1920s alterations such as wall panelling and plate shelves. The 1920s west wing is substantially intact.

Figure 47 *Building 10. East wing, ground floor entrance hall, showing tiled floor and pressed metal ceiling.*

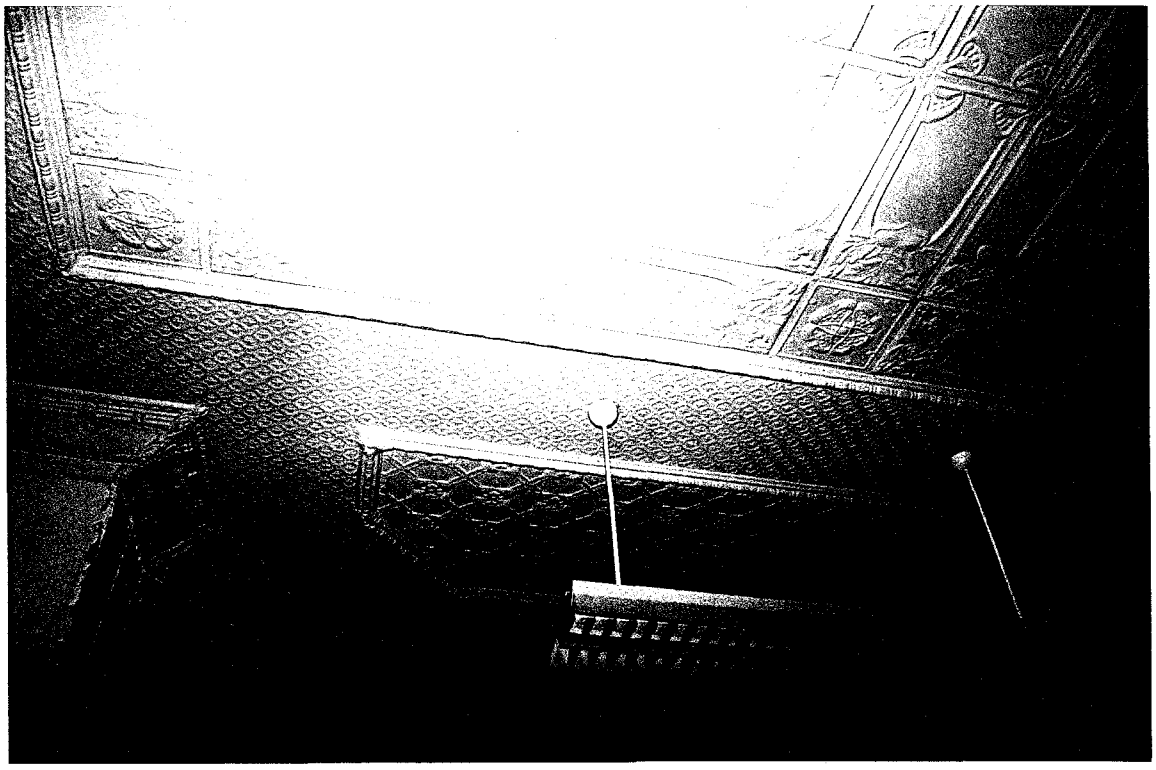


Figure 48 Building 10, East wing. Detail of pressed metal ceiling in room 327.

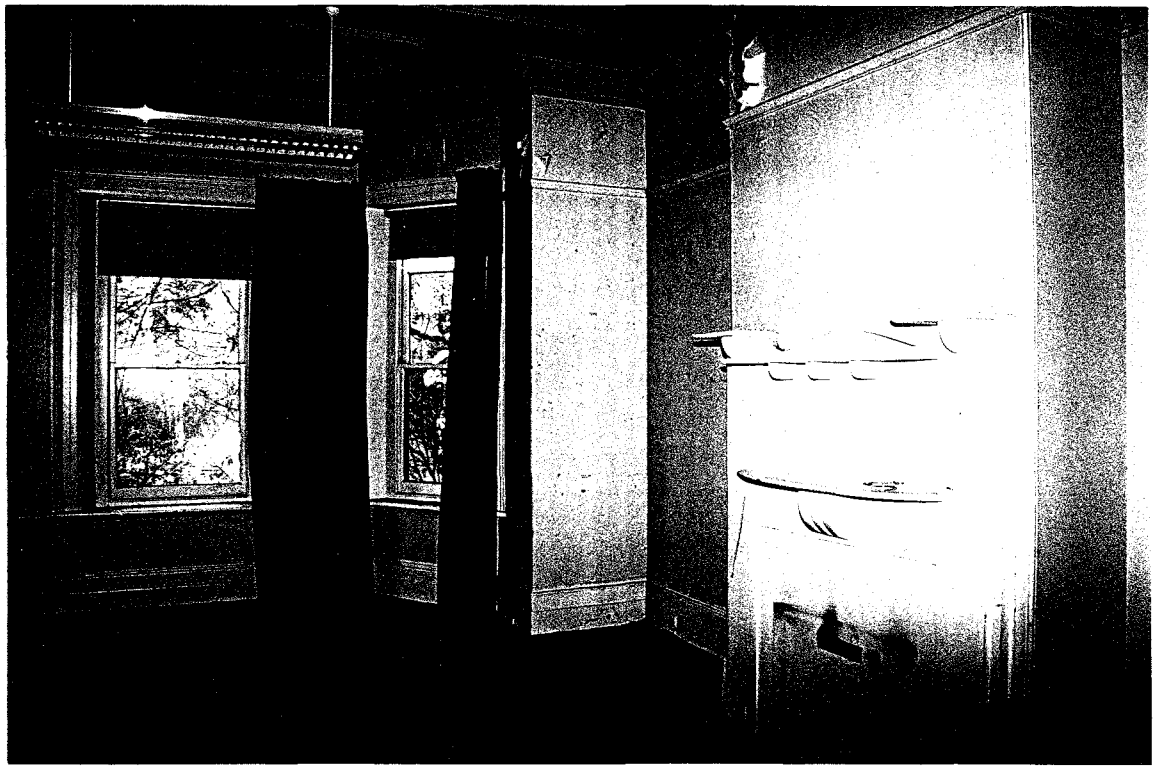


Figure 49 Building 10. East wing, Ground floor room 327, showing nineteenth century pressed metal ceiling and c. 1920 mantel.

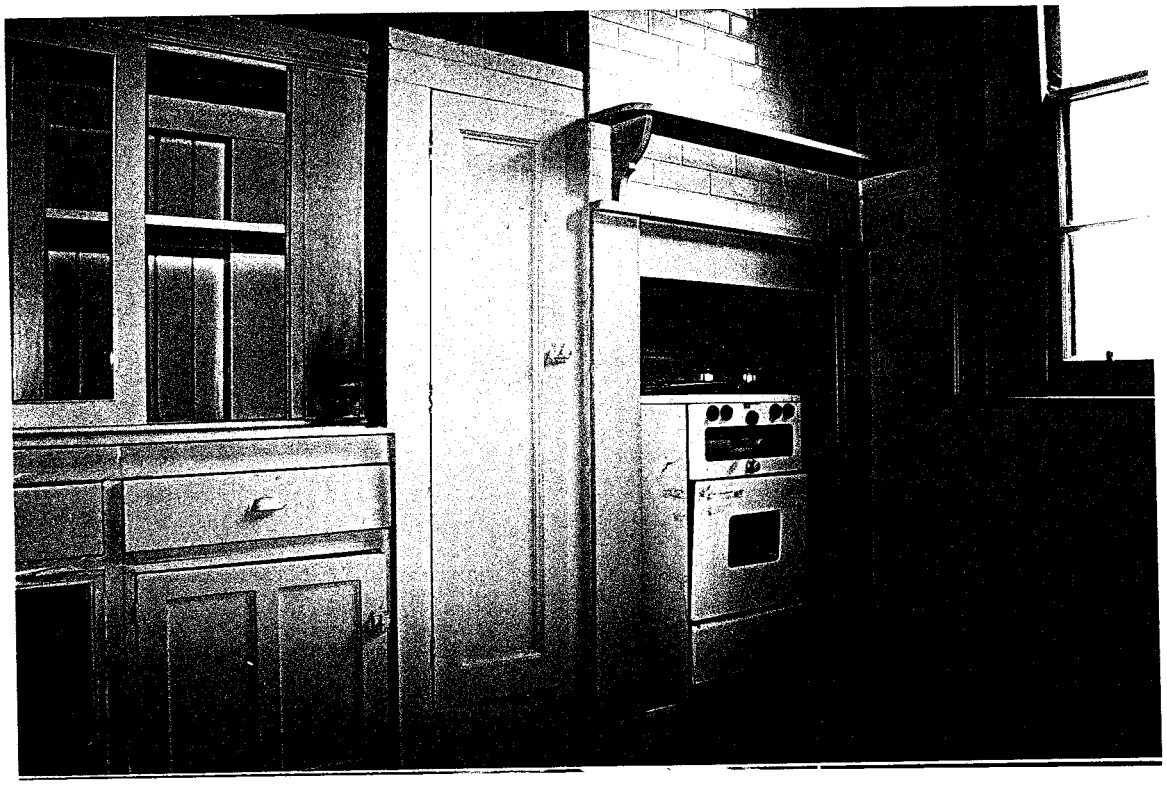


Figure 50 *Building 10. East wing, view of kitchen in first floor flat, showing c. 1920 built in cupboards and stove recess.*

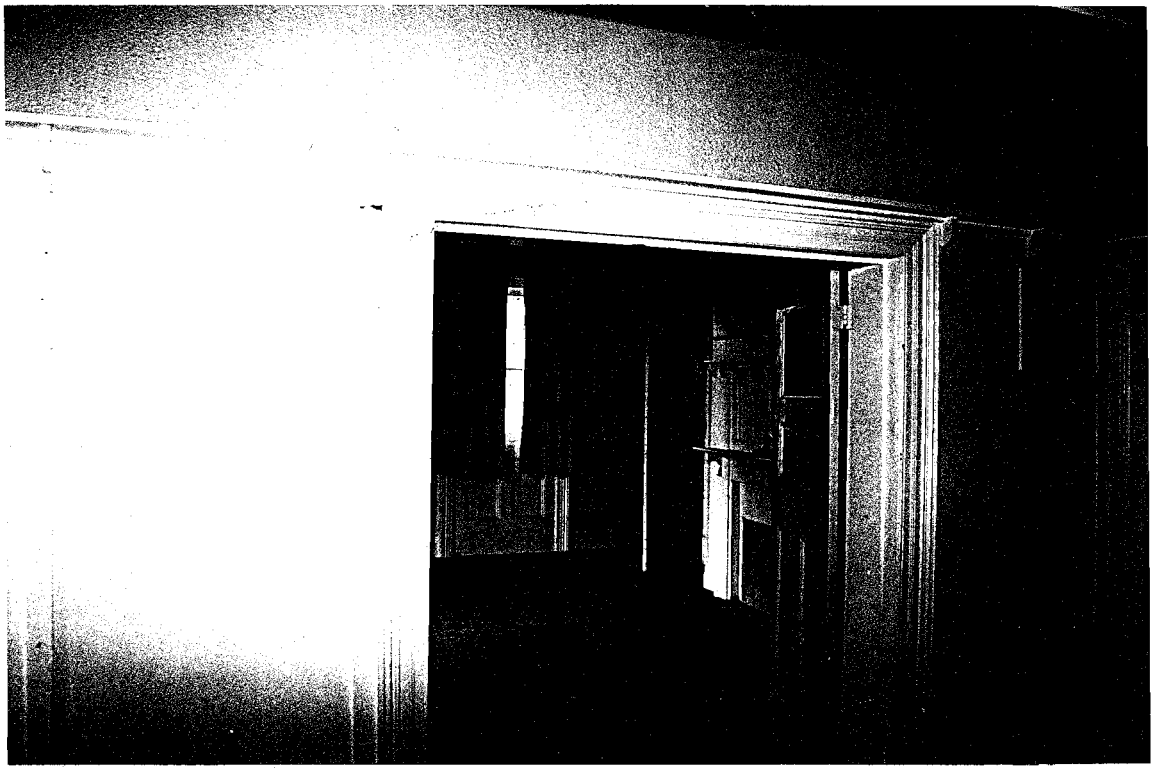


Figure 51 *Building 10. Centre wing. View of entrance hall and room 354 in first floor flat.*

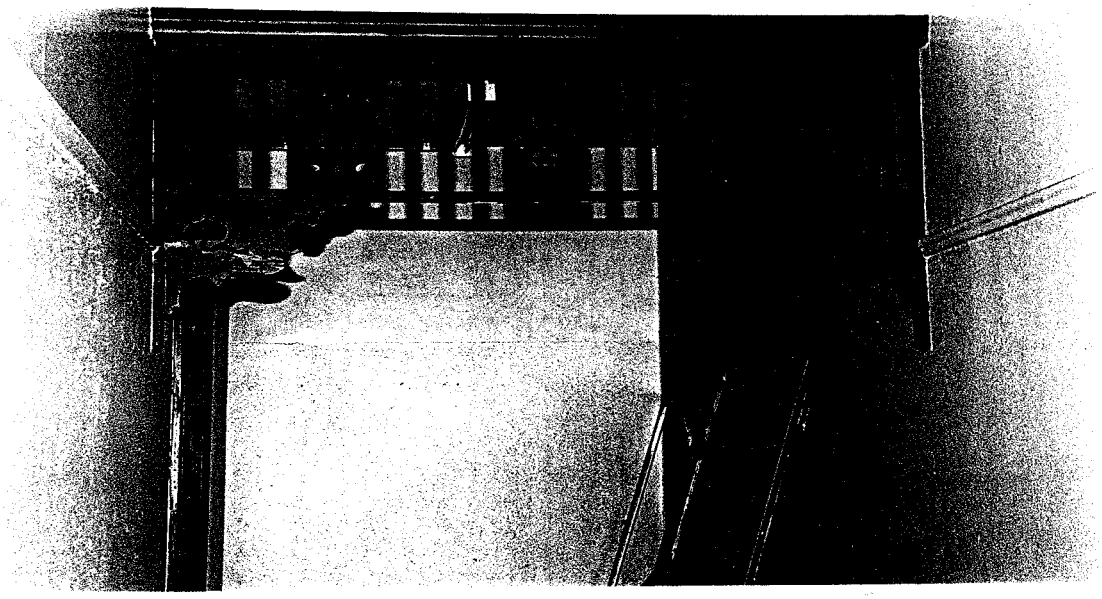


Figure 52 Building 10. West wing. Fretwork screen in entrance hall to ground floor flat.

4.0 CONSERVATION POLICY AND PLAN

4.1 Introduction

The following conservation policy and plan has been developed on the basis of the assessment of the cultural significance of the Ardoch Village site. The intention of the plan is to provide direction for the future use, care and conservation of the buildings and the site in order to maintain or enhance their cultural significance while providing guidance with regard to future redevelopment. The policy should be formally adopted by the Urban Land Authority, the site developer and the future body corporate. It should be the intention that in areas where works are to be undertaken in relation to the proposed re-development of the site, the policy should be implemented appropriately at that time. Other works which will be required in the future should also be carried out in accord with the policy at such time as they are required to be undertaken.

4.2 Conservation Policy

1. *Those elements identified as being of significance should be conserved in accordance with the conservation requirements identified in this study.*

Specific conservation policies and guidelines have been provided for all elements of individual primary and contributory significance and these policies should be observed when works are undertaken. They would also allow for compatible adaptation in certain areas.

2. *Those factors which have been identified in the statement of significance as contributing to significance should be considered in, and form the basis of, all future works.*

In undertaking any conservation or adaptation works or new construction on the site, consideration should be given to the assessed significance of the place and the impact of the works on that significance.

3. *All the future conservation and development works which affect elements of significance should be carried out having regard for the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) as amended.*

The guidelines contained in the Burra Charter should be used in determining the acceptability of any proposed works or adaptive uses. Specific conservation objectives should include the retention and enhancement of existing cultural heritage values, the retention of identity and its contribution to a sense of place, the retention of as much significant fabric and as many attributes as possible, restoration of significant fabric or elements and removal of intrusive accretions.

4. *All of the areas which are not of primary significance could be adapted as required within conservation guidelines.*

With regard to the works required to adapt any of the areas to compatible uses, it is essential that the works have minimal impact on culturally significant fabric and that they do not detract from the aesthetic qualities of the buildings and site overall.

4.3 Conservation Requirements

4.3.1 Repairs and Maintenance

1. *All future repairs and maintenance should be carried out within the principles established in the Burra Charter. To ensure that this is done correctly, there should be input from persons with professional expertise and experience in the conservation, maintenance and repair of historic buildings.*

The approach to repairs and maintenance should be firstly to ensure that the fabric does not deteriorate further and secondly to conserve significant existing fabric. This would ensure the conservation of the site as a whole and a would maintain the value of a heritage asset. With a regular cyclical maintenance program, a great deal of deterioration to the historic fabric can be prevented or retarded in the future. This is desirable both from a conservation and an economic viewpoint.

The scope of repairs and maintenance work would need to be assessed following a detailed survey. Works that would be required include remedial works and possibly underpinning to cracked walls, works to damp walls and floors, repairs to defective roughcast and repairs to the timber pergola to Building 1. Roof tiling, eaves timbers and guttering all require complete overhaul. Internally, some areas are suffering damp damage, including outbreaks of dry rot in Building 2, and plasterwork and joinery are damaged in some buildings.

4.3.2 New Work to Significant Elements and Spaces

1. *Where future works are to occur, the approach should first be to conserve significant elements of fabric within the constraints of the Burra Charter. Such works would include restoration or reconstruction of altered or missing significant fabric as identified.*

2. *New works to internal spaces and external areas identified as being of primary significance where these works should not result in the loss of significant fabric.*

3. *New works to internal spaces of contributory significance should first aim at conserving original elements. New works in such spaces could accommodate new openings and other modifications to allow for different functional uses.*

4. *New works to external areas identified as being of contributory significance should be in sympathy with and not detract from the overall significance of the building. The original envelope of the buildings should not be exceeded.*

5. *New works to areas of no significance should first focus on the removal of unsympathetic elements and secondly, should be in sympathy with and not detract from the overall significance of the building.*

This approach to new work would reinforce and enhance the cultural significance and character of the place with the principal aim being be the conservation of all significant fabric.

4.4 Compatible Uses and Adaptation

Compatible uses should be preferred to other uses for the site, in order to have the least impact on the buildings and the site overall. All proposals for adaptation and reuse should be formulated following the principles enshrined in the Burra Charter.

The preferred use for the site is the original residential use, as proposed in the Outline Development Plan. Alternative uses, such as office use or educational use as previously between 1977 and 1992, could be compatible provided impact on the buildings and the site generally is in accordance with the conservation policy.

4.5 General Conservation Guidelines

The following sections contain detailed conservation guidelines with general application to all of the buildings on the site. Section 4.6 lists specific conservation guidelines applying to specific and unique features in each of the individual buildings.

In the development of the conservation plan, consideration has been given to the levels of significance of different parts of the buildings and site. Three levels of significance have been assigned to provide specific direction on the priorities in relation to active conservation work and to indicate where there is greater or lesser scope for adaptation and alteration without diminishing the overall significance of the building.

The levels of significance have been grouped into three categories—primary, contributory and no significance as indicated for internal spaces on Figs. 53–64. Levels of significance for external areas are identified for each building in the following sections.

4.5.1 Areas of Primary Significance

Spaces and elements of primary significance are those which:

- are predominantly intact in plan form and fabric, and/or
- are particularly demonstrative of the architectural concept with regard to plan form or materials, and/or
- are those which contribute in a fundamental way to an understanding of the cultural significance of the buildings and site.

- **Exteriors**

External areas of primary significance include the following:

Generally	Roofs and chimneys to all buildings.
Building 1	North, west and east elevations
Building 2	North and west elevations
Building 3	West and south elevations
Building 4	West elevation
Building 5	North elevation

Building 6	North and east elevations
Building 7	North and east elevations
Building 8	North and east elevations
Building 9	North and east elevations
Building 10	North and east elevations of east, centre and west wings. South elevations of east and south-west wings. West elevation of the east wing.

The approach to these areas should be:

Roofs	Retain existing terra cotta and slate roofs without alteration to the original form. As required, overhaul all roof coverings, framing, eaves boarding, flashings, guttering, downpipes and other defective elements to match the original materials and form. Retain all existing chimneys. Repair roughcasting or repoint brickwork where necessary. Replace tray deck roofing to balconies and other flat roofs with roll-jointed sheet metal roofing to match original. Remove later roof vents and flues.
Walls	Retain existing original form and materials of walls, including balconies and external stairs, and including unpainted roughcast and brickwork. No alterations should be made to the existing form of the walls and door and window openings, except to reverse previous alterations. Reinstate missing rectangular indented decorative motifs and other missing or damaged decorative details. Retain original vents. Remove later metal vents.
Fenestration	Retain all original fenestration, including openings, joinery, sunshades and decorative glazing. Reinstate glazing bars where removed to 1920s and '30s buildings. Reinstate decorative leadlight glazing removed from top-hung windows to 1920s buildings, to appropriate designs, not necessarily matching original panels.
Doors	Retain all original door openings, joinery and decorative glazing. Replace flush door leafs and restore altered front entrance doors to match original form. Reinstate missing leadlight glazing to doors, side and top lights to match existing adjacent panels where these survive, or possibly to appropriate new designs elsewhere.
Paving	Retain tessellated tiled or other original finishes to porches, balconies and external stairs. When the 1970s quarry tiled or mosaic tiled finishes to Buildings 5 and 6 require replacement, replace with a tessellated tiled floor similar to the original floors.

External Painting

Where possible, leave roughcast and brickwork unpainted. Where a satisfactory appearance cannot be obtained due to repairs and previous mismatching work, paint the render in a silicate based paint (Keim or equivalent Australian product) in a colour which matches the original grey render colour.
Reconstruct the original external decorative paint scheme to joinery, gable shingles and other woodwork and external metalwork.

- **Interiors**

Internal spaces of primary significance, identified on Fig. 53–64, include, for example, the intact suites of living and dining rooms and entrance halls in Building 9, the principal rooms on the ground floor of the east wing, which retain a considerable proportion of their nineteenth century fabric, and the centre wing flats in Building 3, which combine elements of the original 1920s fabric with the distinctive 1938 alterations.

Walls

Retain existing original form and materials of internal walls. No alterations should be made to the existing form of the walls and door and window openings, except to reverse previous alterations.

Ceilings

Retain original pressed metal and strapped fibrous plaster ceilings, and repair where necessary.
Retain original cornices and other decorative features.

Floors

Retain original hardwood and tessellated tiled floors.
Repair decayed or otherwise damaged floors to match original construction.
Finish exposed floor boards in an appropriate manner.

Fittings

Retain all original fittings such as fireplaces, mantels, wall panelling, skirtings, architraves, picture rails, plate shelves, stairs and stair rails and other joinery. Retain original door and window furniture. Restore or reconstruct where damaged or where areas of panelling are missing from a room. Retain original dark stained finishes where these exist.
Replace missing fireplaces and tiled surrounds using fittings of appropriate design. It may be appropriate to relocate existing fittings taken from other rooms which are less intact and of less significance so as to allow complete restoration of spaces of primary significance, in particular Building 9.
New light fittings should be of simple design appropriate to the c. 1920–38 period, not necessarily of Art Deco design.

Internal Painting and Finishes

Where possible retain original polished and dark stained joinery and mantels.
New finishes should reflect the original character of the Interiors.

4.5.2 Areas of Contributory Significance

Spaces and areas of contributory significance are those spaces which are of a secondary nature in the understanding of the cultural significance of the buildings and site. While they are not of individual distinction with regard to original plan form, fabric or function, they contribute to the significance of the whole site.

- **Exteriors**

External areas of contributory significance include the following:

Building 1	South elevation.
Building 2	East and south elevations.
Building 3	North elevation. East elevation, including the side elevations of the rear wings and the rear balconies, but excluding the single storey garage wing.
Building 4	North, east and south elevations.
Building 5	East and west elevations.
Building 6	West elevation.
Building 7	West and south elevations.
Building 8	South elevation.
Building 9	West and south elevations.
Building 10	West elevation, including the elevations to the courtyard between the west and south-west wings. South elevation of central wing and east elevation of south-west wing.

Original fabric to these areas generally should be retained as far as possible and conserved in accordance with the guidelines for areas of primary significance as listed above. There is scope for adaptation to these areas including formation of new door or window openings; however, the original envelope of the building should not be exceeded.

Guidelines for specific areas are as follows:

Walls	New openings and any other alterations should conform to the general style of the existing building, without necessarily matching original details precisely.
Doors and Windows	New doors, windows and other joinery should be designed to match or be in sympathy with the original joinery details.
External Stairs and Balconies	External stairs and balconies to the rear of buildings should preferably be of timber construction and designed generally to be similar to original stairs. The existing steel stairs preferably should be removed.

- Interiors

In general, the original plan form and fabric should be retained as far as practicable and conserved in accordance with the guidelines for areas of primary significance as listed above. However, in these areas there is more scope for flexibility, including formation of new openings and other adaptation, and less need for restoration of missing or damaged elements. Original fittings such as tiling, fireplaces, mantels, wall panelling, skirtings, architraves, picture rails, stairs and stair rails and other joinery should be retained where appropriate. Missing joinery, fireplaces and other elements could be replaced to match original designs or using appropriate modern design in sympathy with the original character of the buildings.

4.5.3 Areas of No Significance

- Exteriors

External areas of no significance include the following:

Building 3	Single storey garage wing to the north-east.
Building 5	South elevation, including all of the 1970s extensions.
Building 6	South elevation and extension to south-west corner.
Building 8	Extension to west.

These areas could be demolished or adapted as required. Adaptation or reconstruction of remaining parts of original buildings should be sympathetic to the original structure. There is limited scope for construction of additions to external elevations of no significance. These should be limited in size, containing porches or the like, and should not compromise adjacent significant areas. The guidelines applying to new construction generally should be followed, and the design should be sympathetic to the existing building.

- Interiors

Spaces of no significance are spaces which were originally minor in nature, contributing little to the cultural significance of the house, and those which have been so altered that they have lost any significance they might have otherwise had. They include the interiors of Buildings 5 and 6 and parts of Buildings 7 and 8 which were gutted and rebuilt in the 1970s. In these areas there is considerable scope for adaptation, provided that this does not compromise adjacent internal or external significant areas.

Surviving original fabric, including walls, floors, ceilings, joinery and fittings should be retained if feasible.

4.6 Specific Conservation Works

The following sections list specific conservation works to significant elements and spaces for each building. They should be read in conjunction with the guidelines in the previous section which apply generally to all of the buildings.

4.6.1 Building 1

- **Exteriors**

Roof and Chimneys	Remove the 1970s traydeck and glazed roof to the centre of the south roof pitch at such time as the plant room is removed.
Walls	Reconstruct the original form of the recessed entrance porch and balcony to the north elevation of Building 1. Remove the 1970s glazed infill wall to the centre of the south elevation.
Fenestration	Reinstate windows to the reconstructed front entrance porch and balcony to match original.
Doors	Reinstate doors to the reconstructed front entrance porch and balcony to match original. Any acoustic treatments should be visually sympathetic to the original detailing.

- Interiors

Planning	The interior of Building 1 has been significantly altered and could be freely adapted, provided that the stair is retained.
Walls	Existing loadbearing internal walls preferably should be retained. Remove all later partitioning.
Ceilings	Remove all later suspended ceilings.

4.6.2 Building 2

- **Exteriors**

Roof	Replace concrete tiles with terracotta tiles.

- **Interiors**

Planning	If possible retain the original plan form of the entrance hall and the principal living rooms immediately inside the front entrance of each flat on both sides of the hall. Other rooms of no individual significance may be adapted.
Fittings	Retain beaten copper light switches.

4.6.3 Building 3

- **Exteriors**

Walls

Consider restoring the original tuck pointed finish to the walls.
Maintain the existing tuck pointing to the porch walls.
The timber-framed extension to the north wing and the weatherboarded balcony above the centre wing boiler room are of little individual significance and could be removed.

- **Interiors**

Planning

Retain the plan form and fabric of the principal rooms at least of the ground and first floor flats to the centre wing (except the rear flat) and the first floor south flat. In other areas of Building 3, adapt the plan as required.

Walls

Build up later openings formed between adjoining flats to restore the original plan form.
Retain existing wall tiling in bathrooms if feasible. If necessary, replace with new tiling in keeping with the 1930s period and the existing character of the bathrooms.

Floors

Retain existing terrazzo floors in bathrooms if feasible. If necessary, replace with a suitable material in keeping with the 1930s period and the existing character of the bathrooms.

Fittings

Remove paint from brick fireplaces.
If possible restore wall light in entrance hall to south centre flat on ground floor otherwise replace with a similar fitting.
Retain existing sanitary fittings if feasible or replace with new fittings in keeping with the 1930s character of the bathrooms.

4.6.4 Building 4

- **Exteriors**

Walls

Remove the later cyclone wire mesh infill to the existing timber balcony to the east elevation. Repair or reconstruct the external stair. Replace altered tubular handrail to external stairs with rail to match original pattern.
Remove the lean-to extension to the north elevation.

Doors

Replace existing flush doors to ground floor and first floor flats with panelled doors to match original. Reinstate missing leadlighted sidelight to match surviving original designs elsewhere.
Remove the later door inserted in the north elevation.

- **Interiors**

Planning

Adapt the plan as required.

4.6.5 Building 5

- **Exteriors**

Roof and Chimneys	Consider removing the clerestory to the south pitch, and restore the original form of the roof. Reconstruct the missing chimneys to match the original layout and design, above external walls and if suitable internal walls are constructed. Replace plywood eaves soffits with boarding to match original when roofworks are required.
Walls	Consider rebuilding walls demolished to the rear of the originally open balconies and verandahs to the east and west wings of the north elevations, and restore the original form otherwise retain as existing enclosed or as open habitable spaces. Remove later metal vents from walls.
Doors	Replace existing flush doors to ground floor and first floor flats with panelled doors to match original. Reinstate missing leadlighted sidelight to match surviving original designs.
Paving	Replace quarry tiled floors to porches, balconies and stair landings with tessellated finish similar to original.

- **Interiors**

Planning	Adapt the plan as required.
Walls	Preferably remove the internal steel structure and reconstruct the interior using loadbearing internal walls, not necessarily to the original plan.

4.6.6 Building 6

- **Exteriors**

Roof and Chimneys	Remove later exhaust vents. Replace plywood eaves soffits with boarding to match original. Reglaze the top-hung windows each side of the chimney with appropriately designed leadlight.
Walls	Remove gas pipes to north elevation otherwise camouflage with appropriate planting or cover.
Fenestration	Replace missing glazing bars to upper sashes.
Doors	Replace flush entrance and under-stair doors with panelled doors to match the original design. Replace missing leadlighted side lights.
Paving	Replace mosaic tiling to the ground floor porch to match original tiling.

- **Interiors**

Planning	Adapt the plan as required.
Walls	Preferably remove the internal steel structure and reconstruct the interior using loadbearing internal walls, not necessarily to the original plan.

4.6.7 Building 7

- **Exteriors**

Roof and Chimneys	Remove the television aerial from the chimney and relocate in the roof space or at the rear of building
Doors	Rehang entrance door to ground floor flat to open inwards. Reglaze sidelight to first floor entrance door to match original leadlight.

- **Interiors**

Planning	Adapt the ground floor plan as required, apart from the hall and two front rooms, which are largely intact. The ground floor could be subdivided into two flats along the line of the wall dividing the entrance hall from the rooms to the west. Subdivision of the first floor into two flats, corresponding to the ground floor subdivision, would be possible.
Walls	Preferably remove the internal steel structure and reconstruct the interior using loadbearing internal walls, not necessarily to the original plan.
Ceilings	Remove the steel beams and columns. Remove 1970s coving.
Walls	Retain the existing internal walls as far as possible. Build up the opening between the entrance hall 246 and room 243 to the west could be built up if subdivision into two flats is required. Because of the significance of this substantially intact flat, the building up preferably should be reversible and the existing architraves around the opening should be retained. Reconstruct the wall between the ground floor entrance hall and room 238 to the original location and to match the original form.
Fittings	Store the double doors to room 243 in a secure place for possible future reinstatement if they are removed to allow subdivision of the flat. Replace the boarded and leadlighted half-glazed doors to rooms 235, 236 and 238 with panelled doors to match original. Retain the half-glazed doors for possible reuse as external doors in other buildings.

4.6.8 Building 8

- **Exteriors**

Walls	Remove the large metal vents inserted in the east elevation. Remove or adapt the extension to the west.
Fenestration	Replace missing glazing bars to upper sashes on elevations of primary significance. Reglaze the top-hung windows each side of the chimney with appropriately designed leadlight.
Doors	Replace glazed door to first floor flat to match original. Remove the later door inserted in the side of the projecting wing to the north elevation and reconstruct the wall to match the original. Reglaze the balcony and porch doors and sidelights to match original glazing.

- **Interiors**

Planning	Adapt the plan as required, apart from retaining the ground floor dining and living rooms and entrance hall.
Walls	Retain the existing internal walls as far as possible. Build up the opening between the entrance hall and room 277 to the west could be built up if subdivision into two flats is required. The building up preferably should be reversible and the existing architraves around the opening should be retained.
Ceilings	Remove the steel beams and columns. Remove 1970s coving.
Fittings	Store the double doors to room 277 in a secure place for possible future reinstatement if they are removed to allow subdivision of the flat. Preferably remove the four-leaf folding doors to the south wall of room 277 and build up the opening, with a single door opening. Retain the removed doors

4.6.9 Building 9

- **Exteriors**

Walls	Remove the timber framed enclosure at ground floor level on the west elevation.
Fenestration	Reglaze central octagon to first floor balcony door to east elevation. Replace missing glazing bars to balcony sidelight.
Doors	Replace flush door to first floor flat to match original.

External Stair — Replace precast concrete stair treads with concrete to match the original profile.

- **Interiors**

Planning — Retain the existing plan form in these two flats without subdivision other than as stated below. The interiors of Building 9 are substantially intact and form the most intact complete flats on the site. The main living rooms and entrance hall, in particular, form impressive suites of interconnected rooms. At the rear there is scope to open up the area between rooms 251, 255, 250 and 249 on the ground floor and 263, 267, 264 and 262 on the first floor.

Walls — Build up opening formed between rooms 263 and 266.
Reconstruct missing panelling to west walls in rooms 253 and 266, and to south wall in room 259 and consider reconstructing original dark stained finish.
Remove heater on west wall in room 266.
Reconstruct demolished wall originally dividing room 269 into two rooms.

Fittings — Replace altered mantel shelf brackets in room 270 to match original.

4.6.10 Building 10

- **Exteriors**

Roof and Chimneys — Progressively replace the glazed terracotta tiled roof to the east wing with slating to match the original as roofworks are required.

Walls — Reconstruct missing string course and cornice mouldings to the east elevation bay on the east wing, to match original.

Fenestration — Reinstate removed glazing bars to 1920s state.
Remove later door in south bay to east wing and reconstruct as a window to match adjacent windows.

Doors — Replace missing leadlight panels to door side and top lights.

- **Interiors**

Planning — Retain the existing divisions between the flats and existing internal loadbearing walls as far as practicable, with scope for adaptation in areas of no individual significance. The plan form remains substantially intact as converted to flats in c. 1920. Much of the previous nineteenth century plan form is also intact.

4.7 New Construction

The design and layout of new buildings and development generally on the site should generally conform with the performance criteria set out in the Outline Development Plan. These criteria cover matters including site layout, streetscape character, building envelope, design, materials, carparking and landscaping, with the object of allowing sufficient flexibility to design a marketable development while protecting and enhancing the significant elements and areas of the site. Detailed plans for the proposed development are to be submitted for review by a design panel consisting of representatives of the City of Port Philip, the Urban Land Authority and the Historic Buildings Council. The purpose of the review is to interpret whether the performance criteria have been met. This approach is supported.

4.8 Landscaping

4.8.1 Areas of Primary Significance

All of the central landscaped area, including the 'green' and the area between Buildings 2, 3, 9 and 10 traversed by Ardoch Court, and the strip of land between Buildings 1, 2 and 10 and Dandenong Road are of primary significance. The landscaped areas are significant for their open character as a setting for the buildings rather than for particular existing landscape design features. Significant trees on the site have been identified in the Outline Development Plan. The boundary wall to Dandenong Road and the north end of Pilley Street is of primary significance.

Conservation guidelines are as follows:

Existing Planting	Retain and conserve as far as possible identified significant trees. Remove and replace significant trees as necessary and as part of a cyclical planting programme.
New Planting	Maintain the central 'green' as an open space with trees and other new planting restricted to the perimeter. New planting generally should be designed to reinforce the picturesque open quality of the landscape in a manner appropriate to the period 1920–39. New planting adjacent to the buildings and elsewhere in significant landscape areas should use species appropriate to the 1920–38 period, including species listed in the Outline Development Plan.
Fences and Hedges	Avoid fences dividing private gardens within the site. Instead low hedges of suitable species approximately 500 mm high should be used.
Letterboxes	Construct letterboxes along or near the front boundaries of each building in a style which is sympathetic but which does not mimic historic detail.
Signage	Site directories located near the principal entrances should be of good design and graphic quality and should be of a style and colour which sympathetically relates to the character of the site. It should not mimic historic detail.

Paving

Limit access roads for vehicles in areas of primary significance to the present extent of Ardoch Court.
Limit pedestrian paths to those needed for access to the buildings and do not allow them to encroach onto the green.
Paths should be sympathetically designed without raised kerbs or other intrusive elements.

Boundary Wall

Retain the existing wall, the main entrance gates and gate lamps. If required, construct a wrought iron security infill grillage along the top of the existing masonry wall in a sympathetic design which relates to the original gates and lamps.
Reinstate missing gate lamps using existing lamps if these survive on the site or reconstructed matching lamps.
Consider replacing the secondary gates in front of Building 2 with a more appropriate design. Preferably reconstruct to original design if evidence of this can be located.

4.8.2 Areas of Contributory Significance

The landscape areas between the existing buildings are considered to be of contributory significance. Conservation guidelines generally are as for the landscape areas of primary significance, as listed above.

New Planting

Gardens *not* immediately adjacent to building elevations of primary significance, those elevations facing Dandenong Road, Ardoch Court or the green, or containing front entrances to flats, need not necessarily adopt the garden style used in the areas of primary significance, but instead could use a wider range of plants. The choice of plants should include but not necessarily be limited to plants available in the 1920s and' 30s, including species listed in the Outline Development Plan.

Paving

Minimise the extent of access roads and parking areas for vehicles in areas between existing buildings. Restrict roads and parking as far as possible to areas behind buildings where they are not visible from the areas of primary significance.

4.8.2 Areas of No Significance

Boundary Walls and Fencing

Existing fencing to the site boundaries, with the exception of the 1920s boundary wall, is of no significance. Design new walling and gates to the Pilley Street boundary to broadly match the 1920s wall. The wall should be of rendered brick construction.

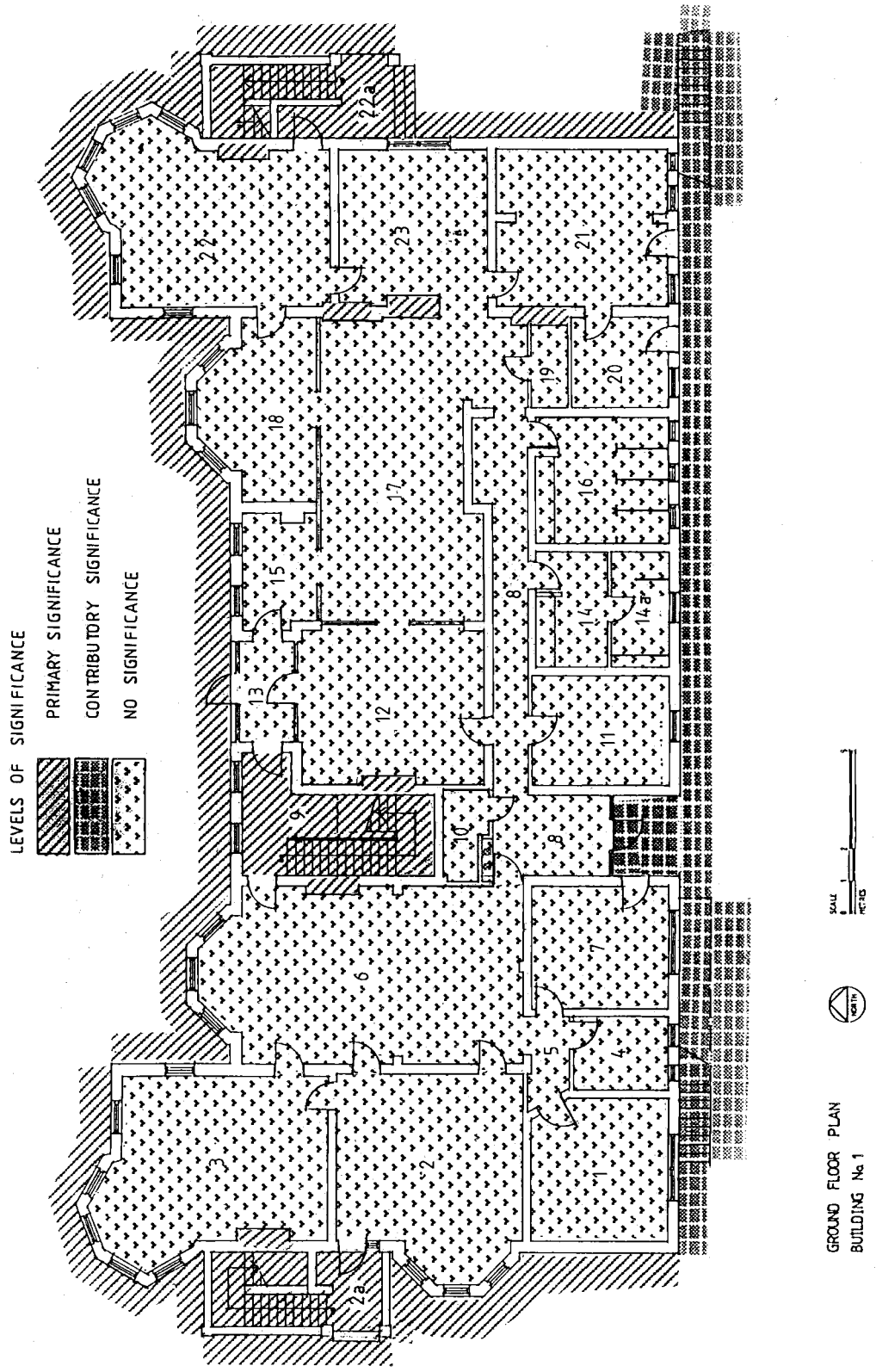


Figure 53 Building 1. Ground Floor. Levels of significance

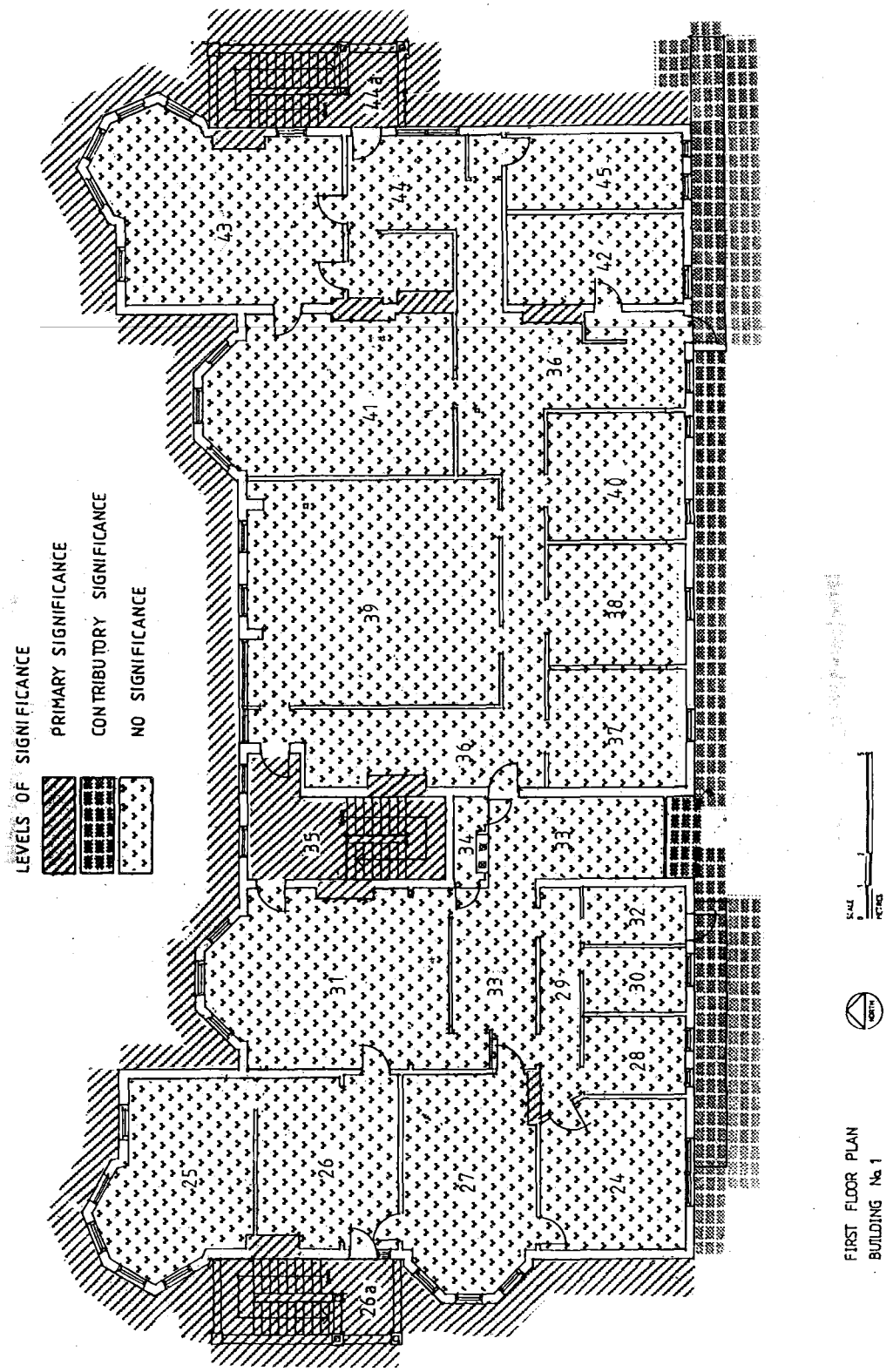


Figure 54 Building 1. First Floor. Levels of significance

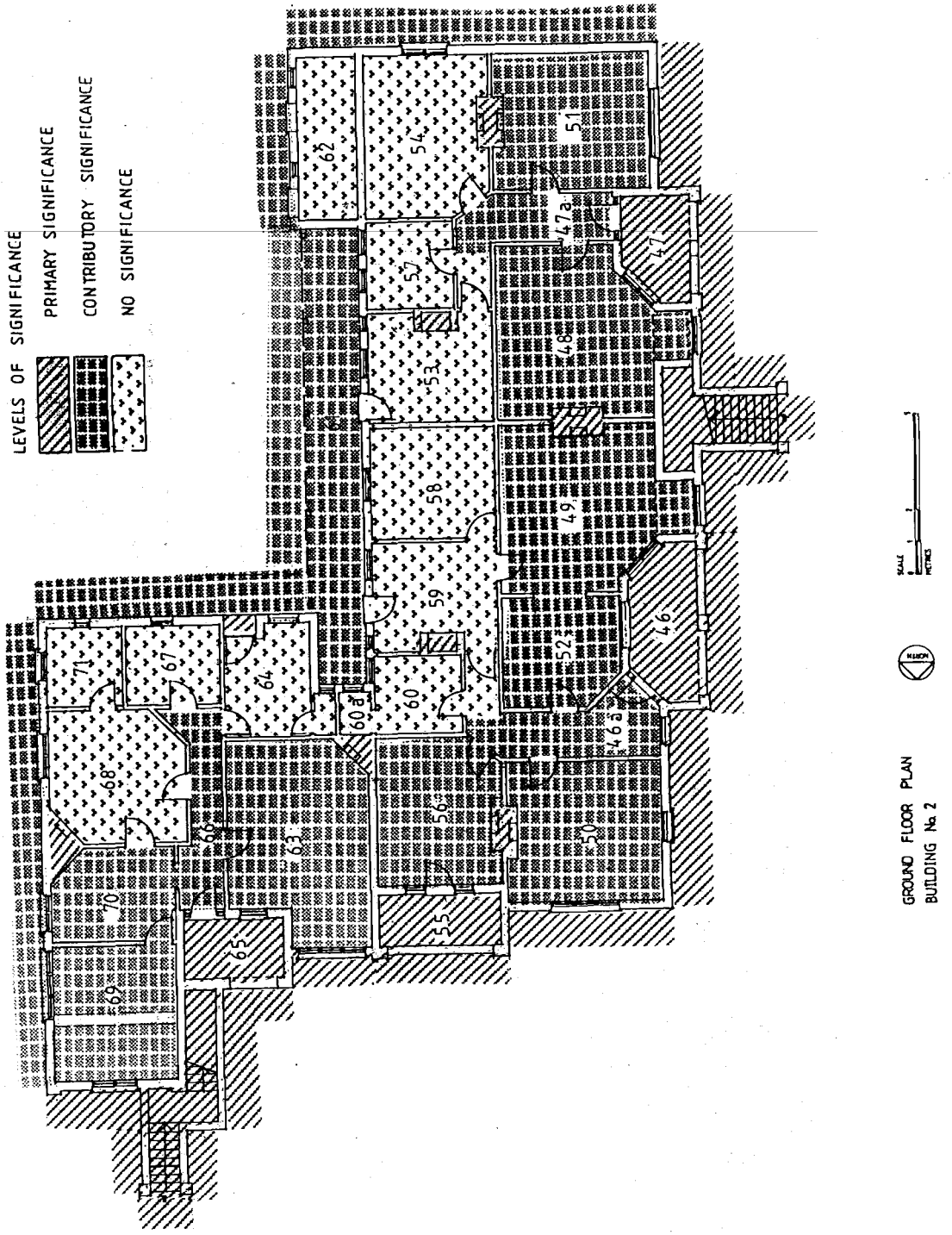


Figure 55 Building 2. Ground Floor. Levels of significance

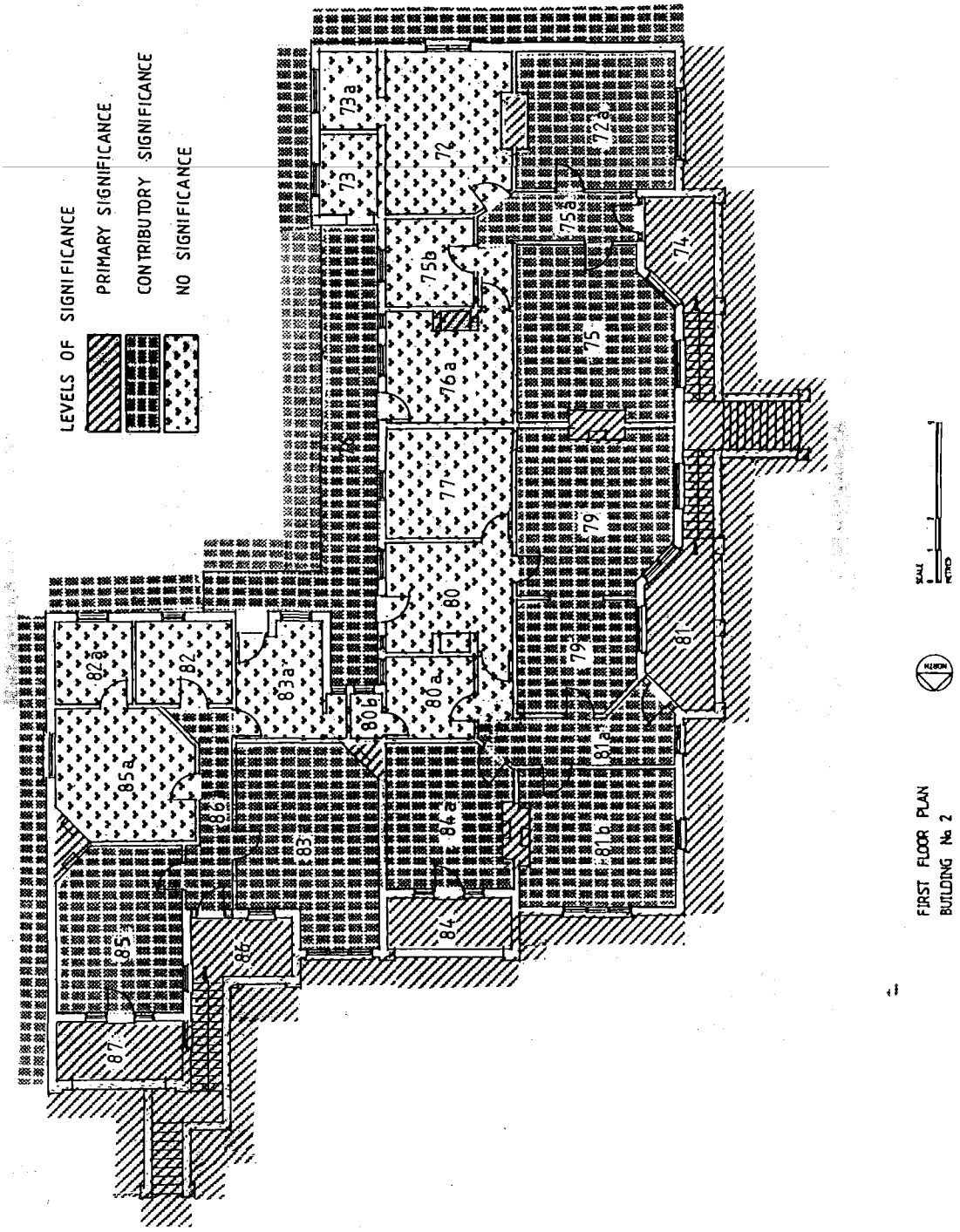


Figure 56 *Building 2. First Floor. Levels of significance*

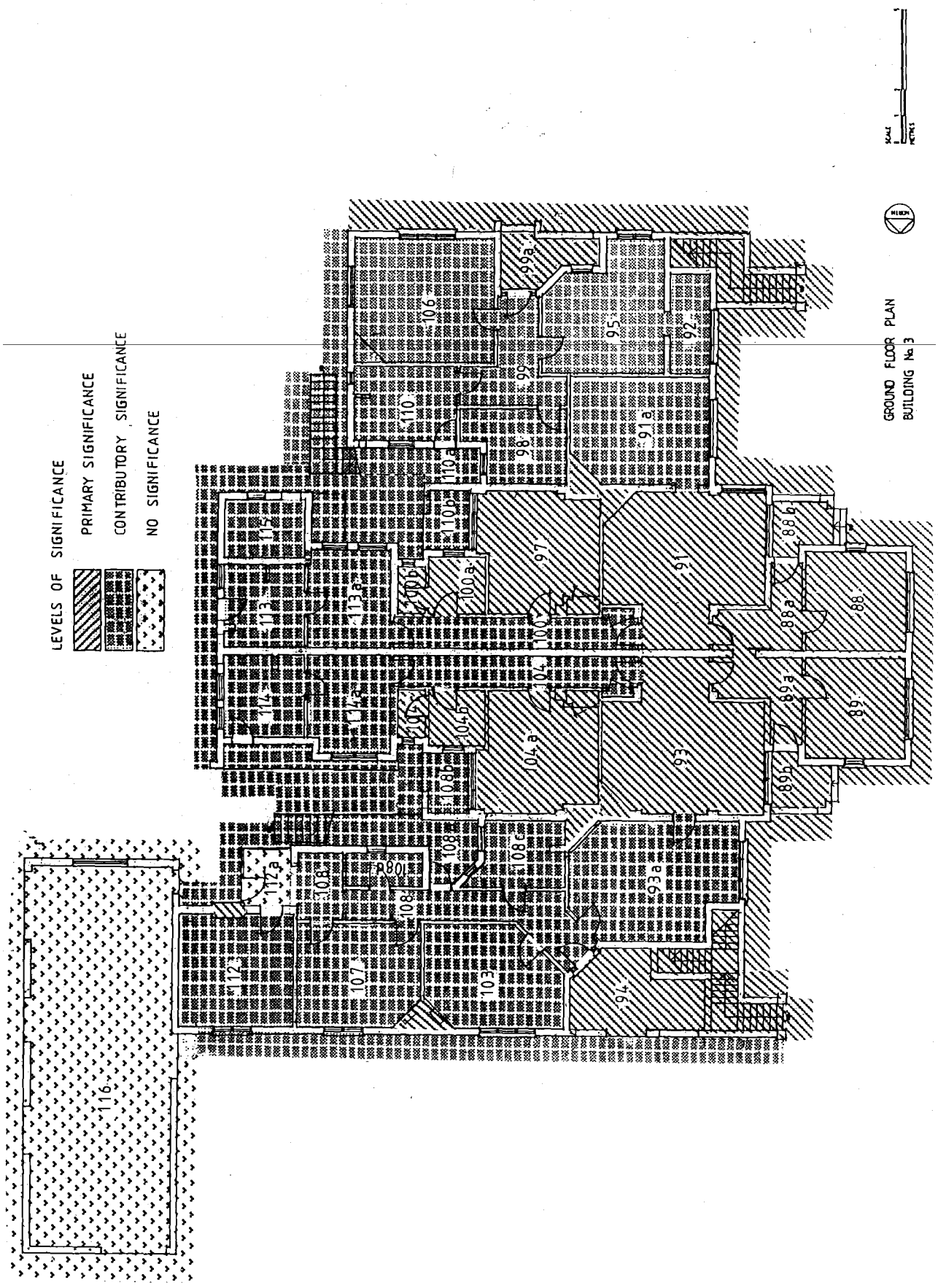


Figure 57 Building 3. Ground Floor. Levels of significance

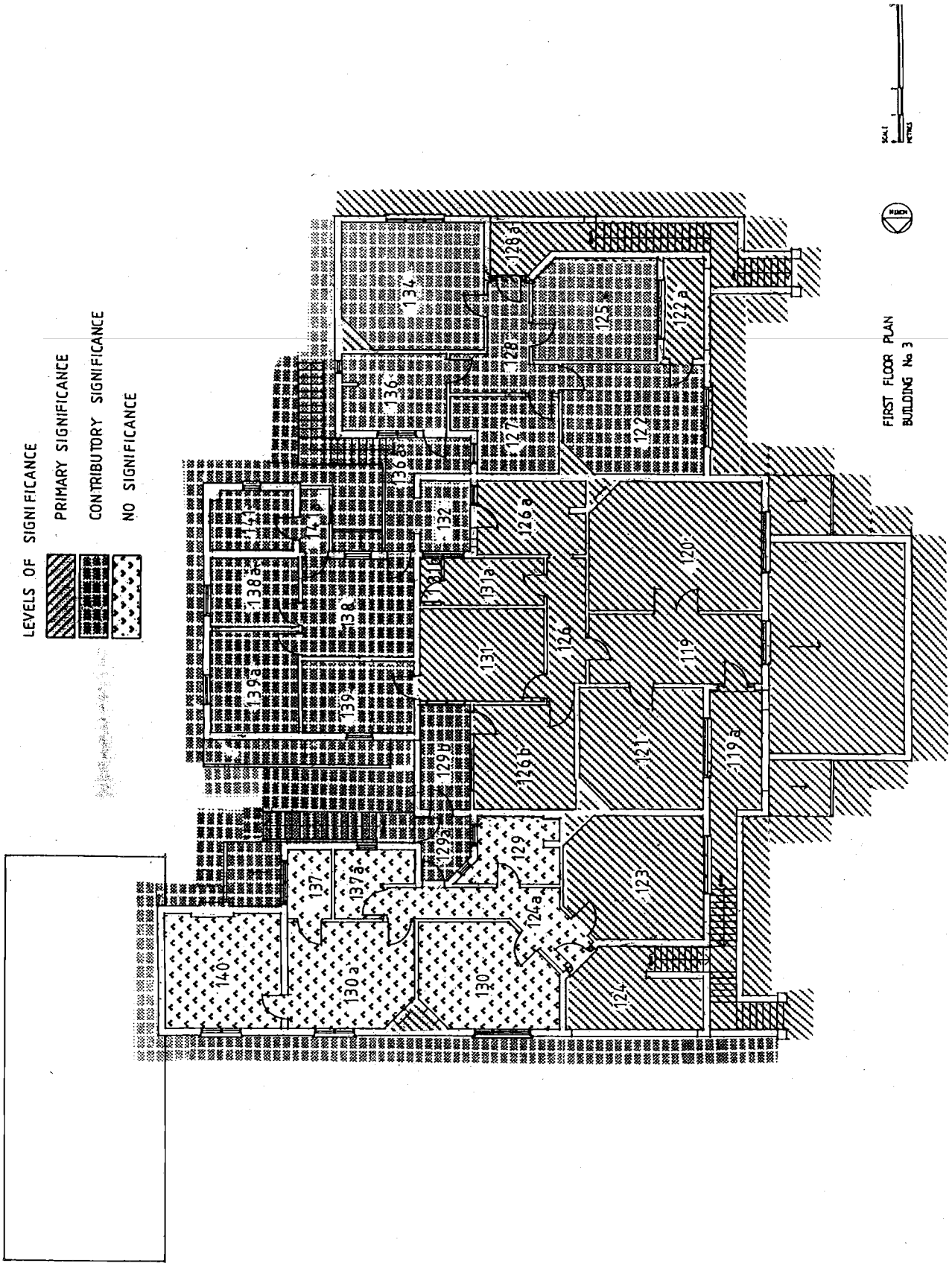


Figure 58 *Building 3. First Floor. Levels of significance*

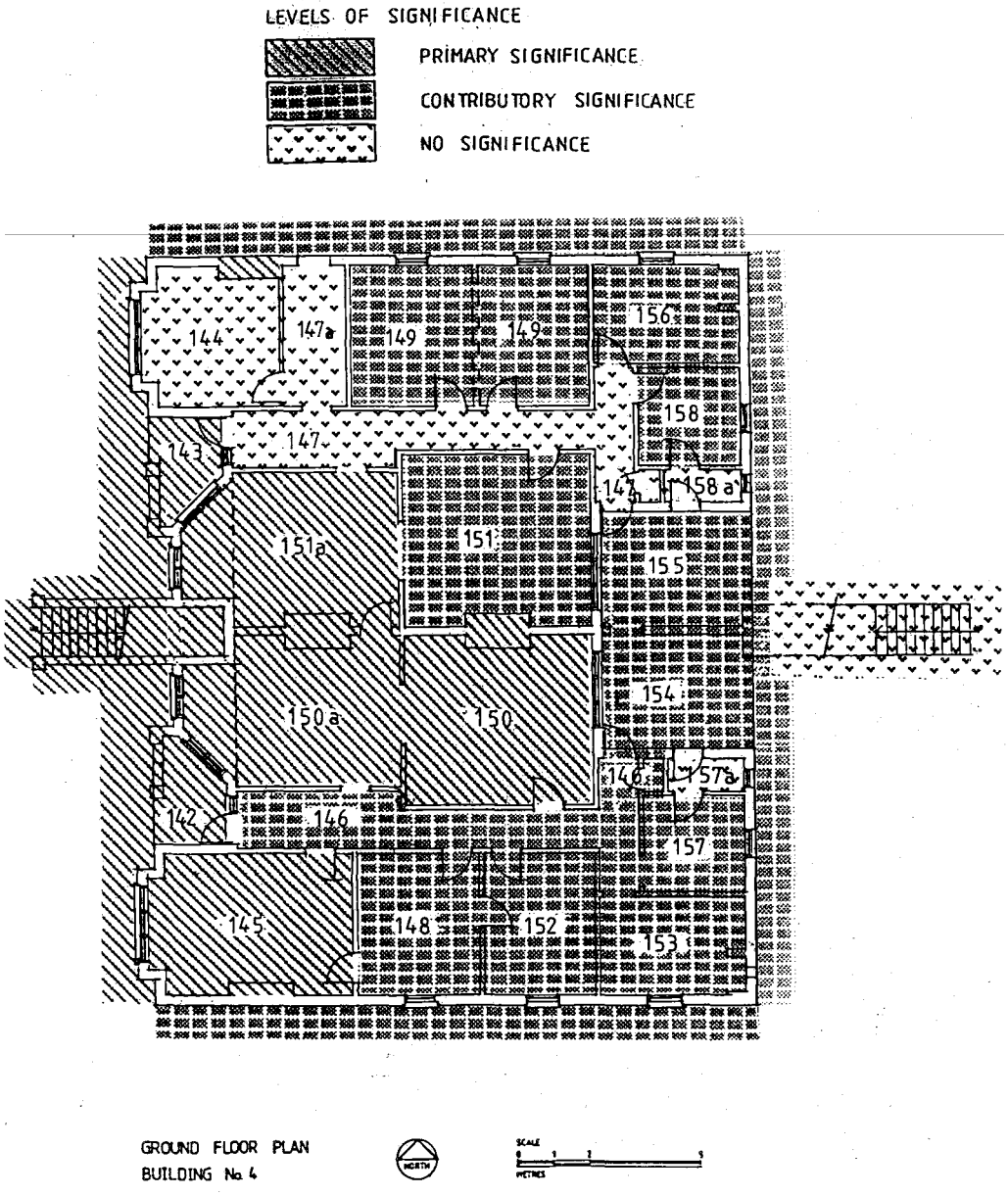


Figure 59 Building 4. Ground Floor. Levels of significance

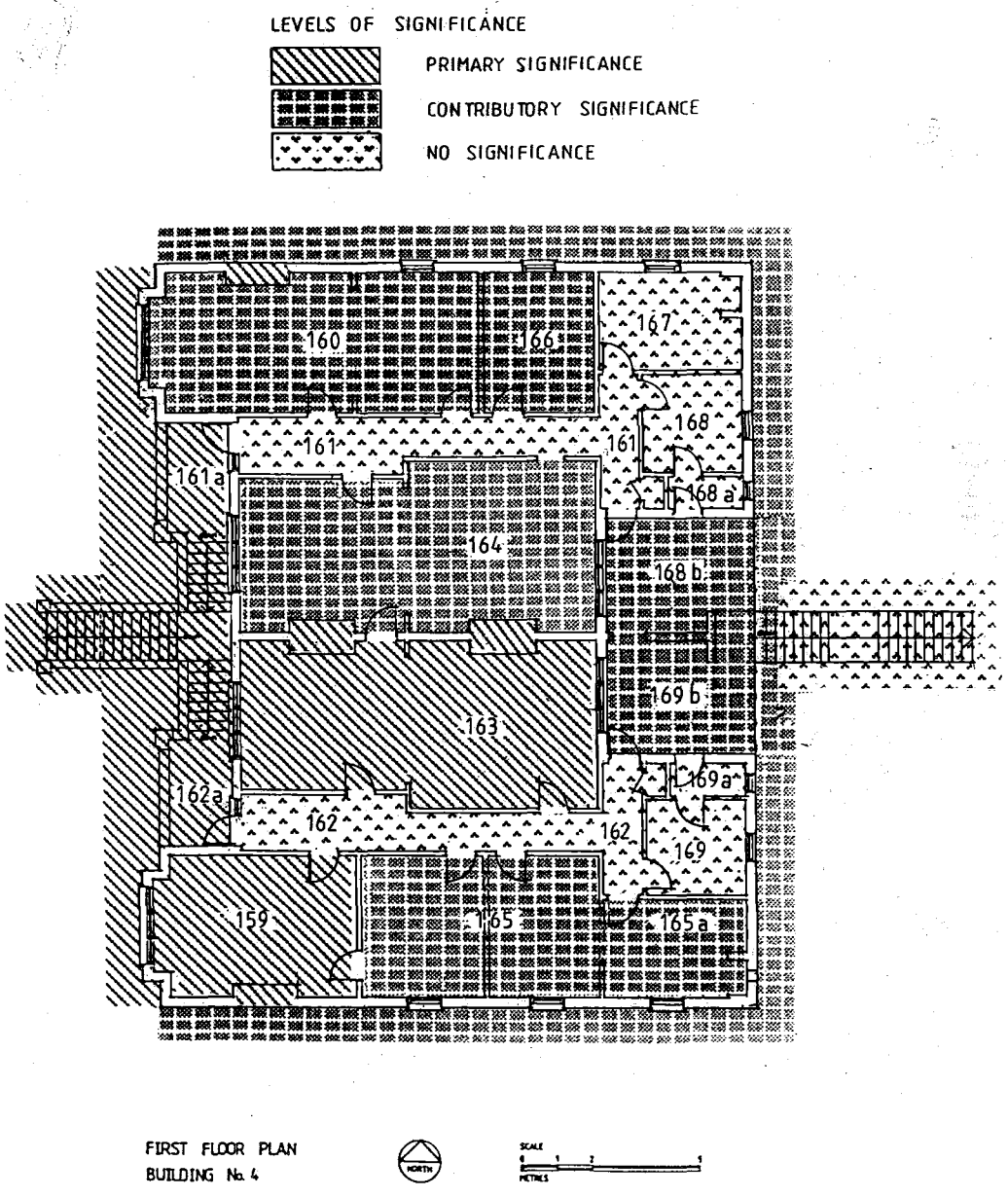


Figure 60 Building 4. First Floor. Levels of significance

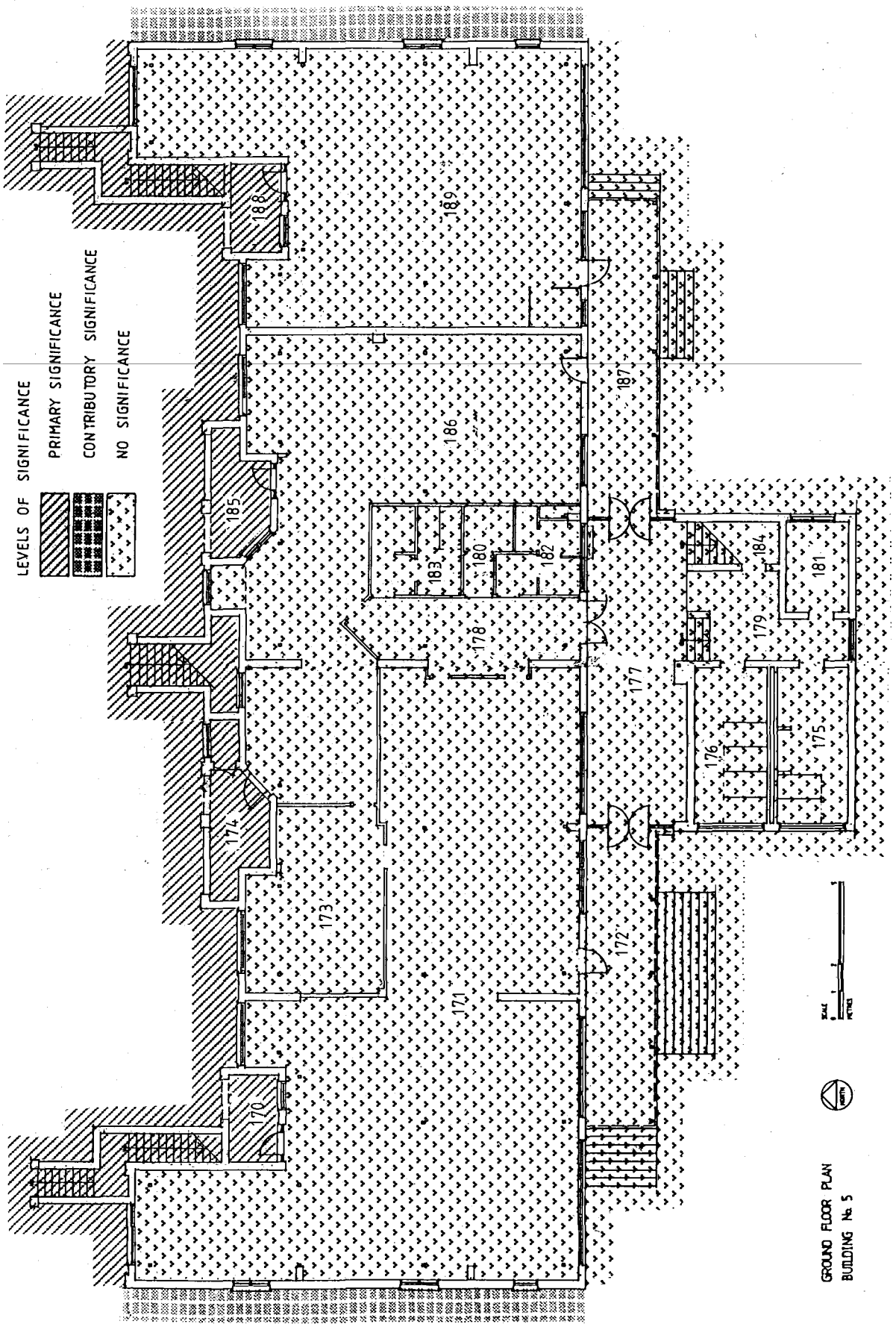


Figure 61 Building 5. Ground floor. Levels of significance

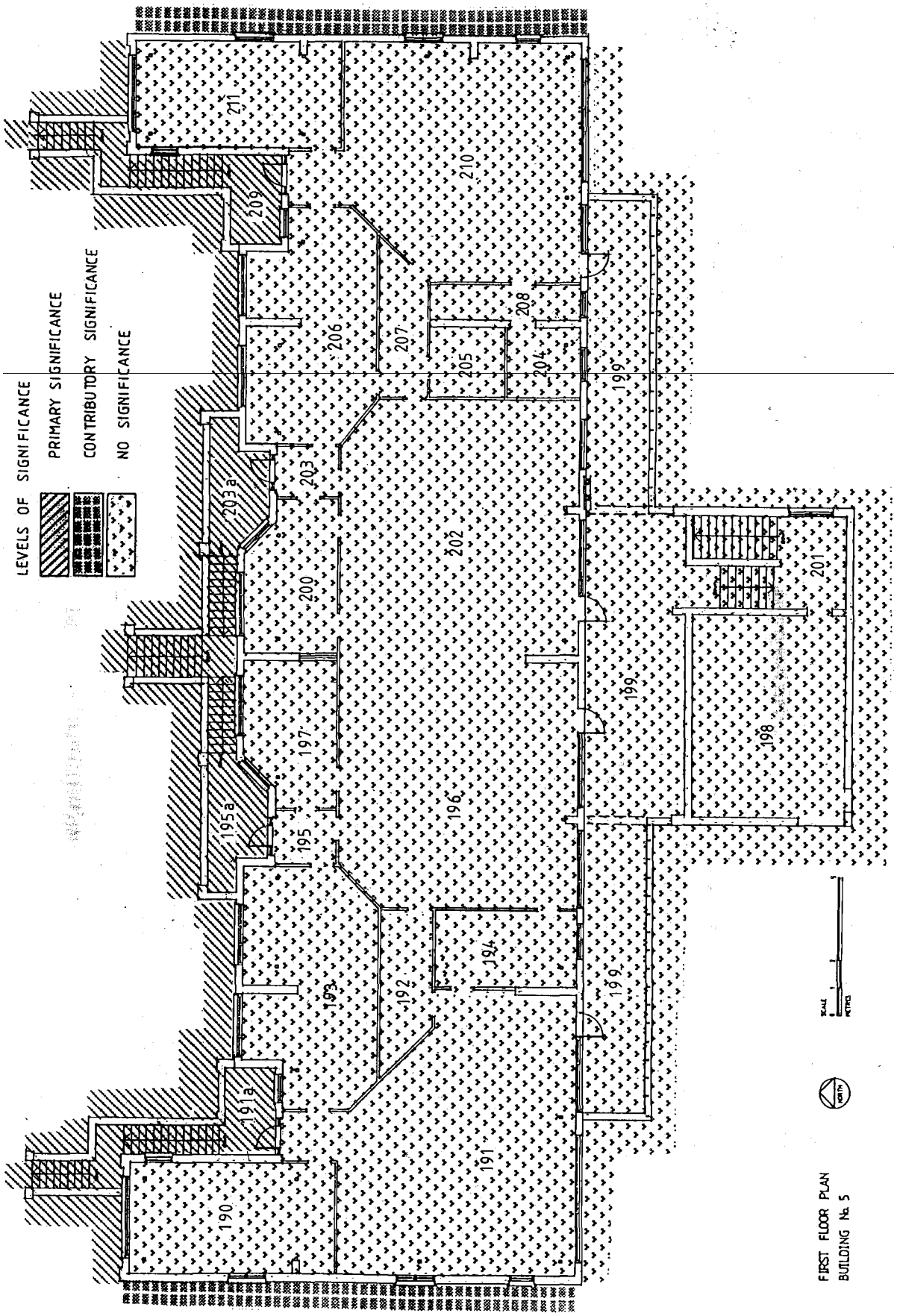


Figure 62 Building 5. First floor. Levels of significance

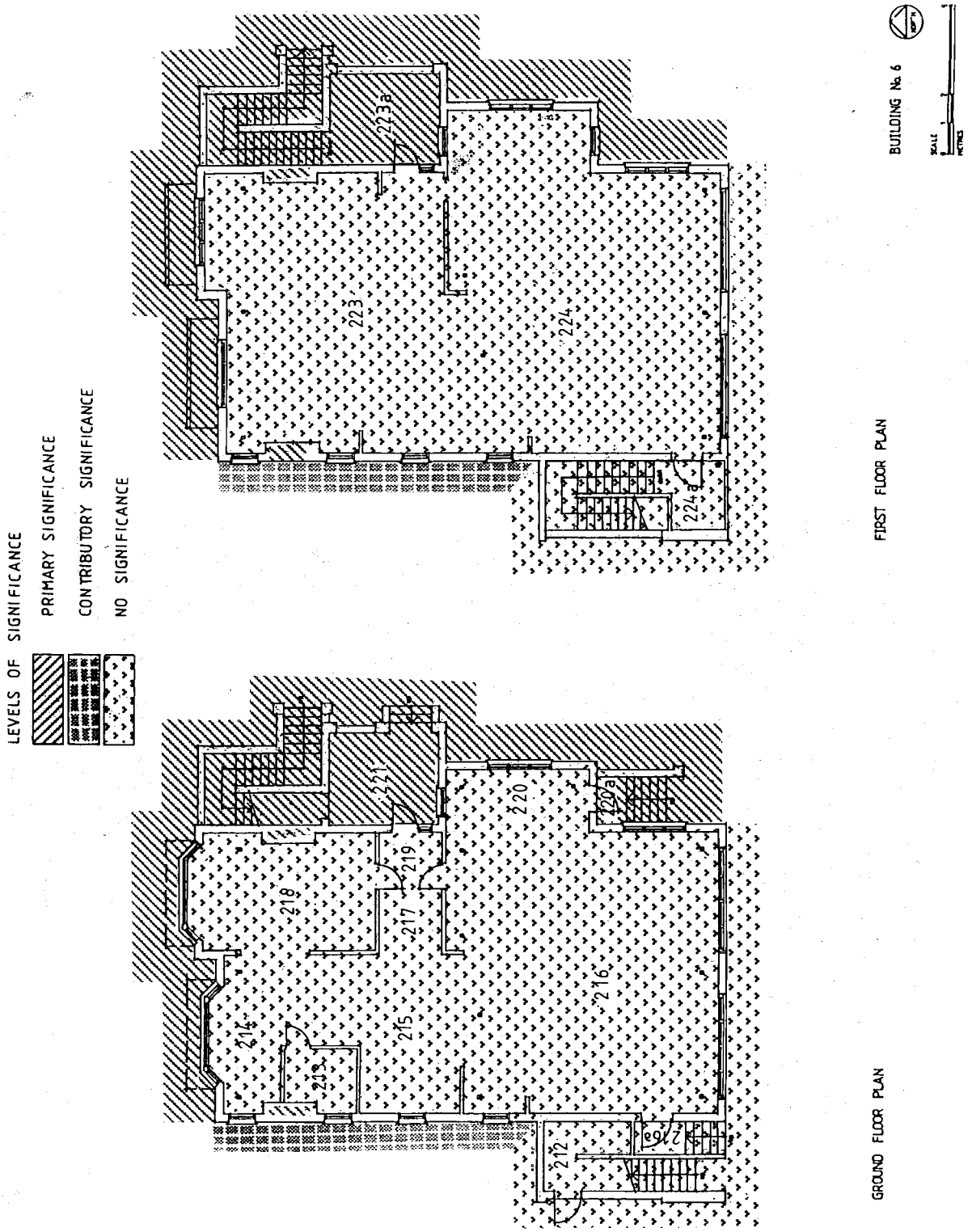


Figure 63 Building 6. Levels of significance

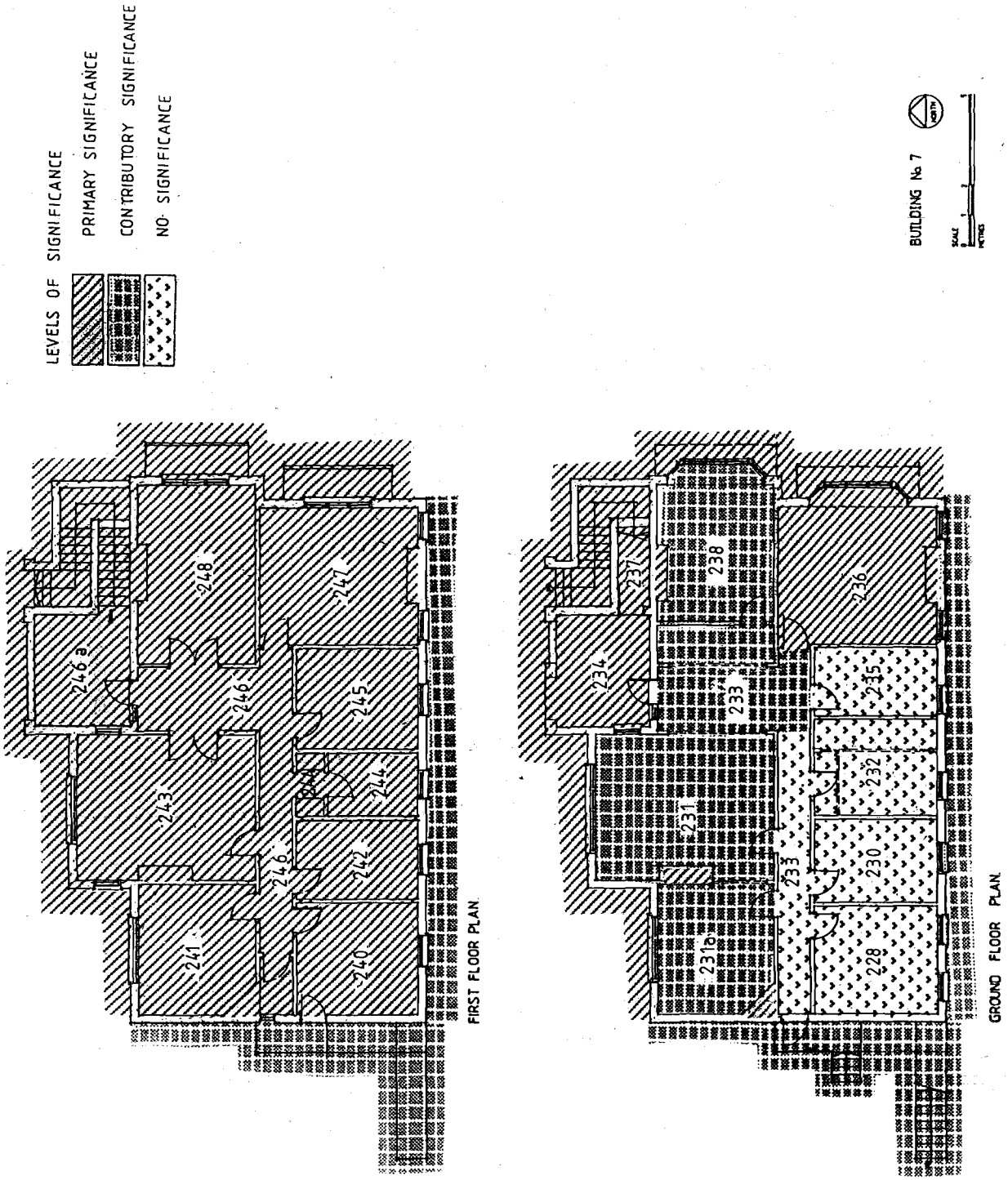


Figure 64 Building 7. Levels of significance

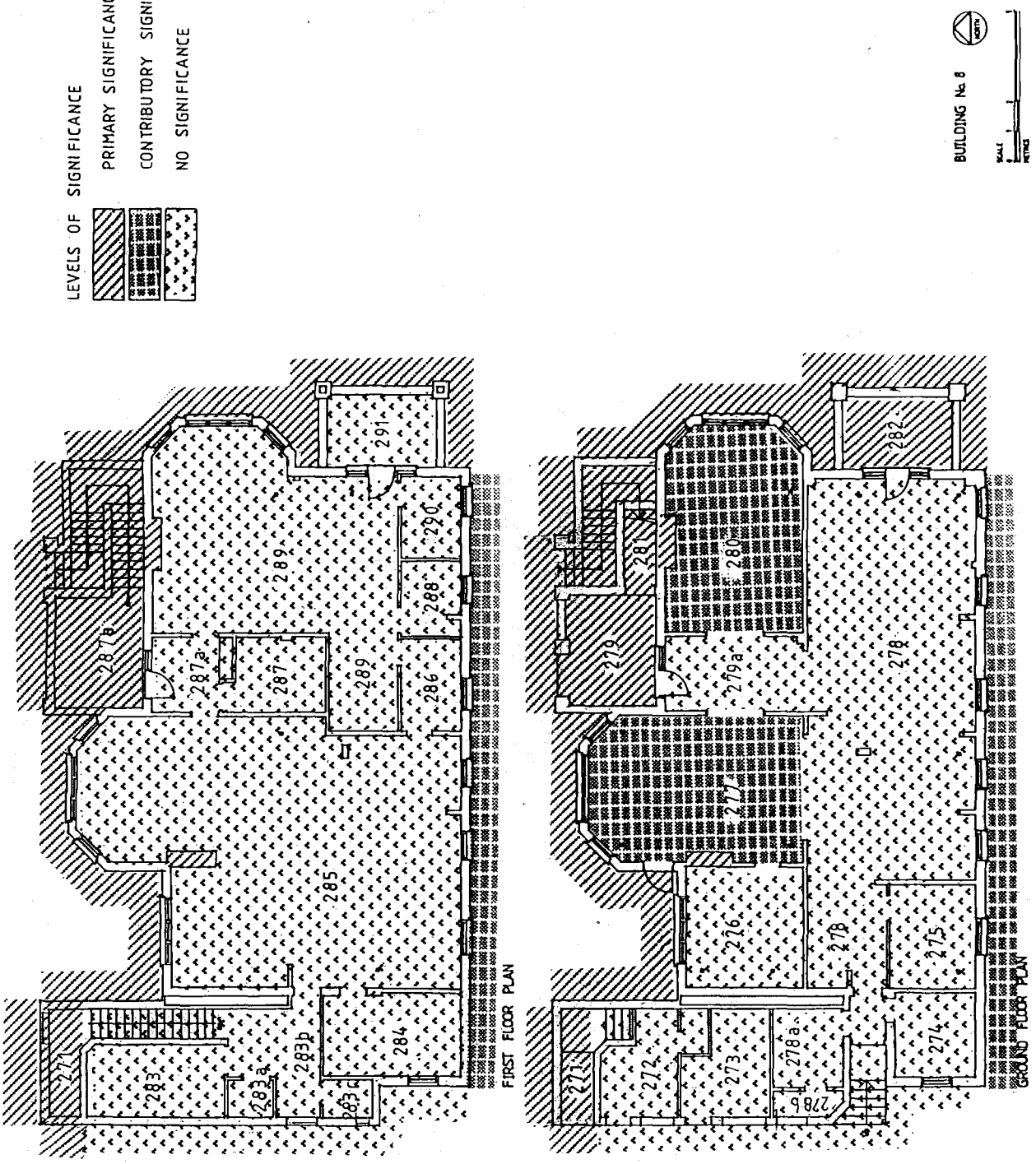


Figure 65 Building 8. Levels of significance

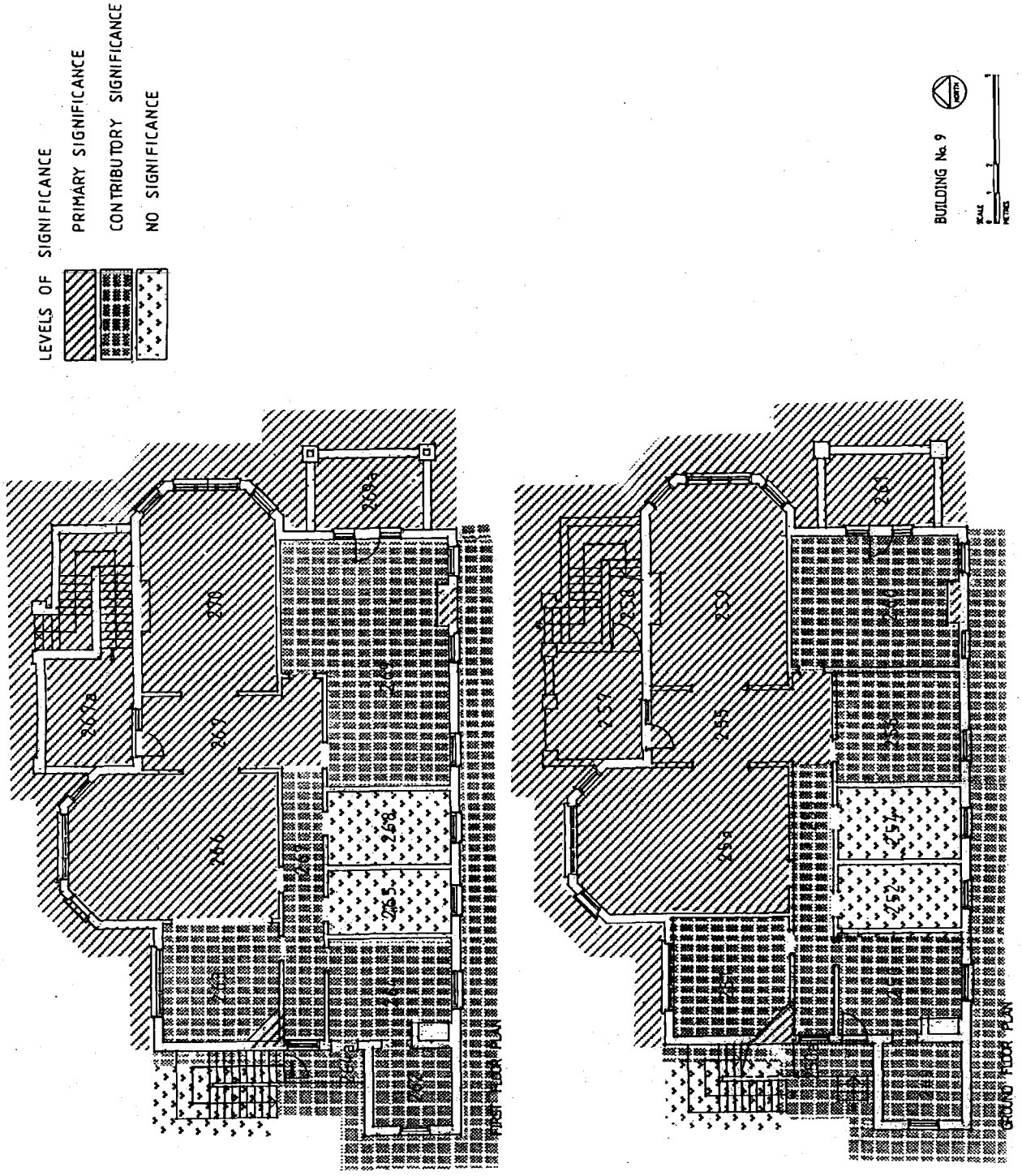


Figure 66 Building 9. Levels of significance

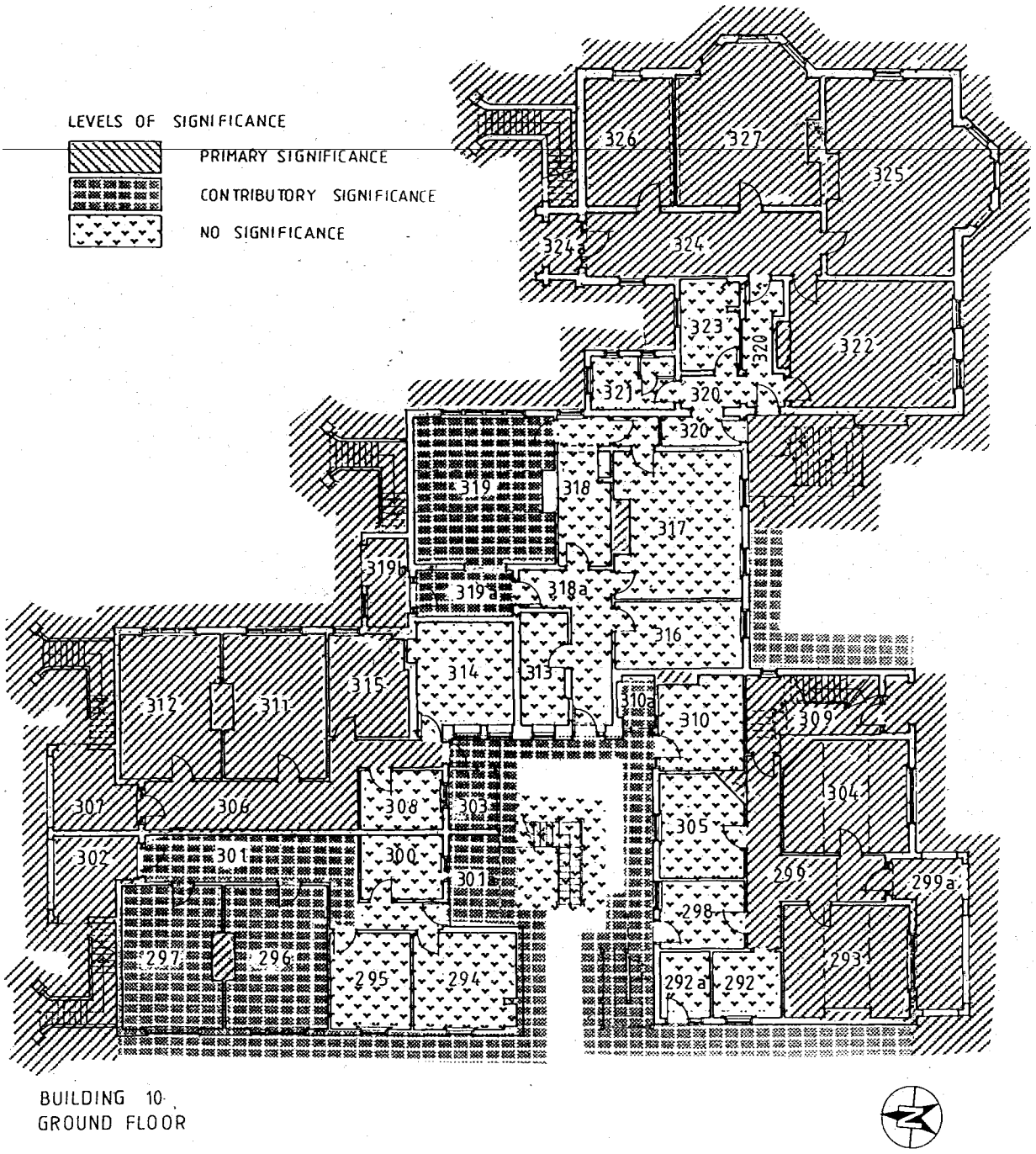


Figure 67 Building 10. Ground floor. Levels of significance

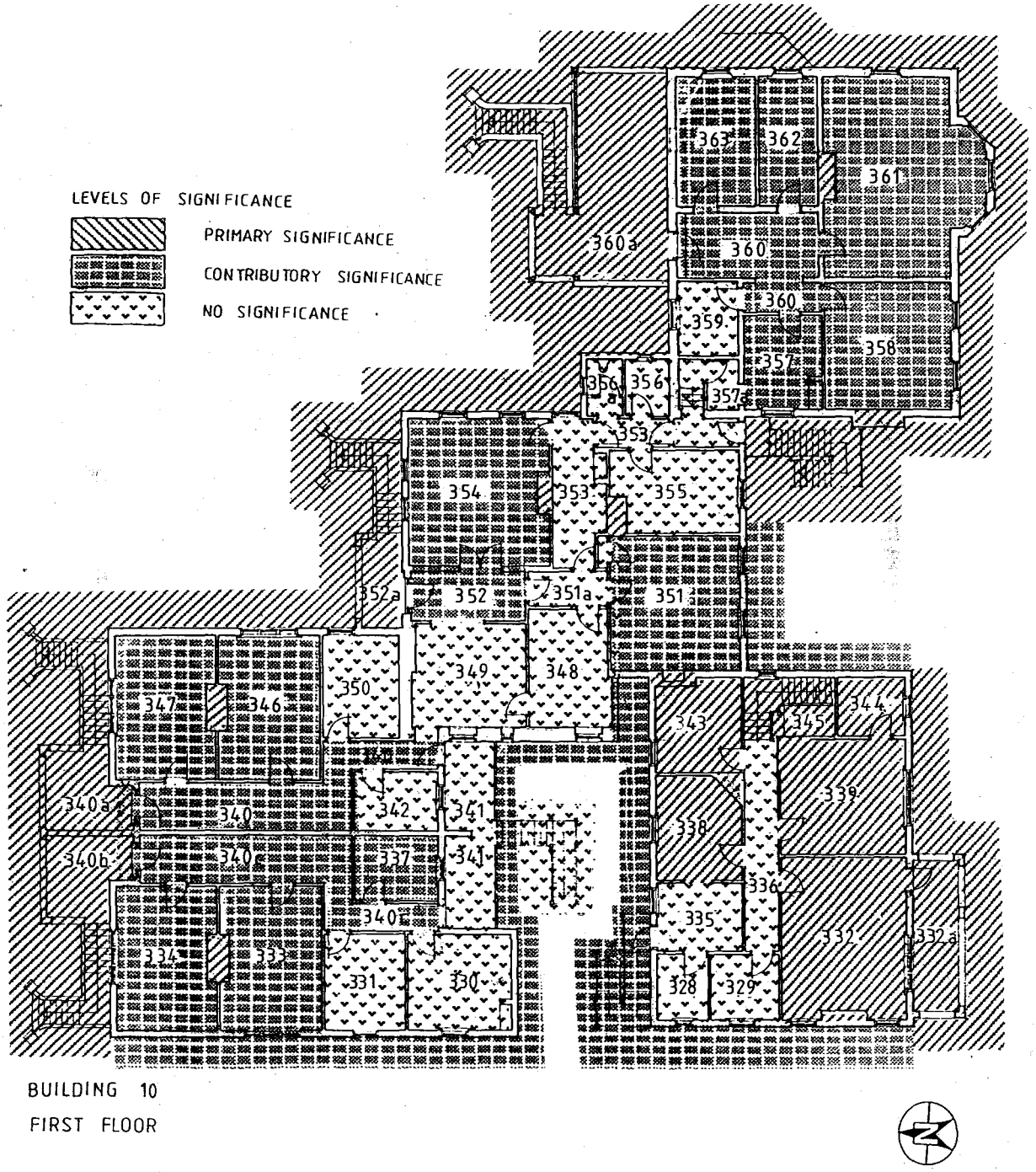


Figure 68 Building 10. First floor. Levels of significance

5.0 FUTURE CONTROLS

5.1 Historic Buildings Council Declarations for Routine and Minor Works

Once a building or site is included on the Register of Historic Buildings the owner must apply to the Council for a permit to alter, subdivide, remove, demolish or develop anything within the designated land or building. This includes works relating to the alteration of external, and in some cases internal, features, colour schemes etc. Permits are usually granted for works which aim to restore the original or which do not detract from the original plan, fabric or appearance of the property. An application is made to the Council for a permit to carry out works. In certain cases, usually of more major or controversial works this is handled by the Permits Committee or in some cases by the full Council. The procedure is similar to that for nominations in that a presentation is made before the Permits Committee on behalf of the owner. This may be opposed by the relevant local council, the National Trust or other groups which claim to have an interest, such as local residents or neighbours. Given that the overall development works at Ardoch, as described in the Outline Development Plan, have been agreed to in principle by the Historic Buildings Council and that the details will be subject to review by the Design review panel, the bulk of the works required in the foreseeable future have already been dealt with procedurally.

This leaves outstanding the future ongoing maintenance works which will be reviewed and which will be subject to the granting of a permit. Under Section 26 (8) of the *Historic Buildings Act* (1981) 'the owner may apply to the Council for a declaration that certain alterations may be carried out without a permit' and it is recommended that a declaration be sought by the present owner or future body corporate for the carrying out of routine maintenance works. Such works would include:

- external repairs and replacement of elements where the work does not alter the existing appearance of the buildings or areas of landscape, principally the village green, which are considered to be of primary significance

- external painting in the approved colour scheme

- internal works in areas of primary significance which do not alter the existing original internal fabric. This would include alterations to new elements, internal painting, installation of light fittings and floor coverings, the installation of switches, GPOs, locks and similar minor works. Installation of new fixtures and fittings could be included if necessary alterations or penetrations to original elements for fixing purposes is kept to a minimum and is reversible.

- internal works in areas which are not of primary significance and where no significant loss of original fabric and fittings will occur as a result of the works. Installation of new fixtures and fittings could be included if necessary alterations and penetrations to original elements for fixing purposes is kept to a minimum and is reversible.

  In some areas which are not of primary significance, there are some original elements which are of individual significance. These include original ceilings, original tiling, fireplaces, mantels, wall panelling, skirtings, architraves, picture rails, stairs, balustrades and hand rails, doors and other joinery. At the completion of the current refurbishment works an inventory of these items with marked-up plans should be submitted to the Historic Buildings Council for future reference.

Future works affecting these items in a significant way, such as removal or relocation, should be subject to permit control.

A declaration would cover most of the anticipated routine or minor works for the next ten years or so. New works or alterations not included above would still be subject pt permit control.

5.2 The National Trust and Significant Trees

While any listing by the national Trust of Australia (Victoria) has no statutory force, in the case of the Register of Significant Trees, which is maintained by the Trust, the Trust requests that they be notified of any proposal which will result in the removal of a significant tree. Upon notification, they will photograph the tree and verify the reasons for its removal.

While a permit from the Historic Buildings Council is not required for the removal of a significant tree, given that the whole of the site is designated it would be preferable that they were also advised of any proposal.

ENDNOTES

Chapter 1

1 Meldrum Burrows and Partners. Ardoch Village Redevelopment Outline Development Plan. November 1993.
2 J S Kerr. *The Conservation Plan.* passim.

Chapter 2

1 Robert Peck von Hartel Trethowan and Henshall Hansen Associates. St Kilda Twentieth Century Study. Vol. 3.
2 T Sawyer. Residential Flats in Melbourne. p. 36
3 *Real Property Annual.* 1918. p. 65. Ibid. 1919. p. 64.
4 Ibid.
5 Ibid. p. 53. Peck et. al. Op cit. Vol 3.
6 T Sawyer,. Op. cit. p. 55.
7 Ibid. p. 61.
8 Ibid. p. 12.
9 *Building* March 1918, pp. 77–80, quoted in Ibid., p. 16.
10 J McCann. Op. cit. p. 5.
11 *Real Property Annual.* 1916. p. 38. Quoted in Sawyer. Op cit. p. 14.
12 Ibid. p. 15.
13 R Peck et al. Op cit. Vol 3.
14 T Sawyer, Op. cit. pp. 42–5.
15 T Sawyer. Op cit. p. 10.

Chapter 3

1 City of St Kilda Building Permit no 5783, 2 July 1924.
2 City of St Kilda Building Permit no 9906, 14 March 1938. Harry Winbush, Demolition Work and New Maid's Rooms (drawing), 1 February 1938. The plan as drawn does not correspond exactly with the existing state; however the construction details are consistent with a 1938 date.
3 J McCann. Ardoch Education Centre. pp. 5–6.

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McCann, Joy. *Ardoch Education Centre, 226-236 Dandenong Road, East St Kilda.* Prepared for the Historic Buildings Council, Melbourne, February 1993.

Nigel Lewis & Associates. *St Kilda Conservation Study Area One, Final Report.* Prepared for the City of St Kilda, Melbourne, September 1982.

Robert Peck von Hartel Trethowan in association with Henshall Hansen Associates. *City of St Kilda Twentieth Century Architectural Study.* Prepared for the City of St Kilda, Melbourne, May 1992.

Sawyer, Terry. *Residential Flats in Melbourne: The Development of a Building Type to 1950.* Research Report. University of Melbourne, 1982.

APPENDIX A THE BURRA CHARTER

The Australia ICOMOS
GUIDELINES FOR THE CONSERVATION OF PLACES OF CULTURAL SIGNIFICANCE
Known as
THE BURRA CHARTER

Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of the 5th General Assembly of ICOMOS (Moscow 1978), the following Charter has been adopted by Australia ICOMOS.

Definitions

ARTICLE 1. For the purposes of this Charter:

1.1 *Place* means site, area, building or other work, group of buildings or other works together with pertinent contents and surroundings.

1.2 *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.

1.3 *Fabric* means all the physical material of the *place*.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*. It includes *maintenance* and may, according to circumstance include *preservation, restoration, reconstruction* and *adaption* and will be commonly a combination of more than one of these.

1.5 *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.

1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

1.7 *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of this Charter.

1.9 *Adaptation* means modifying a *place* to suit proposed compatible uses.

1.10 *Compatible use* means a use which involves no change to the cultural significance fabric, changes which are substantially reversible, or changes which require a minimal impact.

Conservation Principles

ARTICLE 2
The aim of *conservation* is to retain or recover the *cultural significance* of a *place* and must include provision for its security, its *maintenance* and its future.

ARTICLE 3

ARTICLE 4
Conservation should make use of all the disciplines which can contribute to the study and safeguarding of a *place*. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

ARTICLE 5
Conservation of a *place* should take into consideration all aspects of its *cultural significance* without unwarranted emphasis on any one at the expense of others.

ARTICLE 6
The conservation policy appropriate to a *place* must first be determined by an understanding of its *cultural significance* and its physical condition.

ARTICLE 7
The conservation policy will determine which uses are compatible.

ARTICLE 8
Conservation requires the maintenance of an appropriate visual setting, eg, form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the settings should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the *place* should be excluded.

ARTICLE 9
A building or work should remain in its historic location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

ARTICLE 10
The removal of contents which form part of the *cultural significance* of the place is unacceptable unless it is the sole means of ensuring their security and *preservation*. Such contents must be returned should changed circumstances make this practicable.

Conservation Processes

Preservation

ARTICLE 11
Preservation is appropriate where the existing state of the *fabric* itself constitutes evidence of specific *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

ARTICLE 12
Preservation is limited to the protection, *maintenance* and where necessary, the stabilisation of the existing *fabric* but without the distortion of its *cultural significance*.

Restoration

ARTICLE 13
Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the fabric to that state recovers the *cultural significance* of the place.

ARTICLE 14
Restoration should reveal anew, culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

ARTICLE 15

ARTICLE 16
The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance.*

Reconstruction

ARTICLE 17
Reconstruction is appropriate where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it recovers the *cultural significance* of the *place* as a whole.

ARTICLE 18
Reconstruction is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of a *place.*

ARTICLE 19
Reconstruction is limited to the reproduction of *fabric* the atch testedical and/or documentary evidence. It should be identifiable on close inspection as being new work.

Adaptation

ARTICLE 20
Adaptation is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its *cultural significance.*

ARTICLE 21
Adaptation must be limited to that which is essential to a use for the place determined in accordance with Articles 6 and 7.

ARTICLE 22
Fabric of *cultural significance* unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

Conservation Practice

ARTICLE 23
Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any disturbance of the *place.*

ARTICLE 24
Study of a *place* by any disturbance of the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place.*

ARTICLE 25
A written statement of conservation policy must be professionally prepared setting out the *cultural significance*, physical condition and proposed *conservation* process together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

ARTICLE 26

ARTICLE 27
Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

ARTICLE 28
The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicity available.

ARTICLE 29
The items referred to in Article 10 and Article 22 should be professionally catalogued and protected.

EXPLANATORY NOTES

Article 1 Place includes structures, ruins,archaeological sites and areas.

Article 1.5 The distinctions referred to in Article 1.5, for example in relation to roof gutters, are:
Maintenance - regular inspection and cleaning of eaves spoutings.
Repair involving restoration - returning of dislodged gutters to their place.
Repair involving reconstruction - replacing decayed gutters.

Article 2 Conservation should not be undertaken unless adequate resources are available to ensure that the fabric is not left in a vulnerable state and that the cultural significance of the place is not impaired. However, it must be emphasised that the best conservation often involves the least work and can be inexpensive.

Article 3 The traces of additions, alterations and earlier treatments on the fabric of a place are the best evidence of its history and uses.
Conservation action should tend to assist rather than to impede their interpretation.

Article 8 New construction work, including infill and additions, may be acceptable provided:
It does not reduce or obscure the cultural significance of the place.
It is in keeping with Article 8.

Article 9 Some structures were designed to be readily removeable or already have a history of previous moves, eg. prefabricated dwellings and poppetheads. Provided such a structure does not have a strong association with its present site its removal may be considered.
If any structure is moved it should be moved to an appropriate setting and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

Article 11 Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:
Where the evidence of the fabric is of such significance that it must not be altered. This is an unusual case and likely to be appropriate for archaeological remains of national importance.
Where insufficient investigation has been carried out to permit conservation policy decisions to be taken in accord with Articles 23 to 25.

New construction may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 8.

Article 12 Stabilisation is a process which helps keep fabric intact and in a fixed position. When carried out as a part of preservation work it does not introduce new materials into the fabric. However, when necessary for the survival of the fabric stabilisation may be effected as part of a reconstruction process and new materials introduced. For example, grouting or the insertion of a reinforced rod in a masonry wall.

Article 13 See explanatory Note for Article 2.

APPENDIX B HERITAGE LISTINGS

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1.0 Historic Buildings Council

Ardoch Village has been added to the Register of Historic Buildings. Its statement of significance is as follows:

1. The former Ardoch flat complex is a rare, innovative and intact example of early flat development in Victoria, based on the garden suburb concept derived from England and North America.

2. The complex of buildings and grounds demonstrates the physical, social and economic changes occurring in St. Kilda and other inner Melbourne suburbs during the late nineteenth century and earlier twentieth century, through its location, sequence of functions, and patterns of occupancy over time.

3. It represents a sequence of development, from two substantial mid - nineteenth century residential estates, to an early speculative flat development that consolidated rather than subdivide the 7 acre site.

4. Building 10 and the extensive grounds are important for their association with William Wilkinson Wardell, Inspector-General of Public Works (1861 - 1878), who was the first owner and resident of the building from 1864 to 1869. Wardell's period of occupancy coincided with his most influential years in Victoria's public works development. His prolific private architectural commissions for the Catholic Church can be seen nearby in St. Mary;s Church, the second parish church designed by Wardell on the site.

5. The buildings at Ardoch illustrate aspects of flat life in the 1920's and 1930's including the use of sleepouts or porches facing a garden to provide a sense of space and healthy living; and rear milk and bread service hatch in some buildings. The boiler room at the rear of Building 3 recalls the original use of the building as a restaurant for Ardoch's tenants.

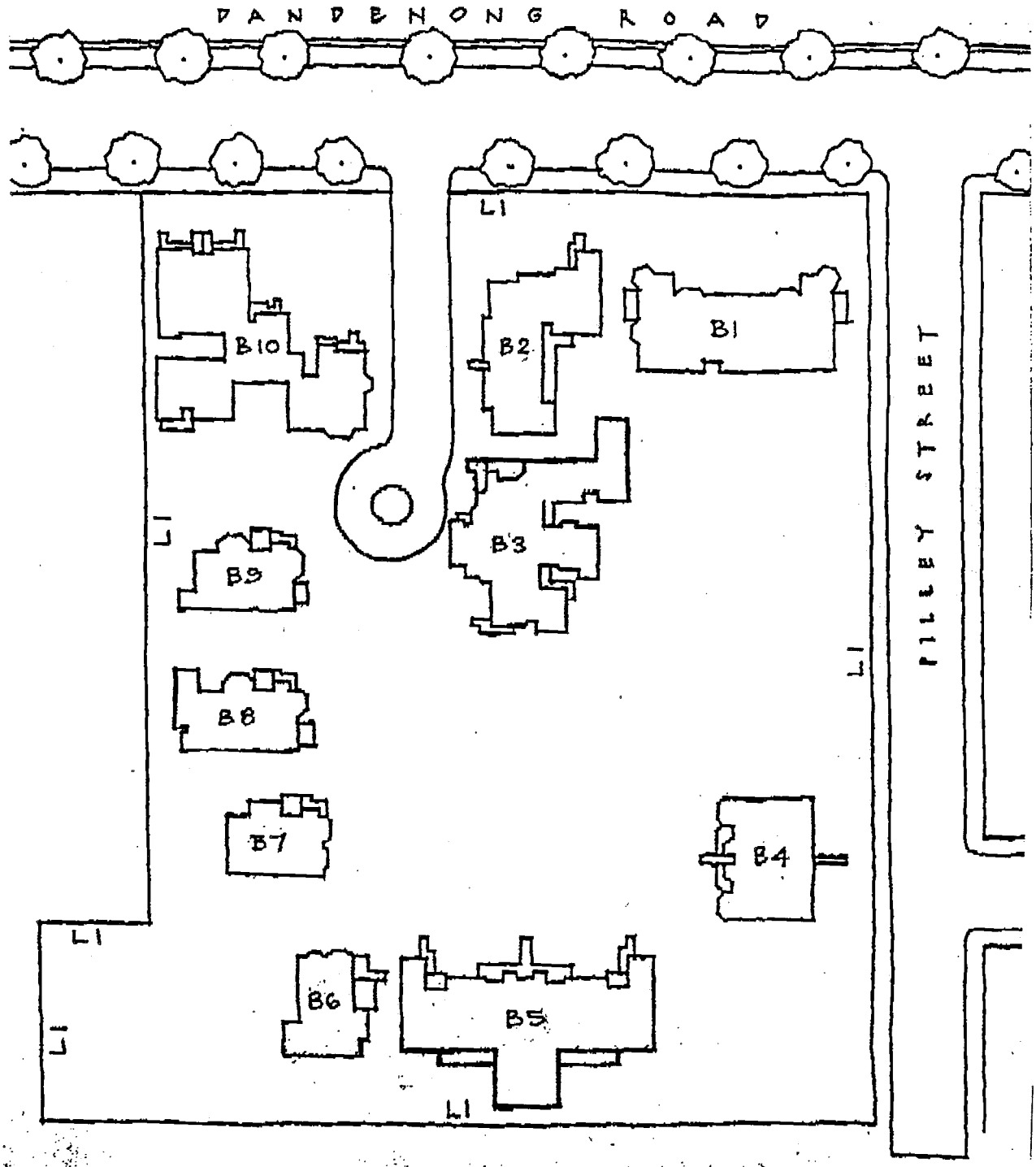
6. The Ardoch flats represent an early and outstanding example of the application of the Californian Bungalow style to flat development in Victoria, characterised rustic features such as timber shingles, roughcast render, projecting rafters, and Arts and Crafts style leadlights.

7. The purchase of Ardoch by the Education Department in 1977 and the deliberate retention of the domestic character of the buildings and landscape during subsequent conversion for educational use, illustrates the Department's innovative attempt to educate homeless children in a more domestic environment. However, during the conversion, the interiors of the buildings B1, B6, B8 and B9 were extensively modified.

8. Ardoch represents the only known example of flat development converted for use as a secondary school in Victoria.

The extent of designation for the registration is as follows:

* All of the masonry boundary fence and gates fronting Dandenong Road and Pilley Street and all of the Buildings marked B1 - B10 inclusive on Plan



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18/5/93

605321U(A) endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council, excluding any additions to the complex made after 1949.

* All of the land marked L1 on Plan 605321U(A) endorsed by the Chairperson, Historic Buildings Council and held by the Director of the Historic Buildings Council, being all of the land described in Certificate of Title Vol 4481, Fol 976132, Vol 4895 Fol 978835, Vol 480x Fol 961613, Vol 4827 Fol 965387, Vol 4868 Fol 973410, and Vol 4956, Fol 991173.

2.0 St Kilda Conservation Study

Following is the citation for Urban Conservation Area 1 (Ardoch Area, A9) from the 1982 St Kilda Conservation Study:

History and Significance

Ardoch flats were erected in Dandenong Road, St. Kilda c.1922 and contained twenty four occupants by the following year. The complex, which consists of ten two-storey buildings, includes the original residence erected in the latter half of the nineteenth century in Dandenong Road. The additional buildings were erected around a common square and along Dandenong Road. The whole complex is now owned by the Education Department of Victoria and used as Ardoch High School and offices of the Central Region Education Department.

The buildings impart a domestic character and are generally individual in their composition. Some feature rendered walls and cement tile roofs; other exposed red brick work, but all show the influence of the Californian Bungalow style which introduced exposed rafters and flat roofed porches and window bays to Melbourne shortly before the First World War. Rendered walls feature rows of rectangular indentations along surfaces which would otherwise be balustraded and this motif also appears on the tall, rendered chimneys which rise above the many gabled, tiled roofs. All the building forms are highly asymmetrical with importance not being placed on any particular elevation.

This is a highly significant group of buildings, erected as Ardoch flats and influenced by similar English complexes dating from the late nineteenth century. Its importance lies in the planning form which provides an interesting and intact group of residential buildings designed in the transition style before the early modern movement.

Recommendations

It is recommended that the Ardoch Area be added to the Register of the National Estate and be protected using the provisions of Clause 88 of the Town and Country Planning Act (Third Schedule).

3.0 St Kilda Twentieth Century Architecture Study

Ardoch Village was graded A in the St Kilda Twentieth Century Architecture Study. Its building citation is as follows:

ARDOCH EDUCATION VILLAGE **ARDOCH AVENUE**

Date: pre 1873-1928 School complex, former flats, former residence
Style: Arts and Crafts Designation A

Architect:
Builder:
Original owner: A.M. Younger (1922)

HERITAGE LISTINGS
HBR: Recommend
RNE: Recommend
Nat Trust:

Significance

This is a highly significant group of buildings, a former flat development influenced by the English Arts and Crafts 'garden suburb' of the late nineteenth century. It's importance lies in the application of the garden suburb concept to a flat development. It is lent further significance by its size and the intactness of its buildings. Where other mansion grounds were so often simply subdivided for speculative development on an ad hoc basis, this development shows a sophisticated approach to creating a coherent residential environment. Central to the concept is the highly legible placement of individual buildings around an expansive central green. It's roots in the Arts and Crafts Movement are clearly expresses in the distinguished Arts and Crafts style architecture of its nine individual buildings. Largely because the design requires that the buildings be seen as three dimensional objects picturesquely placed within the overall setting, a rich variety of variants within a walk up flat type has been developed to suit particular siting conditions. Of these, the large pavilion like flat block placed to terminate the visual axis of the central green is particularly noteworthy for its scale and form of its bold roof and spreading symmetry. On the other hand, as the four smaller blocks are not tied to any formal axis and are sited to be viewed obliquely, their massing is compact, asymmetrical and picturesque. This conception of flat buildings as free standing pavilions, in open space sets the Ardoch flats apart from similar flats of the period. The contrast of red brick and roughcast is skilfully employed throughout the complex and has great visual impact. the intactness of all its building materials and finishes further enhances its aesthetic appeal. The conversion of the complex to an educational campus in 1976 continues the tradition of bold planning ideas which distinguish Ardoch's history.

Retail generally in existing form. Any future development should not compromise the spatial relationships of the buildings, the existing character of the landscaping, or the integrity of the details and finishes of the individual buildings.

History & Description

This complex was built in the substantial grounds of the two storey Victorian residence, 'Ardoch', which has existed on the site since before 1873. The configuration of the house and land can be traced through the Vardy map of 1873 and the MMBW maps of the 1890's. The redevelopment of the property into a 'village' of individual two storey flat blocks dates from the late 1910's and the 1920's. Its component buildings comprise the plain rendered Victorian mansion with its extensions toward Dandenong Road (the present Building 10), a

large red brick and roughcast rendered block with symmetrical octagonal corner towers facing Dandenong Road (Building 1), a series of roughcast rendered blocks arranged in a broad arc, ranging in size from eight apartment units (Building 5), six units (Building 2), four units (Building 4), to two units (Buildings 6, 7, 8, and 9), and a central red brick block originally of six units. the interior buildings are congregated around an attractive open grassed common surrounded by mature trees. The principal protagonist in the development of the Ardoch complex appears to be A.M. Younger, who is recorded as the property owner in building works dating from the early 1920's. Later in the decade the property appears to have been owned by Dr. Armstrong, who developed further flats in 1928. No architect is recorded for any of the building works. However, the buildings have such a strong uniformity in style and quality that a single designer, probably with the same builder, seems likely to be responsible. The complex is now owned by the Education Department of Victoria and serves as the Ardoch High School, the South Central Region Offices, and as offices of a number of the Department's Programmes.

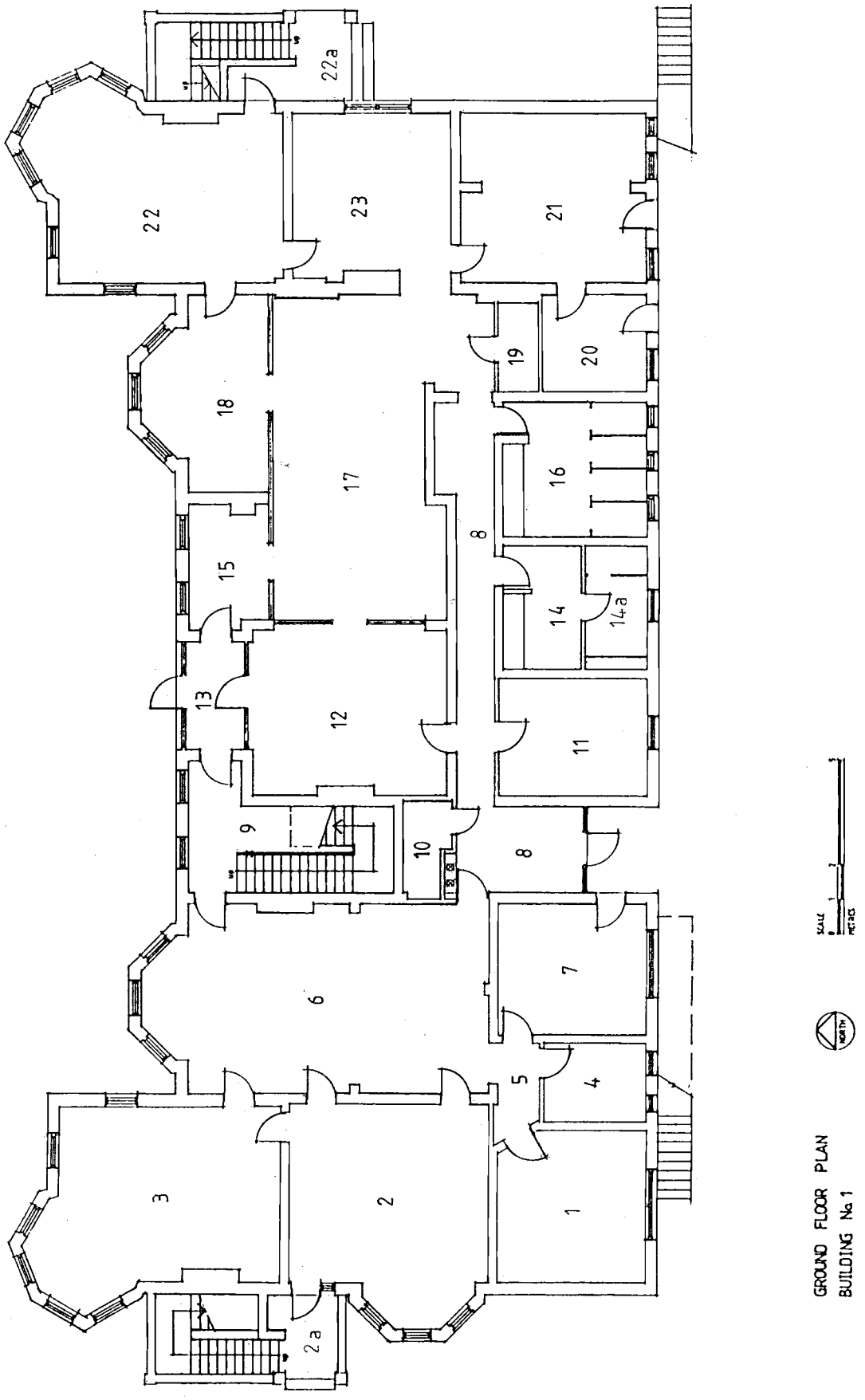
NOTES

St. Kilda Building Approval No. 4309, March 1920; proposed alterations to 'Ardoch' for A.M. Younger, no date, no architect; one drawing showing new walls, new wing. St Kilda Building Approval No. 4990, 25.9.22; flats for and built by A.M. Younger. St. Kilda Building Approval No. 7127, 1928; proposed store rooms, Ardoch Mansions. The architect appears to also have designed 'Mimi' at 20 Eildon Road.

APPENDIX C EXISTING CONDITIONS DRAWINGS

The following drawings are existing conditions survey drawings prepared by Ron Riddle, of Riddle Radcliff Architects, and provided by the Urban Land Authority.

Prior to receipt of these drawings the most up to date drawings available were those prepared by the Education Department and these were used as the base survey plans. The room numbers shown on these were used in the compilation of this report. To avoid confusion the room numbers used in the report have been applied to existing conditions drawings (Drawings included in this appendix) and where there are differences in the internal layout shown on each of the plans, the numbering system has been adapted to suit. Some additional numbers (generally with a subscript 'a', 'b', 'c' etc) have also been added to identify those areas which were not numbered on the Education Department drawings.



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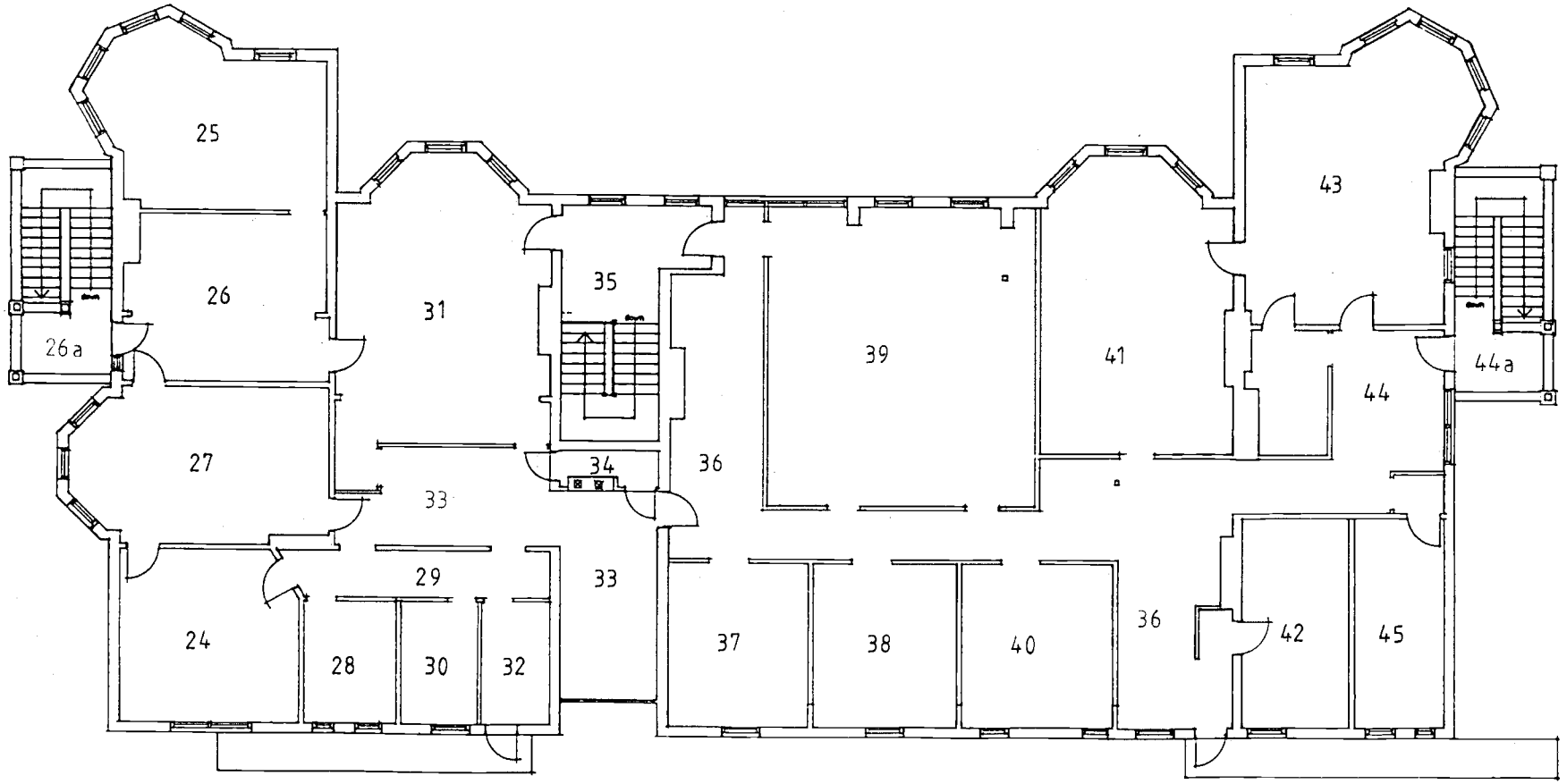
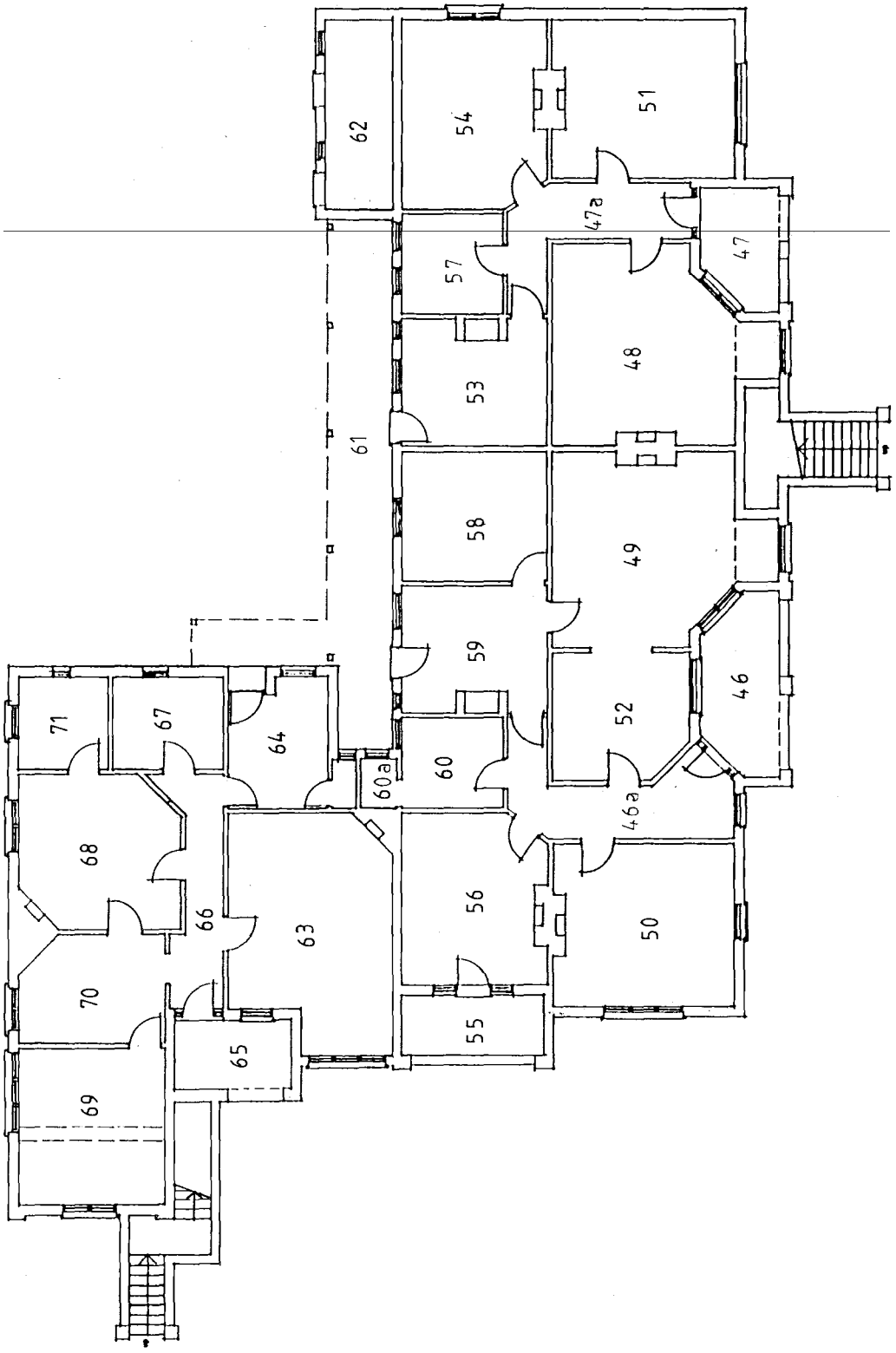


FIRST FLOOR PLAN
BUILDING No. 1

NORTH

SCALE
0 1 2 5
METRES



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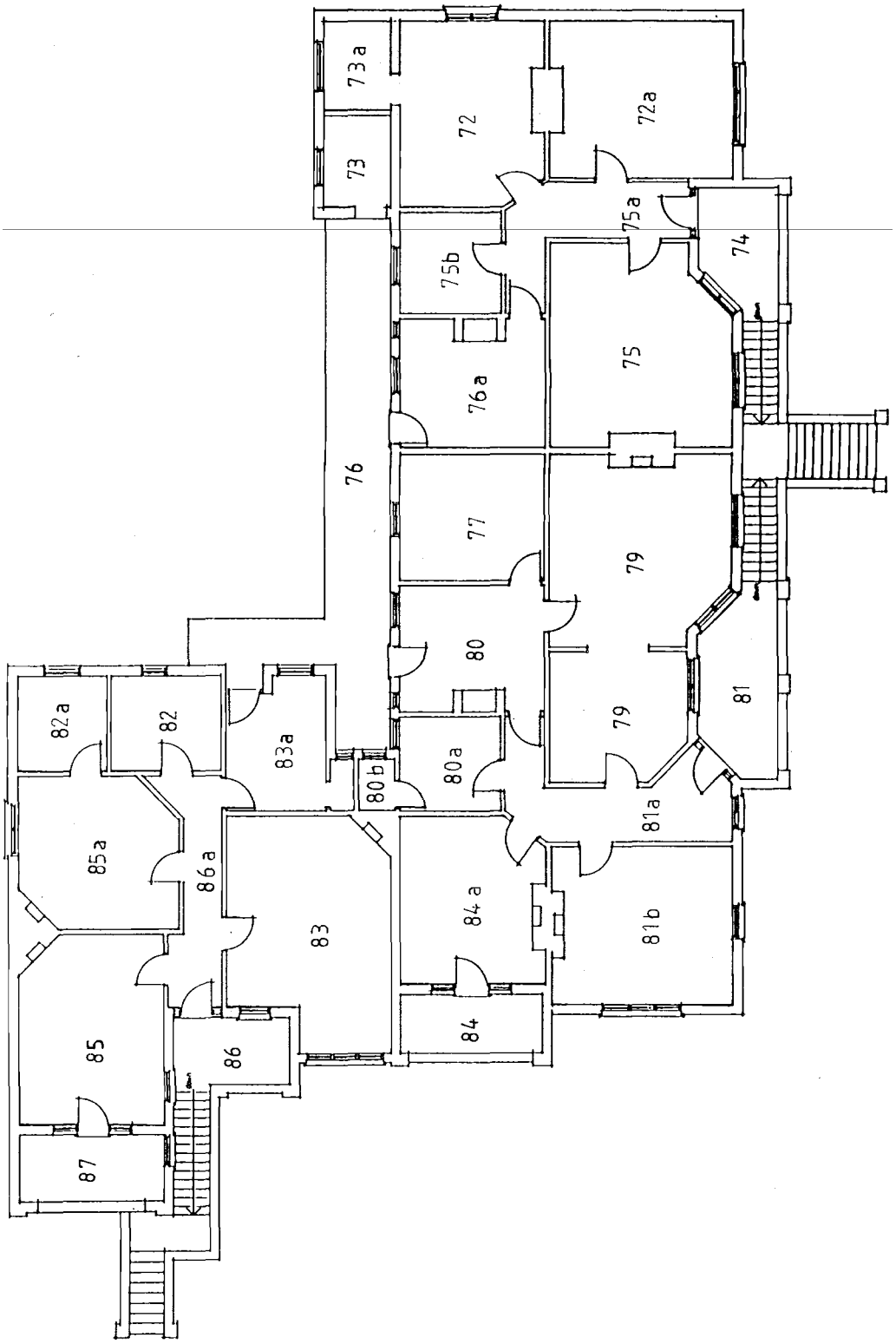

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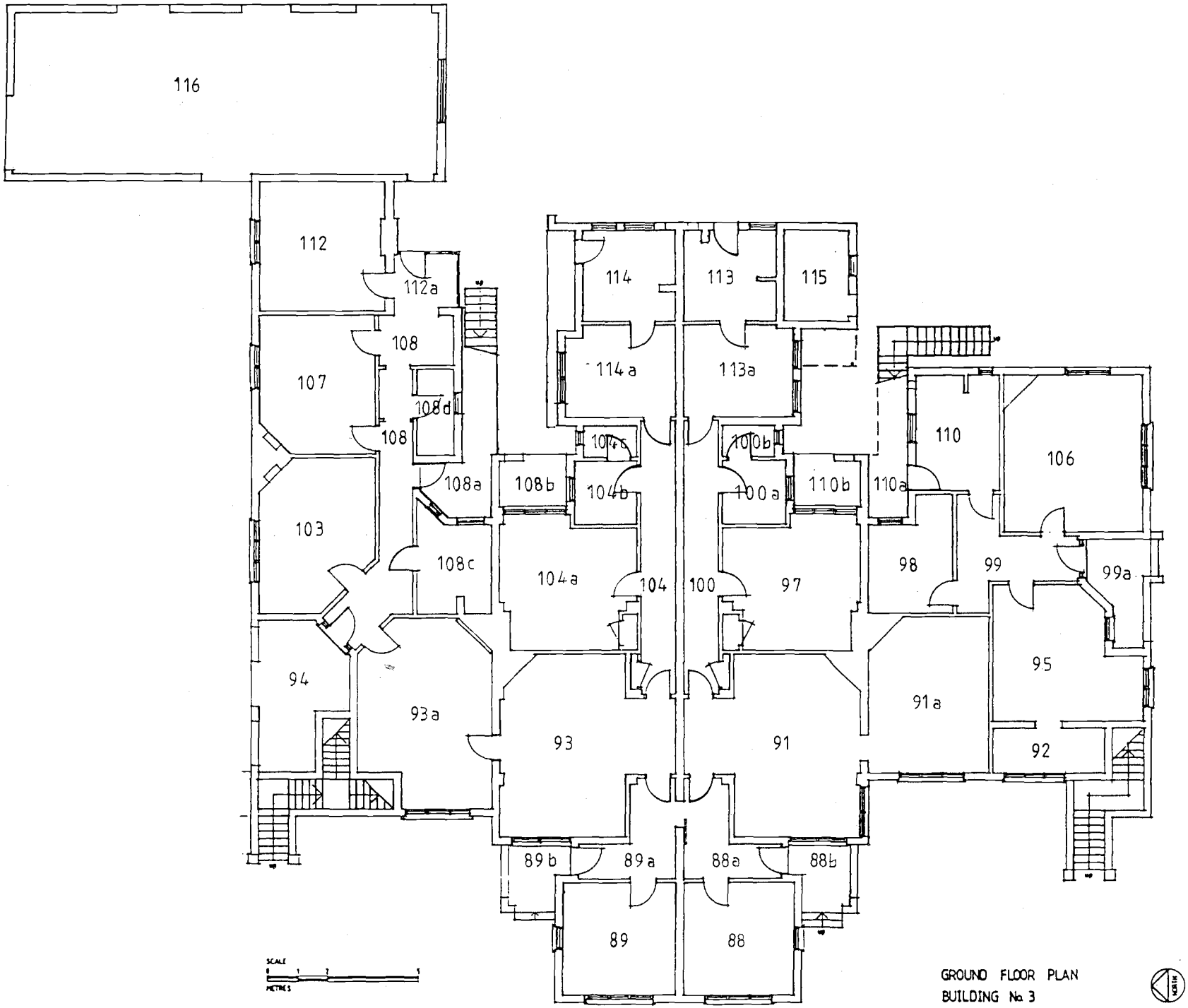
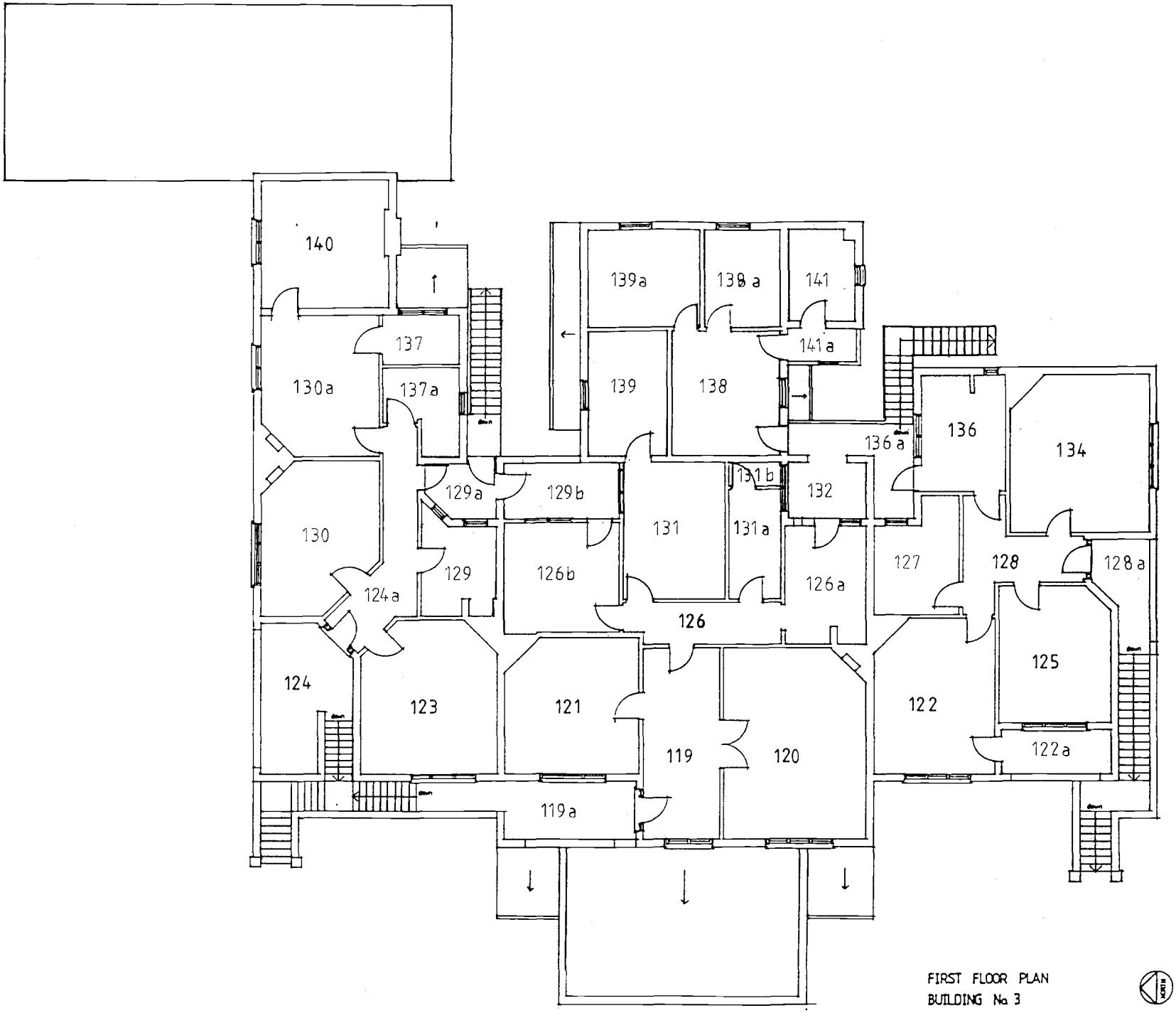
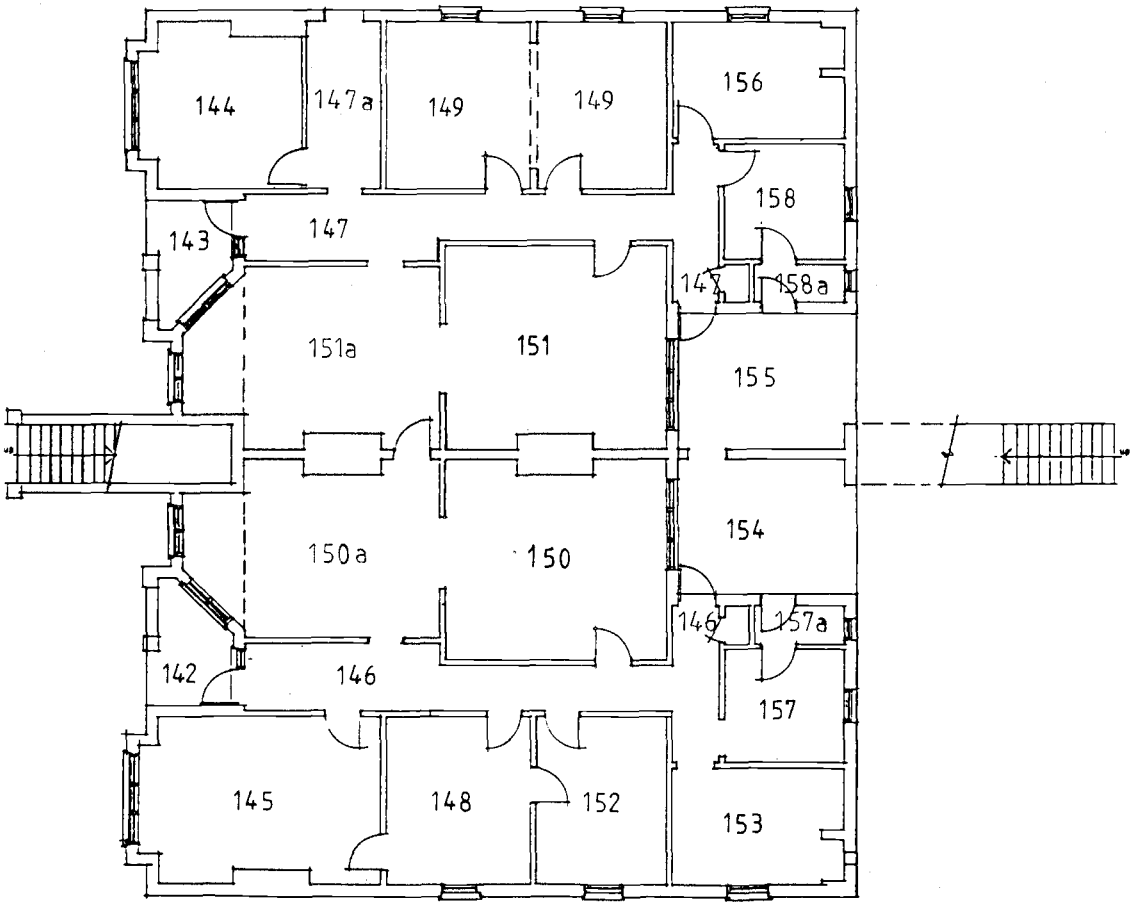


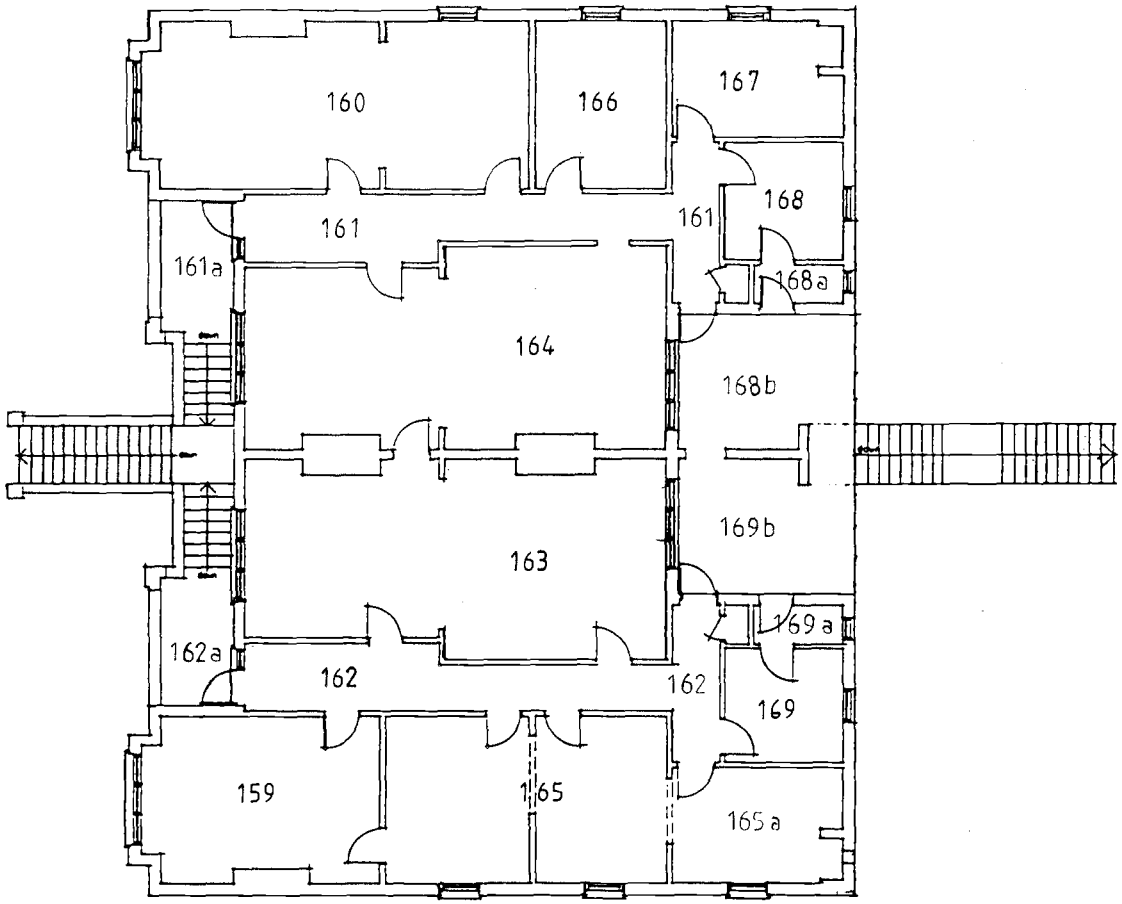




GROUND FLOOR PLAN
BUILDING No. 4

NORTH

SCALE
0 1 2 3
METRES



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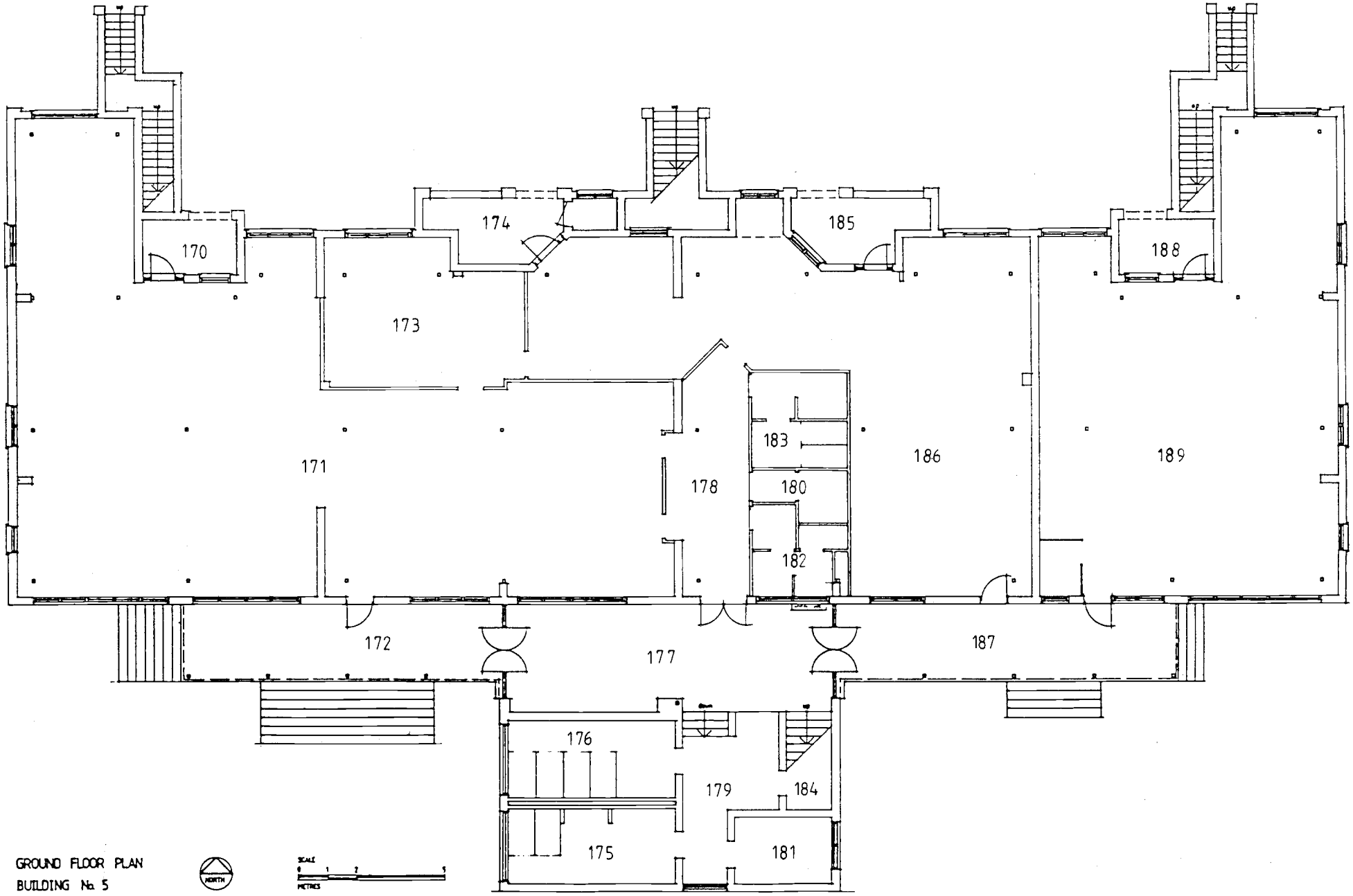
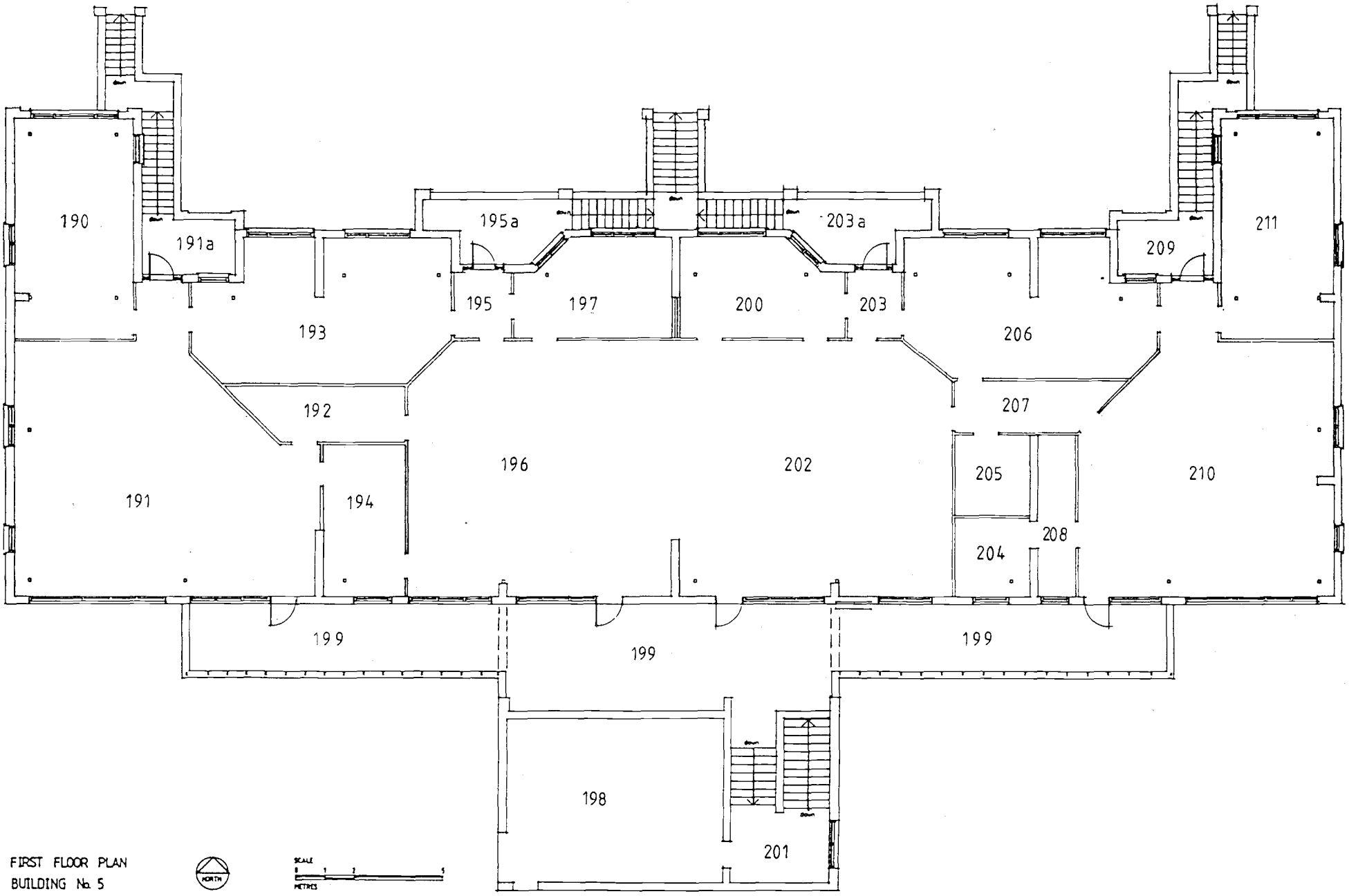
BUILDING No. 4

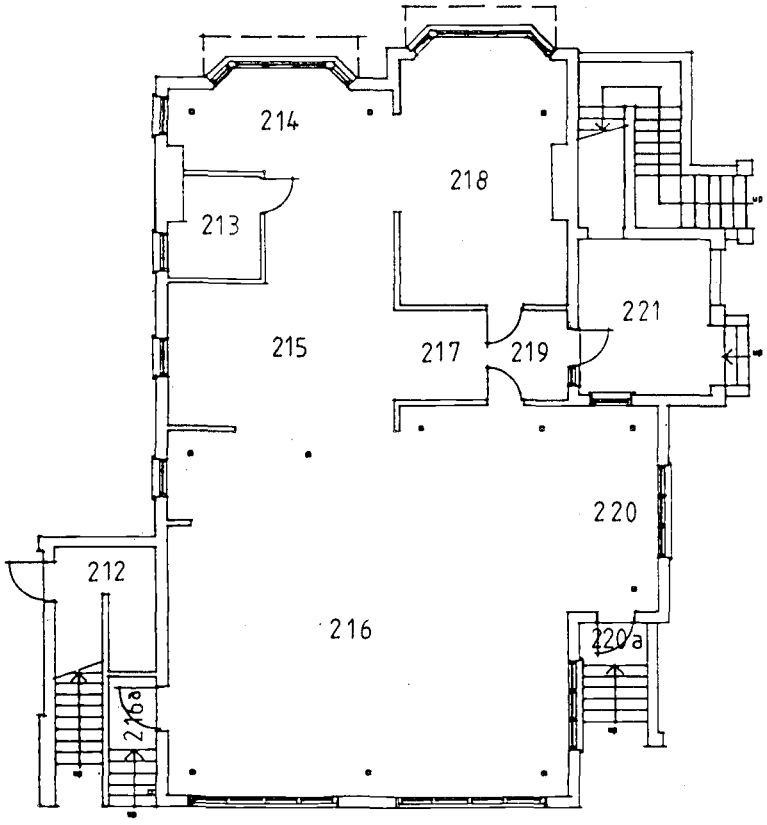




FIRST FLOOR PLAN
BUILDING No. 5

NORTH

SCALE
0 1 2 5
METRES



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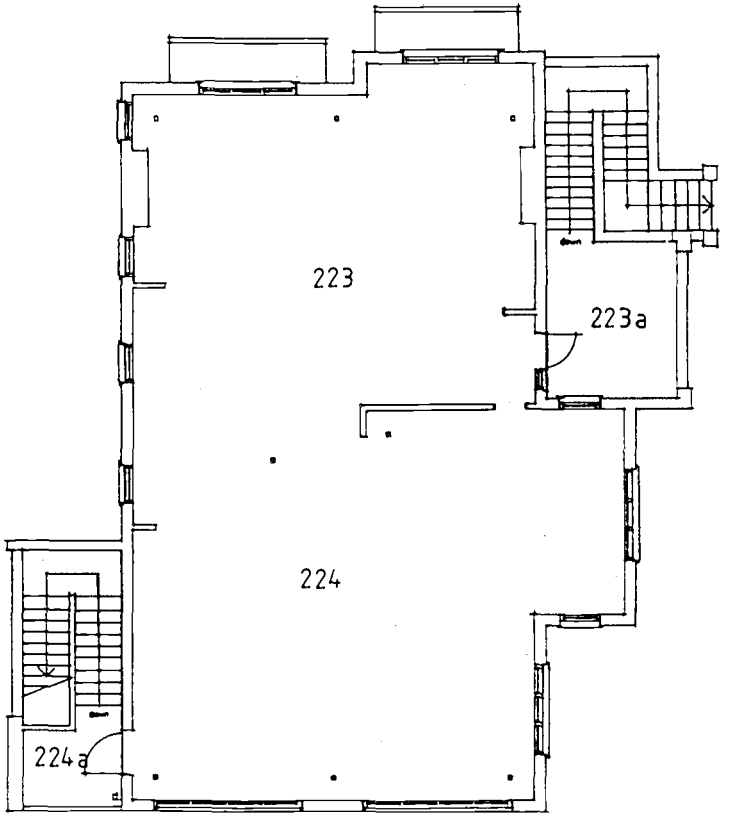

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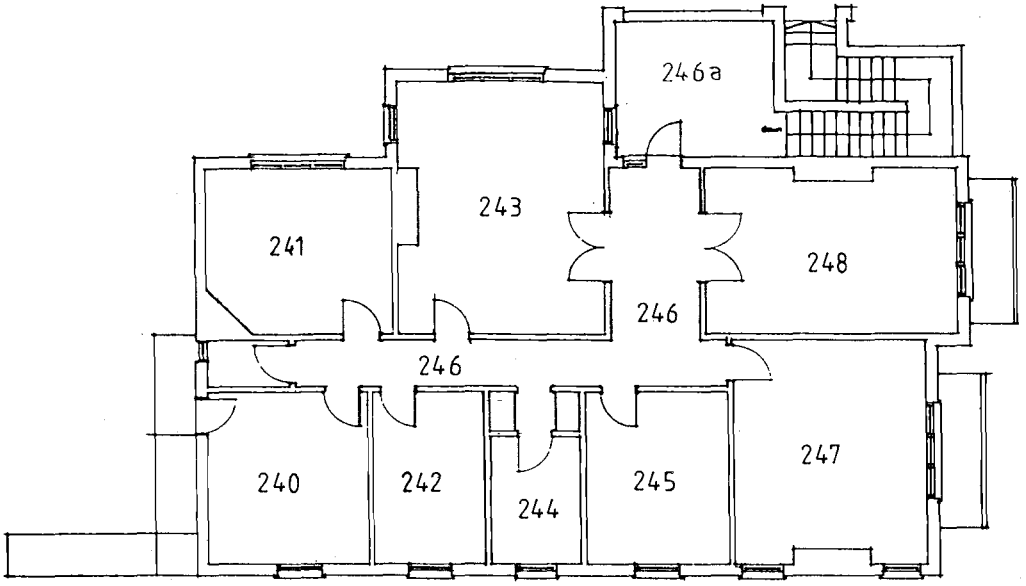
BUILDING No. 6

SCALE

METRES



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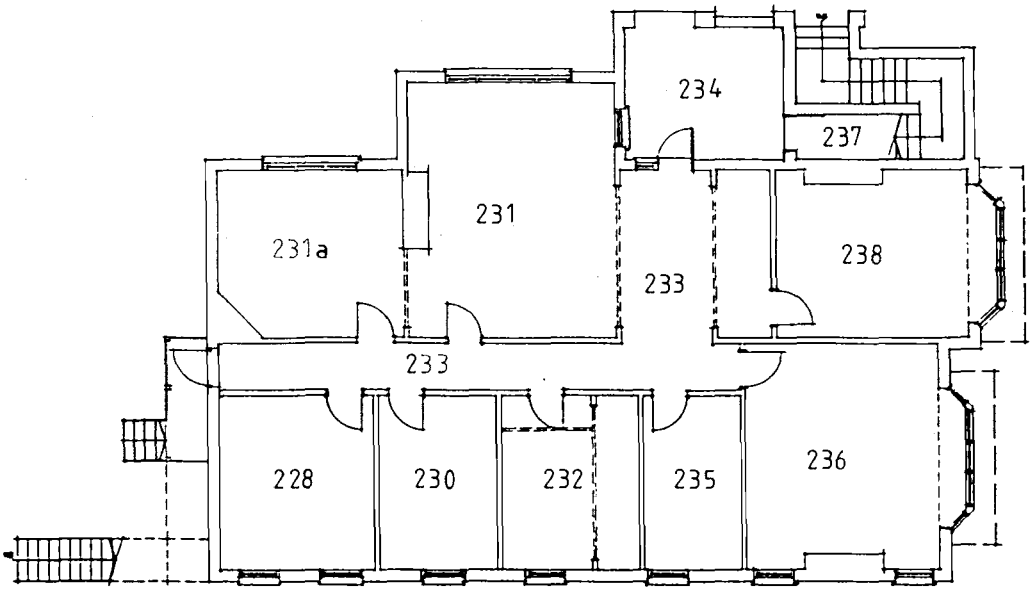
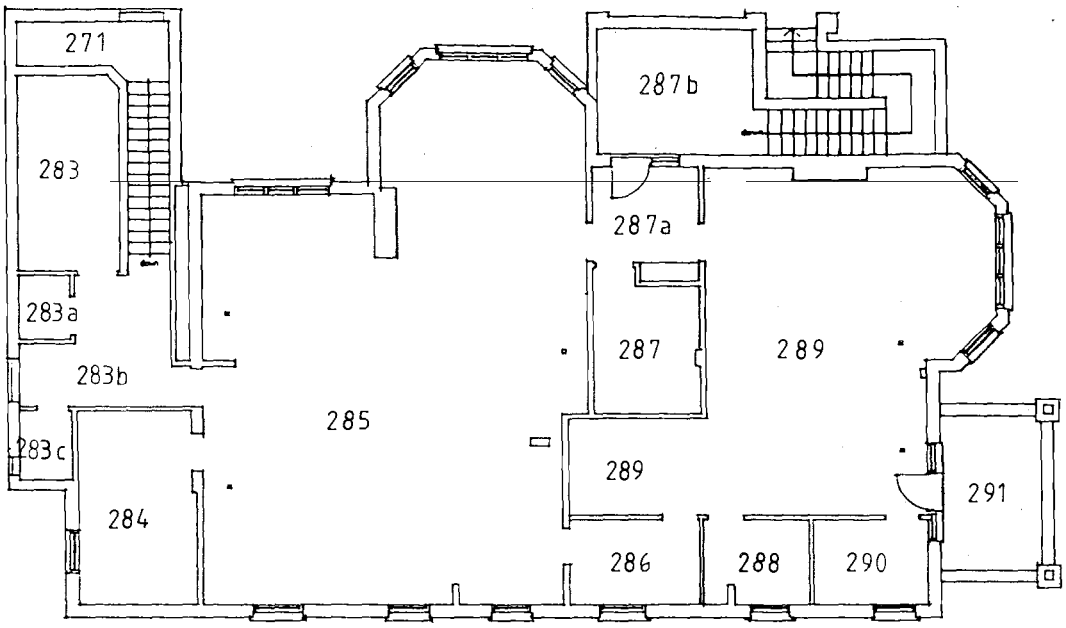


GROUND FLOOR PLAN.

BUILDING No. 7

NORTH

SCALE
0 1 2 5
METRES



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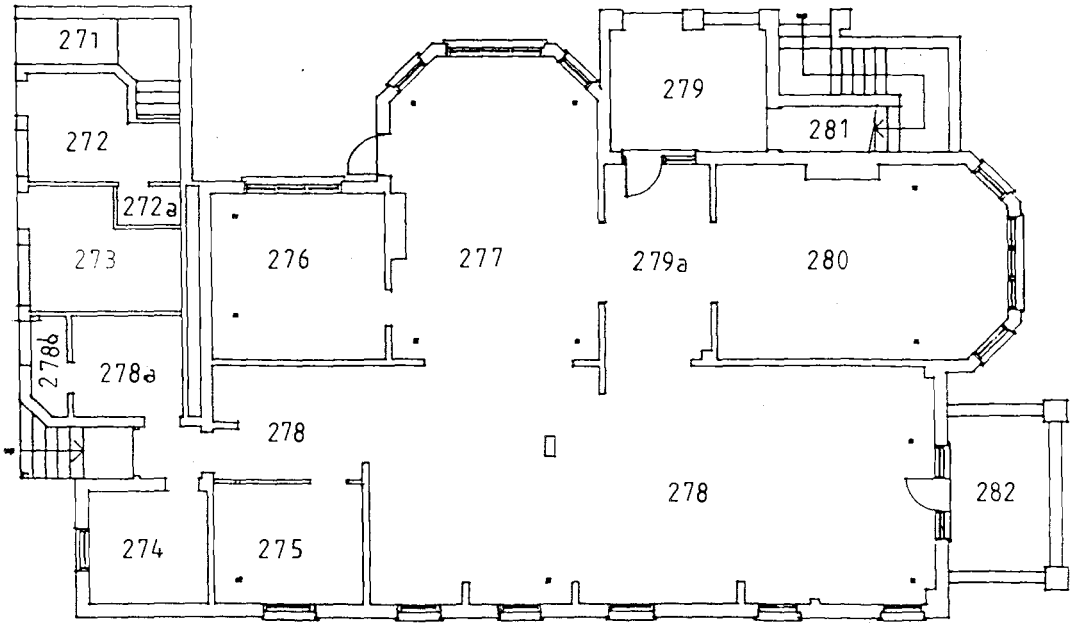
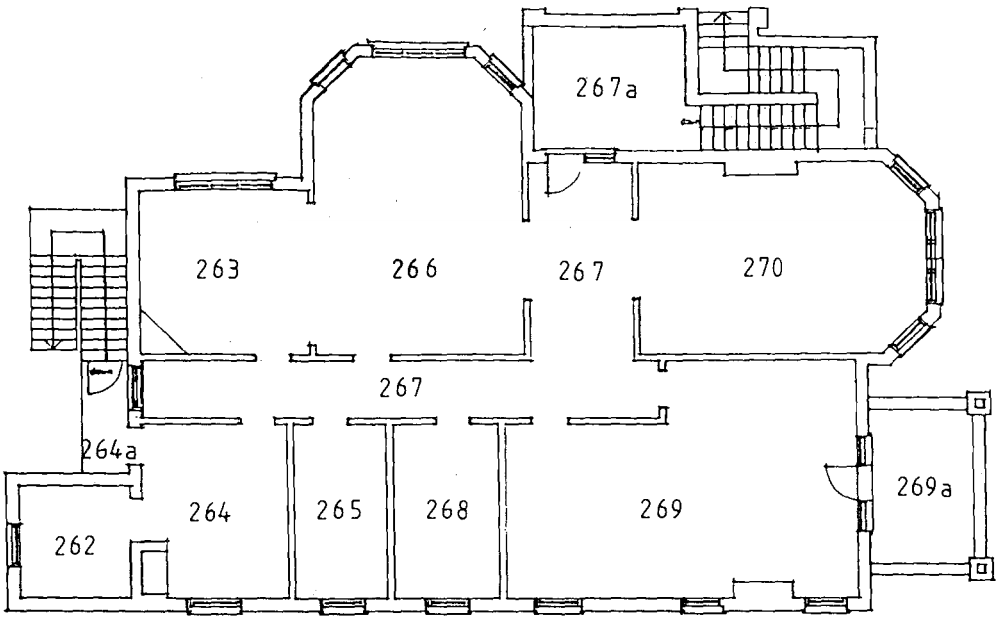


GROUND FLOOR PLAN

BUILDING No. 8



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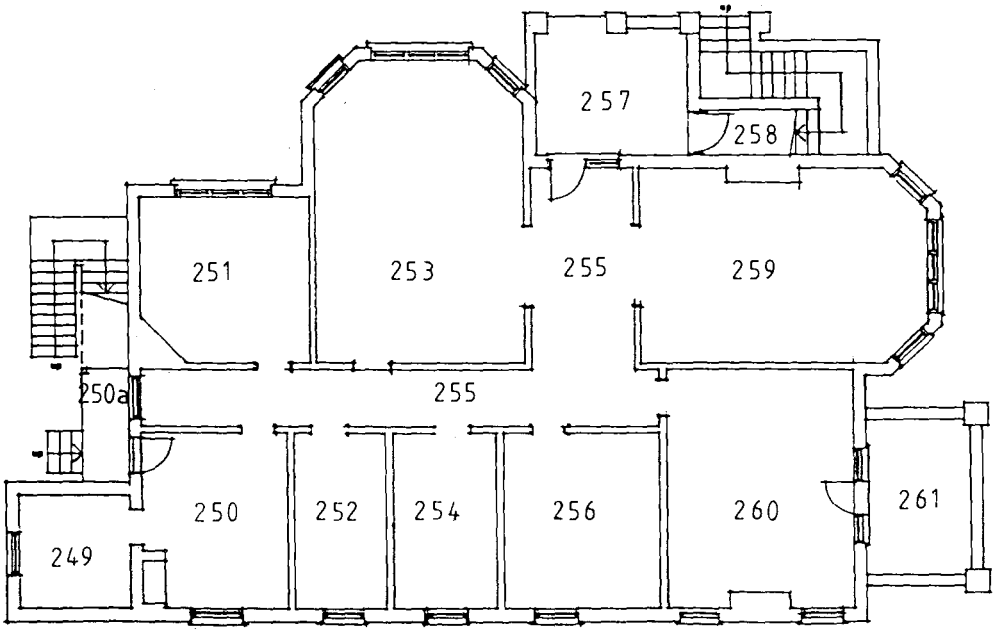
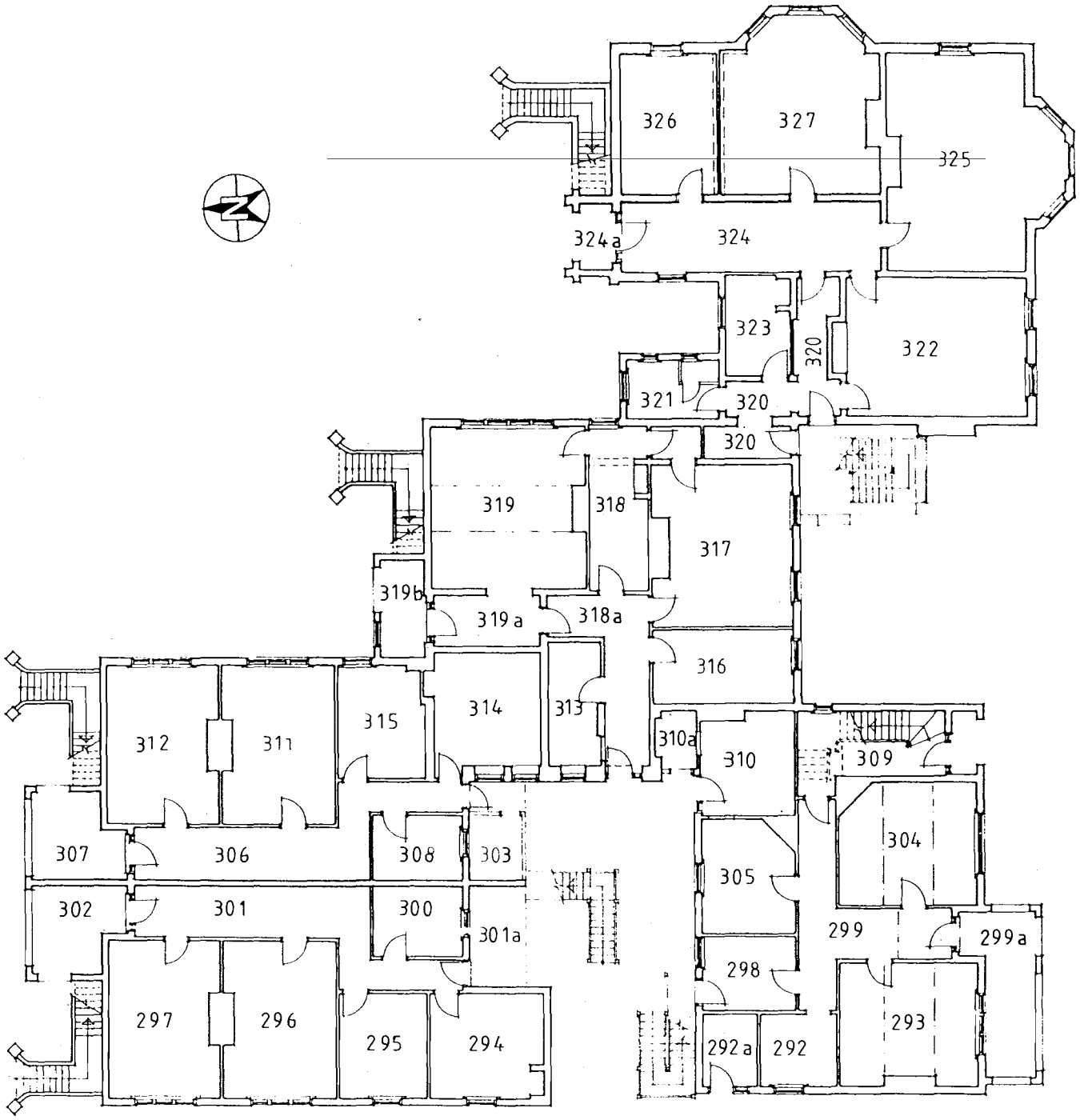
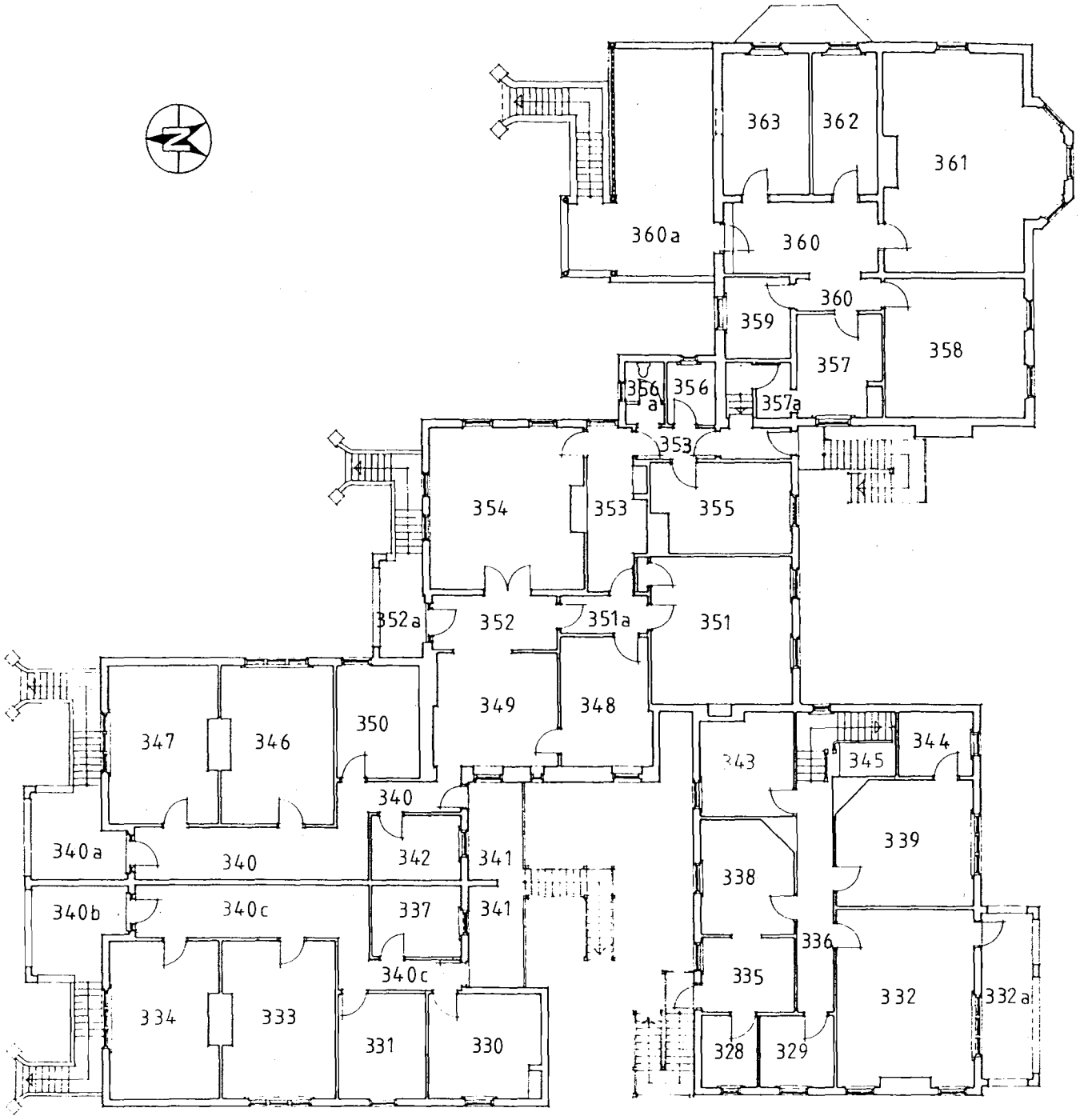


GROUND FLOOR PLAN

BUILDING No. 9



BUILDING 10
GROUND FLOOR



BUILDING 10

FIRST FLOOR