

AIRLIE

452 St Kilda Road, South Melbourne

Conservation Management Plan



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Prepared for

Airlie Corporation

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Project Team

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Introduction

1.1 Background and brief

Airlie, 452 St Kilda Road, was purchased by the Victorian Government in 1951, and was occupied by the Royal District Nursing Service between 1954 and 1997. Since that time it has been occupied by the current owner, Airlie Corporation, and used as offices. This Conservation Management Plan (CMP) has been commissioned by the Airlie Corporation as part of a permit application for the proposed development of the site.

The purpose of the CMP is to analyse and assess the significance of Airlie and its setting, and to develop policies to guide future works and activities.

1.2 Methodology

The report broadly follows the guidelines of J.S. Kerr's *The Conservation Plan*¹ and the principles set out in the *Australia ICOMOS Burra Charter, 1999*, adopted by Australia ICOMOS (International Council on Monuments and Sites) to assist in the conservation of heritage places.

1.3 Constraints

A large part of the State Library of Victoria's collection was unavailable at the time of writing due to the relocation of the collection to a larger facility. No original drawings for Airlie have yet been located, but they may form part of the collection which cannot be accessed until April 2006.

There has been conjecture about the identity of the original architect of Airlie. The view commonly held is that Anketell Henderson designed the residence, although this has been disputed. The property building file held by the City of Port Phillip was viewed, but was found to contain only post-1950 plans. Until the original plans for the residence can be located, the identity of the architect will remain speculative.

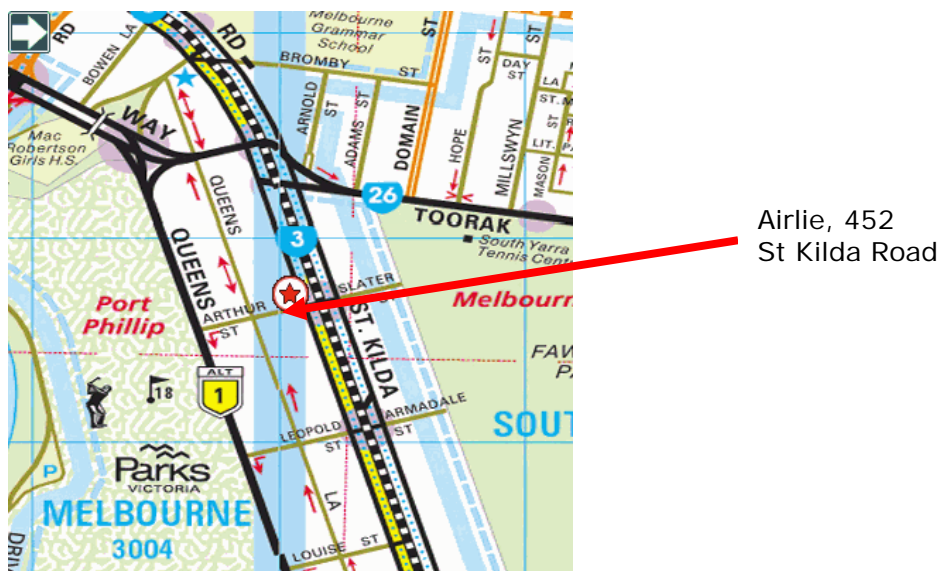


Figure 1 Melway map of Airlie.
Source: Street-directory.com.au

1.4 Location

Airlie is located at 452 St Kilda Road, Melbourne (Figure 1). It is on the western side of St Kilda Road, on the north-western corner of Arthur Street and St Kilda Road.

1.5 Listings and classification

Victorian Heritage Register

Airlie **is** included in the *Victorian Heritage Register* (H0722), maintained by the Victorian Heritage Council. Permits will be required from Heritage Victoria for subdivision, new buildings and works.

National Trust of Australia (Victoria)

Airlie **is classified** by the National Trust of Australia (Victoria) and **was** included in the *Register* as a building of regional significance on 03/08/1998, (File No. B4606). The site was first classified by the National Trust of Australia (Victoria) on 16/09/1982, and was 'revised: classified regional' in 1998. There are no statutory requirements as a consequence of this classification.

Register of the National Estate

Airlie **is** included on the Australian Heritage Database, formerly the *Register of the National Estate*, established by the Australian Heritage Commission (Place ID: 14944. File No: 2/11/049/0031). There are no statutory requirements as a consequence of this classification.

Planning Scheme

Airlie **is** individually identified in the Schedule to the Heritage Overlay (H0253 *Airlie*, 452 St Kilda Road, Melbourne), in the Port Phillip Planning Scheme. Planning permits will be required for subdivision, new buildings and works (Figure 2).

The citations are included in Appendix B.

Zoning

Airlie is zoned 'Business 5 Zone' in the City of Port Phillip planning scheme.

1.5.1 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 all statutory and national heritage bodies (See Appendix A). The terms most frequently referred to are: *place, cultural significance, fabric, conservation, preservation, restoration, reconstruction, adaptation and interpretation*. These terms are defined in the revised charter as follows:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

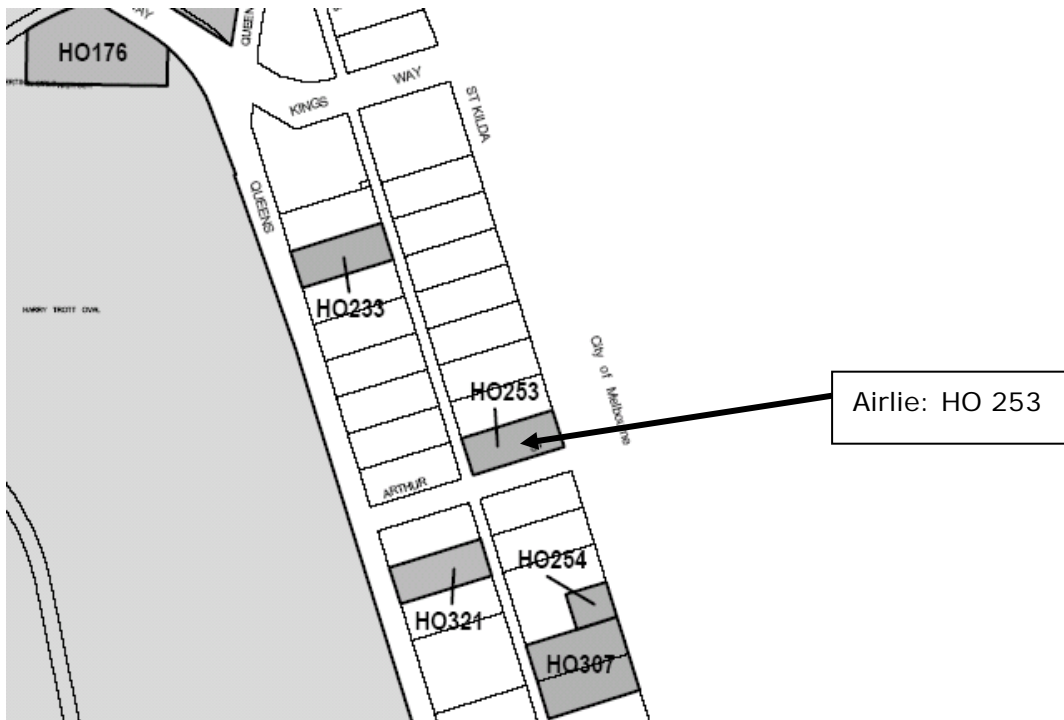


Figure 2 Airlie in the Heritage Overlay to the Port Phillip Planning Scheme.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. *Cultural significance* is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, *records*, *related places* and *related objects*.

Fabric means all the physical material of the *place* including components, fixtures, contents and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

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

Preservation means maintaining the *fabric* of a *place* in its existing state by removing accretions or by reassembling existing components without the introduction of new material.

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* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Use means the functions of a *place*, as well as the activities and practices that may occur at the *place*.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a *use* involves no, or minimal, impact on *cultural significance*.

Setting means the area around a *place*, which may include the visual catchment.

Related place means a *place* that contributes to the *cultural significance* of another *place*.

Related object means an object that contributes to the *cultural significance* of a *place* but is not at the *place*.

Associations mean the special connections that exist between people and a *place*.

Meanings denote what a *place* signifies, indicates, evokes or expresses.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

2.0 History

2.1 Introduction

The history of Airlie is quite straightforward, other than for speculation surrounding the identity of the original architect. It has been the subject of a number of reports, many of which are held by the National Trust of Australia (Victoria) (File Number 4606). Anketell Henderson has been accepted as the architect of Airlie in most of these reports as well as the *Victorian Heritage Register* citation, but Dr Miles Lewis has contested Henderson as the architect, suggesting Philip Kennedy as more likely. Until original drawings of Airlie are located, the identity of the architect of Airlie will remain speculative. Until further information is recovered, this report will also credit Anketell Henderson as the architect of Airlie.

The earlier reports also suggest a number of dates for the additions to the south wing of the dwelling. To ascertain the correct date of these additions, the South Melbourne rate books, held at the Public Record Office of Victoria, were consulted.

2.2 Foundation of the City of South Melbourne

The parish of South Melbourne was proclaimed on 23 March 1840, and land lots were first offered for sale in Sandridge (later Port Melbourne) and St Kilda in 1842.¹ However, it was not until 1855, following agitation from residents for severance from the city of Melbourne, that "The Municipal District of Emerald Hill" was proclaimed. The progress of the area was so rapid that it was declared the city of Emerald Hill in 1882, the name of which was changed to the city of South Melbourne in September of the following year.²

2.3 Early Development of St Kilda Road

For the first decade following the settlement of Melbourne, the only method of travel between the north and south banks of the Yarra River was by ferry or privately owned boat. The ferry was replaced by a succession of bridges, the first of which was a wooden trestle bridge constructed in 1845 by the Melbourne Bridge Company. Although a toll of 2 shillings 6 pence for loaded drays and 2 pence for pedestrians was charged to cross the bridge, it soon became inadequate for the demand, and a new bridge was constructed beside it. Princes Bridge was opened in 1850, and was one of the largest bridges in the world at the time, second only to the centre span of London Bridge.³

In the 1840s, St Kilda Road was little more than a bush track leading from the ferry, and extended to the beach at St Kilda.⁴ The track followed the eastern edge of a large tract of swampy land containing the lagoon now known as Albert Park Lake. During the 1850s and 1860s extensive improvements were made to the St Kilda Road, most of which were funded by a toll collected at Victoria Barracks. Prior to this, the road was unmade, with tree stumps and flooding not the least of the dangers, as bushrangers were known to frequent the area, particularly after the gold rushes.⁵ Every effort was made to improve the standard of St Kilda Road for the Duke of Edinburgh's visit in 1867, but after the abolition of the tolls the following year, the condition of the road quickly deteriorated from lack of funds.⁶



Figure 3 St Kilda Road, looking north towards the city, c. 1870.
Source: *The Streets of Melbourne from Early Photographs*.

The development of the land with frontage to St Kilda Road was dictated, for many years, by the Government's reservation for benevolent, military, institutional and parkland use. Land on the eastern side of St Kilda Road was reserved for two of Melbourne's most prominent schools, Melbourne Grammar (1858) and Wesley College (1865), as well as the Alfred Hospital and the Deaf and Blind Asylums, while land on the western side of the road was developed for the new Military Barracks (Victoria Barracks) in 1859. All of these institutions featured fine buildings set in spacious grounds, and the attractive and affluent appearance of St Kilda Road was further enhanced by the large areas of land along both sides of the road which had been set aside for parkland by the colonial government.

More intensive development of the area was opposed by local residents and councils, but despite this, from the mid-1860s, the government proceeded to alienate much of the parkland fronting St Kilda Road through subdivision and sale. In January 1864, and again in March 1875, the government announced decisions to divide and sell the St Kilda Road frontages of Fawkner Park and Albert Park respectively.

Despite considerable public objection, all of these residential allotments were sold between 1864 and 1875, including the site of Airlie, at 452 St Kilda Road, which was purchased by J B Scott on 25 May 1875.⁷ Many of these blocks of land onto St Kilda Road remained vacant for many years, with the most intensive building activity occurring in the boom of the 1880s. In general, those who purchased these large and well-appointed allotments were amongst Melbourne's more wealthy citizens, and residential development, when it occurred, was most often in the form of villas or mansion houses.

In 1881, work began again on reconstructing St Kilda Road, financed by the Melbourne and South Melbourne City Councils. By 1888, cable trams had been introduced to St Kilda Road, and the new Princes Bridge was completed.⁸

Written in 1888, the narrative by Alexander Sutherland describes the views while travelling down St Kilda Road as

rather dreary just at first, with a marshy bit of park to the left, and a wilderness of smoky factories to the right; but after a few hundred yards the road assumes a finer aspect, being lined with public buildings, each detached, and most of them enclosed in spacious grounds.⁹

Sutherland then describes each of the above named institutions in great detail before mentioning

the half a mile of road lined by pleasant mansions [one encounters before] entering the charming suburb of St Kilda.¹⁰

2.4 Construction of Airlie

As previously mentioned, the site of 452 St Kilda Road was part of the subdivision of land on the western side of St Kilda Road in 1875. The regulations imposed by this subdivision stipulated large allotments which would be used for private residences only. This served to ensure that housing along St Kilda Road was elaborate and striking, and by the 1880s, it had become one of the most fashionable and prestige addresses for Melbourne's 'merchant princes'.¹¹

The allotment on the north-western corner of St Kilda Road and Arthur Street was one of three purchased in 1875 by J B Scott. Whilst in Scott's ownership, the site remained vacant, and in 1890, he sold the land to a solicitor by the name of Frederick J Neave. Approximately one year later, the two-storey brick residence was constructed, to the design of Anketell Henderson. Neave named the dwelling 'Airlie', and occupied the property until 1896, when it was leased to John Munro Bruce,¹² although the Sands and McDougall Directories indicate that Neave only moved as far as the opposite corner of Arthur Street, to 454 St Kilda Road. The 1896 South Melbourne rate books indicate that the property consisted of 14 rooms and stables, which are shown on the MMBW plans to the west of the main residence. The 1894 Melbourne and Metropolitan Board of Works plan (Figure 4) shows Airlie as one of many large residences lining St Kilda and Queens Roads at this time.

2.4.1 The Architecture of Anketell Henderson

Although there has been some doubt cast over the identity of the architect of Airlie, the view commonly held is that the residence was designed by Anketell Henderson.¹³ Henderson was born on 3 March 1853 in Cork, Ireland, and arrived in Victoria with his family at the age of ten. He was educated at Scotch College, and completed an engineering certificate course at the University of Melbourne, while articled to Reed and Barnes. He commenced practice in 1878, and only seven years later, he was a partner in the firm Reed, Henderson and Smart, which predominantly designed the major buildings for Melbourne University, as well as a number of Victorian churches.¹⁴

Henderson continued to work in the firm until 1890, at which time he established his own firm in Collins Street, practicing in 1890-1906 as Anketell Henderson, architect, licensed surveyor and sanitary engineer.¹⁵ He retained the Bank of Australasia as a client from Reed, Henderson and Smart, designing ten branches throughout eastern Australia and Tasmania over a fifteen year period, and his other

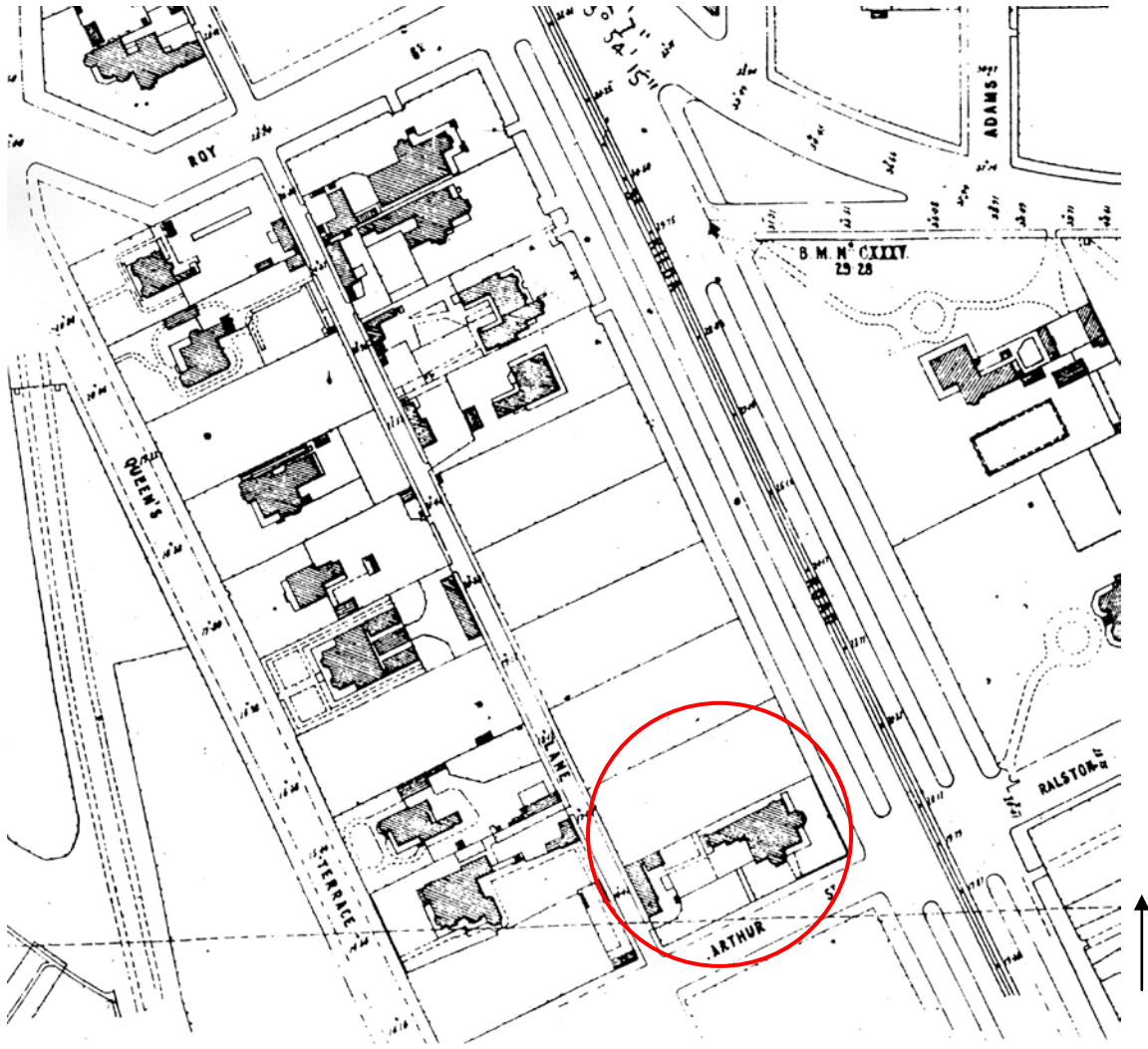


Figure 4 MMBW plan 160" to 1', South Melbourne, c. 1894, showing the mansion lined section of St Kilda Road mentioned by Alexander Sutherland – Airlie circled.

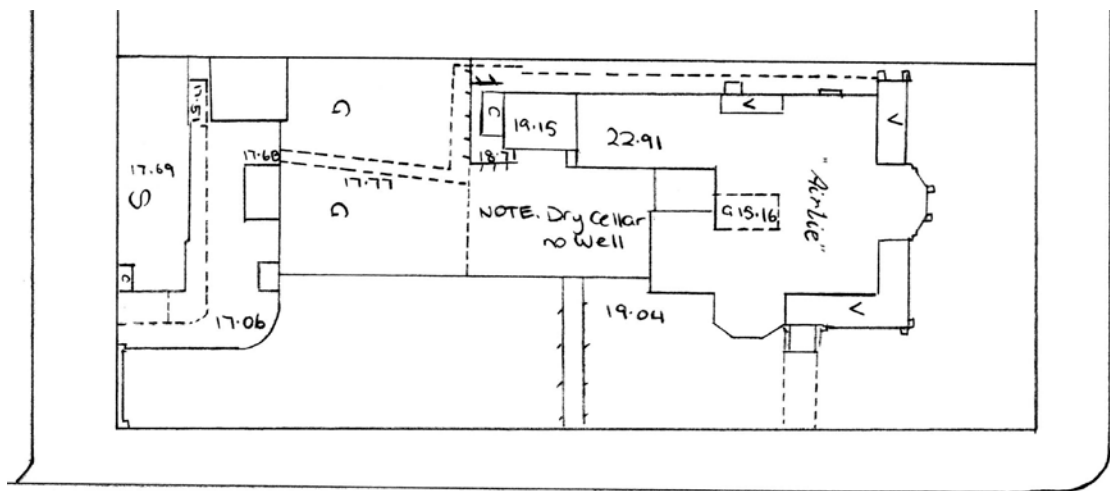


Figure 5 MMBW plan 40" to 1', South Melbourne Detail Plan of Airlie, 1895.

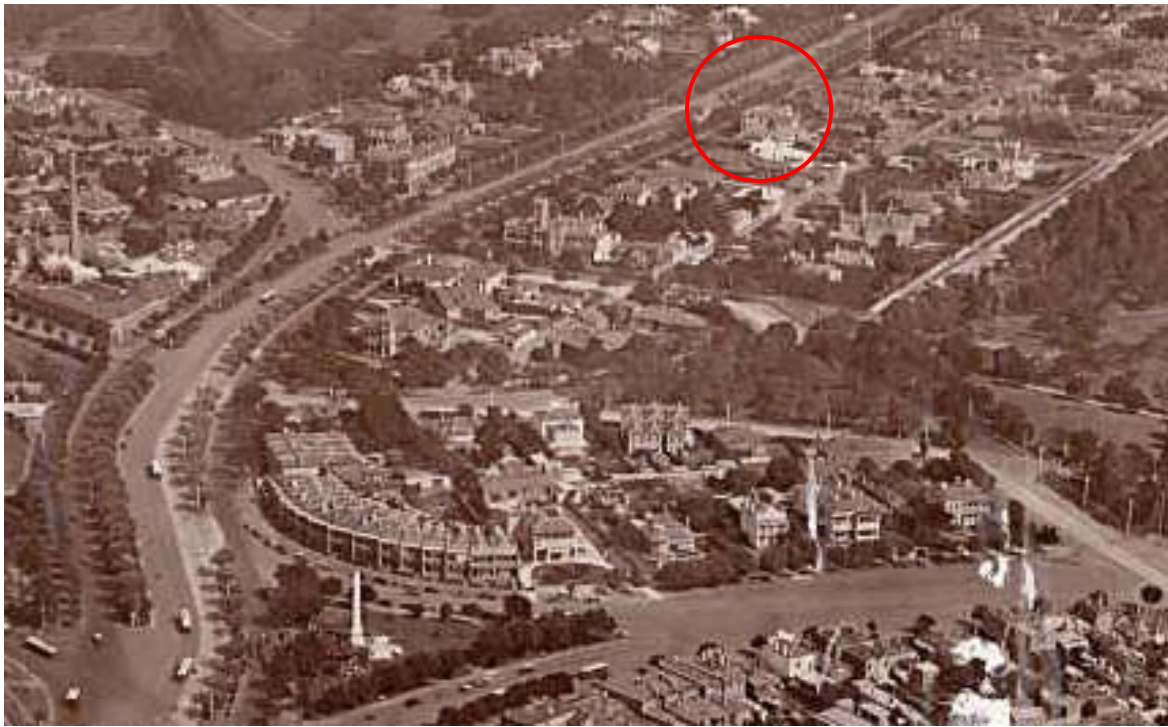


Figure 6 St Kilda Road c.1920-40, with Airlie shown circled.
Source: *SLV Picture Collection - mp010325*.



Figure 7 St Kilda Road reconstruction in the 1950s.
Source: *TMSV Collection*



Figure 8 Airlie, 1975.
Source: *SLV Picture Collection - jc019223*.

major works from this period include additions to the Melbourne Public Library, the Working Men's College, Melbourne, and Airlie.¹⁶

In 1890, he was appointed co-examiner in architecture for Melbourne University's engineering course, and in 1891-1903 and 1905-1916 he lectured in architecture. For three terms during this period, in 1897, 1910 and 1913, he was also president of the Royal Victorian Institute of Architects.¹⁷ His son, Kingsley Henderson, studied architecture at Melbourne University and the Melbourne Technical College while articulated to Anketell, and when he joined his father as a partner in 1906, the firm became known as Anketell and K Henderson.

From 1920, the practice included R H Alsop and M W Martin. Anketell Henderson died on 15 November, 1922, and the practice was continued under the direction of Kingsley until his own death twenty years later.¹⁸

2.4.2 Acquisition by the Bruce Family – 1896 - 1901

This period of occupation of Airlie is of particular interest as the residence was the childhood home of Australian Prime Minister, Stanley Melbourne Bruce. In 1896, Airlie was tenanted by businessman John Munro Bruce, who had arrived in Melbourne in 1858, and by 1878 had become a partner in a successful softgoods firm, changing its name to Paterson, Laing and Bruce. The business prospered, surviving even the economic depression of the 1890s, through the sale of Bruce's prestigious residence in Toorak in 1896. Following the sale, Bruce relocated his family from Albany Road, Toorak to Airlie, and the following year he was able to

buy out his senior partner, John Paterson. The Bruce family remained at Airlie until John's death while on a business trip to Paris in 1901.¹⁹

Stanley Melbourne Bruce, son of John Munro Bruce, was born in St Kilda on 15 April 1883, and he began his formal education while in England with his family. In 1891, he entered a preparatory school in Toorak, and in 1896, the same year that his family relocated to Airlie, entered Melbourne Church of England Grammar School. Stanley worked for Paterson, Laing and Bruce in 1902, before going to Trinity Hall, Cambridge, and was made chairman of the company in 1907 while still in England.²⁰

Bruce entered politics in 1917 after having served in the Worcester Regiment, London during World War I, and was treasurer in the Cabinet of W M Hughes from 1921-1923. He became Prime Minister of Australia on 9 February 1923, and was elected for a second term in 1925, remaining in office until 1929. From 1933-1945 he was High Commissioner for Australia in London, and in 1947 was made Viscount Bruce of Melbourne.²¹ Bruce spent the majority of his later years in England, and died in London on 25 August 1967.²²

2.5 Airlie Throughout the Twentieth Century

After the residence was vacated by the Bruce family, Airlie had a number of occupants. In 1902-1903, Airlie was occupied by John Ferguson, but for the next two years, Airlie had no recorded occupant. For fifteen years from 1906 however, Mrs Annie Johnson was the occupant, and from 1922-1926 Mabel and Catherine Garrett were in residence.²³ Throughout this time, Frederick Neave remained in possession of the property, and there were no major additions or works to the residence.

In 1927 Airlie was purchased by Gustavus and Helena Mayer, who later converted the single residence into a much larger guest house. The Mayers also resided at Airlie, and in 1930, major additions were made to the south wing of the residence, increasing the number of rooms from 14 to 24, and the number of occupants of the property from sixteen to twenty.²⁴ During the economic depression of the 1930s, many St Kilda Road mansions were converted to boarding or guest houses or flats, which were 'serviced' by landladies from the only kitchen in the house, and with shared bathrooms.²⁵ These guest houses could usually accommodate about 20 guests. Places like Airlie were advertised in brochures for visitors to Melbourne, but because of the distance from St Kilda beach, they really offered accommodation to businessmen rather than holiday-makers.²⁶

2.5.1 Occupation by the Royal District Nursing Service

As part of the new town plan of 1954, the Melbourne and Metropolitan Board of Works approved the rezoning of St Kilda Road for offices. Development occurred relatively rapidly, and from this time, many of the nineteenth and early twentieth century mansions on St Kilda Road were demolished, and new multi-storey office buildings were constructed.²⁷ Airlie was spared from the trend of demolition through continued use, as it remained a guesthouse until 1951, and was then purchased by the Victorian government on 13 June 1951, for use by the Health Commission.

The residence stood vacant until 1954 when the Royal District Nursing Society took occupancy. Two years later, alterations to the value of £1,500 were carried out, including extensions to the kitchen at the rear of the property, and the construction of a brick double garage to link the original north wing with the 1930s south

wing.²⁸ Prior to 1975, the first floor loggia on the south-eastern corner of the building was enclosed to provide additional accommodation.²⁹

The Royal District Nursing Service was founded in 1885 as the Melbourne District Nursing Society, the first of its kind in Australia. It was established to provide care for the 'sick poor' of Collingwood and Fitzroy at home, and to prevent unnecessary hospitalization.³⁰

2.5.2 **St Kilda Road throughout the twentieth century**

In the first decade of the twentieth century, St Kilda Road was widened to 60 metres for its entire length and the central carriageway separated from the outer service roads by ornamental plantations. Various statues and memorials were erected at points along the road, which by then had begun to assume the air of a ceremonial boulevard.

Following World War I, new landmark buildings such as the Shrine of Remembrance (1927-1934), and the Melbourne Hebrew Congregation Synagogue (1929) were constructed, as were distinctive commercial and institutional buildings.³¹

Throughout the 1960s and 1970s, the rapid redevelopment of St Kilda Road, which had begun following the rezoning of the road for offices, continued, and in 1978, there were only 11 of the nineteenth century mansions left in St Kilda Road. Some additions were made to the road at this time including the National Gallery (1962-1968) and the Victorian Arts Centre (1962-1984). Despite much public protest, the development continued throughout the 1980s and 1990s, and by 1995, Airlie was one of only seven remaining mansions on this once grand and prestigious address.³²

2.5.3 **Present Ownership**

Airlie was sold to its current owner, Airlie Corporation, on 20 January 1997 and has been used as offices since that time.³³

In June 1997, a Heritage Victoria permit was granted for the removal of internal alterations to the building, construction of minor alterations, repainting and minor external works.³⁴ These works were mainly located in the central hall and the large ground floor room in the north-eastern corner of the building. It included the removal of partitions and cupboards which restored the original room spaces.

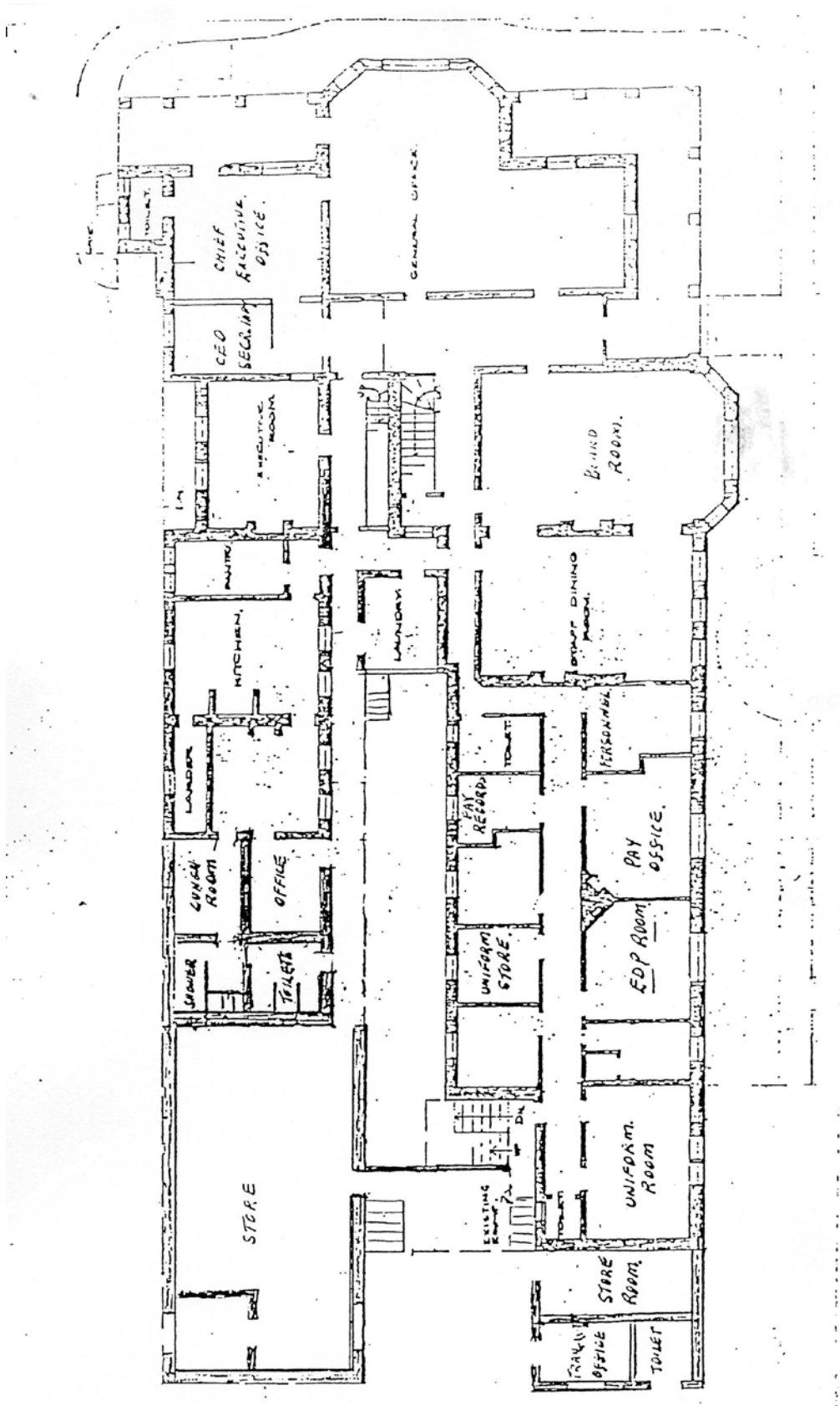


Figure 9 Ground floor plan of Airlie, showing the occupation by the Royal District Nursing Society, c.1957.

Source: National Trust of Australia (Victoria) file on 452 St Kilda Road, No: 4606

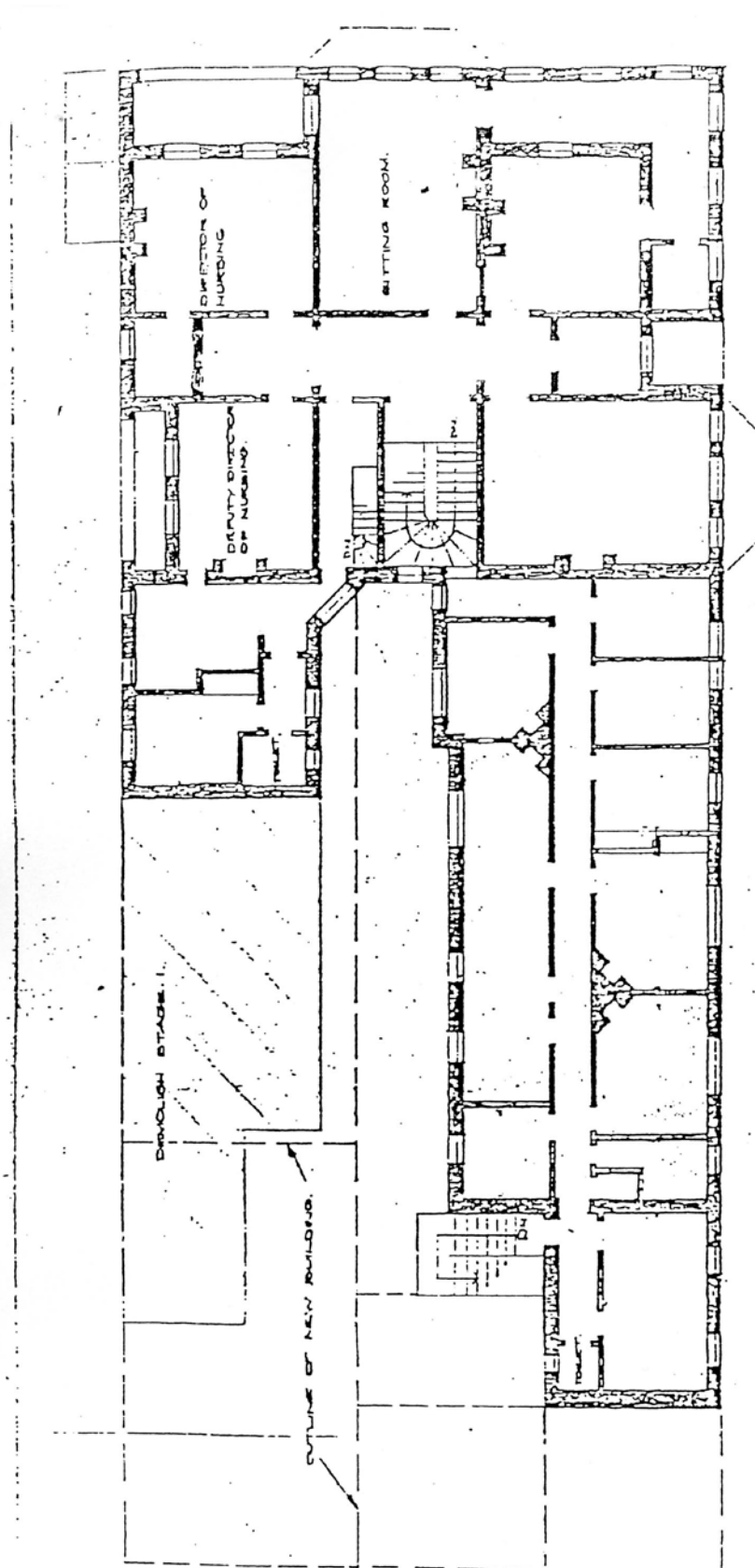


Figure 10 First floor plan of Airlie, showing the occupation by the Royal District Nursing Society, c.1957.

Source: National Trust of Australia (Victoria) file on 452 St Kilda Road, No: 4606

3.0 Physical Survey and Analysis

3.1 Introduction

The following physical survey of Airlie is based on an examination of the available documentary evidence and on a physical examination of the building fabric as it exists. The objective of the survey has been to establish, as far as possible, those elements which are original, and/or significant, and those elements which may have been added, or removed, at various times and which may, or may not, be significant.

3.2 Documentation

No early architectural drawings of Airlie have been located to date; however, the building envelope and some details, such as the location of verandahs and sanitary fixtures, were recorded on the MMBW plan for South Melbourne, 1895 (see Figure 5). In addition, ground and first floor plans of the building, which date from the occupation of the building by the Royal District Nursing Service from 1954, have been perused (see Figure 9 and Figure 10).

A search was undertaken of the State Library of Victoria's Pictorial Collection and the National Library of Australia's Picture Australia database, however the only historic photographs of Airlie which have been located to date are a distant aerial photograph, c.1920-40, (see Figure 6) and a photograph of the east elevation of Airlie dated 1975 (see Figure 8).

This physical survey is based on a site inspection undertaken in November 2005. This inspection, in combination with an analysis of the earlier documentation described above, were used to determine the extent of original fabric.

3.3 The Site and Curtilage

Airlie is located on the north-western corner of St Kilda Road and Arthur Street, South Melbourne. It has facades addressing both these streets, with the entrance being in the Arthur Street (south) elevation. The original double-storey mansion extends across the northern half of the site, single and double-storey additions to the original house, dating from 1930 and 1956, extend across the mid-section of the site, while the western third (rear) of the site is currently used as a car park.

The site is bounded along St Kilda Road and the eastern end of Arthur Street by a decorative cast iron spear fence set on a bluestone plinth, dating from the nineteenth century. A matching gate, set between bluestone piers with decorative caps, provides access into the property from Arthur Street. To the west of this gate, a low rendered wall with face brick capping runs along Arthur Street and extends across the mid-section of the site. It appears to date from the same period as the 1930 additions to the mansion. A utilitarian red face brick wall, dating from the late twentieth century, encloses the hard stand car park at the western end of the site.

An encaustic tessellated path leads from the main gate in Arthur Street to the principal entrance of the mansion. A garden extends between the boundary fence and the south and east elevations of the mansion. This garden comprises concrete paths, a flag pole in the south-eastern corner, lawn, shrubs and small trees. Apart from the boundary fence and tiled path, no significant remnants of a late

nineteenth century garden were identified above ground and no archaeological investigation was undertaken.

Airlie is surrounded by a variety of buildings, varying in height from single to 24-storeys, accommodating residential, office, retail, restaurant and car parking uses. These buildings largely date from the mid to late twentieth century.

3.4 Construction, Planning and Phases of Development

3.4.1 1891 Mansion

The original double-storey mansion, built in 1891, is constructed from rendered brick with a hipped tiled roof, presumably originally slate. This roof is visible from the rear (west), but is concealed behind parapets on the south, north and east facades. The original mansion was approximately square in plan with double-storey loggias to the east (St Kilda Road) and south (Arthur Street) elevations and a double-storey service wing extending from the northern end of the east (rear) elevation.

The principal entrance in the south elevation provides access to a lobby, L-shaped hall and the main stair in the centre of the mansion. The hall originally provided access to six principal, large rooms at ground floor level, while the main stairs and first floor lobbies provided access to six large rooms at first floor level. Adjacent to the north side of the main stairs is a flight of servants' stairs between the ground and first floors and a passage to the service wing. The service wing comprises a pantry, kitchen, larder and scullery at ground floor level, with two smaller rooms, most probably servants' quarters, directly above.



Figure 11 Boundary wall, gate and fence to Arthur Street.

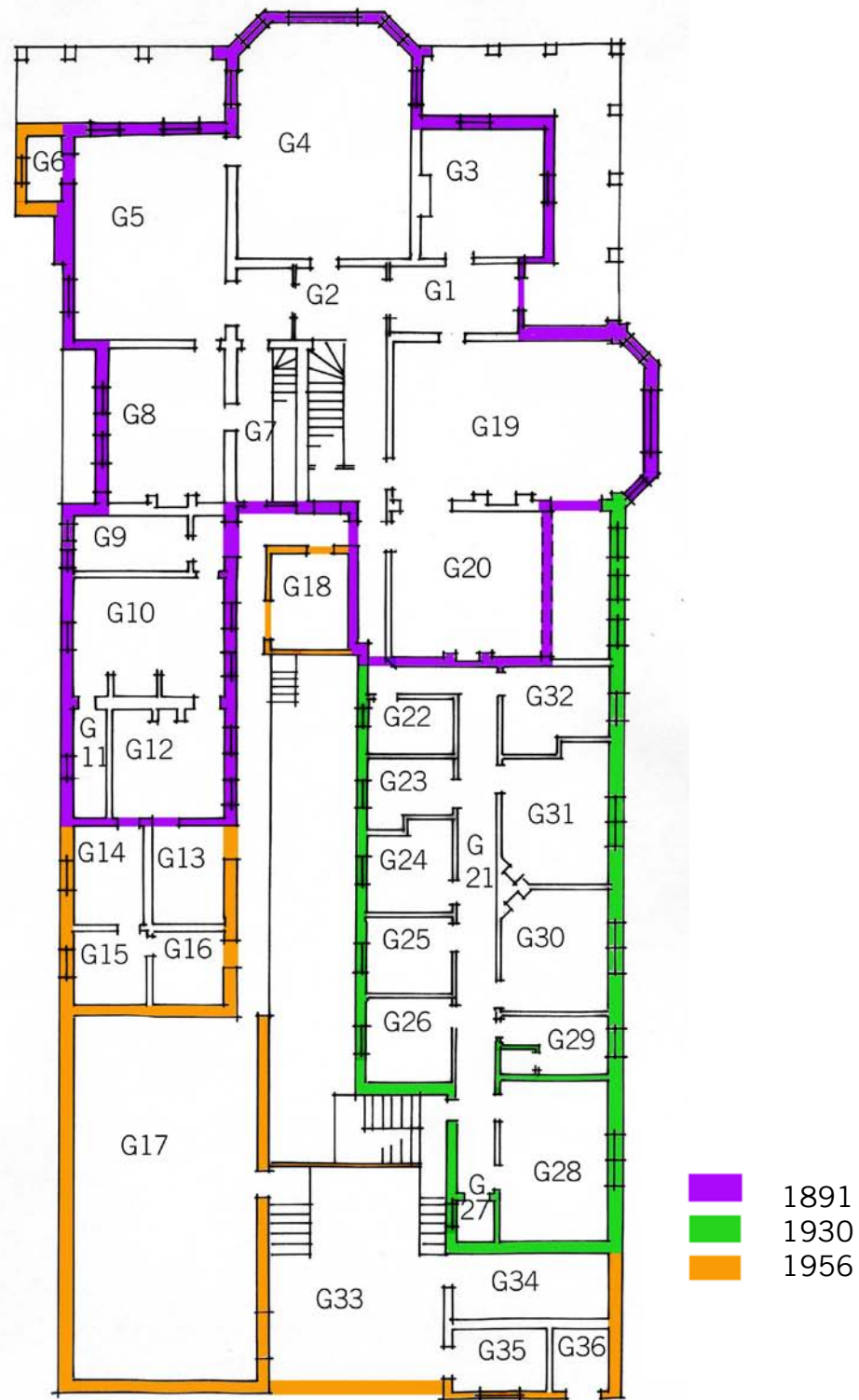


Figure 12 Ground Floor Plan, showing phases of development.

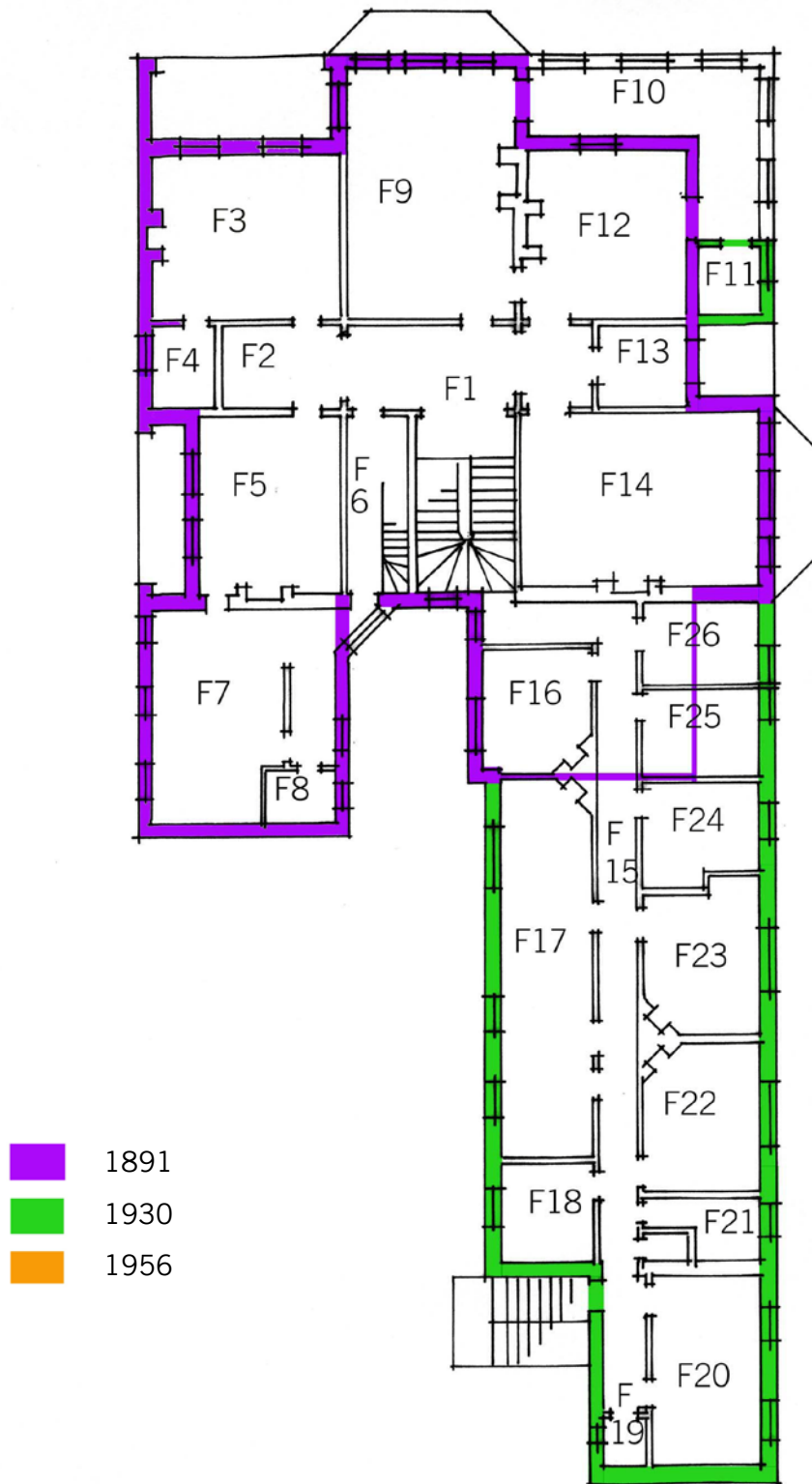


Figure 13 First Floor Plan, showing phases of development.

A small brick-lined cellar, identified on the 1895 MMBW plan (see Figure 5), is still extant and is accessed via a floor hatch and stair below the main stair.

3.4.2 1930 Guesthouse Wing

The size of the mansion was substantially increased in 1930 when it was converted to a guesthouse. A double-storey wing was built to the west of Room G20 and constructed of face brick (rendered on the south elevation) with a hipped tiled roof. It comprised approximately 20 rooms accessed off double-loaded corridors. One shared bathroom and toilet were provided on each level of this new wing.

Analysis of the 1895 MMBW plan (see Figure 5) and existing fabric indicates that Room G20 dates from the original 1891 phase of construction, but was extended southwards to its present form in 1930 and substantially modified. A first floor room dating from 1891 was originally constructed above, but this was almost entirely rebuilt in 1930.

3.4.3 1956 Additions

In 1956, a variety of alterations were made to the building as part of its adaptation for use by the Royal District Nursing Service. The service wing was extended at ground floor level by the addition of a lunch room, office, toilets, shower and large store room. A basement storage area was created below the new store room and a double garage built at the western end of the building, between the extended service wing and the 1930 guesthouse wing.

Also in 1956, a toilet was added at ground floor level, extending from the north elevation and partially concealed by the loggia to the east elevation. In addition, a laundry was created by enclosing part of the service courtyard to the west side of the main stairs.

3.5 Analysis of Building Fabric

3.5.1 Airlie - South Elevation

The Arthur Street façade comprises the 1891 mansion at the eastern end and the 1930 wing to the west, aligned with the original building but architecturally quite distinct.

The 1891 façade features a canted bay at the western end, above which are three windows in the flat façade, an arcaded loggia on the ground and first floors, providing an arched entry and recessed verandah at the eastern end. The verandah loggia comprises three arches to each level at the eastern end, and a single arch at each level framing the principal entrance to the mansion.

The central verandah arches to the eastern bay of the ground floor are supported on reeded and banded Corinthian columns set on bluestone pedestals, with the ends springing from pilasters. Unusually the soffits of the arches are also reeded. The loggias above are similarly composed; however, rendered open balustrades extend between the Corinthian columns, which are similar to those below but without banding.

The main entrance is located between the canted bay to the west and a fluted engaged Corinthian column to the east, mounted on a pedestal at ground and first floor level at the end of the arcade, and forming a porch. The porch is further denoted by a keystone in the arch which distinguishes it from the arches in the



Figure 14 South elevation, junction of the 1930 wing and 1891 mansion.



Figure 15 South elevation, entrance.



Figure 16 South elevation of the 1930 wing and 1954 extension to the rear.

loggia. Low rendered balustrades, with cast iron urns set on the pedestals, project from the base of the porch on either side of bluestone steps. An open rendered balustrade extends between the pilasters of the loggia. Beneath the balustrade is a moulded and modillioned cornice which is repeated above beneath the balustraded parapet comprising open balusters between pedestals, which presumably were surmounted by urns (now lacking).

The canted bay at the ground floor level has engaged Corinthian columns framing the central window and supporting the pedimented entablature and with a rendered balustrade between pedestals above. Three stilted-arched window openings at ground floor level have balustraded spandrels and are in line with three similar window openings at first floor level. A solid parapet articulated by pedestals and surmounted by a pediment extends across this bay.

Two cornices extend across the 1891 façade; a modillioned cornice projects above the ground floor level and a modillioned and dentillated cornice projects below the parapet.

The porch and verandah floors are encaustic tessellated tiles laid within bluestone edges, while the soffits are lined with diagonal timber boards and finished with a simple moulded cornice. The loggias above have similar ceilings, but timber boarded floors.

The windows to the verandah and loggia are timber-framed, double-hung sash windows. The windows to the projecting bay are similar; however, the ground floor windows also feature stained glass highlights. The single-leaf front door within the porch is framed by clear glazed sidelights and stained glass highlights. The original door would have been six- or four-panelled timber and the sidelights would have been timber panelled beneath stained glass panels

Alterations to the 1891 façade include the enclosure of the eastern loggia. The most western arch was infilled with timber-framed sliding windows in c.1930 to form a bathroom, while the remaining arches were infilled with fixed windows and render in 1985. The original front door was also replaced with a glazed door featuring four diamond-shaped panels and bevelled glass in c.1950.

3.5.2 Airlie - East Elevation

The St Kilda Road facade essentially continues the arrangement of the Arthur St (south) façade. It is arranged symmetrically and comprises three distinct sections. On either side of the central bay is an arcaded bay with a recessed verandah at the ground floor and a loggia above in front of the main wall of the mansion. Each verandah has three arches supported on fluted Corinthian columns set on pedestals, with the ends springing from pilasters. The loggias are similarly composed but have rendered balustrades extending between the Corinthian columns, which are similar to those below but without banding. Each end bay is surmounted by a parapet with balustraded sections between pedestals which presumably were also surmounted by urns. The parapet returns along the north elevation.

The central bay is canted at the ground floor level and breakfront above. Corinthian pilasters frame the central window of the canted bay and support pedimented entablature with a solid rendered balustrade between pedestals above.



Figure 17 East elevation, the canted and breakfront central bay.



Figure 18 East elevation, the northern verandah and loggia.



Figure 19 The enclosed south-eastern loggia.

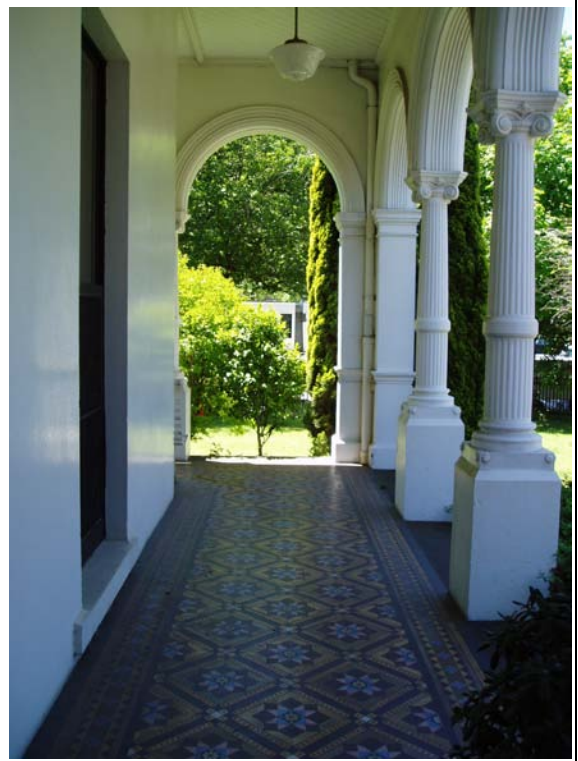


Figure 20 The south-eastern verandah.

The central bay has three stilted-arched window openings at ground floor level with balustraded spandrels below and three similar window openings at first floor level. A solid parapet articulated by pedestals and surmounted by a pediment extends across the central bay.

Like the south elevation the façade is divided horizontally by two string courses: a modillioned cornice runs above the ground floor level and a modillioned and dentillated cornice runs below the parapet.

The verandah floors and ceilings continue around from the south elevation.

The windows to the end bays are typically full-height, timber-framed, double-hung sash windows. The windows to the central bay are similar; however, the ground floor windows also feature stained glass highlights.

Like the south elevation, the first floor of the southern loggia was enclosed by fixed windows and render within the arches in 1985. The most northerly ground floor window was also replaced with a glazed door and highlight some time in the late twentieth century.

3.5.3 Airlie - North Elevation

This side elevation is essentially plain and rendered other than for the eastern end where the decorative treatment of the façade extends around the corner.

The eastern end of the verandah and loggia comprise an arch at each level springing from moulded stringcourses. Either side of the verandah arch are pilasters with fluted consoles mounted on pedestals and extending to the height of the stringcourse. They support a modillioned cornice above the ground floor, penetrated by small pediments. At first floor level, a rendered open balustrade extends between the pedestals and infills the loggia arch. A modillioned and dentillated cornice runs below the parapet, which comprises an open balustraded section between two pedestals.

The chimneybreast adjacent to the verandah and loggia features an unusual rendered scroll at first floor level, defining the truncation of the chimneybreast as it converts to a flue. This chimney, like others in the mansion, has a dentillated cornice.

Located centrally within the elevation is an arched opening at first floor level, which frames a recessed balcony and verandah below. In contrast to the verandahs and loggias to the facades, the large arched opening to the recessed balcony is devoid of rendered decoration other than for a decorative cast iron balustrade capped by a timber handrail.

A simple square-profile string course extends across the north elevation at first floor level. The rectangular window openings typically contain timber-framed, double-hung sash windows with projecting masonry sills.

3.5.4 Airlie – West Elevation

Any sense of the original architectural intent for the west elevation has been diminished by progressive additions and alterations to the rear of the mansion. Some aspects of the west elevation are visible from the narrow courtyard at the rear of the building. The original rear elevation is rendered and generally has rectangular window openings. The exception to this is an arched window opening at the cranked junction between the main building and the service wing at first floor



Figure 21 North elevation.



Figure 22 The eastern end of the north elevation.



Figure 23 The west elevation and service courtyard.

level which is infilled with a fixed timber-framed tripartite window. It is not clear whether this window and opening are original or an alteration.

3.5.5 Rear Additions

1930s wing

The south elevation of the double-storey 1930 wing is rendered and features minimal decoration, while the north and west elevations of this addition are painted face brick. The rectangular window openings are arranged in no apparent pattern and a moulded cornice surmounts the parapet on the south elevation. The masonry sills of the recessed single window openings are proud of the main building, but in contrast, three stepped masonry brackets support each of the double windows, which are fixed proud of the façade. All these windows are timber-framed, double-hung sash windows.

c.1954 additions

The single-storey c.1954 additions are painted face brick with a flat roof. The windows throughout are formed by glazed louvres. The flat roof is generally concealed by a parapet formed of vertical timber boards. There is a large opening in the centre of the west elevation, providing access to an under-cover parking area, which is partially covered by a corrugated fibreglass awning.



Figure 24 The west and south elevations of the 1954 additions.

3.6 Interior

3.6.1 Main 1891 Building

Ground Floor

There are six original rooms on the ground floor of the mansion, not including the service wing, in addition to the entrance lobby and stair hall. There are two large rectangular rooms with canted bays (G4 and G19), which were presumably the drawing room and dining room. A smaller room (G3) on the eastern side of the entrance lobby was probably a gentleman's room (study) or smoking room. The three remaining rooms (G5, G8 and G20) were probably the morning room, billiard room and parlour/boudoir.

The entrance lobby (Room G1) is a small rectangular space leading to the L-shaped main hall (Room G2). A large arch divides the eastern and western ends of the hall and frames the main staircase, which is the focus of this space. At the northern end of the main hall, an elaborate timber doorcase forms a decorative screen across the space and opposite the main entrance and separates the northern rooms. The western end of the main hall provides access to the rear of the house through a doorway under the main stair.

The ceiling and floor of the entrance lobby and main hall are continuous. The timber floor is covered with faux mosaic tiles with borders. The ceiling is plasterboard ceiling with a decorative cornice typical of the 1930s. The large arch features panelled reveals and decorative corbels.



Figure 25 The main hall, ground floor.



Figure 26 The main stair.



Figure 27 The glazed timber screen at the northern end of the main hall, ground floor.



Figure 28 Stained and painted glass windows to the main stair.

The elaborate doorcase comprises two etched glass sidelights on either side of a central doorway (now lacking a door) and two transoms, between which are two rows of three etched glass highlights. The mullions are partially reeded and terminate in miniature Doric pilasters. The deep upper transom is embellished with stylised dentils above a row of stylised modillions. The joinery was presumably originally varnished and has since been over-painted.

A stud-framed wall, which does not extend to ceiling level and which houses a glazed door, has recently been installed as a reversible security measure to physically divide the entrance lobby from the central hall. The door features two diamond-shaped glazed panels and bevelled glass panes which match the existing front door.

The main timber stair doglegs around the main hall. It features two heavy turned newel posts, moulded handrails and turned balusters of varnished timber, with moulded stringers and panelling to the underside of the stair. In the western wall of the main hall, and lighting the main stair, were originally four elaborate stained and painted glass windows. As part of the 1930 alterations, the lower southern stained glass window was removed to create a doorway to the new first floor rooms. The construction of the 1930 wing also obstructs the light to the retained stained glass window above, diminishing its presentation. The rectangular windows feature painted pastoral scenes and the lower window is framed by reeded timber pilasters and under-sill decoration.



Figure 29 Room G9, which was either the drawing room or dining room.



Figure 30 Canted bay of Room G19.

Typical features throughout the main ground floor rooms of the mansion include lath and plaster ceilings with elaborate ceiling roses and moulded cornices, hard-plastered walls, timber floors covered with carpet and high moulded skirtings. The exceptions to this are Room G20, which is described below, and Room G5 where the ceiling is plasterboard with a c.1930 cornice.

Rooms G4 and G19 have been further decorated by square archways with staff beads and decorative plaster mouldings framing the canted bays. Each of the three windows within these bays features stained glass highlights.

Original marble mantles have been retained in rooms G8, G19 and G20. Adjacent to each mantle, a ceramic push-button servants' bell has been fixed to each chimneybreast. Original ceramic hearth tiles have been retained in G20 but replaced with later ceramic tiles in G19 and carpeted over in G8. Gas heaters have also been installed in front of the original cast iron grates.

The chimneybreast on the southern wall of Room G4 was partially demolished sometime in the latter twentieth century when a large opening was formed between this room and Room G3 to form one large L-shaped room. A steel lintel was installed and the opening has since been in-filled with plasterboard panels and a flush door.

As described in Section 3.4.2, Room G20 dates from the 1891 phase of construction but was substantially altered and extended southwards in 1930. The original chimneybreast has been retained, as described above, and the room features high, moulded Victorian skirtings and a four-panel door with moulded architraves; however, the ceiling has been lowered and the three timber-framed, double-hung sash windows are typical of the 1930 additions. Two new openings have also been



Figure 31 Room G20, originally part of the 1891 residence but substantially modified in 1930.

formed in the eastern wall and fitted with bi-fold panelled doors connecting with Room G19.

Doors which lead directly to the main hall are typically six-panel doors with panelled reveals. All other original doors are four-panel.

First Floor

The first floor comprises two large rectangular rooms (F9 and F14) and three medium-sized rooms (F3, F5 and F12). These rooms are accessed directly from the hall (F1) and adjacent lobbies (F2) at the top of the main stairs. In addition to these rooms, later modifications to this floor include the creation of a bathroom (F4) and kitchenette (F13) within the original external walls, and the enclosure of the south-eastern loggia to provide an L-shaped office area (F10) and bathroom (F11).

The original rooms have generally retained their original proportions; however, there is clear physical evidence that the lobby (F2) has been extended northwards as part of the alterations to create a bathroom in Room F4. The extent of the original lobby is evident by the ceiling and cornice in room F2 and the new stud-framed wall.

A large arch with panelled reveals and decorative corbels, which appears identical to the arch directly below in the ground floor main hall (G2), frames the division between the main stair and the first floor hall (F1). Smaller versions of this arch are repeated at the northern and southern ends of the hall at the entrance to the lobbies. All the other extant features in the hall are typical of the original rooms at this level; they comprise lath and plaster ceilings with elaborate ceiling roses and moulded cornices, hard-plastered walls, timber floors covered with carpet and high moulded skirtings. A textured finish to the ceilings of F9 and F14 indicates that modifications or repairs have been made to these ceilings, including the installation of halogen downlights. In addition, the original ceiling in room F3 has been



Figure 32 The arch between the main stair and first floor hall.



Figure 33 The arches between the hall and lobbies, first floor.



Figure 34 Room F9, first floor.

concealed by a suspended plasterboard ceiling and cornices, possibly dating from c.1930.

Original marble mantles have been retained in rooms F3, F5, F9, F12 and F14 and adjacent to each mantle, a ceramic push-button servants' bell has been fixed to the chimneybreast. Each hearth has been carpeted over and gas heaters have been installed in front of the original cast iron grates or within the firebox in F5, F9 and F12. Elsewhere, the opening has been sheeted over.

Doors are typically four-panel to the original first floor rooms. The majority of first floor windows have been modified by the addition of a sheet of timber in the lower half of the lower sash. This work appears to have been done to screen the view of air-conditioning units installed on the loggias and behind balustraded parapets.

The modifications to the south-eastern loggia (F10) have included the replacement of two full height, timber-framed, double-hung sash windows with doors to provide easier access. One window is at the northern end of the loggia (providing access to F9) and the other is in the southern wall of F12. Both windows have been replaced with a modern flush timber door and glazed louvred highlight above. The outer face of the loggia has been enclosed with a combination of fixed windows, building sheet and render. The original timber floor has been covered with carpet while the original ceiling of diagonal timber boards has not been altered.

The bathroom (F11) at the western end of the loggia is stud-framed and lined with plasterboard and tiles. It has a suspended plasterboard ceiling and ceramic-tiled floor. The timber-framed sliding window and three-panel door to the bathroom indicate that it was created at an earlier date than the enclosure of the remainder of the loggia, most likely c.1930.



Figure 35 Modified opening between room F12 and the enclosed loggia.



Figure 36 Modified opening to the kitchenette, F13.

The original window opening in the kitchenette (F13) has been in-filled with a modern glazed door, side light and highlight. The room has a vinyl floor laid over timber, an original ceiling rose and cornice and an early built-in cupboard in the south-eastern corner. The bathroom (F4) has a lowered plasterboard ceiling, ceramic-tiled floor and partially tiled walls.

Service Wing

At ground floor level, the service wing comprises the pantry (G9), kitchen (G10), larder (G11) and scullery (G12). These rooms are in addition to the servants' stair in Room G7.

These rooms typically have lath and plaster ceilings with square set ceilings, hard-plastered walls and timber floors covered with vinyl tiles. The exception to this is G10 which has a lowered plasterboard ceiling with a simple plaster cornice. This room also includes the original chimneybreast for the kitchen range, but the range recess and all the walls have been covered in recent years with ceramic tiles to dado height.

The frames of the original Victorian built-in cupboards to the pantry and larder have been retained, but include later modifications dating from c.1930. An original gas lamp bracket remains attached to this joinery in the pantry, and a similar gas lamp bracket is located within the alcove under the main stair leading to the cellar.

The servant's stair within G7 is a single flight of stairs with winders leading from the ground to first floor. It features a turned newel post, turned balusters and moulded handrail of varnished timber, with moulded stringers and panelling to the underside of the stair.



Figure 37 The pantry, room G9.



Figure 38 The chimneybreast to the kitchen range, room G10.

At first floor level, the former servants' quarters are accessed from the servant's stair via a cranked passage featuring an arched window opening. These rooms have been modified and now accommodate one large room (F7) and a bathroom (F8). Apart from the bathroom, all other floors are timber covered by carpet. The plasterboard ceilings appear to have been lowered and are square set to the corridor and with simple scotia cornices to room F7. Further modifications include the installation of glazed louvred windows and ceramic tiled floors and walls to the bathroom.

3.6.2 1930 Guesthouse Wing

The guesthouse wing comprises a variety of rooms accessed off a double-loaded corridor on the ground and first floor. The rooms include relatively small and unadorned bedrooms with single windows, slightly larger rooms, most likely sitting rooms, with corner fireplaces, decorative plaster ceilings and double windows, and shared bathrooms and toilets.

The 1930 rooms and corridors typically have plasterboard ceilings with battens and simple plaster cornices, timber floors covered with carpet and hard-plastered walls. Skirting boards and architraves are typically bull-nosed with no mouldings. Doors appear to have been variously altered or replaced over the years and include flush timber doors, half-glazed doors, three-panel doors and sliding two-panel doors.

The ceilings in rooms G30, G31, F22 and F23 feature decorative plaster centrepieces in the Art Deco style. The corner fireplaces in these rooms have been concealed with plasterboard sheets. The walls to some rooms have been lined with imitation pine laminate sheeting.



Figure 39 The ground floor double-loaded corridor in the 1930 wing.



Figure 40 Typical decorative ceiling to a sitting room in the 1930 wing.

Bathrooms and toilets have vinyl tiles covering the floors and ceramic tiled walls. Original bathroom and sanitary fixtures have been replaced in recent years.

Intermediary walls, which divided rooms G28, F17 and F20 into smaller rooms when the house was used as a guesthouse, appear to have been removed in c.1956 to create larger rooms for use by the Royal District Nursing Service.

3.6.3 1956 Additions

The 1956 additions comprise an office (Room G13), lunch room (Room G14), shower (Room G15) and toilets (Room G16) to the rear (west) of the 1891 service wing at ground floor level. These rooms have relatively low Caneite ceilings and hard-plastered walls. The office and lunchroom have timber parquet floors, while the showers and toilets have ceramic tiled floors.

Adjacent to these rooms, in the north-western corner of the building, is a large rectangular store room (Room G17). It also has a relatively low Caneite ceiling; however, the floor is concrete covered with carpet and the walls are painted face brick. Directly below this room is a basement area which is similarly constructed and fitted out.

Additions have also been built at the western end of the 1930 wing, comprising a store room (Room G34), office (Room G35) and toilet (Room G36). These rooms have Caneite ceilings, concrete floors and painted face brick walls. Extending between these additions at the western end of the building is a partially enclosed parking area paved with concrete (G33).

4.0 Assessment of Significance

4.1 Assessment Criteria and Methodology

The significance of Airlie been assessed against the criteria used by the Victorian Heritage Council. In assessing significance, the methodology used by Dr Jim Kerr has been referenced.¹ The formal and aesthetic significance of Airlie has been comparatively assessed against similar late nineteenth and early twentieth century mansion residences in St Kilda Road, as well as other buildings designed by architect Anketell Henderson. The historical and social significance of Airlie has been assessed through its associations with prominent Australian figures of the time.

4.2 Formal and Aesthetic Significance

4.2.1 St Kilda Road Mansions

Despite the rapid sale of residential allotments on St Kilda Road by 1875, most of the land remained vacant until the increased activity of the building boom of the 1880s. By the late nineteenth century, St Kilda had developed a specific urban character based on a mixture of parkland, large institutions set in spacious grounds and high quality, low density housing, and at the turn of the twentieth century, more than a dozen mansion houses had been constructed on the west side of St Kilda Road, solely within the land which had been divided from Albert Park.²

The stringent regulations associated with this subdivision ensured that these residences maintained a particular standard, and although many of these have since been demolished, there are still a few mansions contemporary with Airlie remaining in this section of St Kilda Road. The nature of the high rise commercial development which has occurred in the area is such that the remaining mansion houses are now viewed in a context which is completely at odds with their original setting. Some have also been substantially altered, and most contain only remnants of their original gardens and landscaping. Accordingly, the surviving houses which retain something of their original setting are of considerable significance in demonstrating the character of one of Melbourne's more significant boulevards prior to its redevelopment in the twentieth century.³

Rathgael, 462 St Kilda Road

Like Airlie, the site of Rathgael stood vacant for many years following the sale of the land to Melbourne solicitor, G J Duffett. The land was retained by Duffett until 1889, when it was sold to a builder by the name of James Dowie. The following year, the sixteen-roomed, single storey residence was constructed for bookmaker, Leon Cohen, and in 1895, it was called 'Estella'. There is some dispute regarding the architect of the residence, as tenders for construction were called by William G Wolf, but the design has been likened to those of Walter Scott Law, who had been responsible for terraces in Nicholson Street in 1888, also for Leon Cohen.⁴

The residence was converted into a guesthouse in the mid-twentieth century, and renamed Rathgael. Currently, all that remains of the original sixteen-roomed residence are the four principal rooms, which have now been converted into a restaurant known as The Willows (Figure 41).⁵ The four remaining rooms are currently in good condition, and retain a high level of integrity, but the original residence has been altered through the loss of rooms to the rear.

Ulimaroa, 630 St Kilda Road

The allotment at 630 St Kilda Road also stood vacant for many years, after having been purchased in 1875 by T McGrath. The house was built for Reverend Dr Watkin, President of Wesley College, 1884-1890, but it was sold at a loss and in an unfinished state to shipping merchant, John Traill in 1890. Traill was involved in the steamboat trade between Melbourne and Geelong, and eventually developed a shipping line called Huddart, Packer and Company Pty Ltd. The Traill family lived at Ulimaroa (Figure 42) for more than half a century, until 1946.⁶

The residence was designed by German architect John Augustus Bernhard Koch, who also designed the Record Chambers, Collins Street (1887), and Oxford, a mansion in Hawthorn for Melbourne's first German consul W A Brahe (1888).⁷

From 1948-1959, the residence was occupied by physician E H Barrett, and from 1962, it was used as the directorate and accounts offices for Repco Pty Ltd, Auto Equipment.⁸ Currently, the building is in good condition, retaining a high level of integrity externally, and is used as a specialist medical college by the Australian and New Zealand College of Anaesthetists.⁹

Charsfield, 478 St Kilda Road

The site of Charsfield was purchased by I Matthews on 14 April 1875, and stood vacant until Matthews sold the allotment to Alfred G Hodgson in 1888. Shortly after acquiring the property, Hodgson engaged the Melbourne architectural firm of Charles Webb & Sons to design a residence, which was completed by the end of the following year (Figure 43).

Hodgson had arrived in Victoria in 1853, and soon after his arrival opened a business in Lonsdale Street as a tailor, outfitter and men's mercer. His business was successful, and Hodgson amassed a large fortune before his retirement in the late 1890s. Upon his retirement, he returned to England for a time, before returning to Victoria and relative poverty, the cause of which was unknown to even his close associates. Despite this, the Hodgson family retained ownership of the property until well into the twentieth century.¹⁰

Like Airlie, Charsfield had a number of occupants throughout the early twentieth century before being converted to a guesthouse in 1931. The residence was increased at this time from the original 14 to 55 rooms, and the number of occupants increased from four to 50. Charsfield remained in use as a guesthouse for 25 years, and then underwent another change of use when it was converted to barracks accommodation by the Australian Army.¹¹ Currently, the residence is being used as a Hotel and Conference Centre, retaining the use of the name Charsfield, and is in good condition, with a high level of integrity externally.

Majella, 473-475 St Kilda Road

Majella is more dissimilar to Airlie than Rathgael, Ulimaroa and Charsfield, being located on the eastern side of St Kilda Road, and having been constructed much later, in 1913. The residence was constructed for James Alston, to the design of architects, Arthur Peck and his son Hugh Leonard Peck.



- Figure 41 (Top left) Rathgael, 462 St Kilda Road, constructed 1890.
Source: State Library of Victoria Pictures Collection, Image No: jc014560
- Figure 42 (Top right) Ulimaroa, 630 St Kilda Road, constructed 1880.
Source: Australian Heritage Photographic Library, Image No: 16925-12261.
- Figure 43 (Bottom left) Charsfield, 478 St Kilda Road, constructed 1889.
Source: Australian Heritage Photographic Library, Image No: 17050-8618.
- Figure 44 (Bottom right) Majella, 473-475 St Kilda Road, constructed 1913.
Source: Australian Heritage Photographic Library, Image No: 34940-12405.

Alston arrived in Melbourne in the early 1860s, and after spending several years of the goldfields, apprenticed himself in the iron trade in Ballarat. He later established a business as an agricultural implement maker and blacksmith, and in 1897, after patenting a new windmill design, relocated his business to Melbourne.¹²

The residential use of Majella (Figure 44) ended with James Alston's death in 1943, and since this time the house has been occupied by a succession of commercial and government bodies, including the Australian National Airways (later Ansett) and the Australian Broadcasting Commission.¹³ Although the exterior of the Edwardian red-brick house is intact, the interior has been severely altered since its building to accommodate these later uses.¹⁴ Currently it is being used as offices for ASP Ship Management.

Few other surviving St Kilda Road mansions were constructed at the same time as Majella, but the dwelling helps to contextualise both the development and historical trends and usage of St Kilda Road.

4.2.2 Queens Road Mansions

The earliest alignment of Queen's Road appears to have been a carriage drive along the edge of what is now Albert Park, which was constructed and graveled in the late 1850s.¹⁵ In 1864 a formal plan was produced for the Park, which, according to Barnard and Keating, 'bears the marks of [Clement] Hodgkinson's taste in landscaping'. By 1871 the carriage drive had been lined with trees presumably as part of the implementation of the 1864 plan.

During the 1870s and 1880s, South Melbourne underwent its second transformation. In a single decade the population of the municipality rose from 25,000 in 1880 to almost double (43,000) in 1890. 'Growth was ardently desired by those who controlled the city', principally real estate developers and financiers who caused the town boundaries to envelop land on all sides beyond Emerald Hill.

Along with Royal Parade, Flemington Road, Victoria Parade and Sydney Road, both St Kilda and Queens Roads have long been regarded amongst Melbourne's principle entry routes to the city. Queens Road also developed as a grand thoroughfare with a residential development, and in this context, it is therefore instructive to consider the patterns of development of St Kilda and Queens Roads in tandem.

Netherby, 8 Queens Road

The land on which Netherby was built was purchased by J B Scott in May 1875 and subsequently sold to the Sharp family. The double storey Italianate mansion was built in 1891 for William Sharp, a timber merchant. The architect of Netherby is unknown.

William Sharp had been a partner in his father's timber business in John Sharp & Sons, Australian Saw, Planing and Moulding Mills in City Road, South Melbourne, in since 1877, and took over the business in 1901. Sharp was involved in the Melbourne and Suburban Timber Merchants Association, and was its president from 1896 until 1908. He was also a director of a number of other companies including the Metropolitan gas Company, the Norwich Union Assurance Company and the Royal Humane Association of Australia.

Sharp died in 1918, his wife Isabella continuing to occupy the house until the early 1930s. The house underwent alterations, some by architects Anketell & Keith Henderson, in the 1920s and 1930s. The property operated as a guest house from 1939 until 1950. From 1950 until 1968 Netherby was used as the office of the Attorney-General's Department.

In the late 1990s, the building was renovated part of its incorporation into the Eden on the Park Hotel complex.

Bendigoia, 25 Queens Road

The land now occupied by Bendigoia was purchased by R Hepburn in April 1875. By 1882 it was owned by John Gard, a prominent mining investor who had moved from Bendigo to Melbourne in 1880.

John Gard arrived from Australia to Devonshire in April 1855. He spent some time in Adelaide before travelling to the gold diggings in Bendigo in 1858, taking up a property in Sailors' Gully with two partners. After having only moderate success he tried his luck in New Zealand for two years, before returning to Bendigo and setting up what became the extremely successful Specimen Hill Company. The success of this venture made a Gard a wealthy and prominent mining investor. Gard left

Bendigo for Melbourne in 1880, where he lived until the mid-1910s. He then returned to Bendigo.

Bendigonia, so-called because of Gard's success in the gold mines of Bendigo, was apparently built in 1883. It is thought the architect was John Beswicke, who was responsible for the designs of Redholme (572 St Kilda Road) and Clarence (83 Queens Road).

The double storey rendered brick Victorian mansion was substantially enlarged in 1896. This building programme included the construction of an additional bay on both the west and south elevations, and the extension of the house to the rear. Mary Gard died in 1904, with John continuing to occupy the house until the mid-1910s, when he returned to Bendigo. At this time, the house was converted for use as the Bendigonia Private Hospital, officially known as St Luke's Hospital. In the 1920s the name was changed to Vimy House, after the battle at Vimy Ridge.

In 1949, the hospital was purchased by the Tramways Friendly Society, which provided health benefits for tramways workers. During the 1950s, further alterations occurred. These included the addition of a lift well at the south-west corner of the building, and extensions to the rear connecting a stables building with the 1896 section to the rear of the house.

Vimy House relocated to Studley Park Road in Kew in 1970, after which Bendigonia was occupied by the South Eastern Child and Family Centre and the Victorian Automobile Chamber of Commerce occupied the building.

Grosvenor, 55 Queens Road

The land now occupied by Grosvenor was first purchased by William C Wilson, a licensed victualler, presumably in the late 1870s. The double storey, rendered brick Italianate mansion, originally called Lanark, was built for Wilson in 1887.

William Wilson was the proprietor of Scott's Hotel, which was apparently frequented by Dame Nellie Melba. Wilson sold the hotel in 1888 for £160,000 [sic], but the ownership reverted to Wilson after the deposit was forfeited five years later.

In c.1889 a single-storey timber-framed billiard room was added at the east of the main house. Alterations dating from the twentieth century include the ballroom-supper room wing at the north end of the west elevation, which was apparently built in a number of stages between 1929 and 1941. The first section of this wing was a double-storey structure designed by Toorak architect Robert Hamilton in 1929.

During the Army's occupation of the site, a number of single-storey gable-roofed portable buildings were constructed to the north of the supper room wing.

4.2.3 The Architecture of Anketell Henderson

It is assumed that Airlie was designed and constructed in By Anketell Henderson in 1891, two years after he had resigned from a partnership in the firm Reed, Henderson and Smart and established his own practice in Collins Street. One of the major clients Henderson retained from his old firm was the Bank of Australasia, and the majority of the work conducted by Henderson's practice throughout the 1890s and well into the twentieth century was the construction, as well as the alterations, repairs and renovations of bank branches throughout Australia. Contemporary with the design of Airlie, Henderson also designed terraced shops on the corner of Elizabeth and Lonsdale Streets, additions to the Melbourne Public Library, the Working Men's College (RMIT) and the Melbourne Club.

Anketell's son Kingsley Henderson joined his father's practice in 1906, and A & K Henderson became a prominent and prolific architectural practice in Victoria. Following Anketell's death in 1922, Kingsley continued the practice for a further twenty years.

Conclusion

Prominent architect Anketell Henderson is commonly held as the architect of Airlie, as well as other significant and notable buildings in Melbourne. As has been stated however, the identity of the architect of Airlie is yet to be confirmed.

The history of the residential development and use of St Kilda is illustrated by the remaining mansions of this once prestigious address. Because of the considerable losses of this aspect of Melbourne's historic pattern of development, those mansions which remain are significant by virtue of their survival, and now rarity.¹⁶ Airlie is one of the few surviving nineteenth century mansions in St Kilda or Queens Roads to retain a high level of integrity, and it therefore provides a greater understanding of the original residential development than some of the contemporary mansions which have been extensively altered. Like Airlie, both Charsfield and Rathgael were converted from single residences to guesthouses in the mid-twentieth century, but only Airlie and Charsfield are substantially intact externally.

4.3 Associational Links

4.3.1 John Munro and Stanley Melbourne Bruce

The period between 1896 and 1901 is of particular interest in the history of Airlie, as the residence was occupied by businessman John Munro Bruce and his family. Despite some reports to the contrary, Bruce never owned Airlie, but leased it from Frederick Neave, and the residence was, for a time, the childhood home of Bruce's son, Stanley Melbourne Bruce, Prime Minister of Australia 1923-1929.

John Munro Bruce was a prominent and successful businessman, one of the few who was able to maintain his business throughout the economic depression of the 1890s. In 1896, Bruce sold his prestigious Toorak residence and moved with his family into Airlie, where they remained until his death while on an overseas business trip in 1901. Following Bruce's death, his son, Stanley Bruce maintained his father's business, and entered politics in 1917. He became treasurer in the Cabinet of W M Hughes from 1921-1923, and Prime Minister of Australia on 9 February 1923, remaining in office until 1929.

Conclusion

Airlie is demonstrative of the lifestyle of the rich in the latter decades of the nineteenth century, a time when the St Kilda and Queens Road area was being developed as a prestigious address, in addition to other suburbs including Toorak, Malvern, Caulfield and St Kilda. It is from this early development that both roads have remained attractive with high land value which has enabled the continuity of prestige, subsequently attracting businesses and more recently residential development again.

Airlie is significant as the sometime home of the Bruce family whose son, Viscount Bruce of Melbourne, would later become a notable businessman, respected public figure and the Australian Prime Minister.

4.4 Statement of Significance

The following statement of significance was prepared by Heritage Victoria and is included within the Airlie entry in the *Victorian Heritage Register*.

What is Significant?

This handsome two storey building at 452 St Kilda Road, known originally as 'Airlie', was built for Frederick J Neave, solicitor, to the design of the architect Anketell Henderson.

The building is a good example of a late 1880s 'boom' Italianate style building as to both its interior and exterior aspects. The architect has made novel use of renaissance and mannerist elements, including a symmetrical main front elevation with two storeys of loggia arcading through which a polygonal bay window breaks through on ground floor level. This is emphasised by the use of engaged roman ionic columns and a pediment. The interior, despite some alterations, retains mosaic hall flooring, much original joinery, an impressive staircase and a fine stained glass stair window.

Despite some alterations the building is in good condition. The first floor verandah arcade has been enclosed and a large extension added on the Arthur Street side to the rear. The building remains impressively sited. The original cast iron fence still exists at the front of the building and the side entrance from Arthur Street remains impressive with encaustic tiles and a flight of stairs to the front door.

Other important occupants include the merchant J M Bruce of the firm of Paterson, Laing and Bruce. In the 1890s Airlie was the boyhood home of Stanley Melbourne Bruce (later Lord Bruce), Prime Minister of Australia from 1923 to 1929.

How is it Significant?

Airlie is of architectural and historic importance.

Why is it Significant?

- As one of the last surviving Victorian period mansions of St Kilda rd which from the late 1870s became renowned for its large residences along a major entrance to the city.
- As a notable example of a late Victorian period mansion town house, the residence of a wealthy Melburnian family of the Victorian period and expressing their lifestyle.
- As a notable work of the architect Anketell Henderson.
- For important Victorian period interior and exterior detailing, including the cast iron fence, statuary, encaustic tiles, stained glass windows, mosaic tiles and other elements.
- As the sometime house of the prominent Melbourne merchant JM Bruce and for being the boyhood home of Stanley Melbourne Bruce, Prime Minister of Australia from 1923 to 1929.

4.5 Applicable Criteria

The following criteria for assessment of cultural heritage significance are used by the Heritage Council of Victoria to assist in determining significance. The criteria

were adopted by the Heritage Council on 6 March 1997 pursuant to Sections 8(c) and 8(2) of the Heritage Act 1995.

- HV A** The historical importance, association with or relationship to Victoria's history of the place or object.
- Airlie is demonstrative of the lifestyle of the rich in the latter decades of the nineteenth century, a time when the St Kilda and Queens Road area was being developed as a prestigious address, in addition to other suburbs including Toorak, Malvern, Caulfield and St Kilda. It is from this early development that both roads have remained attractive with high land value which has enabled the continuity of prestige, subsequently attracting businesses and more recently residential development again.*
- HV B** The importance of a place or object in demonstrating rarity or uniqueness.
- The history of the residential development and use of St Kilda is illustrated by the remaining mansions of this once prestigious address. Because of the considerable losses of this aspect of Melbourne's historic pattern of development, those mansions which remain are significant by virtue of their survival, and now rarity. Airlie is one of the few surviving nineteenth century mansions in St Kilda or Queens Roads to retain a high level of integrity, and it therefore provides a greater understanding of the original residential development than some of the contemporary mansions which have been extensively altered. Like Airlie, both Charsfield and Rathgael were converted from single residences to guesthouses in the mid-twentieth century, but only Airlie and Charsfield are substantially intact externally.*
- HV C** The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage.
- HV D** The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as part of a class or type of places or objects.
- HV E** The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.
- HV F** The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.
- HV G** The importance of the place or object in demonstrating social or cultural associations.
- Airlie is significant as the sometime home of the Bruce family whose son, Viscount Bruce of Melbourne, would later become a notable businessman, respected public figure and the Australian Prime Minister.*
- HV H** Any other matter which the Council considers relevant to the determination of cultural heritage significance.

5.0 Conservation Policy and Management Plan

5.1 Introduction

At the time of writing, an application for a Heritage Victoria permit was being prepared to construct a seventeen level tower (plus basement) on the rear (western) half of the registered site of Airlie. It is understood that as part of this redevelopment, the 1930 wing, two rear rooms of the 1891 service wing and the 1954 additions to the mansion would be demolished. These works will, in principal, partially reinstate the original 1891 form of the mansion, which is currently diminished by the relatively low architectural quality of the later additions.

The following conservation policy has been developed on the basis of the preceding assessment of the cultural significance of Airlie. The intention of the conservation policy is to provide direction and guidelines for the conservation of the mansion and the appropriate management of the site. The conservation policy includes both general and specific policies applying to the building and to significant spaces and elements.

5.2 Major Implications of Policy

The major implications of the conservation policy are:

- that within the context of maintaining Airlie as a heritage place, the emphasis of any works and adaptation should be on retention and conservation of significant fabric;
- that any adaptation and development on the site of Airlie be undertaken in a manner which does not result in a loss of significance, or identity, and that its origins as a grand nineteenth century mansion are not obfuscated by other development;
- that the external presentation of the place maintains its image as a mansion residence within a garden setting on a prominent boulevard; and
- that the shorter-term functional and user needs are carefully considered in the context of the longer-term conservation objectives, the nature of the original fabric and the identity of the site.

The overall policy is directed in the first instance to retention and maintenance of original fabric which is seen to be fundamental to the significance of the place. It is also directed to retention of the historical identity of the building as one of St Kilda Road's grand mansions and sometime home of an Australian Prime Minister. The policy, recognising the St Kilda Road/Queens Road area has undergone considerable change and development, is directed at providing guidance in relation to future development constraints and opportunities.

5.3 Levels of Significance

In the development of the conservation policy, consideration has been given to the levels of significance of the different elements within the site. Three levels of significance have been assigned to the various components of the complex: primary, contributory, and no significance. Establishing such a hierarchy indicates where there is greater or lesser scope for adaptation and alteration of any given element without diminishing the overall significance of the place.

5.3.1 Elements of Primary Significance

Elements of primary significance are those which contribute in a fundamental way to an understanding of the cultural significance of the building and the site, as it exists. They may be predominantly intact in building form and fabric, and/or are particularly demonstrative of the original design or functional concept with regard to form or fabric. Places and elements regarded as being of primary significance would warrant inclusion on a national or state register of places of significance, in addition to local planning scheme protection. As such, they should be retained and, if altered, then it should be done with minimal impact on significant fabric.

Elements of primary significance include:

- external fabric, including walls, arcaded verandahs and loggias, balustrades, floor tiles, front steps, floor boards, timber-framed, double-hung sash windows, and all original doors, to all four elevations of the 1891 mansion, but not including the service wing or the loggia infill;
- all chimneys to the 1891 mansion, not including the service wing;
- roof to the 1891 mansion, including form, structure and original materials, but excluding the tiles;
- the original plan form of the 1891 mansion;
- the stairs and all the rooms (G1, G2, G3, G4, G5, G7, G8, G19, F1, F2, F3, F4, F5, F6, F9, F10, F11, F12, F13 and F14) of the 1891 mansion except the service wing; and
- all original ceilings, cornices, roses, architraves, sills, skirtings, doors and window joinery.

5.3.2 Elements of Contributory Significance

Elements of contributory significance are those which were of a secondary or supportive nature in the understanding of the cultural significance of the buildings and the site, as it exists. While they contribute to the overall significance of the complex, they are not of individual distinction with regard to original plan form, fabric or function.

Elements of contributory significance should be retained although there may be scope for alteration and adaptation.

Places and elements regarded as being of contributory significance meet the lowest threshold for inclusion on a national or state register of places of significance, and should also be considered for local planning scheme protection.

Elements of contributory significance include:

- external walls and roof, including form, structure, timber-framed, double-hung sash windows and all original doors to the service wing of the 1891 mansion (Rooms G9, G10, G11, G12, F7 and F8); and
- Room G20, including the west wall, chimneybreast and mantle.

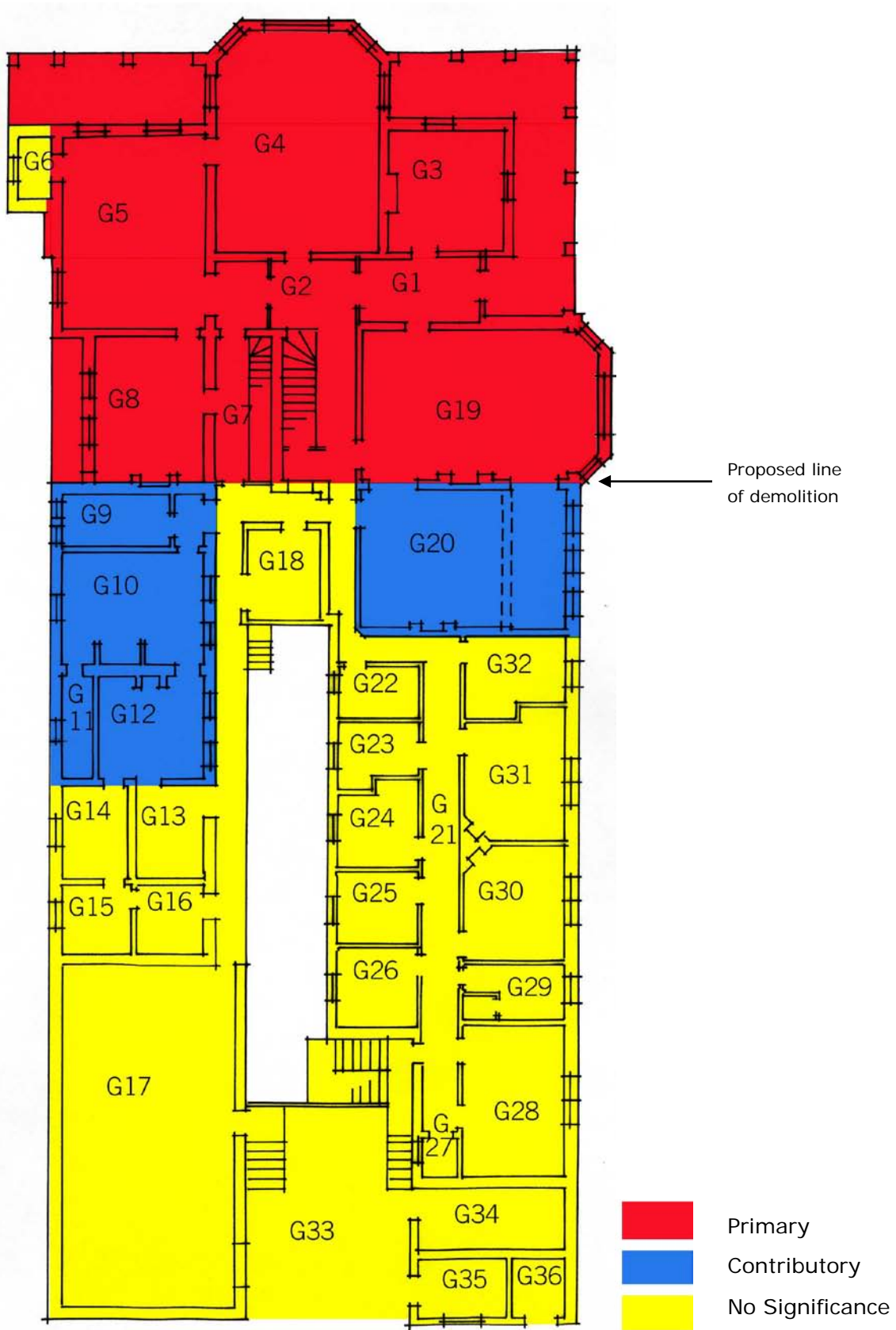


Figure 45 Level of Significance ground floor plan

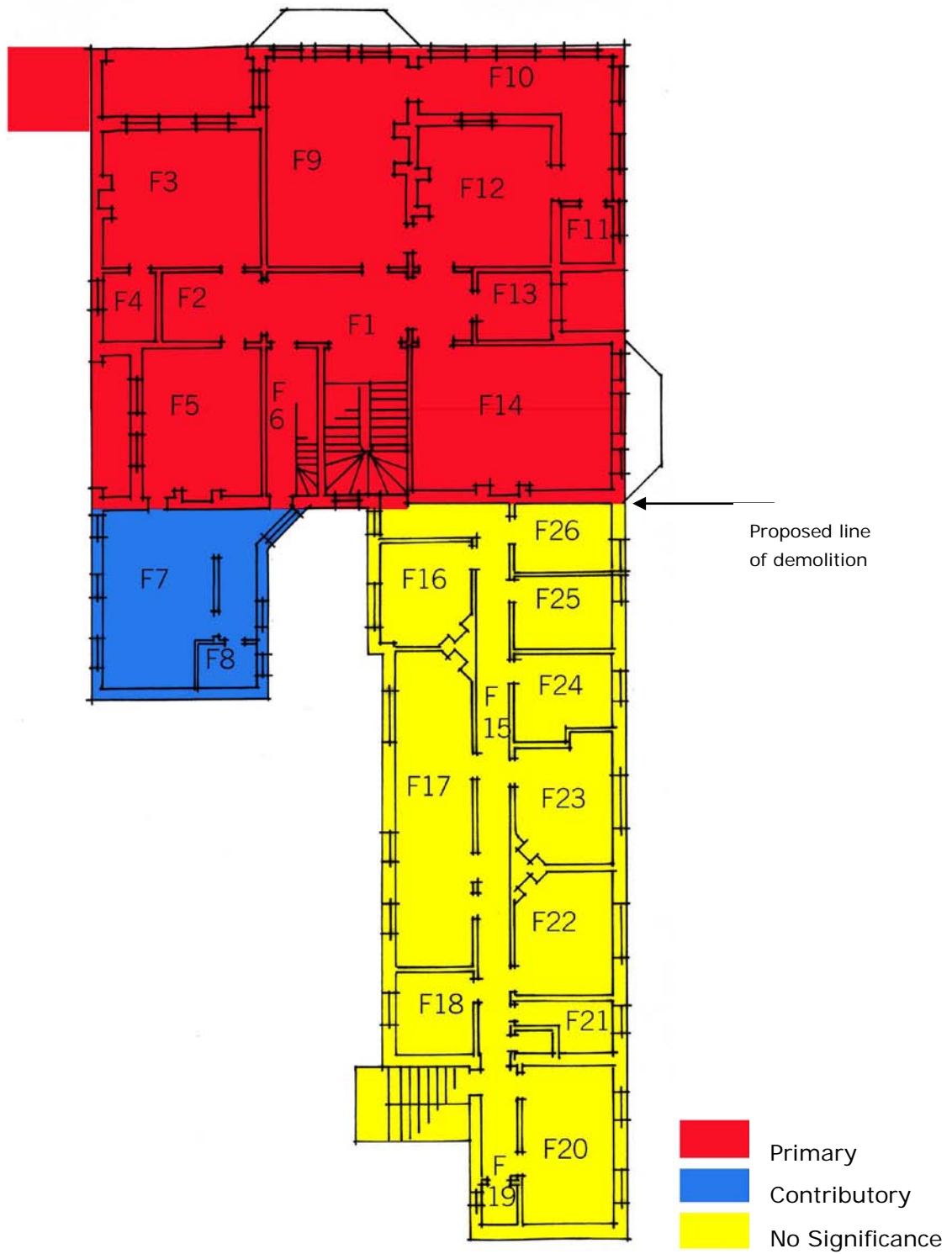


Figure 46 Level of Significance first floor plan

5.3.3 Elements of No Significance

Elements of no significance include those which were originally minor in nature, contributing little to the cultural significance of the place, areas which have been so altered that they have lost any significance they might have otherwise had, and later external additions. Elements determined to be of no significance do not warrant individual inclusion on heritage registers at a national, state or local level, although they may be included as part of a wider complex. Generally, they can be altered, adapted or removed as required.

Elements of no significance include:

- the 1930 wing;
- the laundry (Room G18); and
- the 1954 additions (Rooms G6, G13, G14, G15, G16, G17, G33, G34, G35 and G36).

5.4 General Conservation Policies

The following conservation policies apply to Airlie. They are intended to provide an overall framework within which the specific policies for individual elements have been formulated.

5.4.1 Significant Elements

1. Those elements identified as being of primary significance should be conserved in accordance with the conservation policy identified in this study, and should be considered in, and form the basis of, future management of the place.

Airlie is comprised of elements which provide demonstrable evidence of its cultural heritage significance. Individually and collectively the significant elements contribute to the overall significance of the place and acknowledgment of their significance should form the basis of, and guide, the approach to the place. This may include conservation, management, interpretation and adaptive re-use.

Specific conservation objectives should include:

- the retention and enhancement of existing cultural heritage values;
- recognition of the building's original use as a grand Victorian residence and its associations with St Kilda Road and the Bruce family;
- the retention of significant fabric; and
- a sensitive and respectful approach to adaptation, new works and future development.

2. All future conservation and other works which affect elements of significance should be carried out having regard for the principles of the Australia ICOMOS Burra Charter, 1999.

The *Burra Charter* and its Guidelines should be referred to in considering the acceptability of any proposals. (Refer to Appendix A.)

5.4.2 Use, Adaptation and New Works

Use and adaptation of the place should have regard for those factors which have been identified in the statement of significance as contributing to its significance and should not detract from the identified cultural significance of the place.

Airlie was originally built as a residence in 1891, but was converted to offices in 1956. Similar Victorian mansions along St Kilda Road have either been demolished or converted to office/commercial use in the latter half of the twentieth century. At present it is proposed that Airlie will continue to be used as commercial offices. The reinstatement of the residential use of the building would also be an appropriate alternative.

The compatibility of alternative uses for the building should be determined by the extent of adaptation or change to physical fabric required to support the use. Previous alterations to the 1891 mansion to accommodate office use have generally been respectful and the plan form and historic fabric is considerably intact. This approach should be continued in the future.

As a general principle, all new work to the existing building should involve minimal intervention on existing significant fabric and should be reversible, i.e. they should touch the building fabric lightly. New works should be distinguishable from original building fabric within the context of the *Burra Charter*, and all new work and fabric should be respectful in terms of scale, materials and colours to the 1891 mansion.

Elements of no significance, such as the 1930 wing, may be altered, adapted or removed. While demonstrative of a phase in the history of the mansion, ie. a guesthouse, it is not considered that this a significant aspect of the history, which is principally related to its origins as a mansion of Melbourne's nineteenth century wealthy upper class and its associations with the Bruce Family. Where elements of no significance are removed, there is the potential to reinstate original design features or to sympathetically introduce new elements to support the adaptation, refurbishment, ongoing viability both from a heritage and economic perspective. In determining uses and scopes of works, the capacity of the building to accommodate any proposal must be assessed against the degree of physical alteration required.

In the event of elements of contributory, or no significance, being removed, the retained walls and roofs should be made good and matched as closely as possible to the original details where they are evident. This is particularly applicable to the infilled loggia. If any further adaptation of the 1891 mansion is required it should be undertaken in a manner which involves little loss of significant fabric and which will enable reversibility.

New bathrooms and kitchens have been sympathetically accommodated within existing spaces of the 1891 mansion. The hierarchy of spaces and significance should continue to dictate areas where more or less change could occur. Generally, the main hall, main stair, first floor hall and lobbies, and the public rooms (G3, G4, G5 and G19) should remain as they are and not be further altered by way of openings, introduction of services, changes to ceilings and the like. Works in these areas should also attempt to reconstruct missing elements and remove non-original and intrusive elements where feasible. In this regard, consideration could be given

to reinstating the chimneybreast and wall between G3 and G4, and the ceiling and mantel in G5, based on documentary and physical evidence.

If room G20 is demolished as is currently proposed, the mantel and hearth tiles from this room should be carefully removed for reinstatement in room G4. Similarly, any original doors and joinery located within areas of contributory significance which are to be redeveloped, should be carefully removed and utilised to replace missing or altered elements within the retained 1891 mansion.

5.4.3 Site Development and Change

Site development and change should ensure that the heritage significance of Airlie is not diminished as a result of inappropriate development.

Airlie occupies a large site in St Kilda Road. Surrounding development along St Kilda Road now predominantly comprises prestige high-rise office blocks and the site is zoned 'Business 5'. The site is in DDO4-2 of the Design and Development Overlay of the Port Phillip Planning Scheme and as such, new buildings can be built to a maximum height of 60 metres. This allows for considerably greater development in the surrounding area and on the site than presently exists.

The significant element of the site is the 1891 mansion, occupying the eastern half of the site. The later additions have been assessed to be of no significance. There is therefore potential for the additions of no significance to be demolished and a new high-rise building constructed at the rear of the site in accord with the existing zoning and the context of surrounding development.

In designing a new development to the rear of Airlie, the following issues should form the main parameters for determining the nature of any proposed development while retaining the heritage significance of Airlie:

- appropriate setback from Arthur Street;
- appropriate separation from the 1891 mansion;
- the height, bulk and scale of the new building in relation to Airlie;
- the architectural treatment of the new building (design, materials, balconies, fenestration, etc.); and
- the impact of the new development on views to the 1891 mansion from the south and east.

5.4.4 Recording

Before any major alterations occur, the building should be recorded.

An archival quality photographic survey in accord with Heritage Victoria's standard procedures should be undertaken before any major alterations or redevelopment takes place. One copy should be lodged with Heritage Victoria and another in a suitable repository in Melbourne such as the Picture Collection of the State Library of Victoria.

5.4.5 Care of the Fabric

All future repairs and maintenance to the significant elements should be carried out within the principles established in the Burra Charter and in a manner consistent with the assessed significance of the place and individual elements and the conservation policy.

The following elaborates on the *Burra Charter* definitions with regard to the scope of repair and maintenance works:

Repairs involve the replacement of deteriorated materials which it is impractical to save, such as broken window glass, severely rotted wood etc. Repair activities also include the rehabilitation, strengthening or reclamation of items worn to the point that they can no longer perform their intended function. In historic buildings, stock used for repairs should be as close as possible to the original in composition of materials, in method of fabrication and in manner of erection.

Maintenance in historic buildings terms is preservation maintenance consisting of all those day to day activities necessary to prolong the life of an historic property. The maintenance craftsman is an individual with the necessary skill to make minor repairs to and replacements of buildings elements; this skill also includes the knowledge of what not to do. ... Preservation maintenance holds back deterioration, but cannot eliminate it. ¹

A maintenance policy should ensure that the building is conserved

so as to secure its uninterrupted use at the users' desired level of activity. This level must be carefully considered, for to achieve it will necessitate a wide range of maintenance actions – from simply preventing damage by wind and weather to providing for intense use with sophisticated levels of comfort and decoration together with fire and safety precautions. ²

Appropriately qualified persons who possess the necessary experience, skills, knowledge and understanding of the type of building, its construction and materials should undertake a cyclical maintenance survey. Generally this would be a conservation practitioner, but may be, where appropriate, an appropriately qualified architect, structural engineer, tradesperson or materials specialist. A report should be provided following the inspection. It is undesirable, both from a conservation and an economic viewpoint, to undertake repairs or simply to patch-up, only when a fault becomes obvious. The primary cause of the fault should be addressed rather than just the symptom. The approach should first be to maintain and ensure that the significant fabric does not deteriorate and secondly to conserve significant existing fabric. To achieve the first objective, an ongoing cyclical inspection and maintenance programme should be instigated to ensure that the building is kept in good physical condition and the fabric is not jeopardised. Such a programme should include:

Annual *External:* roof structure and cladding, parapets, gutters, downpipes, drains and surface drainage, damp-proof course and associated treatments, security and fire

systems, plumbing, electrical services and appliances, external windows and doors, paving and general safety.

Internal: ceilings/soffits, floors and floor coverings.

4-5 years *External:* walls.

Internal: walls and joinery.

Having established the approach that the maintenance programme should take, it is essential to establish the timing and budget for such a programme. With a regular cyclical maintenance programme, a great deal of deterioration to the historic fabric can be prevented or retarded and this is desirable both from a conservation and an economic viewpoint. The brochures prepared by Heritage Victoria have some helpful information. (Appendix C) While this brochure is referred to, a programme should be tailored to meet the specific needs and building fabric of Airlie.

There is evidence of dampness in the building, most noticeably in Room G19, but repairs have recently been undertaken to the roof and this has reportedly addressed the source of the damp. This should be monitored and further attention paid to potentially blocked or leaking rainwater goods. Vegetation should also be removed from beds adjacent to the external southern wall of this room as they may have contributed to the damp problem.

5.4.6 **Building Services**

Building services should not compromise significant fabric or detract from the significance of the buildings.

A variety of air conditioning systems have been installed throughout the building. This includes internal wall-mounted units and external units on the loggias and behind the balustraded parapets of the ground floor canted bays.

Such units should not be externally or internally visible in areas of primary significance. When these building services require upgrading or replacement, the existing services should be removed and the original fabric made good.

More strategic planning should be devoted to the upgrading of services in the future to minimise the impact on historic fabric and to reduce the visual blight of the existing arrangement. Plant should be concealed within the roof space or in a purpose-designed enclosure not visible from the street or rooms of primary significance.

5.4.7 **Presentation and Decorative Treatments**

1. Conserve and enhance the historic fabric, decorative treatments and presentation of the building.

Consideration should be given to reinstating earlier colour schemes and decoration, both externally and internally, which emphasise the architectural characteristics of the mansion. In all likelihood evidence of previous painted schemes may remain beneath over-painting. Early wallpaper fragments may remain beneath joiner, switches etc.

The reinstatement of any original internal and external colour schemes and decoration would depend on the extent of the surviving evidence which exists and which should provide the data for its accurate reinstatement. Such evidence would be obtained as a result of appropriate examination of the existing fabric and any currently unidentified documentary sources, such as historic photographs, to facilitate the reconstruction of missing details (for example, the urns to the parapets).

This conservation approach would require preliminary investigation by conservation professionals before any works are documented or any items selected as part of a restoration or decoration programme.

Where restoration does not prove to be feasible, or where it is decided not to undertake this work, sympathetic decorative schemes should be applied.

Other areas for potential reinstatement or reconstruction include the south-western loggia, the reinstatement of timber-framed, double-hung sash windows to rooms G5, F9, F12 and F13 windows, the reinstatement of the front door and the removal of reflective film from glazing to some eastern windows.

2. Install historically appropriate lighting

Original gas lamp brackets are extant in the pantry and behind the main stair at ground floor level. Further investigation may uncover evidence of similar gas lighting to the principal rooms.

The installation of downlights in original ceilings is an unsympathetic intervention on original fabric, particularly if any original decorative schemes survive beneath over-painting. A more sympathetic approach to lighting should be adopted in the future.

5.4.8 Implementation, Future Management and Review

The Airlie Corporation should both be responsible for the implementation of the Conservation Management Plan.

The conservation policy should be subject to review, normally at not less than five yearly intervals. Should the circumstances affecting the site alter in any significant way, then the policy should be reviewed at that time.

5.4.9 Risk Preparedness

Identify potential risks and prepare an appropriate strategy.

Risks to the building can be categorised into two principal areas: risks from natural events and man-made risks. The most likely risks caused by natural events include storm damage, particularly wind and rain but possibly hail and lightning. The most likely man-made disasters are flooding, due to blocked, burst or leaking rainwater goods and plumbing, fire caused by electrical faults and equipment or smoking. A risk preparedness analysis indicates that the greatest threats to the buildings would appear to be:

| Threat | Probability | Preparation/Response |
|------------------------------------|--------------------|--|
| Fire | Always present | Maintain appropriate fire services as existing. Comply with all current guidelines and evacuation procedures. |
| Water ingress | Always present | Maintain and keep clear all rainwater goods (gutters, downpipes, sumps). Regularly inspect and maintain roofs, windows, doors and basement. |
| Storm damage | Always present. | There is always a risk from storm damage and from wind, rain, hail and lightning strike. Maintain roofs in good order, inspect fixings; inspect and maintain windows and doors in good order. |
| Civil damage, theft and vandalism | Moderate | The building should be well secured and other security arrangements may be appropriate. |
| Repairs, maintenance, housekeeping | Low- Moderate | All works should be undertaken with conservation aims, objectives and practices in mind to ensure that the fabric does not deteriorate through neglect, poor or inappropriate work or handling. |

5.5 Statutory Requirements

5.5.1 BCA Compliance

In general, all new works should comply with the *Building Code of Australia (BCA)* and should be undertaken with minimal visual and physical impact on significant fabric.

With regard to future works, as an existing building and subject to the scope it may not be required to specifically comply with some of the relevant provisions of the BCA where an unacceptable impact of significant fabric might result. In this regard, dispensations may be sought for special compliance issues on the basis of the heritage significance of the building.

5.5.2 Provision for the Disabled

It should be noted that under the BCA and DDA legislation there is a requirement to provide disabled access to, and facilities within, the building. These should be undertaken with minimal visual and physical impact on significant fabric.

5.6 Sources of Funding for Conservation Work

The following are typical sources of funding for conservation works to listed buildings.

5.6.1 Heritage Council Funds

Funding assistance through the Victorian Heritage Council is available for heritage places listed on the *Victorian Heritage Register*. As Airlie is included on this register and is therefore eligible for the following programmes administered by Heritage Victoria which provide funding for the conservation of recognised heritage places:

- Creating Better Places Program
- Heritage Council Financial Assistance Program

The 'Creating Better Places Program' provides grants for capital works, with a small number of project development grants also available. It focuses on projects producing community benefit outcomes and has two priorities in 2005/06:

1. Historic places located in Melbourne 2030 Activity Centres and Networked Cities Corridors, and
2. Located throughout Victoria on public land.

Applications are considered once a year.

The 'Heritage Council Financial Assistance Program' provides loans, grants, or a combined loan and grant. It focuses on privately-owned places and preference is given for places included in the *Victorian Heritage Register*.

Applications for general conservation works, urgent conservation works and facilitation of conservation projects may be made at any time. Applications are considered four times a year.

Further information is available online from the Heritage Victoria website, located at www.heritage.vic.gov.au or directly from Heritage Victoria on 9655 6519.

5.6.2 Cultural and Heritage Projects Program

Commonwealth funding for conservation work to heritage places appears to have fallen into abeyance however, details can be checked at www.deh.gov.au/heritage/programs/index.

5.6.3 National Trust Appeal

A National Trust appeal for conservation works may be possible for Airlie. The attraction of such an appeal is that it offers tax deductibility for donors. Such appeals can only be undertaken for conservation works approved by the National Trust. Appeals are jointly administered by a nominee of the National Trust and a nominee of the benefiting organization. Funds are paid to the National Trust and held until acquittal against the appropriate claims for expenditure. An administration fee is deducted by the National Trust from the moneys held. Contact the National Trust 9654 4711.

5.7 Permit Requirements

5.7.1 Heritage Victoria

Permits are required for any activity which alters or damages a place or object listed on the *Victorian Heritage Register*. This includes any demolition, subdivision or new construction. Permits are generally not required for minor repairs or maintenance work, or for works which have been 'exempted' (see below). Heritage Victoria has not established a permit policy or suite of permit exemptions for Airlie. It is therefore recommended that an application for permit exemptions be made to Heritage Victoria. The *Heritage Act 1995*, Part 5, provides for classes of works or activities which may be undertaken without a permit.

5.7.2 Permit Exemptions

Notwithstanding the extensive works which may be required for compliance with various applicable codes, the following permit exemptions are recommended so as to obviate any future requirement to apply for permits for minor works, works of a routine nature or works which will not impact upon the significance of Airlie, the registered land and all features on it. The permit exemptions are not intended to replace the need to obtain a permit for major works or works which will impact on significant heritage fabric.

General Exemptions

1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.
2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible.
3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.
5. Nothing in this declaration prevents owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

Exterior

1. Repairs and maintenance which replaces like with like.
2. Removal of extraneous items such as external lighting, pipework, ducting, wiring, antennae and aerials and making good.

3. Installation or repair of damp-proofing by either injection method or grouted pocket method.
4. Removal of concrete, asphalt or brick paving.
5. Repainting of painted surfaces in the same colour.
6. Installation of heritage or commemorative plaques and the like.

Interior

1. Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.
2. Installation, removal or replacement of carpets and/or flexible floor coverings provided that they are not permanently fixed to timber flooring and that no damage to these surfaces is caused by installation.
3. Installation, removal or replacement of curtain tracks, rods, blinds and other window dressings.
4. Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.
5. Installation of commemorative plaques and the like.
6. Demolition or removal of non-original linings, doors, sanitary and kitchen fixtures, fittings and equipment, lights, built-in cupboards, partitions and the like.
7. Refurbishment of bathrooms and toilets including installation of sanitary fixtures and associated piping (provided that no new penetrations of masonry are required), mirrors, wall and floor finishes.
8. Refurbishment of kitchens including kitchen fixtures, fittings and equipment, built-in cupboards, wall and floor finishes.
9. Removal or installation of non-original door and window furniture, including hinges, locks and knob sets.
10. Installation, removal or replacement of mechanical heating systems provided that the installation does not damage historic fabric.
11. Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed.
12. Installation, removal or replacement of security systems, alarms, emergency lights, exit signs, luminaries and the like provided that this does not damage historic fabric.

Permits would still be required to:

1. Create any penetrations through the facades
2. Remove original door and window furniture.

3. Demolish existing or construct new structures within the extent of heritage registration.

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Appendix A Burra Charter

AIRLIE

The Australia ICOMOS Burra Charter, 1999

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice, 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents.

Article 1. Definitions

For the purposes of this Charter:

- 1.1 Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, *records*, *related places* and *related objects*.
- 1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents and objects.

- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.
- 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 components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.
- 1.9 *Adaptation* means modifying a *place* to suit the existing use or a proposed use.
- 1.10 *Use* means the functions of a *place*, as well as the activities and practices that may occur at the *place*.
- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the area around a *place*, which may include the visual catchment.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another *place*.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the *place*.
- 1.15 *Associations* mean the special connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Conservation Principles

Article 2. Conservation and Management.

- 2.1 *Places* of *cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.
- 2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach.

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations and meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques.

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2 Traditional techniques and materials are preferred for the conservation of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values.

- 5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a *place*.

Article 6. Burra Carter Process

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding *cultural significance* comes first, then development of policy and finally management of the *place* in accordance with the policy.
- 6.2 The policy for managing a *place* must be based on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

Article 7. Use

- 7.1 Where the use of a place is of cultural significance it should be retained.

Article 8. Setting

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a *place* should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is the sole means of ensuring their security and *preservation*: on a temporary basis for treatment or exhibition for cultural reasons; for health and safety; or to protect the *place*. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, interpretation and management of a *place* should provide for the participation of people for whom the *place* has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the *place*.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*: retention of *associations* and *meanings*: *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*: and will commonly include a combination of more than one of these.

Article 15. Change

- 15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.
- 15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.
- 15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.
- 15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a *place* includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of *cultural significance*, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight *cultural significance* and that which is emphasised or interpreted is of much greater *cultural significance*.

Article 16. Maintenance

Maintenance is fundamental to conservation and should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing fabric or its condition constitutes evidence of cultural significance, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

- 20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a *use* or practice that remains the *cultural significance* of the *place*.
- 20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

- 21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.
- 21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work

- 22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the *place*, or detract from its *interpretation* and appreciation.
- 22.2 New work should be readily identifiable as such.

Article 23. Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings.

- 24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.
- 24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Conservation Practice*Article 26. Applying the Burra Charter process.*

- 26.1 Work on a *place* should be preceded by studies to understand the *place* which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.
- 26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the *place*.
- 26.3 Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the *place*. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Article 27. Managing Change.

- 27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the *place*. It may be necessary to modify proposed changes following analysis to better retain *cultural significance*.
- 27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

Article 28. Disturbance of fabric

- 28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the *place*, or to obtain important evidence about to be lost or made inaccessible.
- 28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the *place*. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

Article 30. Direction, supervision, and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Documenting evidence and decisions.

A log of new evidence and additional decisions should be kept.

Article 32. Records

- 32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to the requirements of security and privacy, and where this is culturally appropriate.
- 32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric.

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the *place*.

Article 34. Resources.

Adequate resources should be provided for conservation.

Appendix B Heritage Listings

AIRLIE

Victorian Heritage Register

| | |
|---------------------------|---|
| <i>Name</i> | Airlie |
| <i>Address</i> | 452 St Kilda Road |
| VHR Number | H0722 |
| File Number | 601726 |
| Year Construction Started | 1891 |
| Municipality | Port Phillip City |
| Extent of Registration | To the extent of the specified building; and the land as defined by the Heritage Council. |
| Other Listings | Port Phillip City Planning Scheme |
| Architect/Designer | Henderson, Anketell |
| Architectural Style | Victorian Period (1851-1901) Italianate |
| Heritage Act Categories | Heritage place |

Item Categories

| | |
|---------------|---------------------------------|
| Item Group | Residential buildings (private) |
| Item Category | Mansion |

*Statement of Significance**What is significant?*

This handsome two storey building at 452 St Kilda Road, known originally as 'Airlie', was built for Frederick J Neave, solicitor, to the design of the architect Anketell Henderson.

The building is a good example of a late 1880s 'boom' Italianate style building as to both its interior and exterior aspects. The architect has made novel use of renaissance and mannerist elements, including a symmetrical main front elevation with two storeys of loggia arcading through which a polygonal bay window breaks through on ground floor level. This is emphasised by the use of engaged roman ionic columns and a pediment. The interior, despite some alterations, retains mosaic hall flooring, much original joinery, an impressive staircase and a fine stained glass stair window.

Despite some alterations the building is in good condition. The first floor verandah arcade has been enclosed and a large extension added on the Arthur Street side to the rear. The building remains impressively sited. The original cast iron fence still exists at the front of the building and the side entrance from Arthur Street remains impressive with encaustic tiles and a flight of stairs to the front door.

Other important occupants include the merchant JM Bruce of the firm of Paterson, Laing and Bruce. In the 1890s Airlie was the boyhood home of Stanley Melbourne Bruce (later Lord Bruce), Prime Minister of Australia from 1923 to 1929.

AIRLIE

How is it significant?

Airlie is of architectural and historic importance.

Why is it significant?

As one of the last surviving Victorian period mansions of St Kilda rd which from the late 1870s became renowned for its large residences along a major entrance to the city.

As a notable example of a late Victorian period mansion town house, the residence of a wealthy Melburnian family of the Victorian period and expressing their lifestyle.

As a notable work of the architect Anketell Henderson.

For important Victorian period interior and exterior detailing, including the cast iron fence, statuary, encaustic tiles, stained glass windows, mosaic tiles and other elements.

As the sometime house of the prominent Melbourne merchant JM Bruce and for being the boyhood home of Stanley Melbourne Bruce, Prime Minister of Australia from 1923 to 1929.

AIRLIE

National Trust of Australia (Victoria)

Place Royal District Nursing Service Headquarters

Extra Location Info

File Number B4606
Location 452 St Kilda Road, Melbourne
Significance Level Regional
Last Updated 03/08/1998
Municipality Port Phillip City

Statement of Significance

A mansion of 1891 in which the influential architect Anketell Henderson made novel use of Renaissance and Mannerist elements, including a symmetrical main facade with two storeys of loggia arcading, through which a polygonal bay window breaks through at ground floor level, emphasised by the use of engaged Roman Ionic columns and a pediment, but tied back to the facade by a continuous modillionated cornice. Other idiosyncratic features are the banded columns and the giant volutes on the corner piers. The interior, despite alterations, retains mosaic hall flooring, a considerable amount of the heavy newel posts, a fine three-light stained glass stair window, and some etched and coloured glass elsewhere. The house is of historical interest as the boyhood home of Stanley Melbourne Bruce, later Lord Bruce, Prime Minister of Australia from 1923-29.

First Classified 16/9/82

Revised: Classified Regional 3/8/98

Register of the National Estate

Airlie, 452 St Kilda Rd, Melbourne, VIC

List: Register of the National Estate

Class: Historic

Legal Status: [Identified through State processes](#)

Place ID: 14944

Place File No: 2/11/049/0031

Statement of Significance:

The Headquarters of the Royal District Nursing Service, formerly known as Airlie, St Kilda Road, is a good example of a later Italianate mansion in which the influential architect Anketell Henderson made novel use of Renaissance and Mannerist elements (Criterion D.2). It is of significance as one of the last surviving Victorian period mansions on St Kilda Road which, from the late 1870s, became a grand boulevard renowned for its large residences. It expresses the lifestyle of a wealthy Melbourne family during this period (Criterion B.2). The building has historical associations as the home of prominent Melbourne merchant John Munro Bruce and for being the boyhood home of Stanley Melbourne Bruce, Prime Minister of Australia 1923-29 (Criterion H.1).

This place is entered in the Victorian Heritage Register.

The Australian Heritage Commission recognises the standards of historic assessment of Heritage Victoria and acknowledges that this place has national estate historic values. Enquiries concerning the assessment or conservation of this place should be directed in the first instance to Heritage Victoria.

Commonwealth authorities and bodies should contact the Australian Heritage Commission directly if any Commonwealth action is proposed in relation to this place.

Official Values: Not Available

Description:**History:**

In 1875 J B Scott purchased Crown Land on the corner of Arthur Street and St Kilda Road. During the 1890s he built the square, unpretentious grey building known as Airlie, designed by influential architect Anketell Henderson. The name Airlie has been used for a number of buildings of the same period with the Police building in Domain Road currently utilising the name. Francis Neave occupied the building till 1896-97 when the Bruce family took over till 1901. Airlie was the boyhood home, for part of these four years, of Stanley Melbourne Bruce (1883-1967), businessman, Prime Minister and public servant. His father, John Munro Bruce, a businessman associated with the soft goods firm, Paterson, Laine and Bruce, took his family from their more salubrious Toorak home to 452 St Kilda Road in 1896, when his firm encountered liquidity problems during the 1890s financial crisis. St Kilda Road at this time was a less prestigious area, which had not long progressed from a cattle track skirting a swamp (now Albert Park Lake). Between 1924-39, the house was used as an exclusive guest house by Mrs Mayer. The Victorian

Government bought it in 1951. The buildings have had numerous additions and renovations. The major additions were constructed during the 1920s and 1930s with further additions during the 1950s and 1960s. Considerable renovations were undertaken to provide suitable accommodation as a Guest House and more recently as offices. The property was transferred to the Royal District Nursing Service in 1953 by way of Crown Grant and since has been extremely well maintained

Description:

Airlie is a good example of a handsome late Boom period Italianate mansion. Anketell made novel use of Renaissance and Mannerist elements, including a symmetrical main facade with two storeys of loggia arcading, through which a polygonal bay window breaks through at ground level, emphasised by the use of engaged Roman Ionic columns and a pediment, but tied back to the facade by a continuous modillionated cornice. Other idiosyncratic features are the banded columns and the giant volutes on the corner piers. Generally the details are rather restrained for the period of the building and the two windows have pleasantly cambered arches at the heads. The side entrance from Arthur Street still exists with a flight of steps to the front door. Originally there was a carriage way from Queen's Lane. The interior, despite alterations, retains mosaic hall flooring, a considerable amount of the original joinery, an impressive staircase with heavy newel posts, a fine three light stained glass stair window and some etched and coloured glass elsewhere. Buildings employing Renaissance and Mannerist elements are quite common in Melbourne, particularly in commercial buildings in the Central Business District and domestic buildings in the affluent inner Melbourne suburbs. The cast iron columns used in the facade are by no means unique. Italianate balustrade and parapet are common motifs in Boom style buildings, as is the two storey arcaded loggia. It is the specific configuration of the architectural elements that is unusual in this building. The original cast iron fence still exists at the front of the building. One of the verandah arcades has since been enclosed and a large extension has been added on the Arthur Street side, at the rear.

Condition and Integrity:

The condition seems good. There have been some alterations to the house ie 1956 alterations to the kitchen, construction of a garage and general alterations (worth 1500 pounds) were carried on. One of the verandah arcades has been enclosed. (1985)

Generally intact, in good condition and some maintenance apparent. The roof could not be viewed from the street. The rendered chimneys are intact but the flues have gone. The rendered and painted facades and parapet are intact. There is some dirt and organic growth on the paint surfaces and minor loss of decorative mouldings on the facades (<10%). Unsightly service pipes have been installed on the exterior of the facade inside the ground floor loggia. The first floor loggia has been partly filled in and glazed. Some of the other windows have altered glazing (reflective glass). The stained glass leadlight windows on the ground floor are intact. There is an extension on the rear of the property visible along Arthur Street. The garden is not well maintained and the original wrought iron fence is corroding (<20%). The bluestone piers are slightly damaged (<5%). The tessellated tile path to the side entrance is intact. (1996)

Location:

452 St Kilda Road, corner Arthur Street, Melbourne.

Port Phillip Planning Scheme

PORT PHILLIP PLANNING SCHEME

LOCAL PROVISION

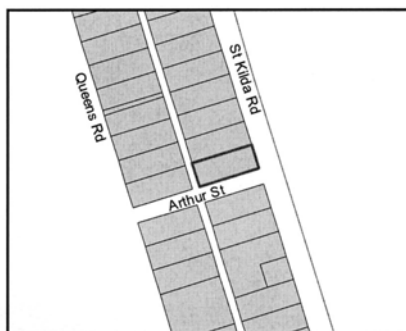
| HO244 | Former Swallow and Ariell Biscuit Factory 241-265 Rouse St and 31-87 Stokes St, Port Melbourne | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
|-------|--|-----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| HO306 | House 41 Ruskin St, Elwood | Yes | No | No | No | No | No | No | No | No | No | No | No | No | No | No | No |
| HO245 | Yallambee Flats 42 Ruskin St, Elwood | Yes | No | No | No | No | No | No | No | No | No | No | No | No | No | No | No |
| HO246 | Gummersens Ply. Ltd. 112 Salmon St, Port Melbourne | Yes | No | No | No | No | No | No | No | No | No | No | No | No | No | No | No |
| HO247 | Tramway shelter St Kilda Rd | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| HO248 | Shops 170-172 St Kilda Rd, St Kilda | Yes | No | No | No | No | No | No | No | No | No | No | No | No | No | No | No |
| HO249 | Shop 228 St Kilda Rd, St Kilda | Yes | No | No | No | No | No | No | No | No | No | No | No | No | No | No | No |
| HO250 | Linton 238 St. Kilda Rd, St. Kilda | Yes | No | No | No | No | No | No | No | No | No | No | No | No | No | No | No |
| HO251 | Post Office 306A St Kilda Rd, St Kilda | Yes | Yes | No | No | No | No | No | No | No | No | No | No | No | No | No | No |
| HO252 | First Church of Christian Scientist 336 St Kilda Rd, St Kilda | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| HO253 | Airfile 452 St Kilda Rd, Melbourne | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

City of Port Phillip Heritage Review

Database No:
1004

Identifier Formerly "Airlie"

Formerly unknown



Within HO253

Address 452 St Kilda Rd
SOUTH MELBOURNE

Category Residential:detached

Constructed 1891

Designer Anketell Henderson

Significance (Mapped as a Significant heritage property.)

'Airlie' is of significance as one of the last houses to be built along St Kilda Road in the Victorian period prior to the 1890s depression and as one of the few mansions to remain in an area now encroached upon by office development. It is also of significance as a substantially intact example of the work of the leading architect Anketell Henderson.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence
Date of Construction: 1891 (1)
Architect: Anketell Henderson (2)

The Lands Act of 1862 reserved large areas along St Kilda Road for use as public parks (3) while allotments were set aside for benevolent and institutional use. This was followed by an announcement (amongst furore) in March 1875 that, while the government would permanently reserve Albert Park, the frontages of the park to St Kilda Road would be sold for residential purposes (4).

An outcome of this was that J.B. Scott purchased three blocks of the land, this block later being sold to Frederick J. Neave, a solicitor, by 1890 (5). In the following year a brick building with fourteen rooms was erected for Neave to the design of noted Melbourne architect, Anketell Henderson (6). Named 'Airlie', Neave occupied the house for a number of years (7). In 1896 John Munroe Bruce, a businessman, brought his family to live at 452 St Kilda Road (8). His son Stanley Melbourne (1883-1967), later Lord Bruce and Prime Minister of Australia from 1923-1929, spent his boyhood at 'Airlie' (9). In 1924 the building was purchased by Helena Teresa Mayer and converted into a guest house (10) and in 1951, it passed to the

Victorian Health Commission (11). It is currently used by the Royal District Nursing Society.

The house remains in a substantially intact state despite the relatively long period since it was used as a single home. It is a two storeyed rendered house with a dominating loggia at each level, that wraps around two facades. The loggia is broken by the projecting bay with engaged columns and a pediment unit above. At ground floor level the loggia is supported on ionic colonettes and at first floor level corinthian colonettes, each with a modillioned cornice while above, the balustraded parapet remains intact. The encaustic tiles to the ground floor verandah are intact and so too the basalt and cast iron fence. The building has been added to in an unsympathetic manner at the rear.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

- 1 National Estate, 'Listing for South Melbourne: 452 St Kilda Road', 22 September 1986
- 2 *ibid.*
- 3 Murphy, J. and Murphy, P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road', prepared for the HBPC
- 4 *ibid.*
- 5 *ibid.*
- 6 *ibid.* For further information refer to 'The Heritage of Australia'
- 7 Murphy and Murphy, *loc.cit.*
- 8 National Trust of Aust. (Vic.), 'Research into Airlie, 452 St Kilda Road ...', 6 August, 1982
- 9 *ibid.*
- 10 *ibid.*
- 11 *ibid.*

**Appendix C Maintenance Documentation Prepared by
Heritage Victoria**

AIRLIE



PREPARING A MAINTENANCE PLAN

INTRODUCTION

The regular expenditure of a small amount of maintenance funds is much better for a building, and more cost effective, than large injections of capital every 20 years or so. People often think that once a building has been 'restored' it doesn't need to be looked at again for many years. But many major repairs to historic buildings could have been prevented if simple things like leaking down-pipes and gutters had been cleaned out or repaired quickly.

WHAT IS MAINTENANCE?

Maintenance is defined by the *Australia ICOMOS Charter for the Conservation of Cultural Significance* (Burra Charter) as 'the continuous protective care of the fabric, contents and setting of a place'. Maintenance can be categorised according to why and when it happens:

Corrective maintenance

- Work necessary to bring a building to an acceptable standard (often as recommended by a conservation plan) such as treatment for rising damp

Planned maintenance

- Work to prevent failure which recurs predictably within the life of a building, such as cleaning gutters or painting, or

Emergency corrective maintenance

- Work that must be initiated immediately for health, safety or security reasons or that may result in

the rapid deterioration of the structure or fabric if not undertaken (for example, roof repairs after storm damage, graffiti removal or repairing broken glass). A daily response system detailing who is responsible for urgent repairs should be prepared.

Building maintenance can also be categorised according to who carries out the maintenance work:

Housekeeping maintenance

- Carried out by property managers, or

Second line maintenance

- Carried out by specialist building tradespeople.

Equipment and plant installed within a building also need routine servicing to keep them in working order. They usually have specific servicing and maintenance requirements, which are provided through a service contract, often with the supplier.

WHY HAVE A MAINTENANCE PLAN?

The main reason for a maintenance plan is that it is the most cost-effective way to maintain the value of an asset.

The advantages of a plan are:

- the property is organised and maintained in a systematic rather than an ad hoc way
- building services can be monitored to assist their efficient use
- the standard and presentation of the property can be maintained



Poor maintenance has resulted in damage and deterioration to this building.

Photograph: Heritage Victoria

MAINTENANCE DOCUMENTATION



- subjective decision-making and emergency corrective maintenance are minimised.
- When buildings are neglected, defects can occur, which may result in extensive and avoidable damage to the building fabric or equipment. Neglect of maintenance can also give rise to fire and safety hazards, which could result in building owners being held legally liable for any injuries.

TOTAL ASSET MANAGEMENT

Whether in public or private ownership, good management of heritage assets should include effective conservation planning aimed at retaining heritage values, and effective maintenance programs to protect money effectively and wisely.

RECORDING THE ASSET

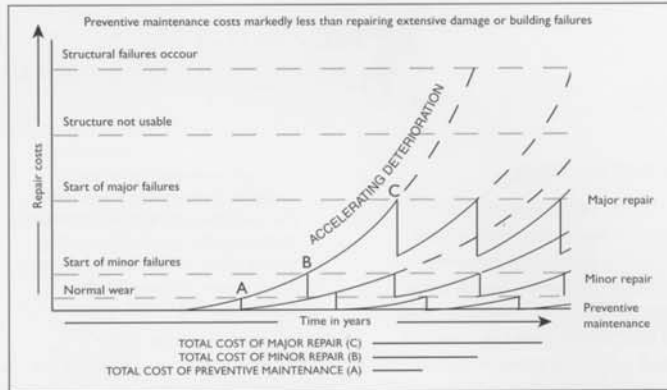
As a building manager, you need to know and record in detail what you are managing. Without this information you cannot decide on a maintenance policy or estimate your expenditure for a budget. Basic information that a building manager needs to have includes:

- plans, showing location of all elements, easements and construction details
- age and condition of the building
- services details
- maintenance requirements
- who is responsible for maintenance
- dimensions and areas of accommodation
- local council requirements
- heritage listings
- reports on the building, including a conservation plan
- details of previous conservation works.

The following tools can assist with the recording of information:

Heritage study

Local councils have an obligation to protect places of cultural significance within their municipality. Many councils have prepared a heritage study to identify which places are significant. A thematic history for the area is included as a part of the heritage study. Citation sheets are



Preventive maintenance costs markedly less than repairing extensive damage or building failures. Diagram from *Preventive Maintenance of Buildings*, Van Nostrand Reinhold, New York, 1991.

often prepared for each place and generally include a description of the place, information on architectural style, historical significance and a photograph. Citation sheets are usually accessible on the council database and can be expanded to any level of detail. They can include not only buildings but trees, archaeological relics, structures, war memorials and a precinct or group of buildings.

Day logbook or diary

The diary is for recording reported defects, injuries and daily expenses.

Maintenance logbook

This records all maintenance work carried out, including a description of the work, date of completion, estimated and actual cost, contractor and warranties. A cross-reference system should enable details of treatments such as fungicides, paint types and colours to be readily accessible in the future. As the logbook includes the actual price for work done, it is a valuable source for future budgeting.

Periodic inspection survey

All properties should be inspected at regular intervals to identify any deterioration and required maintenance work, including cleaning.

Records show the history of an item's condition, and are a guide to likely future

problems and costs. They indicate whether a property is being over- or under-maintained or misused, and can show if previous maintenance was inappropriate or if there are design or material defects. All records should be readily available on site.

It could be advantageous to record the long-term performance of repair materials and procedures in order to assess their suitability for future maintenance work. Where there may be changes in maintenance personnel, the failure to keep detailed records could result in a repetition of previous mistakes. The usefulness of written records will often be enhanced by taking photographs periodically to illustrate detrimental changes in the performance of the repair.

PREPARING A BUDGET

Annual budgeted expenditure on maintenance can be of three kinds:

Committed expenditure, which includes tasks that occur every year as part of planned maintenance, such as maintenance contracts

Variable expenditure, which includes regular tasks within an overall program of planned maintenance that may not occur every year. The building manager exercises some discretion and decides on priorities for these tasks

Managed expenditure, which relates to unplanned maintenance works carried out



Williamstown Railway Station is a well restored and maintained public building.

Photograph: Heritage Victoria

entirely at the building manager's discretion – primarily emergency corrective maintenance.

The aim of a maintenance budget is to reduce managed expenditure over time as far as possible and replace it with variable expenditure. Regular inspections can help by identifying how components are performing and when they might fail.

Budgets need to include costs for inspections, replacement of materials or finishes, cleaning and any unforeseen breakdowns or repairs. Budgeting for these items will become more accurate over time if detailed records of maintenance expenditure are kept.

Budgets need a simple control system with regular and frequent reports on actual and committed expenditure.

PREPARING A PROGRAM

At least two levels of programming are required:

Long-term maintenance, up to and including the first painting cycle, which can extend to 50 years for a building with a slate roof covering or 100 years for a building with stonework;

Annual maintenance, a schedule can be compiled by assessing the annual inspection survey, daily log book or diary and work carried over from the previous year. The daily response system for carrying out urgent maintenance should be upgraded annually.

Invariably, the cost of all desirable works in any one year will exceed the budget.

The building manager then has to decide what is necessary this year to maintain the asset within the funds available, and what could be carried forward to the following year.

This implies setting priorities for different works. Some of the factors affecting priorities are:

- occupational health and safety
- security of premises
- statutory requirements
- vandalism
- increased operating costs
- loss of revenue
- a disruption to business operations
- likely failure of critical building fabric
- policy decisions.

INSPECTING YOUR PROPERTY

Regular inspections are basic to planned maintenance. They ensure continuing serviceability and economy of labour and materials. Inspections should be carried out using standard forms to assist comparison with previous inspections. It is desirable to use the same people over a long period to aid continuity with maintenance assessment

If carrying out inspections, you need to develop your skills in detecting the first signs of failure. Do not attempt to carry out work or inspections that may expose you or others to danger, and seek the help of relevant specialists if necessary.

The inspection schedule in the appendix should guide you in what to look for, and how often you need inspections to

Preparing a Maintenance Plan

maintain your property. The schedule gives an average life expectancy for materials or elements, but remember that location, microclimate and orientation will affect the rate of deterioration. You will need to monitor life expectancy and adjust it annually based on your inspections.

There is no general rule on how often maintenance surveys need to be carried out. Frequency should be influenced by the rates of decay and deterioration of various building elements. One of the main purposes of a maintenance plan should be to provide guidance on this subject.

Clearly, some elements may deteriorate more rapidly than others. For example, stormwater drainage is likely to require inspections and attention at closer intervals than joint or roof repairs. When the maintenance plan is introduced, it is sensible to err on the conservative side and carry out some inspections at shorter intervals, for example six or 12 months. Gradually, after background data has been collected, it may be found appropriate to extend the intervals between inspections and maintenance procedures of the various building elements.

While many defects can be easily seen, others may require instrument or laboratory testing for an early indication of rot or termite infestation in timber, dampness in walls, or decay beneath a painted surface.

MAINTENANCE REVIEW

The effectiveness of the maintenance work that has been carried out should be reviewed regularly. An important part of the maintenance planning for a building is to improve the previous decisions to maintain the asset so that subsequent maintenance expenditure will be more effective. Issues to consider when reviewing the work include:

- was it necessary or appropriate
- the timing and standard
- time frame of the planned maintenance work.

This can form part of the annual inspection when the fabric condition is being assessed.



Preparing a Maintenance Plan

This edition was adapted by Heritage Victoria for the Heritage Council Victoria

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Disclaimer

No representation, statement, opinion or advice expressed or implied in this publication is made in good faith but on the basis that the State of Victoria, its officers and employees are not liable (whether by reason of negligence, lack of skill or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice referred to above.

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EXTERNAL PROGRAM/ ESTIMATE SCHEDULE

| Building Element | Year | | | | | | | | | | Total |
|-------------------------------|------|---|---|---|---|---|---|---|---|----|-------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| 1. Roof covering | | | | | | | | | | | |
| Iron/Battens | | | | | | | | | | | |
| Flashing | | | | | | | | | | | |
| Inspection | | | | | | | | | | | |
| 2. Roof drainage | | | | | | | | | | | |
| Galvanised iron | | | | | | | | | | | |
| Cast iron | | | | | | | | | | | |
| Inspection | | | | | | | | | | | |
| 3. Eaves | | | | | | | | | | | |
| Timber | | | | | | | | | | | |
| Birdproofing | | | | | | | | | | | |
| Inspection | | | | | | | | | | | |
| 4. Fabric | | | | | | | | | | | |
| Galvanised iron | | | | | | | | | | | |
| Brickwork | | | | | | | | | | | |
| Timber | | | | | | | | | | | |
| Stone | | | | | | | | | | | |
| Inspection | | | | | | | | | | | |
| 5. Structure | | | | | | | | | | | |
| Timber | | | | | | | | | | | |
| Inspection | | | | | | | | | | | |
| 6. Joinery | | | | | | | | | | | |
| Windows | | | | | | | | | | | |
| Doors | | | | | | | | | | | |
| Inspection | | | | | | | | | | | |
| 7. Painting | | | | | | | | | | | |
| Generally | | | | | | | | | | | |
| Window sills | | | | | | | | | | | |
| Door frames | | | | | | | | | | | |
| Balustrade | | | | | | | | | | | |
| Inspection | | | | | | | | | | | |
| 8. Services | | | | | | | | | | | |
| Stormwater | | | | | | | | | | | |
| Inspection | | | | | | | | | | | |
| 9. External works | | | | | | | | | | | |
| Timber fence | | | | | | | | | | | |
| Steel fence | | | | | | | | | | | |
| Concrete | | | | | | | | | | | |
| Paving | | | | | | | | | | | |
| Bitumen paving | | | | | | | | | | | |
| Inspection | | | | | | | | | | | |
| 10. Urgent maintenance | | | | | | | | | | | |
| TOTAL \$ | | | | | | | | | | | |

Note: Frequency of inspections will be influenced by the rates of decay and deterioration, particularly to buildings recently purchased or poorly maintained.



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 VICTORIA

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MAINTENANCE DOCUMENTATION

DOCUMENTING MAINTENANCE AND REPAIR WORKS

INTRODUCTION

The aim of documentation is to give those carrying out the works the information they need. Documents are also used to prepare cost estimates and to obtain tenders from potential contractors.

Documentation should be prepared by qualified specialists. The key to good documentation is to correctly identify the problem to be solved, and hence to specify an appropriate solution. The nature and extent of the work must then be clearly conveyed to those who will do it. This information sheet discusses firstly **what** to document, and secondly **how**.

UNDERSTAND THE BUILDING

It is a principle of conservation that work on a significant building should be based on a proper understanding of the building and its problems.

It should be noted that buildings move, sink, bend and weather with age and may not need to be straightened or kept in 'as new' condition.

History and cultural significance

The history of the place with all its alterations, additions and repairs needs to be known. The significant elements of a building must be identified so that informed decisions can be made on

whether an element should be preserved, rather than replaced. For example, every effort should be made to preserve original stone carvings. A conservation plan for the building, which includes a survey of the building fabric and condition report, will answer most of these questions. Further information on this subject can be found in the *Australia ICOMOS Charter for the Conservation of Cultural Significance* (Burra Charter).

Information about the history of the building should be available to those tendering to do the work, possibly as an appendix to the specification. If the history indicates that the site is likely to contain archaeological relics, the documents will need to provide for an archaeological watching brief. This requires the contractor to notify an archaeologist when excavation works are to begin, or if items of potential archaeological significance have been uncovered.

The exterior of this small building is being documented by the use of two-camera photogrammetry. This allows accurate drawings to be produced which will show cracking and movement in the structure. This form of recording is useful for accurately mapping unusual shapes such as vaults and domes.

(Photograph: David Wixted)



MAINTENANCE DOCUMENTATION



Construction methods

The performance of a building depends on the materials from which it is made, and the way they are put together. A building has held together for 10 years or more, it may be wise to instigate a whole new repair regime, such as installing a damp proof course, which can result in new problems such as excessive drying out. It is better to work with the building, doing as much as needed and as little as possible.

Often a full understanding of the building's construction and condition will only become apparent after a detailed inspection from a scaffold.

Understand the problem

Old buildings can have all sorts of problems, such as:

- damp and drainage
- lead paint
- asbestos
- fire safety

Having identified a problem, don't analyse it in isolation. Consider the problem in the context (and significance) of the building as a whole. Most symptoms of building problems arise from more than one cause. If a building shows signs of damp, for example, look carefully to see at all the likely reasons for the damp. Once the cause has been identified, the cause of the problem should be treated, as well as repairing the damage that has resulted.

TYPES OF DOCUMENTATION

Contract conditions

When the works are being carried out by a contractor, some kind of contract will be necessary. There are several standard forms of contract available. Make sure that the contract gives you and the building adequate protection if something goes wrong.

Even if a building has been closely inspected from a scaffold, additional problems can be revealed during the project. There will always be unforeseen problems and extra works in repairs to a building. The contract

should thus allow for further inspections to confirm the extent of work.

Allowances

Lump-sum contracts may be inappropriate unless a large contingency sum is included. A more flexible form of contract, with a schedule of rates, can be better suited to conservation work.

Drawings

Drawings are usually the most efficient way to convey what something looks like, how big it is and how it fits together. Drawings for stone repairs, for example, could range from a simple sketch or marked-up photograph to a complete set of computer drafted plans at various scales showing the location, size and shape of every stone in the building.

Specifications

A specification is a written description of the materials and techniques to be used in the work. Most project specifications incorporate references to standard specifications such as those published by Standards Australia.

6.8 DURABILITY – WOODWORK

Natural durability: use timbers having natural durability appropriate to the conditions of use, or preservation-timber of equivalent durability.

Classification: TO AS 1720.2

Minimum requirements:

- Class 1. Timbers in contact with ground
- Class 2. Timbers above ground, not in continuous contact with moisture, well ventilated, protected from moisture but exposed to the weather
- Class 3. Timbers above ground, not in continuous contact with moisture, well ventilated, protected with a finish and well maintained
- Class 4. Timbers fully protected from moisture, indoors, above ground, and well ventilated

An extract from a specification for woodwork

Traditional specifications are arranged in trade sections. Each section includes a brief scope of works, descriptions of the required materials and techniques to be used, and a detailed description of specific elements.

Performance specifications may not be adequate for achieving the desired standard of work on a historic building. Simply specifying functional requirements will not cover the replication of original details such as rainwater heads, or indicate how much existing fabric is to be maintained.

Schedules

Most documents contain lists (known as schedules) of components such as windows or floor finishes. For conservation work, schedules of repairs are commonly prepared for each room or other element. Schedules are an effective way to summarise the works to be done.

Samples

In many cases, the best way to document conservation work is to require that it match existing work. Samples of workmanship, materials or components can be identified and used as a reference. Make sure that the approved samples are properly marked and retained throughout the job.

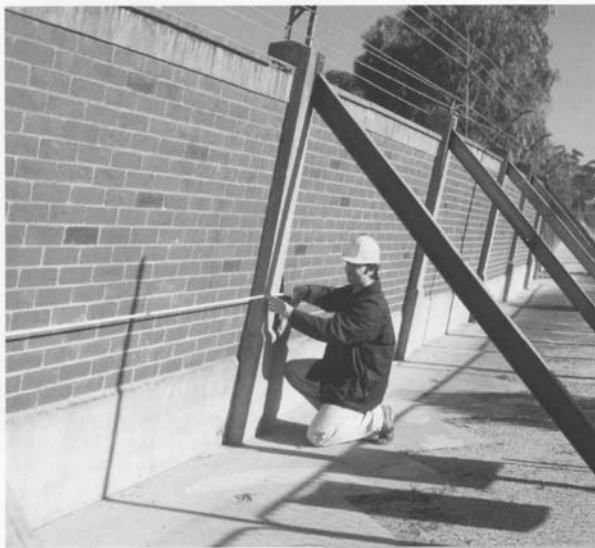
Most maintenance and repair jobs will be documented using a combination of methods. For example, plaster repair documents could include a drawing showing repair locations, a specification with standards for plaster mixes and application, and a schedule listing the works required to each wall and ceiling, with a marked area of wall plaster on site used as a sample of the finish to be achieved.

A basic rule for good documentation is that the specification describes what needs to be done and the drawing shows where. There is potential for conflict and discrepancy between the two where a note on a drawing overlaps a specification clause.

GENERAL WORKS – REPAIRS AND REPAINTING TO WINDOWS

- To remove rust and defective paint, extent shown on drawing 01, and to dispose of toxic waste according to all statutory requirements \$ _____
- To remove putty around number of glazing pins as nominated and to re-putty \$ _____
- To remove broken glass as nominated and reglazing, including glazing pins and re-puttying \$ _____
- To apply initial primer coat as specified to all external faces and reveals \$ _____
- To apply two finished coats as specified to all external faces and reveals \$ _____
- To clean and lubricate all windows, externally and internally \$ _____

Extract from a schedule of repairs to windows



The final set of documents to be used should be appropriate for the job. More documentation is not necessarily better. The same rule applies to documentation as to the work; as much as necessary and as little as possible.

The order of works

A number of interrelated repairs may be necessary to solve a problem and should be carried out in the appropriate order. Don't apply finishes

This fence has structural problems and an engineer is measuring it to prepare necessary documentation for repair.

(Photograph: Heritage Victoria)

until the repair of underlying problems such as damp is complete. You can nominate a program in the documents, or ask tenderers to submit one showing their proposed order for the works and proposed working hours.

PREPARING THE DOCUMENTS

Two basic questions need to be answered before documents can be prepared for repair work.

Are tradespeople available to execute the work?

Documents need to be tailored to the known skills of the tradespeople likely to be working on the project. You must find out what trades will be required and whether these skills are currently available in the market-place. It is no good specifying tuck-pointing if tuck-pointers are not available.

One solution is to ask tenderers to list recent projects, and nominate the staff who will be working on the project. Another is to ask them to do test panels as part of the selection process. If possible, discuss proposed works on site with experienced craftspeople before preparing the documents.

Some types of repair work are relatively new and there are few people skilled in doing them. In these cases, your documents should contain background information on the reasons for the repair technique, and detailed instructions on how to do it, and how it should look when finished. For example, desalination of stonework, by applying a weak sacrificial plaster mix, may need to be explained to tradespeople who otherwise may be reluctant to apply what appears to be a 'poor mix' that 'won't last long'.

There is no substitute for a conservation architect to supervise the work, for an experienced project manager to coordinate the works and for reliable, experienced and specialist subcontractors.

Are materials available for the repair work?

The materials originally used on the building may no longer be obtainable. You will need to find out about replacement materials, and their limitations and methods of application. For example, is matching stone available?

Maintenance Documentation

This edition was adapted by Heritage Victoria for the Heritage Council of Victoria.

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03 9655 6519

If so, the size of quarry blocks and correct methods of bedding, jointing and fixing may need to be discussed with an experienced banker mason. If not, rather than using new stone you may choose to repair with synthetic stone, a mixture of blended sand and epoxy resin. In this case, you need to know the consequences of using non-matching materials so that the new mix does not cause future damage to the surrounding stone.

DOCUMENT WITH CARE

Poorly documented repair works could result in the work making matters worse rather than better.

Documents should include a description of site conditions such as potential noise problems, access times and work areas for the contractor and special protection of heritage fabric. Generally, the requirements of the occupants and the users of the building should be documented where they conflict with the contractor's work. Note that some work may need to be done 'out of work hours'.

Protecting existing fabric

Make sure the contractor is properly informed about protecting the important parts of the building, and what these are. For example, it may not be acceptable for riggers to break glass panels in order to secure scaffolding ties. The glass may have heritage significance and may be irreplaceable.

THE ROLE OF NEW TECHNOLOGY

Generally, repairing a building with traditional techniques and materials is consistent with the conservation philosophy of the *Australia ICOMOS Charter for the Conservation of Cultural Significance* (Burra Charter). However, in some cases, new techniques can be appropriate, such as the use of synthetic stone as a means of extending the life of the original stone.

Mistakes of the recent past have shown that new materials must be introduced cautiously. The use of consolidants and water-proofing coatings for Sydney sandstone has not been tested sufficiently to warrant risking heritage fabric with an application of these unproven materials. As a general rule, intervention with new materials should be reversible.

FURTHER INFORMATION

In addition to the information sheets in this manual, assistance with documentation is available from reference books, industry associations, and heritage councils. Heritage Victoria administers a Directory of Heritage Consultants and Contractors, and can also provide information on available courses of study for those who wish to learn more about historic buildings and their care and maintenance.



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INSPECTION SCHEDULE

ROOF COVERING

| Building element | Inspect for | When (year) | Life expectancy |
|---|---|-------------|-----------------|
| Slate Terracotta | Inspect for those that have slipped, cracked or broken or for tiles that have become porous. | 7 7 | 50+ 40 |
| Copper Zinc | Inspect for loose or raised fixings and sheet edges, soldered joints that have cracked or areas that have dented. Copper should not have through fixings. | 7 7 | 75+ 40+ |
| Steel | Inspect for loose or raised fixings, sheet edges and surfaces that are deformed from being walked on. Look for rust stains around fixings, where sheets are lapped and around flashings. Check for dissimilar metals at flashings. Loose fixings can indicate batten failure. | 7 | 20-40 |
| Membrane | Inspect for lifting joints, surface blisters or physical damage and cracks. Check on hot days and after rain as surface dries. Cracks can then be seen wet as the heat draws up moisture. | 2 | 20 |
| Timber shingles | Inspect for those that have slipped, are cracked, decayed or badly deformed. | 7 | 60+ |
| Flashings/ Cappings | Inspect for loose or raised fixings to metal cappings, cappings that have lifted, slipped or are deformed from wind damage. Check whether capping tiles have cracked or broken mortar bedding, have slipped or are missing. | 2 | |
| Generally | Remove rubbish and leaves and check vent pipes for missing or damaged chinaman's hat or wire basket cowls. | 4-12 months | |
| AVOID | | | |
| Walking on brittle slate or roof tiles. Combining dissimilar materials that will react with each other. Laying, resting on or testing membranes with sharp objects that can puncture them. Replacing original roof coverings unnecessarily. Light gauge flashings that are susceptible to wind damage and lift. Cement mortar repair to over flashings inserted in masonry joints. | | | |

Note. Frequency of inspections will be influenced by the rates of decay and deterioration, particularly to buildings recently purchased or poorly maintained.

MAINTENANCE DOCUMENTATION



ROOF DRAINAGE

| Building element | Inspect for | When (year) | Life expectancy |
|---|---|--|-----------------|
| Stainless Steel | Inspect for bent or squashed gutters from ladders and for gutters that are over strapped. | 7 | 70+ |
| Cast iron | Inspect for cracked or broken pipes and defective joints. Retain broken sections for repair. | 7 | 70+ |
| Copper | Inspect for deformed, bent or squashed gutters from ladders and for gutters that are over strapped. | 7 | 70+ |
| Steel | Inspect for rust stains around downpipe outlets, internal/external corners, beneath tree overhangs and downpipe offsets and shoes. Ensure gutter does not collect water run-off from copper flashings or from roof above that will corrode gutter. | 2 | 10+ |
| Generally | Inspect gutter and downpipe joints for cracks. Are there drips to the underside? Are there loose or missing brackets to gutters and downpipes? Clear gutters including guards if installed, sumps and rainwater heads of leaves and rubbish each autumn, trim overhanging trees. Check if gutters are sagging and water falls to outlets. Ensure leaf guards to outlets, rain water heads and sumps sit correctly and are clear of debris. Growth, moss or stains surrounding downpipes can indicate blockages. Look for downpipes that are squashed or damaged and restrict water flow. Check if downpipes are connected to the stormwater system and, if so, whether joints are sound. Check that stormwater drains are not blocked. Check whether birds are nesting on downpipe offsets and polluting the building, or whether bird proofing, if installed, is adequate and sound. | 2 4-12 months 2 4-12 months | |
| AVOID | | | |
| Combining dissimilar materials that will react with each other. Hosing leaves and debris into downpipe outlets. Placing ladders or leaning objects onto soft copper or stainless steel gutters. | | | |

Note. The defects identified in the seventh year inspection should be rectified prior to painting if programmed for the same year.

EAVES

| Building element | Inspect for | When (year) | Life expectancy |
|------------------|--|---------------------|-----------------|
| Generally | Inspect for holes from old service pipes where birds can nest, and for surface stains to fascia and soffit that indicate roof or valley and gutter failure. Check ventilation holes. Inspect for paint failure and/or decay to linings. This can indicate roof covering failure. Identify cobwebs and wasp or hornet nests for removal. | 1 7 1 | |

Note. The defects identified in the seventh year inspection should be rectified prior to painting if programmed for the same year.

FABRIC

| Building element | Inspect for | When (year) | Life expectancy |
|---|--|-------------|-----------------|
| Stone | Inspect for loose, fretted, broken or missing mortar joints to stones around windows, doors, along flashings and on cornices and other projections. Check if the stone is crumbling or has surface salts; this can indicate a moisture problem. Inspect for signs of delamination that can affect the soundness of stone. Is there rising or falling damp? Has an appropriate mortar been used to joints? Inspect for incompatible mortars where lime was originally used. | 5 | 70+ |
| Brickwork | Inspect for loose, fretted, broken or missing mortar joints and bricks. Check if the brickwork is crumbling or has surface salts; this can indicate a moisture problem. Are ventilators blocked or covered over with soil? If rendered, is the render cracked or drummy? Has an appropriate mortar been used in joints? Have the original ventilators been replaced with an inappropriate type, for example, terracotta instead of cast iron? If inappropriate ventilators have been used to increase sub-floor ventilation, replace with appropriate type and add additional ventilators. | 5 | 40-75 |
| Timber | Inspect for loose or missing weatherboards, corner stops and mouldings. Check around window sills and where boarding is in contact with ground for weathering and potential decay. | 7 | 20+ |
| Fibre Cement | Inspect for broken or damaged sheets, loose or missing trim and cover strips. | 2 | 20-25 |
| Generally | Inspect areas for grime, growth from joints, bird excretion and graffiti. Is there any sign of termite infestation? | 4-12 months | |
| AVOID | | | |
| Covering wall ventilators and damp-proof courses with soil or rubbish. Building up garden beds over damp-proof courses, planting close to walls or continual watering of walls. Applying to stonework anti-graffiti or protective coatings whose effectiveness has not been proven. Inappropriate cleaning of masonry, for example, strong water jet cleaning or detergents that can damage the masonry. | | | |

Note. The defects identified in the seventh year inspection should be rectified prior to painting if programmed for the same year.

STRUCTURE

| Building element | Inspect for | When (year) | Life expectancy |
|------------------|--|-------------|-----------------|
| Timber | Are members secure and true? | 7 | |
| Masonry | Are there cracks? Straight and true? | 5 | |
| Steel | Is there any sign of rust? Are fixings secure? | 7 | |
| Generally | Are verandah posts stable and sound? Are there any signs of structural distress (movement, cracking) which a structural engineer should inspect? | 7 | |

JOINERY

| Building element | Inspect for | When (year) | Life expectancy |
|------------------|---|-------------|-----------------|
| Windows | Inspect for loose or damaged mouldings, architraves, decayed stiles at sill level, weathered sills, sashes that bind, noisy pulley wheels that need to be oiled, and sash cords that are decayed or broken. Check strength by raising weight by hand and dropping – if cord is sound it will carry weight at bottom of drop. Inspect for loose or decayed sash joints and broken or cracked glass or putty. Check internal faces around windows for stains that can indicate failed flashing. | 2 | 10-15 |
| Doors | Inspect for loose jambs, decay at the threshold or damage from locks being forced. Is the threshold secure, decayed, excessively worn or broken? Are mouldings or stops secure and does the door operate satisfactorily? Are door joints firm, mouldings missing or damaged? Has the glass broken or cracked? Is the hardware operational - do catches catch, locks lock? Is the furniture secure or missing and defective? Check if the door requires a stop to prevent damage to the door or walls when opened. | 2 | 10-15 |
| Generally | Check whether hardware operates properly, or is loose, inadequate or damaged. Do doors and windows operate satisfactorily? | 2 | |
| AVOID | | | |
| | Restricting fire exits with storage items. Installing fans or air-conditioners in windows. Replacing with hardware not in keeping with the building. Removing original hardware. Install new adjacent. | | |

Note: The defects identified in the seventh year inspection should be rectified prior to painting if programmed for the same year.

PAINTING

| Building element | Inspect for | When (year) | Life expectancy |
|------------------|--|-------------|-----------------|
| Window Sills | Inspect for paint deterioration and weathering. | 3 | |
| Doors/ Frames | Inspect for paint deterioration, failure or damage and grime generally. | 3 | |
| Generally | Inspect timber cladding for joints cracking, putty coming away from fixings, cracking paint, blisters or fading of colours. Stains can indicate a moisture problem. | 7 | 7-10 |
| AVOID | | | |
| | Painting surfaces never intended for painting, such as stone or face brick. Inappropriate colours. Installing one-way glass when carrying out glazing repairs. Excessive exposure to original lead-based paint. | | |



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SERVICES

| Building element | Inspect for | When (year) | Life expectancy |
|--|---|-------------|-----------------|
| Stormwater | Inspect for dish drains and sumps blocked with rubbish, leaves or silt. Check if water lies in sumps as this can indicate a total or partial blockage or inadequate fall in line. Ensure hose taps discharge into gullies and ensure gullies and sump gratings are operable and not damaged, and sit square. Check whether stormwater drains into sewer system. | 4-12 months | 20-25 |
| Sewerage | Inspect sumps for damaged grates and ensure these are not draining surface water. | 2 | 20-25 |
| Water | Inspect taps for drips and ease of operation. Are taps and surface-run pipes secured to walls or supports? Look for wet areas within the property grounds and gardens during dry periods – this can indicate a broken pipe. | 2 | 20-25 |
| Electricity | Check if light bulbs are blown or the fittings damaged, and if fittings are well secured to walls or standards. Are light standards or poles in the parking areas stable and undamaged? | 1 | |
| AVOID | | | |
| Hosing leaves and debris into stormwater pits. | | | |



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EXTERNAL WORKS

| Building element | Inspect for | When (year) | Life expectancy |
|--|---|-------------|-----------------|
| Paving/ Bitumen Concrete | Inspect for broken bitumen - is it lifting or undulating from heavy vehicular traffic? Are there areas ponding or does surface water fall to pits satisfactorily? Check for any loose or lifting paving blocks or bricks that could be hazardous to pedestrians, and for growth from the construction joints. Inspect kerbs for damage from vehicles and clear them of rubbish. | 1 | 10-20 |
| | | 1 | 20-25 |
| Bollards and wheel stops | Inspect for damaged or missing bollards and chains. Test bollards for stability. Check if timber bollards are decayed and whether car wheel stops are provided to prevent damage and exhaust stains to walls. | 2 | |
| Fences/ Timber Steel | Inspect for damaged, decayed, loose or missing pickets, posts and rails. Check fence alignment. Check steel fences for damaged, rusted or missing panels. | 7 | 10-15 |
| | | 1 | 15-40 |
| Gates | Inspect gates for soundness and damage. Have gates dropped and do they require squaring and bracing? Test gates for operation - is hardware working and sound? Do catches catch, and are hinges oiled to minimise rust and maximise ease of operation? Do gates have stops or hold open catches or are these required? | 7 | 10-15 |
| AVOID | | | |
| Planting trees near buildings. Allowing vehicles to park adjacent to buildings. Allowing timber fence posts to be concreted. | | | |

Note. The defects identified in the seventh year inspection should be rectified prior to painting if programmed for the same year.

URGENT MAINTENANCE

| Building element | Inspect for | When (year) | Life expectancy |
|---|--|---------------|-----------------|
| Generally | Blocked or broken stormwater and sewer lines that require clearing or repair. Clearing of blocked gutters and downpipes. Broken water service or leaking faucets and toilet cisterns. Damaged or defective light fittings and switches. Failed incandescent light bulbs or fluorescent tubes. Storm damage to grounds or building fabric. Vandalism or break and enter damage to windows and doors. Broken or defective locks and latches, replacement of keys or lock cylinders. | As they occur | |
| CAUTION | | | |
| Identify responsibility for repair costs. Generally, the street side of service meters is the responsibility of the supplier. The lessor or lessee is responsible for building side. Are repair costs claimable against insurance? Have the appropriate authorities been advised? | | | |

Appendix D Schedule of Conservation Works

AIRLIE

Schedule of Conservation Works

Proposed Conservation Works to Airlie

Recommended to be undertaken in conjunction with the proposed redevelopment of the site (Phase 1)

Facades (East and South elevations)

1. Removal of paint from bluestone pedestals to the eastern and south-eastern verandahs.
2. Repainting of the exterior to a colour scheme based on an examination and analysis of earlier paint finishes.

Rear (West and South elevations)

3. Bricking-up of the two openings between G19 and G20, which were created in 1930, and removal of associated non-original mouldings. Patch and repair and make good damaged render to west elevation of F14.
4. Making good of the west elevation of room G10, including the bricking-up of doorways.
5. Reinstatement of the eastern timber-framed, double-hung sash window in the south wall of G10, based on physical evidence and the adjacent extant window.
6. Reinstatement of a single storey rear verandah to future detail, based on physical evidence revealed as part of the demolition of later additions, and providing a covered entrance to rooms G9 and G10.
7. Reinstatement of the stained glass window and brickwork in the west wall of the stair hall, to match the three extant stained glass windows.

Grounds

8. Extension of the existing cast iron fence to the west of the Arthur Street gate, matching existing details and materials, for a distance of 32 metres.

General

9. Retention of original 1891 doors and windows from areas to be demolished for reinstatement within the mansion.

Conservation Works to be undertaken in the future as funding becomes available (Phase 2)

1. Opening-up of the enclosed south-eastern loggia.
2. Reinstatement of full height timber-framed, double hung sash windows to G5, F9, F12 and F13.
3. Removal of F11 (bathroom) from loggia.
4. Rationalise services.