



# URBAN PLANNING SPECIAL COMMITTEE

## MINUTES

(Open to the public)

**15 June 2020**

Online - Delivered via Webex Events

**Commencement** 6.35pm

**Attendance** Councillor Garry Thompson (Chairperson)  
Councillor Cynthia Watson (Mayor)  
Councillor Jane Addis  
Councillor Lisa Hollingsworth  
Councillor Steve Hurd  
Councillor Jim Parke  
Councillor Coral Ross  
Councillor Felicity Sinfield  
Councillor Jack Wegman

**Apologies** Councillor Phillip Healey (Leave of absence)

<b><u>Officers</u></b>	Phillip Storer	Chief Executive Officer
	Shiran Wickramasinghe	Director City Planning
	Shiranthi Widan	Acting Manager Strategic Planning
	David Thompson	Manager Governance
	Christian Wilmsen	Team Leader Strategic Planning
	Mikaela Carter	Senior Strategic Planner
	Elizabeth Manou	Governance Projects Officer

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## 1. Adoption and confirmation of the minutes

### MOTION

Moved Councillor Parke

Seconded Councillor Sinfield

That the minutes of the Urban Planning Special Committee meeting held on 1 June 2020 be adopted and confirmed.

### CARRIED

## 2. Declaration of conflict of interest of any councillor or council officer

Nil

## 3. Presentation of officer reports

### 3.1 Amendment C305 - Methodist Ladies' College Heritage Review - Consideration of Panel Report

Amendment C305boro to the Boroondara Planning Scheme seeks to apply the Heritage Overlay to a number of buildings and elements within the Methodist Ladies' College (MLC) campus at 207 Barkers Road, Kew and replace the existing Heritage Overlays HO204, HO271 and HO150 that partially apply to the school grounds.

Exhibition of the amendment was undertaken from 28 February 2019 to 5 April 2019. Council received five (5) submissions including three (3) supporting, one (1) objecting. One (1) submission was withdrawn prior to the Panel hearing.

A Panel hearing to consider submissions was held on 16 October 2019. Only the property owner (Methodist Ladies' College) was represented at the public hearing.

On 2 December 2019, officers received the Panel's report for Amendment C305boro which is contained in **Attachment 1**. The Panel recommended the amendment be adopted subject to the following changes:

- Remove reference to 'contributory' gradings in the Statement of Significance and citation.
- Identify 'significant' buildings and elements and the contributory values of other buildings and elements to the significance of the Heritage Place (Methodist Ladies' College).
- Remove the 'significant' grading for Fitchett Chapel and identify as contributing to the significance of the Heritage place.
- Remove the 'significant' grading for the Boarding House Wings and Boarder's Dining room and identify as contributing to the significance of the heritage place.
- Remove the 'contributory' grading for 'Crom' fence and gates and identify as elements that contribute to the significance of the heritage place.

- Include within the Comparative Analysis updated Heritage Overlay references within the Boroondara Planning Scheme to Scotch College (HO608), Siena Convent (HO724) and Canterbury Girls College (HO685).
- Apply the Heritage Overlay and a new Heritage Overlay designation, based on a prepared Statement of Significance, for the following individually significant properties:
  - 'Wentworth' (Art House)
  - Red House
- Amend the Schedule to Clause 43.01 Heritage Overlay to clarify the wording of tree controls for HO795 consistent with the Methodist Ladies' College Heritage Citation, 20 August 2018.

Officers and Council's heritage consultant have reviewed the Panel's recommendations. A summary of the Panel's findings, officers' responses and officer recommended changes are provided in **Attachment 2**.

Officers support the Panel's findings and recommendations and recommend the UPSC endorse the changes recommended by the Panel.

The UPSC must decide whether to accept the officers' response to the Panel's recommendations or endorse the amendment with changes that differ to those recommended by the Panel. Should the UPSC resolve to endorse the amendment as recommended, officers will prepare a report for consideration at a future Ordinary Meeting of Council recommending adoption of Amendment C305boro.

*There were no speakers wishing to make submissions to Council for this item.*

## **MOTION**

**Moved Councillor Sinfield**

**Seconded Councillor Parke**

**That the Urban Planning Special Committee resolve to:**

- 1. Receive and acknowledge the Panel's report and recommendations, as shown at Attachment 1, in accordance with Section 27(1) of the *Planning and Environment Act 1987*.**
- 2. Endorse the officers' response to the Panel's recommendations and recommended changes to Amendment C305boro to the Boroondara Planning Scheme, as shown at Attachment 2.**
- 3. Adopt the revised Methodist Ladies' College Heritage Citation, as shown at Attachment 3.**
- 4. Adopt the Heritage Citations for 'Red House' and 'Wentworth', shown at Attachments 4 and 5 respectively.**
- 5. Refer the updated Amendment C305boro to an Ordinary Meeting of Council to be adopted in accordance with Section 29(1) of the *Planning and Environment Act 1987*.**

- 6. Provide delegated authority to the Director City Planning to undertake administrative changes to the amendment and associated planning controls that do not change the intent of the controls.**

**CARRIED**

- 4. General business**

Nil

- 5. Urgent business**

Nil

- 6. Confidential business**

Nil

**The meeting concluded at 6.45pm.**

**Confirmed**

**Chairperson** \_\_\_\_\_

**Date** \_\_\_\_\_

# MINUTES ATTACHMENTS



## Urban Planning Special Committee

Monday 15 June 2020

**Attachments annexed to the minutes for the following items:**

3.1 Amendment C305 - Methodist Ladies' College Heritage Review - Consideration of Panel Report

*Planning and Environment Act 1987*

**Panel Report**

# Boroondara Planning Scheme Amendment C305boro Methodist Ladies' College Heritage Overlay

**2 December 2019**

*Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the Act

Boroondara Planning Scheme Amendment C305boro

Methodist Ladies' College Heritage Overlay

2 December 2019

A handwritten signature in black ink, appearing to read 'TH', with a stylized flourish extending to the right.

Tim Hellsten, Chair

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## Glossary and abbreviations

Act	<i>Planning and Environment Act 1987</i>
Citation	<i>Methodist Ladies’ College Heritage Citation, August 2018</i>
Council	Boroondara City Council
DPO2	Development Plan Overlay Schedule 2
MLC	Methodist Ladies’ College
PPN01	<i>Planning Practice Note 1 Applying the Heritage Overlay, August 2018</i>
PPN46	<i>Planning Practice Note 46 Strategic Assessment Guidelines, August 2018</i>
Statement of Significance	<i>Methodist Ladies’ College Statement of Significance, August 2018</i>
the Amendment	Boroondara Planning Scheme Amendment C305boro

## Overview

Amendment summary	
<b>The Amendment</b>	Boroondara Planning Scheme Amendment C305boro
<b>Common name</b>	Methodist Ladies' College Heritage Overlay
<b>Brief description</b>	Apply Heritage Overlay (HO795) to several buildings and elements within Methodist Ladies' College and delete the existing Heritage Overlays HO204, HO271 and HO150 as they apply to the subject land
<b>Subject land</b>	207 Barkers Road, Kew (Methodist Ladies' College)
<b>The Proponent</b>	Boroondara City Council
<b>Planning Authority</b>	Boroondara City Council
<b>Authorisation</b>	9 January 2019
<b>Exhibition</b>	28 February– 5 April 2019
<b>Submissions</b>	<ol style="list-style-type: none"> <li>1. D Mackieson (withdrawn on 31 May 2019)</li> <li>2. G Deakin</li> <li>3. Department of Transport</li> <li>4. Methodist Ladies' College</li> <li>5. Kew Historical Society Inc</li> </ol>
Panel process	
<b>The Panel</b>	Tim Hellsten
<b>Directions Hearing</b>	4 September 2019, Planning Panels Victoria, 1 Spring Street, Melbourne
<b>Panel Hearing</b>	16 October 2019, Planning Panels Victoria, 1 Spring Street, Melbourne
<b>Site inspections</b>	Accompanied, 24 September 2019
<b>Appearances</b>	<p><b>Boroondara City Council</b> represented by John Rantino of Maddocks who called expert heritage evidence from Natica Schmeder of Context Pty Ltd</p> <p><b>Methodist Ladies' College</b> represented by Tania Cincotta of Best Hooper Lawyers who called expert heritage evidence from Bryce Raworth of Bryce Raworth &amp; Associates</p>
<b>Citation</b>	Boroondara PSA C305boro [2019] PPV
<b>Date of this Report</b>	2 December 2019

## Executive summary

Boroondara Planning Scheme Amendment C305boro (the Amendment) seeks to delete the existing Heritage Overlays applying to the Methodist Ladies' College (MLC) campus at Barkers Road, Kew (HO204, HO271 and HO150) and replace them with a new Heritage Overlay (HO795). The Amendment introduces an incorporated Statement of Significance and makes other consequential changes to the schedules to Clause 43.01 (Heritage Overlay), Clause 72.04 (Incorporated documents) and Clause 72.08 (Background documents).

Five submissions were received to the exhibition of the Amendment. One submission was subsequently withdrawn. Three were supportive. The fourth submission, from MLC, supported the overall intent of the Amendment but sought changes to the exhibited Statement of Significance. The purpose or strategic basis for the Amendment was not in contention.

The MLC submission sought to change the building and element gradings in the exhibited Statement of Significance for:

- Fitchett Chapel, the Red House, the 1930's boarding house/dining room and Art House from Significant to Contributory
- the 'Crom' fence and gates at the front of the Centenary Building from Contributory to Non-contributory.

The grading of these buildings and elements was the primary focus of submissions made to the Panel during the Hearing. The Panel was presented with well-considered and robust heritage evidence from both Ms Schmeder (for Council) and Mr Raworth (on behalf of MLC) and this was critical to its considerations. The Panel considers that the position of each heritage expert had merit in relation to different buildings or site elements. This required the Panel to weigh up the evidence of both experts, including the level of comparative analysis provided against *Planning Practice Note 1 Applying the Heritage Overlay*, August 2018 (PPN01) and the Planning Policy Framework, in forming its view.

The Panel notes the positive way in which Council and MLC worked together in the iterative development of the Citation and Statement of Significance to confirm historical data, revise and adjust content and agree on most of the content of these documents. The Panel strongly supports the opportunity presented by the Amendment to correct mapping errors and provide a clearer picture of the cultural heritage values of MLC.

The Panel acknowledges Council's approach to this Amendment involving the rationalisation of multiple Heritage Overlay designations and provisions to provide a single heritage place approach to a site containing multiple elements. However, the Panel considers that the identification of multiple Significant, Contributory and Non-contributory buildings and element gradings confuses the distinction between an individual place and a precinct.

The Panel does not consider that there can effectively be a shandy of both individual places and a precinct, as this confuses the application of Clause 42.01 and Council's heritage policy.

The Panel considers that the appropriate designation of this Heritage place is as an individually significant Heritage place and not a precinct. As an individually significant Heritage place the statement of significance can only identify buildings and elements that

are Significant. While the Citation and Statement of Significance can identify elements that are contributory to that significance there is no ability to include a grading of Contributory. This grading option is only available for precincts. This approach is consistent with PPN01 and Clause 22.03 (Heritage Policy).

The Panel considers that both Art House ('Wentworth') and Red House meet the threshold of individual cultural heritage significance, however that significance is not derived from their historical association with MLC. Accordingly, the Panel considers that both buildings should be included in the Heritage Overlay as individually significant Heritage places with their own HO number, mapping and statement of significance. While this will result in three separate HO designations for the site, the Panel considers this will provide the appropriate level of heritage recognition.

The Panel concludes:

- The Citation and Statement of Significance should be amended to clearly identify the Significant site buildings and elements and the contributions of other buildings and elements to the significance of the Heritage place (MLC), and remove references to Contributory gradings.
- Art House ('Wentworth') and Red House are individually Significant buildings and should be included in the Heritage Overlay as individually significant Heritage places with their own HO designation, mapping and statements of significance.
- Fitchett Chapel and the 1930's boarding house/dining room buildings are not considered to achieve the threshold of Significant and should be identified in the Citation and Statement of Significance as contributing to the Heritage place (MLC).
- The 'Crom' fence and gate should be identified in the Citation and Statement of Significance as contributing to the Heritage place. These elements should be retained within the curtilage of the Heritage Overlay (HO795).

The Panel was unable to support the identification of Fitchett Chapel as a Significant building based on the limited comparative analysis undertaken. The Panel supports a further review of the building's significance following the final outcomes of Boroondara Planning Scheme Amendments C284 and C305.

The Panel supports the submission of Council based on the evidence of Ms Schmeder to amend the Citation to reflect the Heritage Overlay status of Scotch College (HO608) and Siena Convent (HO724) which have been approved since preparation of the exhibited Citation.

The Panel noted during the Hearing that the references to trees within the exhibited Schedule to Clause 43.01 were unclear and inconsistent with the Citation and Statement of Significance, and the Schedule to Clause 43.01 would benefit from rewording to clarify which trees are affected.

## Recommendations

Based on the reasons set out in this Report, the Panel recommends that Boroondara Planning Scheme Amendment C305boro be adopted as exhibited subject to the following:

1. **Amend the Citation and Statement of Significance to:**
  - a) **clearly identify the Significant buildings and elements and the contributory values of other buildings and elements to the significance of the Heritage place (Methodist Ladies' College)**
  - b) **remove references to Contributory gradings**
  - c) **identify Fitchett Chapel as contributing to the significance of the Heritage place and remove references to Fitchett Chapel's Significant grading**
  - d) **identify the Boarding House Wings and Boarder's Dining Room as contributing to the significance of the Heritage place and remove the Significant grading for the Boarding House Wings and Boarder's Dining Room**
  - e) **identify the 'Crom' fence and gates as elements that contribute to the significance of the Heritage place and remove the Contributory grading for 'Crom' fence and gates**
  - f) **include within the Comparative Analysis for the school as a whole, updated Heritage Overlay references within the Boroondara Planning Scheme to Scotch College (HO608), Siena Convent (HO724) and Canterbury Girls College (HO685).**
2. **Apply the Heritage Overlay and a new Heritage Overlay designation to Red House as a separate individual Heritage place.**
3. **Apply the Heritage Overlay and a new Heritage Overlay designation to 'Wentworth' (Art House) as a separate individual Heritage place.**
4. **Prepare a separate Statement of Significance for Red House.**
5. **Prepare a separate Statement of Significance for 'Wentworth' (Art House).**
6. **Amend the Schedule to Clause 43.01 Heritage Overlay to clarify the wording of tree controls for HO795 consistent with the Methodist Ladies' College Heritage Citation, 20 August 2018.**

# 1 Introduction

## 1.1 The Amendment

### (i) Amendment description

Boroondara Planning Scheme Amendment C305boro (the Amendment) seeks to apply a Heritage Overlay (HO795) to a number of buildings and elements within Methodist Ladies' College (MLC) at 207 Barkers Road, Kew. The Amendment also seeks to delete the existing Heritage Overlays within the MLC campus (HO204, HO271 and HO150) which will be replaced by HO795.

Specifically, the Amendment seeks to:

- amend Planning Scheme Map No.7HO to delete HO204, HO271 and HO150 from the subject site and introduce HO795
- amend the Schedule to the Heritage Overlay at Clause 43.01 of the Boroondara Planning Scheme to delete HO204 and HO271, remove HO150 from the site and introduce HO795
- amend the Schedule to Clause 72.04 (Documents Incorporated into the Planning Scheme) to include the *Methodist Ladies' College Statement of Significance, August 2018* (Statement of Significance)
- amend the Schedule to Clause 72.08 (Background Documents) to include reference to the *Methodist Ladies' College Heritage Citation, August 2018* (Citation).

Council is the Planning Authority and Proponent for the Amendment.

### (ii) The subject land

The Amendment applies to part of the land occupied by the MLC campus at 207 Barkers Road, Kew.

The land is currently affected by three Heritage Overlays:

- HO204 *Methodist Ladies College (Main Block, Assembly Hall, Resource Centre)*
- HO271 *House* (currently referred to by MLC as 'Red House')
- HO150 *Glenferrie Road Precinct Heritage Overlay*. The portion of the MLC site included within this precinct is identified as being of 'Contributory' significance.

Figure 1 identifies the extent of the existing Heritage Overlays to be removed (within the blue polygons) and the proposed Heritage Overlay HO795 (within the yellow polygon).



## 1.2 Background

### (i) Chronology of events

Council's Part A submission (Document 1) included a chronology of events leading up to the exhibition of the Amendment (summarised in Table 1).

**Table 1** Chronology of events

Date	Description
March 2016	Council engaged heritage consultancy firm Context Pty Ltd to review the existing HOs affecting the MLC campus at 207 Barkers Road, Kew, and investigate and assess if any other buildings and elements on the subject site warrant heritage protection
2016 - 2017	Initial heritage assessment stage, including various site visits and discussions with MLC's representatives and consultants
26 February to 29 March 2018	Preliminary consultation period for Draft MLC Heritage Citation
20 August 2018	Council's Urban Planning Special Committee resolved to: <ul style="list-style-type: none"> <li>• endorse the Council officers' response to the preliminary feedback received and recommended changes to the Draft MLC Heritage Citation</li> <li>• adopt the revised Draft MLC Heritage Citation</li> <li>• write to the Minister and request authorisation to prepare Amendment C305boro under ss 4B and 8A(4) of the Act</li> </ul>
31 August 2018	Council sought authorisation to prepare Amendment C305boro from the Minister
9 January 2019	Minister authorised Council to prepare Amendment C305boro
28 February to 5 April 2019	Amendment C305boro formally exhibited

### (ii) Heritage Citation and Statement of Significance

Council advised that as part of the planning permit application process to amend the MLC Master Plan in 2016 several discrepancies were identified in the existing Heritage Overlays affecting the campus, relating to mapping and grading. These included:

- HO204 is identified in the Schedule to Clause 43.01 (Heritage Overlay) as 'Methodist Ladies College (Main Block, Assembly Hall, Resource Centre)' however, the 'Main Block' (Tiddeman Boarding House/The Residence) is only partially mapped within HO204. The Fitchett Chapel is mapped within HO204 instead of the Assembly Hall.
- The Art House (formerly 876 Glenferrie Road) is mapped as Contributory within HO150 however, the building was previously identified as a 'B' graded building in the Kew Urban Conservation Study 1988, which is equivalent to a 'Significant' grading.
- A number of modern buildings of no heritage value within the school campus have been graded in HO150 as Contributory.

Context's review resulted in the preparation of a new Citation.

Council's Part A submission (paragraphs 23 to 33) outlined the process for preparing and refining the Citation in response to submissions and discussions with MLC prior to exhibition.

The exhibited Citation provides historical context and history, descriptions of buildings and elements and their integrity, a comparative analysis, a statement of significance and recommended gradings. The Citation has informed the content of the proposed Statement of Significance.

The Citation and the Statement of Significance identify the following Significant and Contributory graded buildings and elements, including the views to their principal elevations:

- Significant:
  - Tiddeman Boarding House/The Residence of 1881-85
  - Fountain of 1885
  - 'Wentworth' (Art House) of 1889 and fence
  - Red House, Federation Queen Anne House (formerly 231 Barkers Road) of 1901 (built as a private residence)
  - Fitchett Hall of 1917
  - Krome Memorial Gates and Fence of 1923
  - Nicholas House (Language Centre) of 1926
  - Boarding House Wings and Boarders' Dining Room of 1938-39
  - Nurses' Memorial Assembly Hall of 1957
  - Fitchett Chapel of 1959
  - R.A.W. Woodgate Resource Centre of 1974.
- Contributory:
  - Nicholas Wing (Nicholas Building) of 1939
  - Path layout from the corner entrance to the east wing of Tiddeman Boarding House/The Residence
  - Two mature Elms at entrance of the school, Algerian Oak (boundary of Barkers Road) and English Oak (boundary of Glenferrie Road) and Atlantic Cedar in front gardens, all dating to the nineteenth century
  - Fence and gates of 'Crom' at Centenary Building, northern section (of c1890-91) only.

All other remaining site buildings and elements are 'Non-contributory'.

The Citation proposes:

- tree controls for the two mature Elms at the entrance to the school, the Algerian Oak (on the Barkers Road boundary), the English Oak (on the Glenferrie Road boundary) and the Atlantic Cedar in the front gardens
- to identify the following outbuildings and fences that are not exempt from notice and review for their demolition or removal - Krome Memorial Gates and fence, 'Wentworth'/Art House and 'Crom'/Centenary Building fences and gates.

These control triggers are identified in the exhibited Schedule to Clause 43.01.

### **1.3 Authorisation**

The Amendment was conditionally authorised under delegation from the Minister for Planning by the Department of Environment, Land, Water and Planning on 9 January 2019. The conditions related to minor changes to amendment documents before exhibition. These were addressed by Council before exhibition.

### **1.4 Summary of issues raised in submissions and the Panel's approach**

Five submissions were received to the exhibition of the Amendment. One submission (Submission 1) was subsequently withdrawn and three were supportive (Submissions 2, 3 and 5). The submission from MLC (Submission 4) largely supported the Amendment but sought changes to the exhibited Statement of Significance.

The key issues raised in the MLC submission related to the proposed gradings of:

- Fitchett Chapel, the Red House, the 1930's boarding house and dining room and Art House. It sought a Contributory grading.
- the 'Crom' fence and gates at the front of the Centenary Building. It sought a Non-contributory grading.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed all the material, but has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

The relative merits of the Amendment including the introduction of a new Heritage Overlay to replace three existing Heritage Overlays or its strategic basis was not in dispute. The Panel considers the Amendment logical and strategically sound. The Panel's Report therefore focuses on the content of the Statement of Significance proposed to be incorporated into the Boroondara Planning Scheme and the identified building gradings.

This Report deals with the issues under the following headings:

- Planning context
- Strategic justification
- Is HO795 an individual Heritage place or precinct?
- Statement of Significance gradings
- Form and content of the Amendment.

## 2 Planning context

### 2.1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

#### Victorian planning objectives

The objectives of planning in Victoria are set out in section 4(1) of the *Planning and Environment Act 1987* (the Act). The Explanatory Report identified that the Amendment will assist in implementing the following State policy objective:

To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

#### Planning Policy Framework

Council identified that the Amendment is consistent with Clause 15.03-1S (Heritage Conservation) in the Planning Policy Framework, and implements the policy by including buildings and elements within the MLC site which have been identified and assessed as having local heritage significance in the Schedule to the Heritage Overlay.

#### Clause 21 (the Municipal Strategic Statement)

Council identified that the Amendment supports Clause 21.04-5 (Built Environment and Heritage) of the Municipal Strategic Statement which includes the objective to “*identify and protect all individual places, objects and precincts of cultural heritage, aboriginal, townscape and landscape significance*”.

#### Clause 22 (local planning policies)

The Local Planning Policy Framework recognises the contribution heritage places make to the character of the City of Boroondara and the need for conservation of these heritage places. Council submitted that the Amendment supports Clause 22.03 (Heritage Policy) which seeks to “*preserve ‘significant’ heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm*”.

Clause 22.03 is “*directed at the protection, conservation and enhancement of all heritage places*”. Its objectives include:

- To preserve ‘significant’ heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm.
- To facilitate sympathetic new buildings which extend the life of ‘significant’ heritage places.
- To retain and conserve ‘contributory’ places and fabric in the Heritage Overlay which are visible from the primary street frontage.
- To facilitate sympathetic additions, alterations and new buildings to ‘contributory’ heritage places which are massed, detailed, finished and located to preserve the presentation of the place from the street.

The Heritage Policy at Clause 22.03 provides:

- policy guidance for demolition, conservation and alterations, additions and new buildings objectives of Significant, Contributory and Non-contributory places. The policy seeks the retention of heritage built fabric and does not normally allow demolition of Significant or Contributory places
- definitions of Significant, Contributory and Non-contributory heritage place gradings
- definitions of 'Heritage place' and 'Heritage precinct'.

The role and potential implication of these definitions is discussed further in Chapter 3.

Council indicated both the Planning Policy Framework and the Local Planning Policy Framework seek to ensure Heritage Overlays are applied to protect places of heritage significance in the City of Boroondara.

## 2.2 Relevant planning strategies and policies

### (i) Plan Melbourne

Plan Melbourne 2017-2050 sets out strategic directions to guide Melbourne's development to 2050, to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved.

Council identified that the review of the Heritage Overlays at MLC is supported by Outcome 4 of Plan Melbourne which seeks to ensure 'Melbourne is a distinctive and liveable city with quality design and amenity'. Direction 4.4 (refer Table 2) recognises the contribution heritage makes to Melbourne's distinctiveness and liveability and advocates for the protection of Melbourne's heritage places. Council indicated that review is consistent with the directions of Plan Melbourne.

**Table 2 Relevant sections of Plan Melbourne**

Outcome	Directions	Policies
4. Melbourne is a distinctive and liveable city with quality design and amenity	4.4 Respect Melbourne's heritage as we build for the future	4.4.1 Recognise the value of heritage when managing growth and change by: <ul style="list-style-type: none"> <li>- protecting Melbourne's post-settlement cultural heritage through consistent and credible decision-making based on clear and widely accepted heritage conservation principles and practices</li> <li>- decisions based on an appreciation of Melbourne's past and an understanding of its future needs including the processes of change to the urban environment</li> <li>- continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified for substantial change</li> </ul>

**(ii) Kew Conservation Study, 1988**

The Kew Conservation Study, 1988 identified 'A' and 'B' graded buildings on the MLC site (grade A places being of individual cultural significance to the locality, State or Australia and grade B places, integral to the cultural significance of Kew). The Study identified the MLC Main Building, Resource Centre and Memorial Assembly Hall as grade A buildings and the Chapel, Nicholas Wing and houses at 231 Barkers Road (not then owned by MLC) and 876 Glenferrie Road as grade B buildings.

The Implementation of the Kew Heritage Study resulted in the introduction of HO204 and HO150.

**(iii) City of Boroondara Heritage Review, 2007**

The B grading of the house at 231 Barkers Road was confirmed in the *City of Boroondara Heritage Review of B graded Buildings in Kew, Camberwell and Hawthorn*, Lovel Chen, 2007 which recommended applying the Heritage Overlay to the individually significant place.

**2.3 Planning scheme provisions**

The MLC campus is zoned General Residential Zone (Schedule 1). The Heritage Overlay (Clause 43.01) and Development Plan Overlay (Clause 43.04) apply to the school site.

**(i) Heritage Overlay**

Two place specific Heritage Overlays apply to buildings on the school grounds (HO204 and HO271). The south eastern edge of the Glenferrie Road Precinct Heritage Overlay (HO150) extends along Fitzwilliam Street, Glenferrie Road and Barkers Road with frontages to varying depths.

The Amendment proposes to introduce a new Heritage Overlay (HO795) over the subject land, to replace the two place specific Heritage Overlays (HO204 and HO271).

The Heritage Overlay purposes include:

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The Heritage Overlay requires a planning permit to undertake demolition, subdivision, buildings and works. The Heritage Overlay enables the Schedule to Clause 43.01 to:

- identify additional controls for specified trees, external painting (painting previously unpainted surfaces) and internal alterations
- allow prohibited uses to be permitted
- identify outbuildings and fences which are not exempt from the notice provisions or review rights of the Act for demolition or removal.

The Amendment proposes to apply tree controls within HO795 to specific site vegetation and to identify specific fences and gates that are not exempt from notice for demolition or removal. Tree controls or outbuilding and fence exemptions do not currently apply in HO150, HO204 and HO271. HO204 applies external paint controls and allows prohibited uses to be considered. The proposed HO795 does not carry these triggers forward.

## **(ii) Development Plan Overlay**

The school site is included within a Development Plan Overlay (DPO2) which requires the preparation of a Development Plan to guide future use and development and manage notice provisions where development is generally in accordance with it. The Council has recently endorsed the MLC Master Plan (2016-2026) as the Development Plan required under the DPO2.

## **2.4 Ministerial Directions and Practice Notes**

The following Ministerial Directions are relevant to the Amendment:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The Explanatory Report discusses how the Amendment meets the relevant requirements of Ministerial Direction 11 (Strategic Assessment of Amendments). That discussion is not repeated here.

The following planning practice notes are relevant to the Amendment:

- *Planning Practice Note 1 Applying the Heritage Overlay, August 2018 (PPN01)*
- *Planning Practice Note 46 Strategic Assessment Guidelines, August 2018 (PPN46)*.

### **(i) Planning Practice Note 1 Applying the Heritage Overlay**

PPN01 provides guidance about using the Heritage Overlay. It states that the Heritage Overlay should be applied to, among other places:

Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

PPN01 identifies the importance of comparative analysis and provides guidance around statement of significance content and development, schedule content, use of schedule triggers and mapping.

The Practice Note specifies that documentation for each heritage place needs to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. It recognises the following model criteria (the Hercon criteria) that have been adopted for assessing the value of a heritage place:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
- Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

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

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

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

The Panel considers that the exhibited statement of significance has been prepared in a manner and form consistent with PPN01.

## **(ii) Planning Practice Note 46 Strategic Assessment Guidelines**

PPN46 identifies that in addressing whether an amendment implements the objectives of planning and identifies any environmental, social and economic effects:

An environmental, social and economic assessment should include an evaluation of the costs and benefits to businesses and the community arising from any requirement of the amendment.

PPN46 identifies that:

The normal way of assessing the social and economic effects of an amendment is to consider whether or not the amendment results in a net community benefit.

The Explanatory Report identified that the Amendment would:

have positive social impacts by protecting a place of heritage value. No broader environmental or broader economic impacts are likely as a result of this amendment.

Council considered that the Amendment contributes to the protection and management of the City's heritage.

## **2.5 Discussion and conclusion**

For the reasons set out in the following chapters, the Panel concludes that the Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework, Municipal Strategic Statement and Local Planning Policy Framework, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified and is likely to deliver a net community benefit and sustainable development outcomes as required by Clause 71.02-3. The Panel considers that the Amendment should proceed, subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

### **3 Is HO795 an individual Heritage place or a precinct?**

#### **3.1 The issue**

The issue is whether the application of HO795 as exhibited is a proposed individual Heritage Overlay place or a proposed Heritage Overlay precinct.

#### **3.2 Background**

##### **(i) Clause 43.01 (Heritage Overlay)**

Clause 43.01 uses the term 'Heritage place', while the Schedule to Clause 43.01 enables a Heritage place to be identified as an individual place or a precinct.

##### **(ii) Clause 22.03 (Heritage Policy)**

Clause 22.03-5 of the Council's Heritage Policy identifies the following grading definitions in the Schedule of Gradings Map reference document:

'Significant' heritage places are places of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. 'Significant' graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.

'Contributory' heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important places of State, municipal or local cultural heritage significance, however when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.

'Non-contributory' places are places within a heritage precinct that have no identifiable cultural heritage significance related to the precinct. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.

Clause 22.03-6 of the Council's Heritage Policy also contains the following definitions:

##### **Heritage Place**

a site, area, land, landscape, building or other work, or group of buildings or other works with cultural heritage significance. Can indicate an individual site or a heritage precinct. It may include components, spaces and views.

##### **Heritage Precinct**

a group of buildings and/or structures or other works and their associated land which have cultural heritage significance when read together.

##### **(iii) Planning Practice Note 1 Applying the Heritage Overlay**

PPN01 identifies that the explanatory report for an amendment that includes a place in the Heritage Overlay (or other supporting document the amendment):

should state whether the place is a precinct or an individual place.

PPN01 further identifies that a statement of significance should identify features or elements that are significant and can clarify elements that are not significant.

### **3.3 Evidence and submissions**

Council's submission and Ms Schmeder's heritage evidence identified that *"while MLC is not defined as a 'precinct', it is similar in being a large area with a number of distinct component parts each having their own history, design quality, and intactness."* Ms Schmeder's Citation methodology sought to describe the MLC campus as a whole *"and each building and built element (such as the fountain, fences and gates) thought to contribute to the significance of MLC and/or have significance in its own right"*.

Council referred to the definitions and decision guidelines of Clause 22.03 and noted that Council does not normally allow demolition of significant or contributory places, so nothing particularly hung on the consequences of grading.

The submission from MLC identified the various definitions of Clause 22.03-5 and 22.03-6 and submitted that what was being proposed by the Amendment was a Heritage place, not a heritage precinct.

### **3.4 Discussion and conclusions**

PPN01 identifies that an explanatory report and the supporting amendment documentation (by inference Background and Incorporated documents such as citations and statements of significance) should identify whether the place to be included in the Heritage Overlay is a precinct or a place. None of these materials referred to the place as a precinct.

Further, the Schedule to Clause 43.01 enables Heritage places to be identified as individual places or as precincts. There are many places identified in the Heritage Overlay schedule within the Boroondara Planning Scheme that are clearly defined as precincts. The Amendment does not use the term 'Precinct' in relation to the MLC site.

While the Panel notes Ms Schmeder's evidence, the Panel considers that the Amendment proposes to apply the Heritage Overlay to the MLC site as an individual place, albeit made up of a number of buildings. Such an approach is not unusual in the case of large institutional sites.

The distinction between an individual place and a precinct is important in the way in which statements of significance are prepared, the way in which Clause 22.03 applies and how the terms Significant and Contributory are read.

PPN01 identifies that a Statement of Significance must identify what is significant and can identify what is not significant. For individual places this may extend to identifying buildings which contribute to what is significant about the place but does not provide for gradings of buildings as Contributory. The grading of buildings and elements is relevant within a precinct and the Panel considers this is how the definitions in Clause 22.03 should be read. The definition of Significant distinguishes between places that are Significant individually or in a precinct, but gives them the same status. The definition of Contributory relates to precincts only, as does the term Non-contributory.

The MLC Citation and Statement of Significance propose to apply gradings within the single Heritage place. The Panel considers that it cannot do so. Given the Amendment treats the MLC site as a Heritage place (as opposed to a precinct), it is appropriate for the Citation and Statement of Significance to identify what is significant and to identify buildings and other elements that are contributory or have no significance. It cannot, however, apply gradings to individual buildings within the Heritage place. If buildings and elements have their own significance that is not particularly attributable or associated with the significance of the place (MLC in this instance), separate Heritage Overlay designations should be applied.

During the Hearing, Ms Schmeder acknowledged the risk of not applying a separate Heritage Overlay to some buildings on the site considered to be of individual cultural heritage significance (Fitchett Chapel, Red House and Art House for example), but identified that Council had done so on the basis of providing a simpler heritage framework for the site. The Panel considers the merits of this are laudable but potentially problematic and likely to confuse future decision making. The identification of multiple Significant, Contributory and Non-contributory buildings and elements confuses the distinction between an individual place and a precinct.

The Panel concludes that:

- The Amendment applies the Heritage Overlay (HO795) to the Methodist Ladies' College as an individual Heritage place.
- The Citation and Statement of Significance inappropriately apply the Contributory term and grading level to individual buildings within the place.

### **3.5 Recommendations**

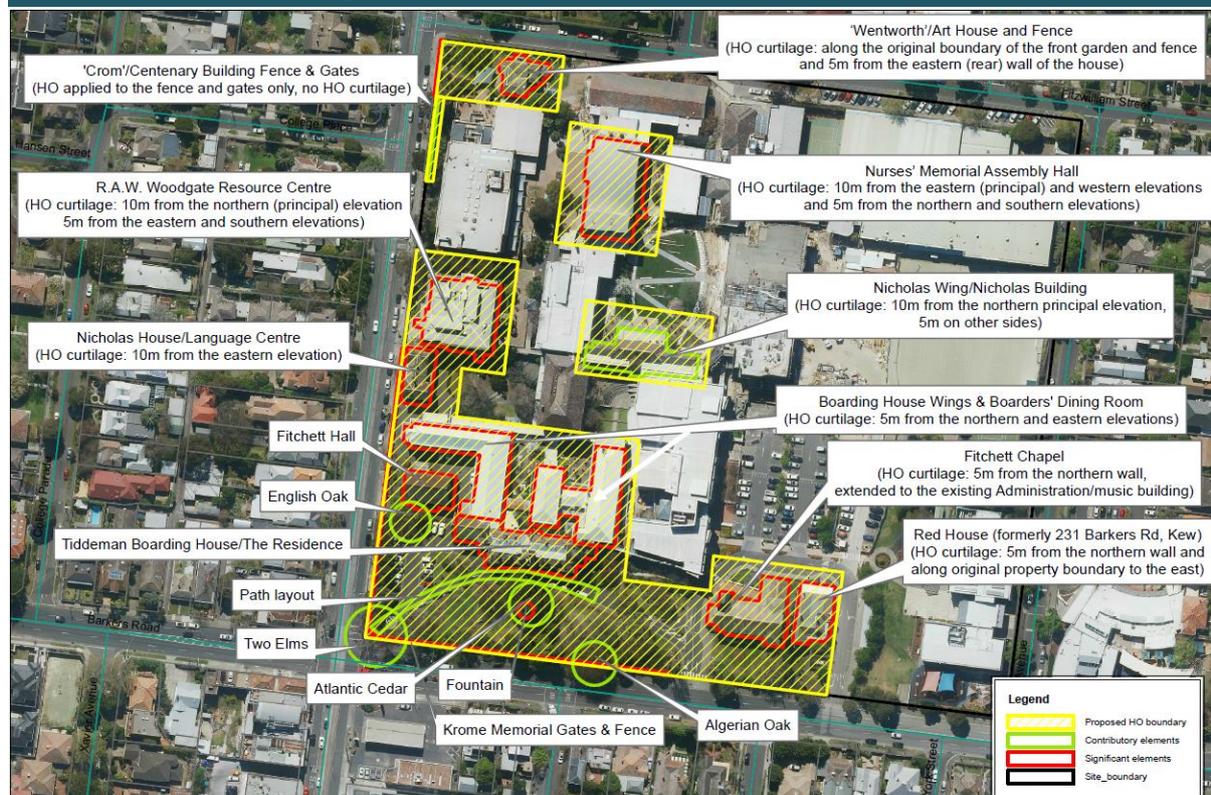
The Panel recommends:

**Amend the Citation and Statement of Significance to:**

- a) clearly identify the Significant buildings and elements and the contributory values of other buildings and elements to the significance of the Heritage place (Methodist Ladies' College)**
- b) remove references to Contributory gradings.**

## 4 Statement of Significance building and element gradings

### Exhibited Statement of significance



### What is significant?

The Methodist Ladies' College campus at 207 Barkers Road, Kew, is significant. In 1879 the annual Methodist Church Conference decided to consider the possibility of establishing a school for girls, as Wesley College for boys had opened in 1866. The Barkers Road site was purchased in 1881, and the campus formally opened in April 1882. Its first principal was Rev. Dr William Henry Fitchett, who remained head of the school until 1928. The first building was the Gothic Revival Tiddeman Boarding House/The Residence fronting Barkers Road, constructed to the design of prominent Melbourne architects Crouch & Wilson, 1881-85.

The next major phase of construction that marks the campus today was in the early interwar period. Fitchett Hall, named after the founding principal, was built in 1917, followed by the Krome Memorial Gates and associated masonry fence of 1923, and Nicholas House of 1926, all designed by architect Alec Eggleston.

The next suite of buildings was designed by architect Harry Norris as part of a large-scale expansion plan initiated in 1937. This resulted in the construction of the Boarding House Wings and Boarders' Dining Room, and the Nicholas Wing.

Norris' practice was engaged again for the design of the Nurses' Memorial Assembly Hall of 1957. Other Significant post-war buildings include another building commemorating Rev. Dr Fitchett's legacy, Fitchett Chapel, and the innovative brutalist R.A.W. Woodgate Resource Centre of 1974.

Methodist Ladies' College continues to be one of the pre-eminent private girls' schools in metropolitan Melbourne.

The following buildings and elements including views to their principal elevations are Significant:

- Tiddeman Boarding House/The Residence of 1881-85
- Fountain of 1885
- 'Wentworth' (Art House) of 1889 and fence (built as a private residence)
- Red House, Federation Queen Anne House (formerly 231 Barkers Road) of 1901 (built as a private residence)
- Fitchett Hall of 1917
- Krome Memorial Gates & Fence of 1923
- Nicholas House (Language Centre) of 1926
- Boarding House Wings & Boarders' Dining Room of 1938-39
- Nurses' Memorial Assembly Hall of 1957
- Fitchett Chapel of 1959
- R.A.W. Woodgate Resource Centre of 1974

The following building and elements including views to their principal elevations are Contributory:

- Nicholas Wing (Nicholas Building) of 1939
- Path layout from the corner entrance to the east wing of Tiddeman Boarding House/The Residence
- Two mature Elms at entrance of the school, Algerian Oak (boundary of Barkers Road) and English Oak (boundary of Glenferrie Road) and Atlantic Cedar in front gardens, all of the nineteenth century
- Fence and gates of 'Crom' at Centenary Building, northern section (of c1890-91) only

The remaining buildings and elements within the extent of the Heritage Overlay are Non-contributory.

### How is it significant?

Methodist Ladies' College is of local historical, architectural, aesthetic, technical and associational significance to the City of Boroondara. Tiddeman Boarding House/The Residence is potentially of State significance.

### Why is it significant?

Methodist Ladies' College (MLC) is one of a number of prestigious denominational colleges in the City of Boroondara. The municipality has become strongly associated with larger church-based colleges that were intended to serve larger catchments across the eastern suburbs, or even the entire metropolitan area. It was the first Protestant college to be established in the municipality, and one of the three earliest church-based colleges along with the Catholic Xavier College and Genazzano College. Thanks to generous bequests by patrons such as Fred Cato and the Nicholas brothers, MLC expanded to the point that it was believed to be the largest denominational girls' school in the world. More widely, MLC has a significant place in the history of Methodism, as one of the largest and oldest extant Methodist girls' schools in the world. Founded as a combined boarding school and day school, this continuing aspect of the school is illustrated by the Tiddeman Boarding House/The Residence as well as the Boarders' Dining Room/Boarding House, constructed nearly 60 years later. (Criterion A)

The Atlantic Cedar in front of Tiddeman Boarding House/The Residence, the Elms located at the entrance of the school, and the Algerian Oak (boundary of Barkers Road) and English Oak (boundary of Glenferrie Road) are believed to be the only plantings or original features of the original garden that survive. The path layout between the original entrance point and front of Tiddeman Boarding House/The Residence (to the termination of the eastern wing) is relatively intact and still demonstrates the access point and transport route to the school. All of these landscape elements are considered to be of historical contributory significance. (Criterion A)

The MLC alumnae have a strong association with their alma mater. (Criterion G)

Tiddeman Boarding House/The Residence is one of the most commanding, intact and successfully designed education buildings built in the Melbourne metropolitan area during the nineteenth century. It is distinguished by its fine Gothic decoration, executed in cement render, and the

landmark central tower. Externally the building is highly intact, even retaining its now rare unpainted render finish. It is potentially of State significance. (Criterion F)

Fitchett Hall, and Nicholas House are of architectural significance as representative examples of the continued medieval architectural influence seen at MLC during the twentieth century. Fitchett Hall, by Alec Eggleston, is in the Arts & Crafts Gothic style, and Nicholas House by Eggleston is in the English Domestic Revival style. The Boarders' Dining Room/ Boarding House Wings is a stripped Gothic/Tudor building that contributes to this continued architectural influence. (Criterion D)

The Krome Memorial Gates are of aesthetic significance for the high quality wrought iron work, designed by Alex Eggleston and fabricated by craft metalworker CR Caslake. They commemorate former MLC headmaster Otto Krome. (Criterion E)

The MLC Boarders' Dining Room/Boarding House Wings of 1938, and the George R Nicholas Wing of 1939 are historically significant for illustrating the important client-architect relationship between George and Alfred Nicholas and Harry Norris, which resulted in a large collection of architecturally and historically significant domestic, institutional and commercial commissions in the Melbourne area between 1919 and 1955. These commissions include the massive rebuilding and expansion of MLC's Brother school, Wesley College, in 1933-36. These two buildings are also historically significant in demonstrating the major phase of development of MLC which began in the late 1930s. In 1937, George R Nicholas announced a major redevelopment programme in memory of the recently deceased Alfred Nicholas, to be funded by their jointly donated £80,000. (Criterion A)

All MLC buildings funded by the Nicholas brothers – Nicholas House of 1926, the Boarders' Dining Centre/Boarding House Wings of 1938, and the George R Nicholas Wing of 1939 – are historically significant for their association with the Nicholas brothers, who were prominent in Melbourne's commercial world and noted philanthropists. The brothers were the major supporters of Methodist education in the 1930s, supporting both MLC and Wesley College. (Criterion H)

The George R Nicholas Wing (Nicholas Building) is of contributory architectural significance as an example of the Georgian Revival style, which was popular during the interwar period for educational buildings as well as large residences in Melbourne's wealthier suburbs thanks to its associations with Australian colonial history, scholarliness and propriety. Harry Norris' design approach incorporated traditional massing and features such as the copper cupolas on roofs, paired with a stripped-back Moderne sensibility seen in details such as the stylised quoins and concrete window hoods. (Criterion D)

Fitchett Chapel is of architectural significance as a fine example of ecclesiastic design and a modern interpretation of the traditional Tuscan church type. It is built of cream brick with a dominant gable roof of pan tiles and a campanile. Elements of Fitchett Chapel are of aesthetic significance including the leadlight windows and timber joinery. (Criteria D & E)

The Nurses' Memorial Assembly Hall is of creative significance as one of the most confidently and successfully designed buildings in Melbourne during the post war period, and as an outstandingly intact example of the post-war designs of Harry Norris' office. (Criterion F)

The R.A.W. Woodgate Resource Centre is of technical significance for having been an early, successful and influential example of the use of off-form concrete as a finishing material. (Criterion F)

'Wentworth' (Art House) is of aesthetic significance as a fine and intact example of a large Victorian Italianate villa which retains its original iron palisade fence with masonry plinth and posts. It is particularly distinguished by its prominent two-storey arcaded verandah and the cast-cement keystones feature a bas-relief heron, indicating an Aesthetic Movement influence. The front fence built for 'Crom' in c1890-91 is of contributory aesthetic significance for its high-quality Gothic Revival cast-iron fence panels and gates, of a type used frequently in Adelaide but rare in Victoria. (Criterion E)

'Red House' of 1901, formerly 231 Barkers Road, is of architectural significance as a good and substantially intact example of a Queen Anne villa which incorporates a rich combination of Federation stylistic characteristics with Victorian architectural elements such as cast iron lacework and verandah posts. (Criterion D)

Apart from the Nicholas brothers, MLC has strong associations with a number of people, particularly:

*Rev. Dr William Henry Fitchett*, the founding president of MLC and Principal of the school for forty years (1882-1928). He was a prominent member of the Methodist Church, elected president of the Wesleyan Methodist Conference of Victoria and Tasmania in 1886, and in 1902 first president of the United Methodist Victorian and Tasmanian Conference. Rev. Dr Fitchett was also a notable journalist and writer whose historical works (particularly *Deeds That Won the Empire*) sold tens of thousands of copies and made him a household name in the British Empire. His contribution to the foundation and early years of the school is recognised by the naming of two buildings after him, Fitchett Hall and Fitchett Chapel, and a School House. (Criterion H)

*Alec Stanley Eggleston*, the architect of MLC's early interwar buildings and works including Fitchett Hall and Nicholas House as well as the iconic Krome Memorial Gates. Eggleston is known for his extensive work for a range of protestant denominations and was for a time the architect to Wesley College, Queens College and MLC, as well as the designer of many interwar Methodist churches. (Criterion H)

*Harry Norris*, the architect of MLC's late interwar and a number of early post-war buildings, most of them part of the 1937 development plan funded by the Nicholas brothers. Norris was a prominent interwar-era architect who worked closely with the Nicholas brothers on projects ranging from their homes, the Nicholas Building on Swanston Street, and a suite of educational buildings at Wesley College. (Criterion H)

*Fred J. Cato*. Philanthropist and successful co-owner of Moran & Cato grocers, Fred Cato was an early, significant supporter of MLC where his two daughters attended. His major gifts to the College included funding half the purchase of J. Powers' mansion on Aileen Street (1924) (which became known as Cato House) and the purchase of Richard Allan's former home – 'Kooyong' – on Gladstone Parade, Elsternwick, for MLC's use as a branch school. (Initially known as the Fred J. Cato branch of MLC, it became Cato College and is now part of Wesley College). Mr Cato additionally funded many improvements to both MLC campuses and set up a scholarship program which benefitted hundreds of students and is still awarded today. In addition to naming the Elsternwick branch after him, at the Kew campus the original Cato House building, the newer Cato Wing and a School House were named in his honour. (Criterion H)

## 4.1 Fitchett Chapel



**Figure 2** Fitchett Chapel

Source: Planning Panels Victoria

### (i) The issue

Fitchett Chapel is currently mapped within HO204 and HO150.

The issue is whether Fitchett Chapel should be identified as a Significant building within the Statement of Significance and Citation for the proposed Heritage Overlay (HO795), or whether it is more appropriately identified as contributing to the heritage values of the place (MLC).

### (ii) Statement of Significance

The exhibited Statement of Significance identifies Fitchett Chapel as Significant (Hercon Criterion D and E).

### (iii) Evidence and submissions

Council submitted that Fitchett Chapel was appropriately graded Significant in terms of its architectural representativeness and aesthetic elements (internal joinery and stained glass) (satisfying Criterion D and E) and its association with Rev. Dr William Henry Fitchett, the founding principal to whom the chapel is dedicated.

Ms Schmeder's evidence considered that Fitchett Chapel was an "*accomplished example of the conservative strain of post-war ecclesiastical architecture*" and was of comparable quality to other significant churches of this type in Boroondara. She identified in her comparative analysis more conservative post-war churches of local heritage significance in

Boroondara including St Anne's at Windella Street, Kew East and the Shrine of St Anthony Church at Power Street, Hawthorn which were identified in the Boroondara Municipal-wide Heritage Gap Study and Kew East and Hawthorn heritage gap studies and for which individual Heritage Overlays were being sought through Boroondara Planning Scheme Amendments C284 and C305.

Mr Raworth's evidence was that Fitchett Chapel should only be afforded a Contributory grading. He did not attribute any significance to architect Frederick Armstrong and considered that the chapel did not reach the level of significance of Assembly Hall and should not be given the same significance level. In Mr Raworth's opinion, Fitchett Chapel was *"not a notable or accomplished post war ecclesiastical design to justify a significant grading, considering it a conservative, backward-looking example of the style derived from vernacular Italian precedents"*. He cited a number of examples of significant post-war church architecture of local significance in other municipalities to demonstrate what he considered to be a gulf in quality when compared to Fitchett Chapel's traditionalist approach.

Mr Raworth's evidence was critical of the use of the three Boroondara comparisons for which individual heritage controls have been proposed but not yet approved (waiting approval or at the Panel report stage). He considered, however, that the Shrine of St Anthony Church has a more commanding presence and St Anne's as having an interesting and idiosyncratic design and that the more appropriate comparator was the Contributory graded Canterbury Baptist Church in Balwyn Road.

Mr Raworth identified that Fitchett Chapel was evidently not as important as the more imposing and architecturally progressive Assembly Hall and that because the chapel does not reach the significance demonstrated by that building, it should be given a lesser grading.

Mr Raworth acknowledged the contribution of Dr Fitchett to the historical development of MLC, however he considered that the building is not inherently significant by virtue of having been named after a notable individual or where that individual is mentioned on a memorial plaque. Rather than diminishing what Mr Raworth considered a well-documented contribution, applying a contributory grading recognised that the building did not rank among the school's most historic and architecturally important buildings, nor did it influence subsequent building programs at the school. He considered that Dr Fitchett did not have a meaningful and direct association with the chapel site selection or its construction and the case for satisfying Criterion H was weak.

#### **(iv) Discussion**

The Panel considers that the significance of Fitchett Chapel should be based on its merits (against Hercon criterion) rather than it being a structure less grand than originally proposed or designed by a 'lesser architect'.

The Panel does not attribute any significance to the noting of the chapel in the *Open House Melbourne 2017* publications. Nor does the Panel agree with Mr Raworth's view that there should be a relative significance hierarchy of buildings within a site and that the Significant grading of the chapel in some way undermines the importance of other Significant graded buildings on site such as Assembly Hall. Rather, the Panel considers that when determining

significance, the appropriate approach is to consider the relative merits of each building and its relevant comparators consistent with the Hercon threshold criteria. In this instance there are a number of Significant graded buildings that, while significant to the cultural heritage values of the Heritage place (MLC), are significant in their own right against different criterion.

While the Statement of Significance and Citation appropriately establishes an association with Rev. Dr William Henry Fitchett for the Heritage place (MLC) aside from the dedication of the chapel to Dr Fitchett, this alone is not sufficient for the building to reach a Significant grading under Criterion H.

The Panel considers that Criteria D and E are the relevant criteria for determining whether Fitchett Chapel might be considered to be individually significant. The Panel considers that for a local level of significance to be established, the appropriate comparators are not those from other municipalities but those within Boroondara.

In referring to the recent heritage gap studies, Ms Schmeder identified that the authors were unable to identify comparable post-war churches within the Heritage Overlay within Boroondara and subsequently undertook extensive overviews of largely intact post war churches in the municipality. While the Panel notes that the 1988 Kew Conservation Study identifies the chapel as of local heritage significance (applying a B grading) no comparators were identified.

Ms Schmeder's evidence relied on three post-war churches that were the subject of two amendments which were yet to be approved. No other comparator sites were identified within the municipality. While Fitchett Chapel may well compare favourably with these churches, as yet they have not been included in the Heritage Overlay and therefore their merits are yet to be fully tested. The Panel is not convinced based on the evidence before it that Fitchett Chapel is individually significant.

The Panel considers that the appropriate interim step is to identify Fitchett Chapel as a building that contributes to the overall significance of the place (MLC) and further review the building's significance in the light of the outcomes of Boroondara Planning Scheme Amendments C284 and C305.

#### **(v) Conclusion and recommendation**

The Panel concludes:

- Based on the current comparative analysis, Fitchett Chapel is not individually Significant.

The Panel recommends:

**Amend the Citation and Statement of Significance to identify Fitchett Chapel as contributing to the significance of the Heritage place and remove references to Fitchett Chapel's Significant grading.**

## 4.2 Red House



**Figure 3** Red House

Source: Planning Panels Victoria

### (i) The issue

Red House is currently mapped within HO271 and identified as Significant.

The issue is whether Red House should be identified as a Significant building within the Statement of Significance and Citation for the proposed Heritage Overlay (HO795), or whether it is more appropriately identified as contributing to the heritage values of the place (MLC).

### (ii) Statement of significance

The exhibited Statement of Significance identifies 'Red House', a Queen Anne villa as Significant (Hercon Criterion D).

### (iii) Evidence and submissions

The evidence of Ms Schmeder was that Red House compares closely in architectural design and intactness with other individually significant places in Boroondara including 23 Barry Street, 853 Glenferrie Road and 58 Kent Street, Kew and was *"one of the better examples in Kew and Boroondara of a richly ornamented Queen Anne villa which demonstrates the transition from Victorian era forms"*. She considered that it was inappropriate to limit the local significance of a building simply on the basis it did not compare well to grander and more individually distinctive mansions.

Mr Raworth's evidence identified that because HO271 was introduced in 2009 through Amendment C64 to the Boroondara Planning Scheme without objection, the relative merits of its Significant grading had not been tested and that it was now appropriate to interrogate that grading. To that end he considered that Red House was a representative example of the Edwardian Queen Anne revival style but that it was not rare, unusual or distinctive in a municipality he considered *"rich in the domestic architecture of the period"* and which warranted a higher benchmark of significance to be achieved.

Mr Raworth was critical of the comparative analysis undertaken in the citation, indicating that all but one of the significant graded comparison buildings identified were located in precincts. He considered that a higher threshold of significance was required in the context of Clause 22.03 including comparison with other individually significant places. Mr Raworth identified that compared with other such notable houses of the period, Red House was unassuming in nature. He also considered the place diminished by its isolated location in an institutional setting and did not compare with the grander, distinctive mansions at other school sites (Trinity Grammar, Carey Baptist Grammar and Camberwell Grammar for example).

#### **(iv) Discussion**

Red House was acquired by MLC in 2003 and remains largely intact apart from a rear skillion roof extension and now forms part of an integrated campus.

The Panel agrees with Ms Schmeder's observations that significance should not be contained to the grander or more spectacular places in a municipality and that it was important to protect the best of all types of heritage places in a municipality. This approach ensures that places that reflect the broader development history of the municipality can be appropriately recognised where the appropriate threshold levels of significance can be met.

In this instance the Panel considers that the comparative analysis undertaken by Ms Schmeder demonstrates that the building satisfies Criterion D as a place of local cultural heritage significance. While Ms Schmeder acknowledged some of the failings of the comparative analysis used in the earlier 2007 Heritage Review that underpinned HO271, that study graded the dwelling as Significant. The Review identified it as a substantially intact Queen Anne villa incorporating a rich combination of Federation and Victorian stylistic and architectural characteristics such as cast iron lacework and verandah posts.

The Panel places little weight on whether HO271 was or was not 'tested' through an amendment process. This is largely conjecture and the amendment was presumably appropriately considered against the policy and heritage practice of the time through that amendment process, irrespective of whether or not there were submissions that specifically objected to the grading of the dwelling as Significant.

Both Mr Raworth and Ms Schmeder identified that Red House was a relatively recent acquisition and gained no heritage significance from its association with MLC. The Panel supports that conclusion and considers that the building derives its local heritage significance from its comparative analysis of other dwellings of this era in the municipality.

While the Panel acknowledges that Council has sought a clearer and pragmatic approach to the application of the Heritage Overlay to the site by treating it as a single Heritage place made up of individual elements rather than applying a series of Heritage Overlays, this approach is problematic as discussed in Chapter 3.

The Panel considers that the building should be identified as an individually significant place with its own Heritage Overlay (HO) place number. This would require changes to the MLC Citation and Statement of Significance, preparation of a new Statement of Significance for Red House and associated changes to the Schedule to Clause 43.01 and the schedules to Clauses 72.04 and 72.08.

The Panel considers that such a change is broadly consistent with the intent of the Amendment to protect the cultural heritage values of the site. It considers that sufficient information exists within the existing Citation and Statement of Significance to formulate an amended Citation and Statement of Significance for the balance of the school site and a new Citation and Statement of Significance for Red House. The approach used in the exhibited Statement of Significance to define a curtilage around Red House is considered appropriate to use for the purposes of mapping a new Heritage Overlay.

**(v) Conclusions and recommendations**

The Panel concludes:

- Red House satisfies Criterion D as a place of local cultural heritage significance.
- The heritage significance of Red House is not attributed to its association with MLC.
- It is therefore appropriate to include Red House in the Heritage Overlay (HO) as an individual heritage place with its own HO designation, mapping and Statement of Significance.

The Panel recommends:

**Apply the Heritage Overlay and a new Heritage Overlay designation to Red House as an individual Heritage place.**

**Prepare a separate Statement of Significance for Red House.**

### 4.3 1930's boarding house and dining room



**Figure 4 Boarding house wings and dining room**

Source: Planning Panels Victoria

#### (i) The issue

The Boarding House Wings and Boarders' Dining Room are currently partially mapped within HO150 and HO204.

The issue is whether the 1930's boarding house and dining room wings should be identified as a Significant building within the Statement of Significance and Citation for the proposed Heritage Overlay (HO795), or whether it is more appropriately identified as contributing to the heritage values of the place (MLC).

#### (ii) Statement of significance

The exhibited Statement of Significance identifies the 1930's boarding house/dining room as Significant (Hercon Criterion A).

### **(iii) Evidence and submissions**

Relying on the evidence of Ms Schmeder, Council submitted that while the Boarding House Wings and associated Dining Room have contributory values for their design (Criterion D) they were historically significant under Criteria A and H.

Ms Schmeder attached a Contributory level of significance to the buildings because of their austerity and discrete stylistic elements to what otherwise was a “*stripped back box*”. She considered the buildings an important illustration of the relationship between the designer Norris and the funding of the Nicholas brothers for an institutional commission which left an important legacy for MLC and the Council.

Mr Raworth’s opinion was that “*the 1930s boarding house buildings present as austere cuboid forms with a basic applique of Gothic ornament, juxtaposed against some fairly typical interwar Moderne elements*” possibly because of budgetary constraints. He considered that because the buildings were of limited architectural significance, they did not make an important contribution to the heritage character of the place. He also noted that the buildings were not mentioned in the 1998 Kew Conservation Study.

Mr Raworth attributed little significance to the association with the architect Harry Norris or the client-architect relationship established between Norris and the Nicholas brothers and considered the capacity to satisfy Criterion H was weak. While acknowledging that lack of visibility from the public realm does not have a bearing on the significance of a place, he considered that the way in which the house wings appear as appendages to the rear of Tiddeman House lending them a “*secondary or lesser status*”. Mr Raworth agreed that the best comparison of the boarding house wings was at Scotch College, however in that instance the suite of buildings at that site were distinctive, of a similar style and imparted a sense of cohesion not present in the structure at MLC.

### **(iv) Discussion**

The Panel agrees with the evidence of both Ms Schmeder and Mr Raworth that the Boarding House wings and Dining Room buildings are austere and relatively plain in detail, although some elements of the Dining Room are more detailed and accomplished architecturally. It was not suggested that the building was a particularly fine example of Norris’ work in Boroondara. As a whole the buildings are noteworthy and add to the story of the school and the importance of boarding to it, but are not significant.

The Panel agrees with the observations that the location of the buildings behind other buildings and away from the street view does not impact on their level of heritage significance.

While acknowledging the relationship between the designers and the benefactors is an important part of MLC’s development, the Panel does not think it is of such significance to meet the thresholds of Criteria A and H and warrant the buildings having a Significant grading. In this regard the Panel prefers the evidence of Mr Raworth. It considers that the broader contribution of the Nicholas brothers as school benefactors (Criterion H) is already appropriately acknowledged in the Statement of Significance for the school and in the naming of the Nicholas House/Language Centre and the Nicholas Wing/Nicholas Building.

The connection of the Nicholas brothers to the school is part of the school's record as is the involvement of Norris.

**(v) Conclusions and recommendation**

The Panel concludes:

- The Boarding House Wings and Boarder's Dining Room do not meet the threshold to be identified as Significant graded buildings within the Statement of Significance and Citation for proposed Heritage Overlay (HO795).
- The Statement of Significance and Citation should be amended to identify the contributory value of the buildings to the significance of the heritage place (MLC).

The Panel recommends:

**Amend the Citation and Statement of Significance to identify the Boarding House Wings and Boarder's Dining Room as contributing to the significance of the Heritage place and remove the Significant grading for the Boarding House Wings and Boarder's Dining Room.**

## 4.4 Art House



**Figure 5** 'Wentworth' (Art House)

Source: Citation, page 25

### (i) The issue

Art House is currently mapped within HO150.

The issue is whether the Art House (formerly known as 'Wentworth') should be identified as a Significant building within the Statement of Significance and Citation for the proposed Heritage Overlay (HO795), or whether it is more appropriately identified as contributing to the heritage values of the place (MLC).

### (ii) Statement of significance

The exhibited Statement of Significance identifies the Victorian Italianate villa 'Wentworth', otherwise known as Art House, as Significant (Hercon Criterion E).

### (iii) Evidence and submissions

Council submitted that Art House is appropriately graded as Significant. It relied on the evidence of Ms Schmeder and that the building was identified in the Kew Conservation Study 1988 as a 'B' graded building which it indicated translates to a Significant level grading.

Ms Schmeder's comparative analysis was based on buildings of the same style, era and scale as Art House and included 7 Victoria Avenue, Canterbury (HO411), 3 Fermaugh Road, Camberwell (HO159), 997 Burke Road, Hawthorn (HO19) and 39 Kinkora Road, Hawthorn (HO152). She considered the building as very similar in design, scale and intactness with other significant houses of this type in Boroondara. Ms Schmeder identified that the retention of the original iron palisade fence and the cast cement keystones featuring a base-relief heron, indicating an Aesthetic Movement influence, added to its significance.

In terms of the building's altered setting, Ms Schmeder considered that in the context of Clause 22.03 individually Significant places don't need to rely on their situation within a largely intact streetscape for their individual significance.

MLC submitted that Art House was appropriately graded Contributory based on the evidence of Mr Raworth which suggested it was of conventional and representative architectural character, had limited historic interest within the context of MLC and had lost its domestic context which was now "*unmistakably institutional in character and dominated by a large modern school building*". Mr Raworth considered that Art House did not have the additional significance attributed to Significant level comparator buildings which were set in more valued Victorian era streetscapes.

The evidence of Mr Raworth considered the two storey arcaded verandah "*not especially prominent, striking or elaborate*" compared to those found on many similar houses of that period within Boroondara. He considered aspects of the Aesthetic Movement had been assimilated into late Victoria design and did this not suggest that Art House had a strong relationship with the style beyond demonstrating aspects of it. In terms of comparators of schools occupying Victoria era dwellings, Mr Raworth considered Art House to be of lesser historical and architectural significance than 'Tourmont' (Fintona Girls School) and 'Urangeline' (Carey Baptist Grammar) as early examples of the Queen Anne revival style, not as grandiose or elegant as 'Roberts House' (Trinity Grammar) or 'Roystead' (Camberwell Grammar), or as early or stylistically rare as 'Henty House' (Trinity Grammar). He also noted that the residence did not have strong historical or social associations with MLC.

There was a difference in view between the heritage evidence of Ms Schmeder and Mr Raworth regarding whether the design and construction of Art House was undertaken during an important and influential part of architect John Beswicke's career. Mr Raworth considered it an example of his conventional designs of lesser significance. While acknowledging that Art House was typical of Beswicke's 1880's designs, Ms Schmeder disagreed that this period was a less influential phase of his career or that this undermined its significance.

### (iv) Discussion

The Panel agrees with Ms Schmeder's evidence that a place does not need to be unusual or superior to other Significant places to meet the threshold of Significance. The Panel prefers

the evidence of Ms Schmeder in relation to the comparative analysis used, including beyond those comparators associated with a particular school. Within Boroondara, the Panel considers that the building's Italianate design (including its two-storey arcaded verandah and cast cement keystones), scale and intactness along with its iron palisade front fence compares favourably with those comparator Significant houses identified by Ms Schmeder. The Panel considers that the building's aesthetics, detail and representativeness meet Criterion E.

As noted by Ms Schmeder, the building and its setting is intact (apart from some reversible changes).

While the Panel agrees with Mr Raworth's observations that Art House's immediate curtilage to the rear and south is institutional in character, it does not consider that the large modern nearby school buildings overly dominate the house. The building's front and side street setbacks are free of modern built form and hard landscaping elements. As such the building's location to the northern edge of the site means that it retains its visual connection and contributory relationship to the residential elements of the Glenferrie Road precinct (HO150) to the north.

The Panel notes that while John Beswicke is acknowledged as a prominent proponent of domestic Federation period architecture (as identified in the *Encyclopedia of Australian Architecture* (2012) citation (Document 4)), nothing in particular turns on this. The exhibited Citation acknowledges Beswicke as the architect but does not attribute any significant cultural heritage significance to this (Criterion H), instead relying on Criterion E.

The Panel considers that Art House meets the PPN01 threshold to be identified as of local cultural heritage significance. However its significance is established, like Red House, with its domestic comparators rather than its historical association with the school.

The Panel considers that the building should be identified as an individually significant place with its own Heritage Overlay (HO) place number. As identified in its recommendations for Red House this would require changes to the existing Citation and Statement of Significance, preparation of a new Citation and Statement of Significance for Art House and associated changes to the Schedule to Clause 43.01 and the Schedules to clauses 72.04 and 72.08. The approach used in the exhibited Statement of Significance to define a curtilage around Art House is considered appropriate to use for the purposes of mapping a new Heritage Overlay. For the purposes of its future heritage identification it is considered more appropriate to refer to the dwelling's original name 'Wentworth' rather than Art House which refers to its role within MLC.

#### **(v) Conclusions and recommendations**

The Panel concludes:

- 'Wentworth' (Art House) satisfies Criterion E as a place of local cultural heritage significance.
- The heritage significance of 'Wentworth' (Art House) is not attributed to its association with MLC.

- 'Wentworth' (Art House) should therefore be included in the Heritage Overlay (HO) as an individual heritage place with its own HO designation, mapping and Statement of Significance.

The Panel recommends:

**Apply the Heritage Overlay and a new Heritage Overlay designation to 'Wentworth' (Art House) as an individual Heritage place.**

**Prepare a separate Statement of Significance for 'Wentworth' (Art House).**

## 4.5 'Crom' Centenary Building fence and gates



**Figure 6** 'Crom' fence and gates

Source: Planning Panels Victoria

### (i) The issues

The Centenary Building fence and gates are currently mapped within HO150. Fence controls do not currently apply.

The issues are:

- whether the 'Crom' fence and gates at the front of the Centenary Building should be identified as Contributory or Non-contributory elements within the Statement of Significance and Citation for the proposed Heritage Overlay (HO795).
- whether the 'Crom' fence and gates should be included in the proposed Heritage Overlay (HO795).

### (ii) Statement of significance

The exhibited Statement of Significance identifies the c1890s 'Crom' fence and gates as Contributory (Hercon Criterion E).

### (iii) Evidence and submissions

Council submitted that the 'Crom' fence and gates should retain their contributory grading as they *"have rarity and aesthetic value in their own right (Criterion E) independent of MLC or the now demolished 'Crom'"*.

Ms Schmeder considered that the unusual and high-decorative design of the gates and fence are of historic and architectural significance for their Gothic Revival style, and are unusual in the Melbourne suburban context for their use of cast-iron pattern and a high masonry plinth. She considered they contribute despite the demolition of the original house to which

they related, citing several examples of fences recognised as contributory elements in their own right (including the University of Melbourne fence and gates, 'Martimo' at 8-9 The Strand, Williamstown and other precinct contributory examples in the City of Yarra and City of Bendigo).

MLC's submission captured the salient elements of Mr Raworth's evidence, including "*that the fence has lost its original house and domestic context and gains little significance from its association with MLC*". Mr Raworth opined that while the fence has a Gothic revival character that departs from the more standard Victorian Italianate design, it was not a notably elaborate design. He considered that the fence and gates were an item of historical and aesthetic interest only and did not meet the definition of a contributory place under Clause 22.03.

#### **(iv) Discussion**

The Panel observed that the 'Crom' fence and gates form part of a continuous fence line along Glenferrie Road, with newer fence elements to the southern portion of the fence line adopting a similar form and materiality. The heritage fabric of the fence and gates is readily apparent and distinguishable from the fence treatments to the northern and southern sections of fencing. The fence has a reasonable level of intactness and integrity.

While the fence and gates relate historically to the original dwelling (now demolished) they are none the less a tangible part of the school's development, with the fence design being incorporated into the fencing treatments further south of this section. The Panel considers the Council's proposed grading of Contributory reflects the aesthetic values of the fence and gate and their altered setting.

The Panel considers that the 'Crom' fence and gates potentially have a level of local heritage significance in their own right for their unusual and highly decorative design (Criterion E). Council, however, has not sought to recognise the fence and gates as Significant or apply a separate Heritage Overlay to these elements.

Consistent with the discussion in Chapter 3, the Panel considers the term 'contributory' can be used to identify buildings and elements that contribute to the significance of the Heritage place but the grading of Contributory cannot be used. In the context of an individual place an element that is contributory cannot be read the same way as Contributory places within a precinct. If Council wishes to elevate the level of significance of this element it would need to consider applying the Heritage Overlay to the elements as an individually significant Heritage place.

The Panel, however, considers there is merit in retaining the fence and gates within the curtilage of HO795 to enable Council to consider the impacts of any alterations to these elements to the cultural heritage values of the Heritage place.

#### **(v) Conclusions and recommendation**

The Panel concludes:

- The 'Crom' fence and gates at the front of the Centenary Building are potentially of individual cultural heritage significance (Criterion E).

- The Citation and Statement of Significance should be amended to clarify the identified contributory role of the 'Crom' fence and gates and remove their Contributory grading.
- The proposed Heritage Overlay (HO795) should extend over the 'Crom' fence and gates.

The Panel recommends:

**Amend the Citation and Statement of Significance to identify the 'Crom' fence and gates as elements that contribute to the significance of the Heritage place and remove the Contributory grading for 'Crom' fence and gates.**

## 5 Form and content of the Amendment

### 5.1 Background

During the course of the Hearing the Panel sought clarification on the interpretation of the drafting of the tree control provisions for the Schedule to Clause 43.01 for HO795, as they differed from the description included in the exhibited Statement of Significance.

Ms Schmeder's evidence sought to include within the Citation, changes to the comparative analysis for the school to:

- update the status of Heritage Overlay controls for Scotch College (HO608) and Siena Convent (HO724) which have been approved since preparation of the Citation
- add reference to Canterbury Girls College (HO685) which has recently been added to the Heritage Overlay under the Boroondara Planning Scheme.

### 5.2 Evidence and submissions

During its closing submission Council identified that the exhibited Schedule to Clause 43.01 for HO795 would benefit from the redrafting of the description of the trees for which tree controls are proposed. Council in its closing submission advised that the tree control description in the Schedule should reflect the description in the grading recommendations of the exhibited Statement of Significance:

Two mature Elms at entrance to the school, Algerian Oak (boundary of Barkers Road) and English Oak (boundary of Glenferrie Road) and Cedar Tree (front gardens).

All parties agreed that clarity of the Heritage Overlay provisions for the site was important. MLC did not identify any concerns with Council's suggested changes.

In relation to Ms Schmeder's recommendations to amend the Citation to include updated comparative information, Council adopted and supported Ms Schmeder's evidence and no issues were raised by Mr Raworth or MLC to such a change.

### 5.3 Discussion and conclusions

The Panel considers that the Clause 43.01 Heritage Overlay Schedule provisions for the site should be as clear as possible to ensure that the controls can be effectively applied without future confusion or misinterpretation. While Council's suggested replacement words in the Citation add clarity, the content of the Schedule would benefit with greater brevity and the use consistent of species references. For example, the term 'Cedar Tree' and 'Atlantic Cedar' are used in different parts of the Citation. Rather than identify a set of words, the Panel considers that Council should refine the words in the Schedule to Clause 43.01 as part of finalising the amendment documentation.

The Panel supports the changes to the Citation to update the Heritage Overlay status of other schools within the comparative analysis as proposed by Ms Schmeder. The change adds new factual information that is not in dispute and adds to the understanding of the place and its comparative significance. The update is also appropriate given the document's status as a Background Document.

## 5.4 Recommendations

The Panel recommends:

**Amend the Schedule to Clause 43.01 Heritage Overlay to clarify the wording of tree controls for HO795 consistent with the Methodist Ladies' College Heritage Citation, 20 August 2018.**

**Amend the Citation and Statement of Significance to include within the Comparative Analysis for the school as a whole, updated Heritage Overlay references within the Boroondara Planning Scheme to Scotch College (HO608), Siena Convent (HO724) and Canterbury Girls College (HO685).**

## Appendix A Document list

No.	Date	Description	Provided by
1	9/10/2019	Council Part A submission	Council
2	“	Schmeder evidence	Council
3	“	Raworth evidence	MLC
4	16/10/2019	Extract from Encyclopedia of Australian Architecture, Willis & Goad, 2012 (Miles Lewis citation, page 81)	Ms Schmeder
5	“	Council Part B submission	Council
6	“	MLC submission	Ms Cincotta

**Attachment 2 - Summary of Amendment C305boro (MLC Heritage Review) - Panel recommendations and officer responses**

Summary of Panel Recommendation	Officer Response	Officer Recommendation
<p><b>1. Amend the Citation and Statement of Significance to:</b></p> <p><b>1a) clearly identify the Significant buildings and elements and the contributory values of other buildings and elements to the significance of the Heritage place (Methodist Ladies' College)</b></p> <p><b>1b) remove references to Contributory gradings</b></p>		
<p>The Panel identifies HO795 as an individually significant heritage place. Although made up of a number of different buildings and elements, it is clearly not a precinct.</p> <p>The Panel notes neither the <i>Boroondara Planning Scheme</i> nor <i>Planning Practice Note 1: Applying the Heritage Overlay</i> provides for the "grading" of buildings within an individual heritage place. That is, only precincts provide for the "grading" of buildings.</p> <p>The Panel recommends that buildings be referred to as having "contributory value" rather than being "graded" as 'contributory' to HO795.</p> <p>In most instances, the Panel expresses concern with the terminology used, rather than the merit of Council's position. The merits assessment and recommendation for each individual place will be discussed in more detail in subsequent rows of this table.</p>	<p>Officers agree that HO795 is an individually significant place, as was clearly identified in the exhibited heritage citation.</p> <p>Officers acknowledge the use of the term 'grading' could result in lack of clarity. However, officers do not consider adopting the wording and terminology preferred by the Panel will have any significant detriment to the statutory protection of identified buildings or elements.</p> <p>The individually significant heritage place is MLC, and the heritage citation simply describes the level of contribution that each building or element makes to the whole. Council's Heritage Policy at Clause 22.03-3.2 ('Significant' heritage places) continues to apply and will guide the assessment and decision-making process for any future planning permit application.</p> <p>Council's Statutory Planning Department has been consulted and concurs with this assessment.</p> <p>As such, officers support this recommendation.</p>	<p>Adopt Amendment C305boro as recommended by the Panel.</p>
<p><b>1c) identify Fitchett Chapel as contributing to the significance of the Heritage place and remove references to Fitchett Chapel's Significant grading</b></p>		

**Attachment 2 - Summary of Amendment C305boro (MLC Heritage Review) - Panel recommendations and officer responses**

Summary of Panel Recommendation	Officer Response	Officer Recommendation
<p>The exhibited Statement of Significance identifies Fitchett Chapel as being 'significant' to the place (HERCON Criteria D and E).</p> <p>Council's heritage consultant provided expert evidence to the Panel arguing the Chapel was of comparative quality to other significant churches of this type in Boroondara. A comparative analysis was made to St Anne's in Windella Street, Kew East and the Shrine of St Anthony in Power Street, Hawthorn. It was argued that this was an <i>"accomplished example of the conservative strain of post-war ecclesiastical architecture"</i>.</p> <p>In contrast, the heritage consultant representing MLC argued Fitchett Chapel should only be afforded a 'contributory' status, as it was <i>"not a notable or accomplished post war ecclesiastical design to justify a significant grading, considering it a conservative, backward-looking example of the style derived from vernacular Italian precedents"</i>.</p> <p>The Panel notes that the post war churches referred to by Council's heritage consultant and used in the comparative analysis are not yet included in the Heritage Overlay. While the Panel acknowledge the relevant heritage studies had identified each as being worthy of an individual citation, it stated:</p> <p><i>While Fitchett Chapel may well compare favourably with these churches, as yet they have not been included in the Heritage Overlay and therefore their merits are yet to be fully tested. The Panel is not convinced based on the evidence</i></p>	<p>This Panel recommendation differs from the position Council advanced at the Panel hearing.</p> <p>The Kew East and Mont Albert Heritage Gap Study lists St. Anne's as an individually significant heritage place (HO836). The Panel appointed to consider this Amendment (C306boro) finds that the Amendment is well founded and strategically justified. It makes no specific recommendation in relation to St. Anne's given that no submissions were received in relation to the recommendation.</p> <p>The Panel appointed to consider Amendment C284 adopted the recommendation that the Shrine of St Anthony be recognized as being of individual significance (HO794). Similarly, that recommendation was not 'tested' as no objectors challenged the 'significant' grading.</p> <p>Council's heritage consultant and officers have reviewed the Panel's recommendation. As these studies have not yet been gazetted, it is understood why the Panel found it premature to rely on them as comparators.</p> <p>Officers consider the Panel's recommendation - while somewhat inconsistent with submissions made by Council to the Panel - will still afford an appropriate level of statutory protection to the identified place. The heritage citation will clearly state that the building contributes to the significance of the heritage place. Based on discussions with Council's Statutory Planning Department, Council's Heritage Policy provides strong policy position for buildings and works proposed to 'significant' graded heritage places. As</p>	<p>Adopt Amendment C305boro as recommended by the Panel.</p>

**Attachment 2 - Summary of Amendment C305boro (MLC Heritage Review) - Panel recommendations and officer responses**

Summary of Panel Recommendation	Officer Response	Officer Recommendation
<p><i>before it that Fitchett Chapel is individually significant.</i></p>	<p>the entirety of the area proposed for HO795 is an individually 'significant' place, Council's Statutory Planners would use the policy guidance for significant places in assessing and determining the merits of any future planning permit application (at Clause 22.03-3.2).</p> <p>Officers agree that the significance of the Fitchett Chapel could be reconsidered in any future heritage review, once the other relevant amendments have been gazetted, and thus the comparators have been fully tested. Until such a time, officers consider there is little merit in undertaking further strategic work to have the Chapel recognised as 'significant' in the Heritage Overlay. This will require a new planning scheme amendment.</p>	
<p><b>1d) identify the Boarding House Wings and Boarder's Dining Room as contributing to the significance of the Heritage place and remove the significant grading for the Boarding House Wings and Boarder's Dining Room</b></p>		
<p>The exhibited Statement of Significance identifies the 1930's boarding house/dining room as 'significant' (HERCON Criteria A and Criterion H). The Panel did not support those classifications.</p> <p>The Panel acknowledges the relationship between the designer of these buildings, Harry Norris, and the bequests made to the school by George and Alfred Nicholas. However, the Panel did not think that it was of such significance to meet the thresholds of Criteria A and H required for a significant grading.</p> <p>The Panel notes the contribution of the Nicholas brothers as benefactors to MLC (Criterion H) "<i>is already appropriately acknowledged in the Statement</i></p>	<p>The use of terminology has been previously discussed at recommendation 1. Officers agree with the Panel's finding in this regard.</p> <p>During the course of the Panel hearing, all parties agreed that the Boarding House wings and Dining Room buildings are austere and relatively plain in detail and design. Council's expert heritage witness advised the Panel that a 'contributory' level of significance is justified for the buildings under Criterion D because of the austere detailing of the buildings. A similar view was held by the heritage expert appearing for MLC.</p>	<p>Adopt Amendment C305boro as recommended by the Panel.</p>

**Attachment 2 - Summary of Amendment C305boro (MLC Heritage Review) - Panel recommendations and officer responses**

Summary of Panel Recommendation	Officer Response	Officer Recommendation
<p><i>of Significance for the school and in the naming of the Nicholas House/Language Centre and the Nicholas Wing/Nicholas Building”.</i></p> <p>Given the above, the Panel recommends the Boarding House Wings and Boarder’s Dining Room not have a significant grading but be classified as ‘contributing to the significance of the heritage place’.</p>	<p>The Panel finds that the thresholds were not met for the remaining Criteria A and H.</p> <p>Officers accept the position put forward by the Panel that <i>“the broader contribution of the Nicholas brothers as school benefactors (Criterion H) is already appropriately acknowledged in the Statement of Significance for the school”.</i></p> <p>As discussed above, Council’s Heritage Policy provides strong policy position for buildings and works proposed to ‘significant’ graded heritage places. As the entirety of the area proposed for HO795 is an individually ‘significant’ place, Council’s Statutory Planners would use the policy guidance for significant places in assessing and determining the merits of any future planning permit application (at Clause 22.03-3.2).</p> <p>Officers accept the Panel’s recommendation, as it will afford reasonable statutory protection to the Boarding House Wings and Boarder’s Dining Room, given they are recognised as contributing to the significance of the place, as is the contribution of the Nicholas brothers as school benefactors.</p>	
<p><b>1e) identify the ‘Crom’ fence and gates as elements that contribute to the significance of the Heritage place and remove the Contributory grading for ‘Crom’ fence and gates</b></p>		
<p>The ‘Crom’ fence and gates are currently within HO150. Additional fence controls do not apply. The fence runs along Glenferrie Road generally to the front of the Centenary Building.</p>	<p>The Panel’s recommendation is consistent with the exhibited heritage citation and Council’s position presented at the Panel hearing.</p> <p>Officers therefore accept this recommendation.</p>	<p>Adopt Amendment C305boro as recommended by the Panel.</p>

**Attachment 2 - Summary of Amendment C305boro (MLC Heritage Review) - Panel recommendations and officer responses**

Summary of Panel Recommendation	Officer Response	Officer Recommendation
<p>The exhibited Statement of Significance notes the fence and gates of 'Crom' at Centenary Building (northern section of c1890-91 only) as being 'contributory'.</p> <p>The gates were associated with a building that has since been demolished. However, the Panel finds the fence and gates have played a tangible part in the school's development. It finds <i>"there is merit in retaining the fence and gates within the curtilage of HO795 to enable Council to consider the impacts of any alterations to these elements to the cultural heritage values of the Heritage place"</i>.</p> <p>The Panel also finds the fence and gate potentially meet the threshold for local heritage significance in their own right. As Council did not seek to recognise the fence and gates as 'Significant' or apply a separate Heritage Overlay the panel makes no specific recommendation on this.</p>	<p>Officers agree that a future heritage review could consider the individual significance of the 'Crom' fence and gates. The Panel's recommendation will afford the 'Crom' fence and gates an appropriate level of statutory protection until such a time.</p>	<p>Consider a further investigation into the significance of the fence and gates in a future heritage review. If warranted, apply for a separate Heritage Overlay.</p>
<p><b>1f) include within the Comparative Analysis for the school as a whole, updated Heritage Overlay references within the Boroondara Planning Scheme to Scotch College (HO608), Siena Convent (HO724) and Canterbury Girls College (HO685).</b></p>		
<p>The Panel recommends that the comparative analysis be updated to reflect the fact that the Heritage Overlays now apply to the following schools:</p> <ul style="list-style-type: none"> <li>• HO608 - Scotch College (C183)</li> <li>• HO685 - Canterbury Girls College (C266)</li> <li>• HO724 - Siena Convent (C274).</li> </ul> <p>The Panel supports the changes to the heritage citation to update the Heritage Overlay status of other schools within the comparative analysis as proposed</p>	<p>This recommendation accords with the evidence presented by Council's heritage expert to the Panel.</p> <p>Council's heritage expert presented evidence to the Panel which sought to amend the heritage citation to accurately reflect the status of Heritage Overlay controls for the other schools, as mentioned.</p> <p>MLC and their heritage expert did not contest the inclusion of this additional information.</p>	<p>Adopt Amendment C305boro as recommended by the Panel.</p>

**Attachment 2 - Summary of Amendment C305boro (MLC Heritage Review) - Panel recommendations and officer responses**

Summary of Panel Recommendation	Officer Response	Officer Recommendation
<p>by Council's heritage consultant. The Panel states <i>“the change adds new factual information that is not in dispute and adds to the understanding of the place and its comparative significance. The update is also appropriate given the document’s status as a Background Document”</i>.</p>	<p>Officers accept the Panel’s recommendation as it will ensure the heritage citation is accurate and up-to-date.</p>	
<p><b>2. Apply the Heritage Overlay and a new Heritage Overlay designation to Red House as a separate individual Heritage Place.</b></p>		
<p>The exhibited Statement of Significance identifies the ‘Red House’ as a Queen Anne villa (HERCON Criterion D). Red House is currently protected by HO271.</p> <p>The Panel agreed with Council’s heritage consultant and MLC’s heritage expert that Red House gained no heritage significance from its association with MLC.</p> <p>The Panel further notes that the building derives its local heritage significance from its comparative analysis of other dwellings of this era in the municipality.</p> <p>The Panel therefore recommends that that the building be identified as an individually significant place with its own Heritage Overlay (HO) place number.</p> <p>The Panel notes this would require changes to the Citation and Statement of Significance, the preparation of a new Statement of Significance for Red House and associated changes to the Schedule to Clause 43.01 and schedules to Clause 72.04 and 72.08.</p>	<p>This recommendation partly accords with the position Council presented to the Panel. While the Panel recognises the significance of the place, it prefers to protect it through a separate Heritage Overlay.</p> <p>HO271 currently applies to the building and land to the south of the building. The heritage citation for this building was prepared by Lovell Chen in 2005 and revised in 2007. The existing Heritage Overlay applies to the extent of the original title to the property. The Panel Report (at Attachment 1) details the existing and proposed Heritage Overlay for the Red House, as exhibited.</p> <p>Officers consider the Panel’s recommendation acceptable, and see the merit in using a separate citation to guide any future development of the place, given its significance is not derived from its association with MLC.</p> <p>The Panel recommends a new Heritage Overlay designation (HO number) for Red House, and officers consider the evolution of heritage protection at the site can be more readily understood with a new HO number, rather than amending the existing HO271.</p>	<p>Adopt Amendment C305boro as recommended by the Panel.</p>

**Attachment 2 - Summary of Amendment C305boro (MLC Heritage Review) - Panel recommendations and officer responses**

Summary of Panel Recommendation	Officer Response	Officer Recommendation
<p><b>3. Apply the Heritage Overlay and new Heritage Overlay designation to 'Wentworth' (Art House) as a separate individual Heritage Place.</b></p>		
<p>The exhibited Statement of Significance identifies the Victorian Italianate villa, also known as the Art House, as significant (HERCON Criterion E). It notes that:</p> <p><i>'Wentworth' (Art House) is of aesthetic significance as a fine and intact example of a large Victorian Italianate villa which retains its original iron palisade fence with masonry plinth and posts. It is particularly distinguished by its prominent two-storey arcaded verandah and the cast-cement keystones feature a bas-relief heron, indicating an Aesthetic Movement influence.'</i></p> <p>The Panel agrees that the building's aesthetics, detail and representativeness met Criterion C. The Panel, however, was of the view that the significance of the dwelling is acquired from <i>"its domestic comparators rather than its historical association with the school"</i>.</p> <p>The Panel therefore has recommended that the building be identified as an individually significant place with its own Heritage Overlay (HO) place number rather than being a significant element as part of HO795.</p> <p>The Panel also recommends that it would be more appropriate to refer to the dwelling's original name, being 'Wentworth', rather than the role it plays for MLC, being known as Art House.</p>	<p>This recommendation partly accords with the position Council presented to the Panel. While the Panel recognises the significance of the place, it prefers to protect it through a separate Heritage Overlay.</p> <p>The Art House is located on the north west corner of the MLC Campus, at the intersection of Glenferrie Road and Fitzwilliam Street.</p> <p>The building is currently graded as 'contributory' within the Glenferrie Road Precinct (HO150).</p> <p>Officers consider the Panel's recommendation acceptable, and see the merit in using a separate Citation to guide any future development of the place, given its significance is not derived from its association with MLC.</p> <p>Again, the Panel recommends a new Heritage Overlay designation (HO number) for Wentworth and officers consider the evolution of heritage protection at the site can be more readily understood with a new, separate HO number. Amending HO150 is not a viable option, as it would require a new Planning Scheme Amendment process and would require reconsideration of HO150.</p> <p>The Panel's recommendation in this regard is the most practical approach.</p>	<p>Adopt Amendment C305boro as recommended by the Panel.</p>

**Attachment 2 - Summary of Amendment C305boro (MLC Heritage Review) - Panel recommendations and officer responses**

Summary of Panel Recommendation	Officer Response	Officer Recommendation
<b>4. Prepare a separate Statement of Significance for Red House</b>		
<p>In keeping with the summary provided at recommendation 2, the Panel finds the place is of individual heritage significance.</p> <p>The Panel considers on page 22:</p> <p><i>“that the building should be identified as an individually significant place with its own Heritage Overlay (HO) place number. This would require changes to the MLC Citation and Statement of Significance, preparation of a new Statement of Significance for Red House and associated changes to the Schedule to Clause 43.01 and the schedules to Clauses 72.04 and 72.08”.</i></p>	<p>As previously discussed at recommendation 2, officers agree the place is of individual significance and thus requires a separate heritage citation and Statement of Significance.</p> <p>Although not explicit in the Panel’s recommendation, it is clear from the commentary on page 22 that a separate heritage citation is also required.</p> <p>The Panel considers that such a change is broadly consistent with the intent of the amendment to protect the cultural heritage values of the site. It considers that a new heritage citation and Statement of Significance can be prepared with the information already contained within the existing heritage citation. The approach used in the exhibited Statement of Significance to define a curtilage around Red House is considered appropriate to use for the purposes of mapping a new Heritage Overlay.</p> <p>Officers agree with the Panel that these changes are consistent with the intent of the Amendment.</p>	<p>Adopt Amendment C305boro as recommended by the Panel.</p> <p>Also prepare a new Citation for the place using the material found in the exhibited MLC Citation as identified in <b>Attachment 4</b>.</p>
<b>5. Prepare a separate Statement of Significance for ‘Wentworth’ (Art House)</b>		
<p>In keeping with the summary provided at recommendation 3, the Panel finds the place is of individual heritage significance.</p> <p>The Panel considers on page 29:</p>	<p>As previously discussed at recommendation 3, officers agree that the place is of individual significance and thus requires a separate heritage citation and Statement of Significance.</p>	<p>Adopt Amendment C305boro as recommended by the Panel.</p> <p>Also prepare a new Citation for the place using the material found in the</p>

**Attachment 2 - Summary of Amendment C305boro (MLC Heritage Review) - Panel recommendations and officer responses**

Summary of Panel Recommendation	Officer Response	Officer Recommendation
<p><i>"... this would require changes to the existing Citation and Statement of Significance, preparation of a new Citation and Statement of Significance for Art House and associated changes to the Schedule to Clause 43.01 and the Schedules to clauses 72.04 and 72.08. The approach used in the exhibited Statement of Significance to define a curtilage around Art House is considered appropriate to use for the purposes of mapping a new Heritage Overlay. For the purposes of its future heritage identification it is considered more appropriate to refer to the dwelling's original name 'Wentworth' rather than Art House which refers to its role within MLC".</i></p>	<p>Although not explicit in the Panel's recommendation, it is clear from the commentary on page 29 that a separate heritage citation is also required.</p> <p>Although the Panel does not repeat the sentiment at the 'Wentworth' section of its report, officers consider this recommendation accords with that of Red House, where the Panel finds these types of changes are broadly consistent with the intent of the amendment.</p>	<p>exhibited MLC Citation as identified in <b>Attachment 5</b>.</p>
<p><b>6. Amend the Schedule to Clause 43.01 Heritage Overlay to clarify the wording of tree controls for HO795 consistent with the Methodist Ladies' College Heritage Citation, 20 August 2018</b></p>		
<p>The Panel notes the inconsistency in the identification of trees to be protected in the Schedule to Clause 43.01. For example, the term 'Cedar Tree' and 'Atlantic Cedar' are used in different parts of the Citation to describe the same tree.</p> <p>The Panel considers that planning ordinance should be as clear as possible, and that it should consistently reflect the species referenced in the heritage citation.</p>	<p>During its closing submission Council's advocate identified that the exhibited Schedule to Clause 43.01 for HO795 would benefit from the redrafting of the description of the trees for which tree controls are proposed. The tree control description in the Schedule should reflect the description in the grading recommendations of the exhibited Statement of Significance:</p> <p><i>Two mature Elms at entrance to the school, Algerian Oak (boundary of Barkers Road) and English Oak (boundary of Glenferrie Road) and Cedar Tree (front gardens).</i></p> <p>All parties agreed that clarity of the Heritage Overlay provisions for the site was important. MLC did not</p>	<p>Adopt Amendment C305boro as recommended by the Panel.</p>

**Attachment 2 - Summary of Amendment C305boro (MLC Heritage Review) - Panel recommendations and officer responses**

Summary of Panel Recommendation	Officer Response	Officer Recommendation
	identify any concerns with Council's suggested changes. This recommendation is supported by officers.	

## Methodist Ladies' College Heritage Citation

(Context Pty. Ltd, ~~adopted 20 August 2018~~revised 21 May 2020)

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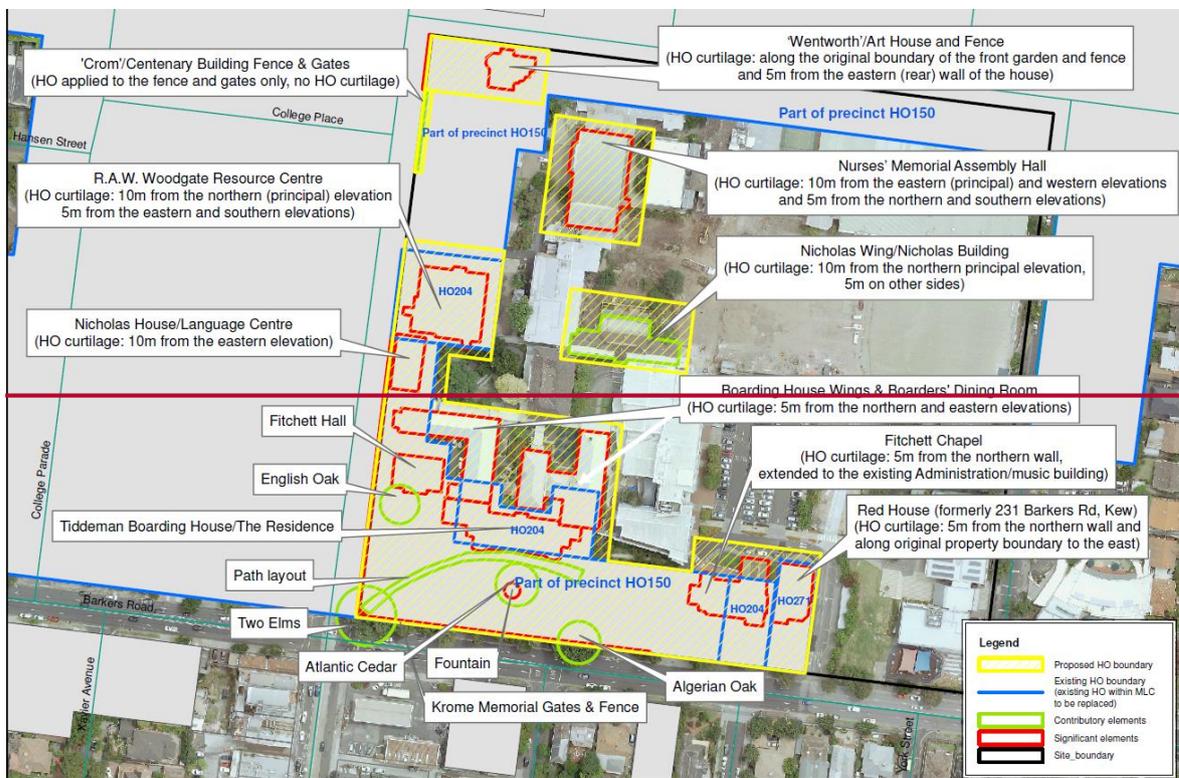
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### METHODIST LADIES' COLLEGE (MLC)

Prepared by: Context Pty Ltd

**Address:** 207 Barkers Road, Kew

<b>Name:</b> Methodist Ladies' College	<b>Survey Date:</b> March 2016 & May 2018
<b>Place Type:</b> Education	<b>Architects:</b> <del>J Beswicke</del> , Crouch & Wilson, A Eggleston, H Norris, FC Armstrong, Daryl Jackson & Evan Walker
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See map below (shown as yellow)	<b>Construction Date:</b> 1881 to 1974





**Extent of Heritage Overlay \*Existing Heritage Overlays within the subject site (HO204, HO271 and part of HO150) to be replaced by the proposed Heritage Overlay.**

## Historical Context

### **Denominational colleges in Boroondara**

The following contextual history, about private education, is cited from the *City of Boroondara Thematic Environmental History* (Built Heritage, 2012):

*[The City of Boroondara] (and notably its eastern half) has become strongly associated with larger church-based colleges that were intended to serve larger catchments across the eastern suburbs, or even the entire metropolitan area. The earliest of these was Xavier College at Kew, which was founded in 1872 by a group of Jesuit priests whose original school, St Patrick's in East Melbourne, was not suitable for boarders. ... A decade later, another Roman Catholic order based in the inner city, the Faithful Companions of Jesus, followed the Jesuit lead and proposed to open a private girls' school at Kew. Known as Genazzano College, this developed on a 20-acre site at the corner of Cotham Road and Mont Victor Road, where the foundation stone for a combined convent and school building was laid on 9 March 1890.*

*The first protestant counterpart was the Methodist Ladies College, also in Kew, which was established on its present site in Barkers Road in 1882. As Vaughan records, this subsequently expanded (through a series of generous bequests by people such as Alfred Nicholas) to the point that it was, at one time, believed to be the largest denominational girls' school in the world. A close rival for that title – later to be described as “one of the large girls' schools in the metropolis” – [was] Fintona Presbyterian Girls' Grammar School. Founded in 1896 by Miss Annie Hughston and her brother, William, this school was originally based in a mansion in Mayston Street, Hawthorn, before moving in 1898 to larger premises at the corner of Burke and Victoria roads, and thence, in 1936, to a larger site at Balwyn, where it remains today.*

*More modest in scale (at least initially) was the school founded by the local Anglican congregation, Holy Trinity, which commenced in 1903 in the church's own Parish Hall. Three years later, Trinity Grammar School (as it was known) transferred to a large Victorian mansion, Roxeth in Charles Street, Kew, which expanded in 1907 with additional classrooms and a hall. A notable addition to the growing number of denominational colleges in the study area – and one of the first established outside the apparent epicentre of the City of Kew – was Scotch College, a Presbyterian school that opened at Hawthorn in 1916. ...*

*The inter-war period saw the ongoing expansion of existing denominational colleges, as well as the appearance of new ones. ... All of these denominational colleges have expanded over the decades to include buildings by noted architects. This trend has continued into the post-war period, with such examples Buick Hall at Fintona (John & Phyllis Murphy, 1951), the Assembly Hall (H A & F L Norris, 1957) and [RAW Woodgate] Resource Centre (Daryl Jackson, 1973) at MLC, and a string of award-winning buildings at Trinity Grammar School (Crone Ross, 1988-91, 1992 and 1993).*

## History

### **Methodist schools in Australia**

The Methodist Church has had an educational context since it was established at England's Oxford University by students and brothers John and Charles Wesley, as an eighteenth-century revival of the Church of England. By 1872, the Methodist Church in Australia had already founded Horton College in Tasmania, Newington College in Sydney and Wesley College in Melbourne, the latter being a namesake of the religion's founders (MLC 1957:11). Though the Methodist Church had discussed the need for a girls' school in Melbourne as early as 1872, at this time public education in the Australian colonies was in its infancy and schools for girls were regarded as a costly luxury.

After much deliberation, in 1879 at the annual Methodist Church Conference, a Committee was established specifically to ‘consider the expediency and practicability of founding a College for young ladies’ (MLC 1957:12). Following three years discussing various plans for the College, the site in Barkers Road, Kew, was purchased on 4 August 1881 for the amount of £2600, comprising three acres of the area then known as “Kelly’s Paddock” (MLC 1957:12). With extremely limited funds, the Committee then set about constructing and equipping the College that was to become a world-class school for girls.

### ***Foundation of Methodist Ladies’ College***

The Methodist Ladies’ College (MLC) campus was formally opened at its current location in April 1882 (*The Argus* 25 April 1882:10). Described at this time as ‘undoubtedly the finest educational establishment of its kind in Australia’, support for MLC was ‘so large and eager’ that additional land to expand the college was sought soon after its opening (*The Argus* 25 April 1882:10; *The Australasian* 22 July 1882:19).

The school has gradually expanded to its present boundary by acquiring neighbouring residential properties that abutted its eastern edge; indeed, it was estimated that between 1882 and 1921 the College Committee had spent upwards of £80,000 on building, rebuilding and equipping the campus (MLC 1957:13). MLC now comprises a collection of some twenty buildings constructed over its 136-year history, many of which were erected in the name of benefactors who were great supporters of the college. A number of its earlier buildings were demolished in the middle decades of the twentieth century to make way for modern development, leaving its current built character defined largely by contemporary structures. A core group of heritage buildings remain at the campus, notably the impressive Tiddeman Boarding House/The Residence overlooking Barkers Road. During the 1950s and 60s several new buildings and wings were constructed at the campus – the Science Block, Fitchett Chapel, the Nurses’ Memorial Assembly Hall, the Neville Wing and the Harold Wood Wing (see Modern development section below) – during another busy period of expansion (Certificate of Title V.2799 F.703).

The campus also includes two residential buildings that were built independently of MLC, but have since been enveloped within its expanding boundaries and now have school uses. They are [HO916](#) ‘Wentworth’ (now known as Art House) at [the former](#) 876 Glenferrie Road (at the corner of Fitzwilliam Street) and a 1901 Federation Queen Anne villa at [the former](#) 231 Barkers Road ([HO915](#); now known as the Red House). [As their heritage significance is not linked with the school, they have their own site-specific Heritage Overlays.](#)

### ***‘Wentworth’, 876 Glenferrie Road***

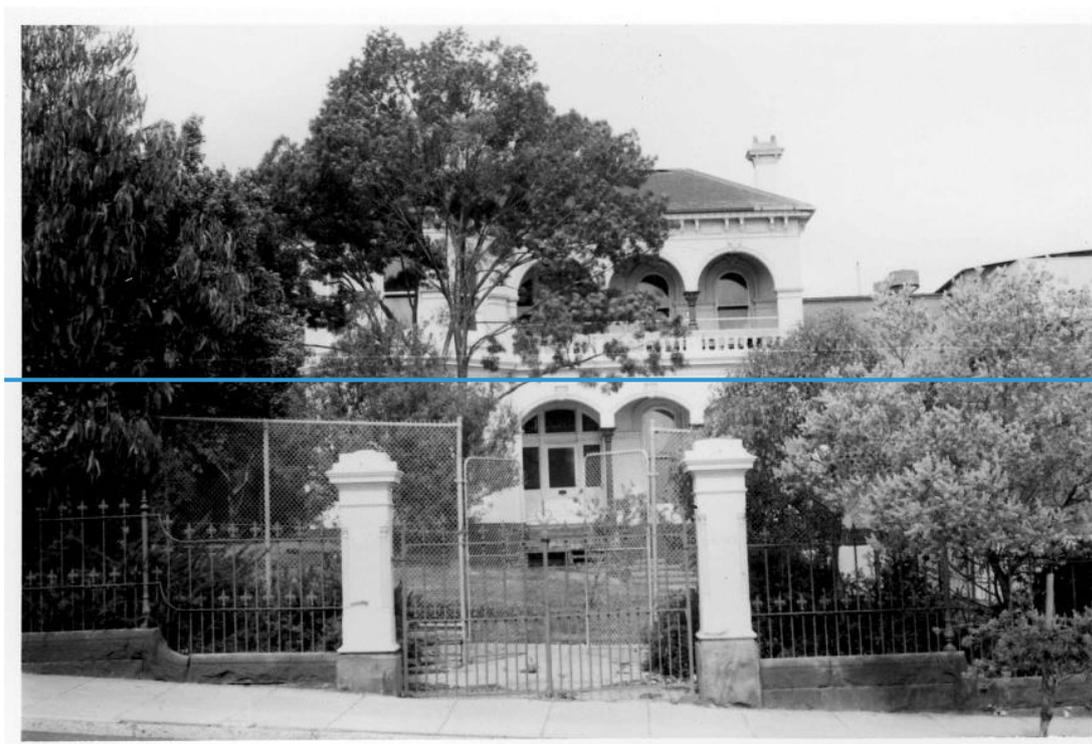
[The Victorian Italianate villa ‘Wentworth’ \(see Figure 1\) was built in 1889 to a design by distinguished architect John Beswicke for owner John Yates Presswell, a solicitor \(Ken Bethell pers. comm. 27 February 2002; RB1348; Certificate of Title V.2151 F.003\). Title Certificates show that the house was acquired by MLC in 1967. Over the years it has been used as a centre for senior students and is currently used for art studios.](#)

#### *John Beswicke*

[John Beswicke was responsible for some of the more unique domestic architecture of Melbourne’s boom period—both separately and in various partnerships—as well as some prominent town halls and city office buildings \(Lewis 2012:81\). Beswicke was articled to Crouch & Wilson in 1864 and remained with the firm after the partnership dissolved in 1881. At this time Ralph Wilson joined Beswicke in the partnership Wilson & Beswicke and worked with him up until Wilson’s death in 1886, after which Beswicke practiced alone, before a short stint in another partnership as Beswicke & Hutchins in 1889 and 1890 \(Lewis 2012:81\). Beswicke’s final partnership was with Francis James Coote \(formerly Beswicke’s draughtsman\) under Beswicke & Coote, between 1890 and 1893, after which he practiced alone \(Lewis 2012:81\).](#)

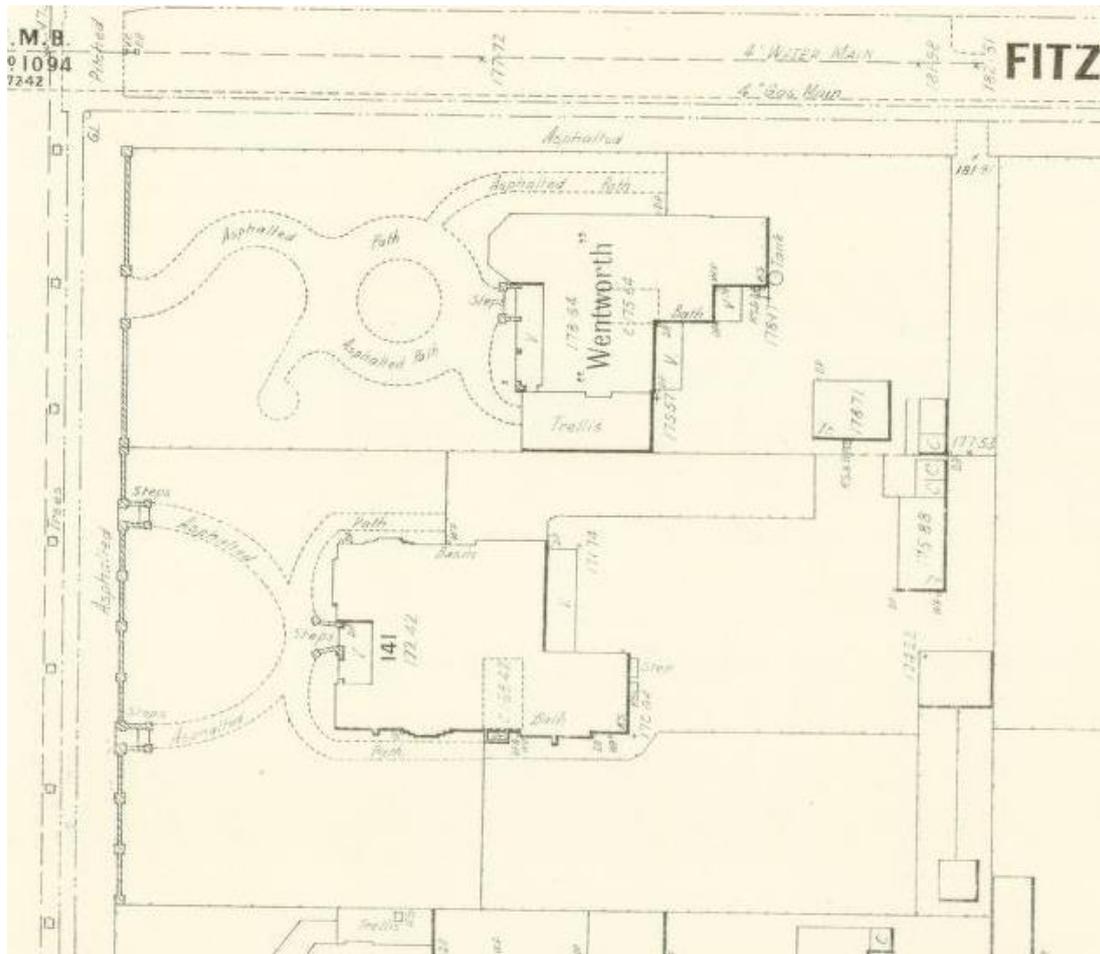
Despite his various partnerships, it seems Beswicke was allowed to undertake private work for his family, having designed a house for his parents in 1871-2 in Harcourt Street, Hawthorn (Lewis 2012:81). John's father, Charles, was a draper turned property investor and developer and as such was instrumental in his son's career.

Beswicke was responsible for a number of villas in Hawthorn and elsewhere, and is also attributed as one of the first architects to exploit valuable city property with high rise buildings (Lewis 2012:81). The landmark Australian Building (1888, demolished) located on the corner of Elizabeth Street and Flinders Lane was designed by Oakden Addison & Kemp in association with Beswicke and remained the tallest in Melbourne (and Australia) until the 1930s, and influenced Melbourne City Council in its development of height controls (Lewis 2012:81).



**Figure 1. Photograph of former residence 'Wentworth', now Art House, at 876 Glenferrie Road taken in 1982 (Source: John T Collins photographer, SLV)**





**Figure 112. 'Wentworth' (Art House) and the house 'Crom' just to the south of it (now demolished) in 1903. The iron fences are visible in front of 'Wentworth' and in front of 'Crom', where the northern half of today's Centenary Building is now. (Source: MMBW Detail Plan 1573, 1903)**



**Figure 223.** ‘Crom’ at 874 Glenferrie Road, prior to its demolition. (National Trust, nd)

The fence was lengthened in a simplified fashion, likely in relation to the construction of the Centenary Building in the early 1980s.

#### **Red House, formerly 231 Barkers Road**

The former residence at 231 Barkers Road was constructed in 1901. Described as a 7-roomed brick house, it was built for James Parker, a timber merchant, on an allotment which earlier had formed part of Crown Portion 72. A large allotment separated it from its neighbour to the west, the Methodist Ladies' College. The subject property (together with a vacant allotment to its east) remained in the Parker family and later the Holmes family (the two being linked by marriage) until recent times. From 1930 William Holmes, James Parker's son-in-law, with his wife Lilian May Holmes, nee Parker, lived at this address. Ownership of the house remained with James Parker, who had moved to 5 Manningtree Road, Hawthorn by this time. During this period William Holmes acquired the two neighbouring allotments to the west, 227 and 229 Barkers Road, which were later sold to the Methodist Ladies' College as it expanded eastwards along Barkers Road.

On the death of William Holmes, the ownership of the subject property was transferred to his widow Lilian and their daughter Eileen Holmes in the mid 1940s. Lilian Holmes died in 1969 and Eileen Holmes died in 1993.[v] After the death of Eileen Holmes, the allotment to the east was acquired by the Methodist Ladies' College. In 2003 the subject property was also sold by the Estate of Lilian Holmes to the College. The College currently uses the house for administrative purposes.

In February 2005, the City of Boroondara approved the demolition of brick outbuildings and timber garage behind the property (history taken from Lovell Chen citation, 2005, rev. 2007).

***Tiddeman Boarding House/The Residence 1881-85***

The College Committee purportedly spent over £32,000 on buildings, equipment and acquiring more land for the MLC campus within the first four years of its establishment, including the imposing Gothic Revival Tiddeman Boarding House/The Residence designed by architects Crouch & Wilson (MLC 1957:13). It was the first building to be constructed at the College and was completed in stages between 1881 and 1885 (Donnelly 2016).



**Figure 334.** Tiddeman Boarding House/The Residence in 1885. The fountain is visible in the foreground. (MLC Kew Facebook page, accessed 5 August 2016)

Crouch and Wilson called for tenders in October of 1881 'for erection of Wesleyan Ladies' College at Hawthorn' and the foundation stone was laid that same year (*The Age* 1 October 1881:11). A history of MLC prepared in 1957 notes that: 'In recent years the main building has been reserved for the boarders, the administrative offices and the Principal's quarters' (MLC 1957:73). By 2004 the Principal had moved out of the east wing (still known as The Residence). That area houses the Advancement offices, Archives, Museum Room and two historically furnished rooms used for educational purposes and tours (Donnelly 2017).

In 1890 a two-storey brick building was added to the grounds, containing a swimming pool in the ground floor and upstairs studios and science laboratory. This building was also designed by Crouch and Wilson and erected at a cost of 'over £3000' (*The Argus* 19 September 1890:5). The swimming pool proved difficult to maintain and was boarded over; the building was used for examinations until its demolition circa 1939 (Donnelly 2017).

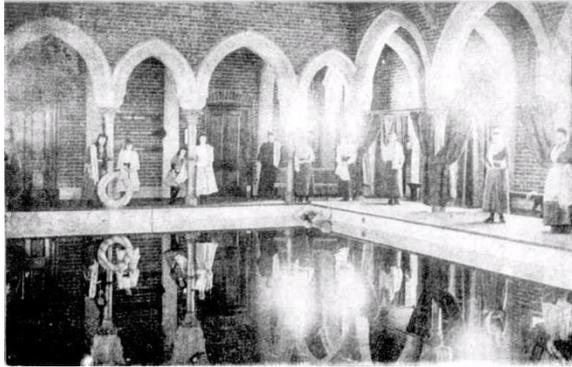


Figure 445. The swimming pool depicted in 1896 (Source: *Chronicle* 4 January 1896:4).

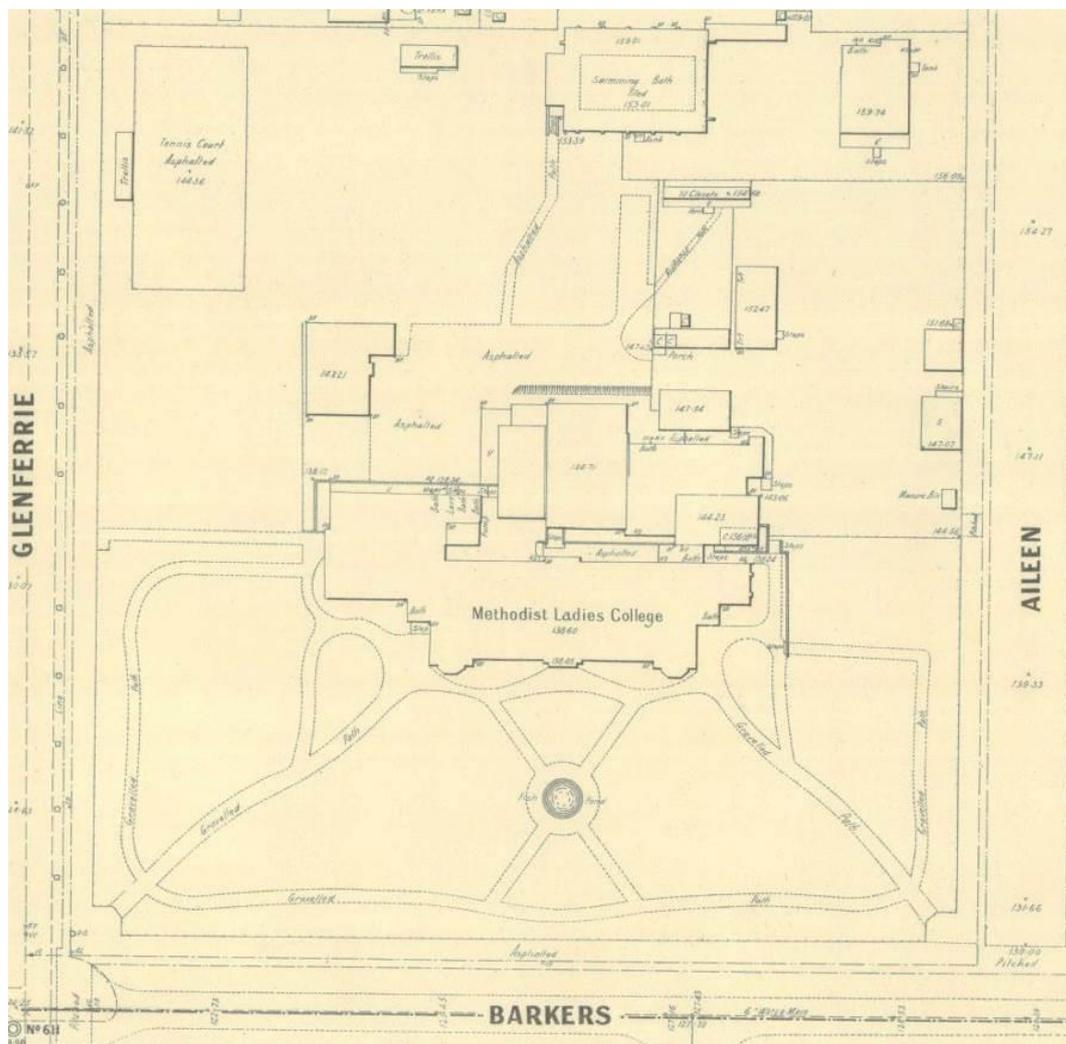


Figure 556. The collection of buildings on the southern portion of the Methodist Ladies College campus in 1903. Only Tiddeman Boarding House/The Residence and the fountain in front of it remain. (Source: MMBW Detail Plan 1573, 1903)

*Crouch & Wilson*

Thomas James Crouch was born in Tasmania in 1832, where he became one of the first architects to be articulated to a professional in Australia (Tibbits 2012:183). After starting his own architectural firm in Tasmania, Crouch relocated to Melbourne in 1852, and in 1858 established the practice of Crouch & Wilson with fellow architect Ralph Wilson. The

partnership lasted until 1881, but was carried on under the same style by their sons Ernest WM Crouch and Sydney H Wilson, and Crouch's wife Emma, who were the firm's principal architects by 1889. Crouch had a Wesleyan-Quaker background and was active within the Wesleyan branch of the Methodist Church, which gave rise to the large body of work he completed for this church, both solely and in partnership with Wilson (Tibbits 2012:183). It is estimated that the pair were involved in the design of approximately 40 Wesleyan and/or Methodist churches throughout Victoria, Tasmania and New Zealand (Tibbits 2012:183). Thomas and Emma Crouch's daughters and granddaughters attended MLC (Donnelly 2017).

### ***Fitchett Hall 1917***

The next major building constructed for MLC was Fitchett Hall, located to the west of Tiddeman Boarding House/The Residence. It was designed by architect Alec Eggleston and completed in 1917, comprising an assembly hall on the upper level and classrooms for a new Business Department on the lower floor (*Spectator & Methodist Chronicle* 30 May 1917:585; MLC 1957:73). The namesake of the building is Rev. Dr William Henry Fitchett, who was the founding president of MLC and Principal of the school for forty-seven years. He was appointed in 1881 and still Principal when he died in 1928 (Donnelly 2016). In 1886 Fitchett was elected president of the Wesleyan Methodist Conference of Victoria and Tasmania, and in 1902 first president of the United Methodist Victorian and Tasmanian Conference. In 1904, in recognition of his contribution to the reunification of Methodism's five branches, he was elected first president of the General Conference of the Methodist Church of Australasia, holding the position until 1907. He also became a popular figure in world Methodism, addressing the Methodist Conference in London in 1899 and attending various British Conference meetings in 1905, when he gave the 35th Fernley Lecture on 'The Unrealised Logic of Religion'. Furthermore, Rev. Dr Fitchett had a notable career as a writer and journalist, including a published account of his years at MLC in 1921 (Zainu'ddin 1981).

In November 1916 Rev. Dr Fitchett presided over a special meeting of the MLC Council to discuss plans for the new hall, which were presented by Eggleston along with tender submissions for its construction (*Spectator & Methodist Chronicle* 15 November 1916:1478). During this meeting Rev. Dr Fitchett praised the alignment of the new Business Department with the College's core values, stating:

*The war has created new conditions. New fields of service in the banks and great business offices are opening for women on every side. It is a psychological moment! After the war it is possible we may have a period of adversity; but this makes it only the more necessary that girls should be trained so that at the end of their school course they may have a commercial value. Our present plan is designed to meet that need* (*Spectator & Methodist Chronicle* 15 November 1916:1478).

The formal opening of the Hall, held in May of 1917, was crowned by the presentation of a 'handsome' desk designed by Eggleston and manufactured by woodworker Mr Woodhead, which was to stand on the central platform in the Assembly Hall (*Spectator & Methodist Chronicle* 30 May 1917:585). The desk bore an inscription upon a silver plate, recording that it had been gifted from the Old Collegians' Club (O.C.C.), and was accepted by Rev. Dr Fitchett personally. Fitchett Hall was reportedly constructed with the assistance of an unnamed financial benefactor (*Spectator & Methodist Chronicle* 15 November 1916:1478).

### ***Alec Stanley Eggleston***

Born in St Kilda, Victoria, Alec Stanley Eggleston (1883-1955) initially served articles with Melbourne architects Usher & Kemp between 1900 and 1903 and stayed on with the firm as a draftsman until 1906 (Murphy & Raworth 2012:227). Eggleston worked as a sole practitioner in Melbourne and Warrnambool from around 1906 to 1916, completing a wide range of residential and commercial work. For the period between 1916 and 1923

Eggleston was in partnership with Percy A Oakley, operating as Eggleston & Oakley (Murphy & Raworth 2012:227). The design of Fitchett Hall was completed sometime in 1916 and most contemporary references name only Eggleston as the architect, however the MLC School Magazine (*The Bluebell*, 1917) lists the architects of the hall as 'Messrs. Eggleston & Oakley' (Donnelly 2016; *Spectator & Methodist Chronicle* 30 May 1917:585). It is likely that Eggleston was the Hall's sole designer though he had formed a practice with Oakley by the time the Hall was complete.

Eggleston's connection with MLC was also personal in nature, he himself being the son of one of the members of the first College Council (*The Argus* 1 November 1923:18), and the grandson of a clergyman. Alec Eggleston's daughters also attended MLC, and he is the first person to be regularly referred to in College Council minutes as "the school architect" (Donnelly 2017). He is known for his extensive work for a range of protestant denominations and was for a time the architect to Wesley College, Queens College and MLC. His first church was built at Menzies' Creek in 1907, with his best-known examples the Middle Park Presbyterian Church (1922-23), the Box Hill Wesleyan Methodist Church (1925-26), the Bentleigh Wesleyan Methodist Church (1928), and the Yarraville Wesleyan Methodist Church (1930-31). He ran a busy and successful architectural firm, for nearly fifty years. In the post-war era it was known as Eggleston, Macdonald and Seacomb and was responsible for designs such as the Beaurepaire Centre swimming pool at the University of Melbourne (Heritage Alliance, 'Elwood Heritage Review', 2005).

In addition to designing for MLC Fitchett Hall, the Krome Memorial Gates (see below) and the Glenferrie/Barkers Road wall, Eggleston, at the request of the MLC Council, prepared a survey of the campus and its buildings in 1928 "with the suggested position of any future enlargements" and the next year was asked to estimate the costs of expanding the Boarding House/Residence.

### ***Krome Memorial Gates & Fence to Glenferrie Road/Barkers Road 1923***

The Krome Memorial Gates and Fence span part of the Glenferrie and Barkers roads frontages of the MLC campus at its southern and western boundaries. They were constructed in 1923 to the design of architect Alec Eggleston (Raworth 2016). The gates were erected in memory of Mr Otto Krome who was headmaster of MLC from 1906 to 1917, and were formally unveiled on 31 October 1923 by his wife (*The Argus* 1 November 1923:18). At the time of their installation the gates and fence were described as:

*... fine double gates at the entrance to the main drive. The gates are painted green, and have the college crest in gold in the centre. In addition a new wall has been built on the Barker's road and Glenferrie road frontages of the college (The Argus 1 November 1923:18).*

The wrought-iron gates were fabricated by craft metalworker CR Caslake of South Yarra. Caslake was known for his frequent collaboration with architects including Louis Williams. He created gates for Firbank Grammar and internal fittings for churches, to Williams' design, as well as for many mansions in Melbourne's suburbs and interstate. (Moore, 2001).

The Krome Memorial Gates were professionally restored in early 2016 (Donnelly 2017). The Gates and the tower of Tiddeman Boarding House/The Residence are two of MLC's most iconic and highly visible structures.

### ***Nicholas House (now Language Centre) 1926***

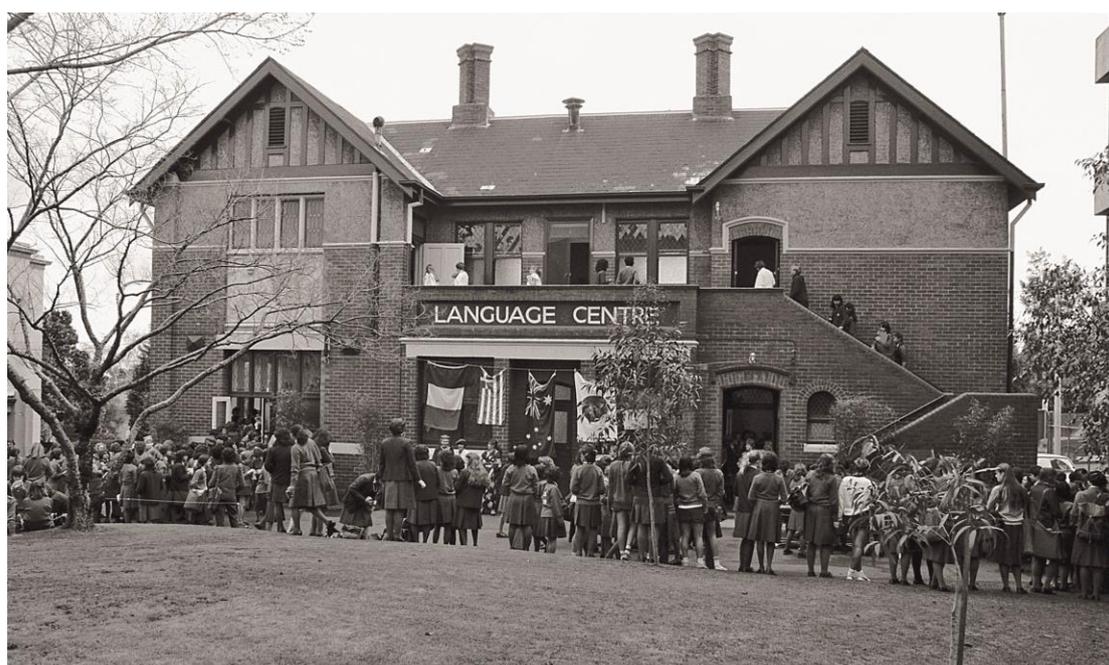
The first of many endowments by the Nicholas family to MLC came in 1926 with the completion of Nicholas House, a two-storey brick and concrete building containing state-of-the-art home science facilities (*The Age* 30 July 1926:11). Mr and Mrs George Nicholas formally opened the building on July 30, 1926 in front of a crowd of 300 senior students of

the college (see [Figure 6](#)~~Figure 6~~[Figure 7](#)). Two years on, the college installed a tablet honouring George and his brother Alfred Nicholas for their donation (*The Age* 31 March 1928:17). After MLC's Home Economics Department was re-housed in the Centenary Building in 1982, Nicholas House was repurposed the following year as the Language Centre, still its current use. It was refurbished in early 2015 (Donnelly 2017).

Nicholas House was designed by architect Alec Stanley Eggleston, who at the time was practicing in partnership with his son Robert A Eggleston and J Douglas Overend (*The Argus* 31 July 1926:34; Murphy & Raworth 2012:227). A notable design by the firm is the Provident Life Building at 37-41 Queen Street, Melbourne, constructed in 1937, which was one of the few buildings in the central city to exhibit the design principles of European Modernism (Murphy & Raworth 2012:227).



**Figure 667.** The opening of Nicholas House at Methodist Ladies College on 30 July 1926 by Mrs G R Nicholas (left), attended by 300 of the college's senior students (Source: *Table Talk* 5 August 1926).



**Figure 778.** Nicholas House shown from the east side after its reincarnation as MLC's Language Centre, 1983 (Source: MLC Archives: RS629).

### *The Nicholas Brothers*

The Nicholas Brothers were major benefactors of MLC and funded a number of its interwar buildings. The Nicholases' involvement with Methodist Ladies' College as well as with the boys' Wesley College stemmed from their children's attendance at these schools during the 1920s and '30s (*The Age* 31 March 1928:17; *The Daily News* 28 September 1933:1). Between them, the brothers donated a number of buildings to MLC, the first being Nicholas House in 1926, and in the late 1930s the Boarders' Dining Room-Boarding House wings and the George R Nicholas Wing (Nicholas Building).

The Nicholas family, made up of three brothers and three sisters, were raised on the goldfields of South Australia and Victoria by Cornish miner Michael Nicholas and his Geelong-born wife Ellen, née Anstee (*Border Watch* 27 February 1937:5; Wall 1988). From these humble beginnings, George Richard Nicholas, born in 1884, studied as a pharmacist and went on to establish his own pharmacy in Punt Road, Windsor, in 1912 (Wall 1988). George became the first person to manufacture and patent the painkiller aspirin (named 'Aspro') in Australia, while the German Bayer pharmaceuticals' patent on the product was suspended during WWI (Wall 1988).

Born in 1881, Alfred Michael Nicholas was a merchant and though he did not receive the same formal education as did his younger brother George, the pair established an infant drug company together with an associate, Henry Woolf Shmith, in 1915. Shmith pulled out of the business in 1917, leaving the brothers to rename the company Nicholas Pty Ltd in 1921. Nicholas Pty Ltd went on to become a multi-million-dollar empire distributing Aspro in New Zealand, Europe and Asia (Wall 1988). The brothers lived with their families in South Melbourne and were known widely for their philanthropy, making large donations mainly to Wesley College and Methodist Ladies' College, as well as to hospitals and universities in Melbourne and throughout Australia (Wall 1988).

### ***Boarding House Wings & Boarders' Dining Room 1938-39***

In 1938 the new Boarding House wings were appended to the north side of Tiddeman Boarding House/The Residence, extending from the main building to form an east wing and a west wing. The relatively austere additions were designed by architect Harry Norris in a stripped Gothic Revival style. They were completed in 1939 and provided improved, additional accommodation for boarders as well as a Boarders' Dining Room (MLC 1957:73).

The new Boarding House wings were part of a larger rebuilding scheme made possible by a sizeable monetary donation by George R Nicholas and in memory of the late Alfred Nicholas, announced in May of 1937 (*The Age* 8 May 1937:20). With the brothers' combined donation of £80,000, MLC commissioned the Nicholas Building and constructed a new swimming pool, hospital, expanded Boarding House and also a new kitchen, laundry, boiler-room; the Boarding House wings also housed a library, music school and art and craft studio. That section now accommodates the Speech & Drama Department and Health Centre (*The Age* 8 May 1937:20; MLC 1957:77; Donnelly 2017).

At this time the school also underwent boundary expansion. The Nicholas brothers' generosity allowed the acquisition of residential properties on the east side of Aileen Street in the lead up to 1939 (MLC 1957:74). When the rebuilding scheme was underway that same year, Kew City Council agreed to the closure of Aileen Street, which was absorbed into the MLC campus on the condition that MLC would purchase residential properties on the west side of Lofts Avenue at the first opportunity (*The Age* 8 May 1937:20; 1957:77). The Nicholas brothers' donation facilitated the development of state-of-the-art facilities at MLC, the future plans for which were described as 'probably the finest block of buildings of any girls' college in Australia' in 1937 (*The Age* 8 May 1937:20).



**Figure 889.** Aerial photograph of MLC campus at Barkers Road, taken some time between 1926 and 1938 before the expansion scheme was initiated. Aileen Street is still visible to the east of the MLC buildings. MLC property boundaries are outlined in white. (Source: MLC 1957:76)

#### ***Nicholas Wing (Nicholas Building) 1939***

The Nicholas Wing (now known as the Nicholas Building), to the northwest of Tiddeman Boarding House/The Residence, was constructed in 1939 as part of the expansion scheme funded by George and Alfred Nicholas (*The Argus* 10 May 1937:4). Harry Norris, the same architect who designed the Boarding House additions, was engaged to design this building which merges Georgian Revival forms with up-to-date Moderne details (*Table Talk* 19 August 1937:5). A bronze plaque on an external wall notes that the building is: *Commemorating the Rev. Dr. W.H. Fitchett, Founder of M.L.C., Principal, 1882-1928.*



**Figure 9910.** Construction crew at MLC during the 1938-39 rebuilding. View is looking west and shows the Nicholas Wing with scaffolding on the south-east corner of the wing, with a near-completed portion top right behind the wooden fence. In the centre rear of the photo, one of the new boarding house wings is visible (two-storey brick building with double windows). (Source: MLC Archives RS 629 ACC 831/1)

#### ***Harry Norris***

The Nicholas brothers' consistent use of architect Harry Norris in both their private and philanthropic buildings saw Norris' designs erected across Melbourne. George Nicholas was reportedly Norris' first ever client, brought in by a mutual friend the day he commenced operating out of offices in Collins Street in 1919 (*Table Talk* 19 August 1937:5). After designing the Nicholas Building on Swanston Street, Melbourne, for the brothers in 1924, Norris relocated his offices to their Aspro premises in City Road, South Melbourne, where he remained until 1955 and reportedly did 'all the Nicholas Brothers' work [from then on]'

(*Table Talk* 19 August 1937:5). Harry Norris' success – and that of his practice – ran parallel with the 'Modern' era for Melbourne, of which Norris was an advocate (Context Pty Ltd & Nigel Lewis Pty Ltd 2009:3). As Context & Nigel Lewis (2009:3) note:

*Like many architects during [the Modern] era, Norris drew heavily on international styles and technologies. Norris undertook professional overseas sojourns annually between 1928 and 1941 also working for a time in America. For Norris, America was at the forefront of applying innovative commercial building techniques with concrete and steel construction that enabled heights to be pushed to new limits. Many American commercial buildings were also featuring a Renaissance Commercial Palazzo form and along with Art Deco, Spanish Colonial Revival and Streamlined Moderne styles, that were also influencing Australian architecture. Norris would contemporise his designs with these new forms and technologies.*

Aside from his work on the MLC, Norris designed a number of educational buildings at Wesley College, for which the Nicholases donated a total of £200,000. This provided for the remodelling of its main building, completed in 1934, as well as the construction of four new buildings at the St Kilda Road campus, which were formally opened in 1937 (*The Argus* 27 February 1937:17; *The Daily News* 28 September 1933:1). The buildings comprised a preparatory school, sports pavilion, chapel and tuck shop, all designed by Harry Norris, the plans for which were prepared in 1934 (*The Age* 6 September 1934:13; *The Argus* 15 March 1934:13).

Norris was also responsible for designing other buildings funded by the Nicholas brothers' philanthropy, including new premises at Port Melbourne for the Victoria Missions to Seamen, completed in 1937, as well as Nicholas Hall at the Wesleyan Church on Lonsdale Street, constructed in 1938 (*The Argus* 24 December 1936:12).

Norris also designed two homes for Alfred Nicholas. The first was the extensive remodelling of the 1870s mansion Carn Brea at 5 Harcourt Street, Hawthorn, in 1920 and 1927 (HO235). This was followed by the Moderne mansion Burnham Beeches at Sherbrooke in the Dandenong Ranges, constructed 1932-34. Norris' firm was also known for its ongoing work with retail giant G J Coles, designing many Moderne suburban stores (Context Pty Ltd & Nigel Lewis Pty Ltd 2009:5). Alfred and Norris were involved in several joint business ventures together, importing car parts from the 1920s, which made them key players in the Victorian motoring industry (Gurr & Willis 2012:502-503).

The long association between the Nicholas family and Harry Norris finally came to an end in 1955. According to Heritage Alliance (2006:5-6):

*When renovations were undertaken at Burnham Beeches [in 1955], Nicholas Pty Ltd engaged the rival firm of Yuncken, Freeman Brothers, Griffiths & Simpson and, when a new factory and office complex was proposed at Chadstone around the same time, the commission went to a young industrial architect, Donald Graeme Lumsden. Norris had been excluded from the latter because it was felt that his firm – although then still one of the largest commercial firms in Melbourne – lacked the necessary experience in large-scale industrial projects and chemical engineering. Norris, ironically, went on to design the new Kodak factory at Coburg – a vast complex of production, research and administration buildings geared towards a very specific manufacturing process.*

More than twenty years after his older brother's passing, George Richard Nicholas died in September of 1960 at St Vincent's Hospital in Fitzroy, leaving an estate valued at over £2 million to his wife and children (Wall 1988). Notably, Norris had been appointed as guardian of Alfred's children following his death in 1937 (*Mercury* 5 May 1937:10). Harry Norris continued practicing as an architect with his brother Frank Leonard Norris up until his retirement in 1967 at the age of 75 and died later that same year (Gurr & Willis 2012:502).



Figure **101011**. The MLC campus in 1945, showing its progression northward, with Barkers Road along the bottom of the photo and Glenferrie Road to the left. The buildings with the bright new roofs just north of Tiddeman Boarding House/The Residence are the Boarding House Wings (including The Cloisters) and Dining Hall, while the Nicholas Wing is the dark, L-shaped building further north. The new pool and gymnasium are to the right, in the long light-coloured building. (Source: University of Melbourne)

#### **Science Block/Student & Learning Support building 1946-51**

A new science building, called the Science Block, was completed to the north of the Nicholas Wing in 1951. Mr H McKnight was appointed Science Master at MLC in 1946 and brought with him experience of modern laboratories in England and New South Wales; plans and equipment for the new science building were developed to his specifications soon after his arrival (MLC 1957:77).

That year, the office of Harry A Norris was commissioned to prepare designs for the new building, at an estimated cost of £12,000. The decision was made that the 'the science block would follow general architectural lines of existing buildings, with which it would harmonise' (*The Age* 30 August 1946:5). This explains its close similarity to the Georgian-Moderne Nicholas Wing of 1939.

Construction did not begin until 1948, and the building was completed in March 1951 at a cost of over £43,000 (*The Age* 31 March 1951:5). This money came from the school's own funds (*The Age* 30 August 1946:5; MLC 1957:77). The building, comprising state-of-the-art lecture rooms and laboratories, was formally opened by Sir Charles Lowe, then Chancellor of the University of Melbourne, on 30 March 1951 (MLC 1957:77). During his address at the opening ceremony, Chairman of the College's finance and advisory Committee Mr RW Nevile announced that MLC's expansion plans were still far from complete, stating that 'the next thing will be an Assembly Hall' (*The Age* 31 March 1951:5).



**Figure 11112.** Ground floor lecture room in Science Block, 1951, now Special Services offices. (Source: MLC Archives, RS629)

### **Cato Wing 1956**

The Cato Wing was completed in 1956 and formally opened in June that same year (*The Age* 4 June 1956:7). The site of the Cato Wing had previously been occupied by former residences known on campus as Cato House and Evans House, used originally for boarders but primarily for junior classes. The houses were demolished to make way for the Cato Wing and Assembly Hall (MLC 1957:74). As recorded in the MLC Archives, the designer was again Harry A Norris (Donnelly 2017).

The Cato Wing was named after Mr Frederick (Fred) John Cato, a devout Methodist and generous benefactor who had donated in excess of £250,000 to charities, hospitals and religious and educational institutions up to the time of his death in 1935 (*Weekly Times* 14 September 1935:32). Formerly a school teacher, Cato made his fortune as co-founder of the retail grocery chain Moran & Cato, which became one of the largest retail organisations in Australia (*Daily Advertiser* 5 June 1935:4). Cato was also a major name at Wesley College, as Fred J Cato's sons attended that school and he served on the College Council. Cato's three daughters attended MLC. The family were known as major benefactors to the school for many decades (Wesley College website).

### **Nurses' Memorial Assembly Hall 1957**

In 1957 the Assembly Hall was formally opened, dubbed the Nurses' Memorial Assembly Hall, located near the campus' northern perimeter (Sanderson 1988). The Hall was designed by Harry Norris's practice – by then known as Harry A & Frank L Norris & Associates.

Given the known links between Norris and the Nicholas brothers, the Assembly Hall – which cost £105,000 to construct – was most likely funded in part by the Nicholas family. Fundraising events undertaken by MLC for its construction did include an open day at the gardens of the late Alfred Nicholas' estate Burnham Beeches in October 1954 (*The Age* 9 October 1954:8). This was more likely a reflection of the personal relationship between Norris and Alfred Nicholas rather than formal support from Nicholas Pty Ltd. Old Collegians, students, family and staff also contributed towards the fundraising efforts and handed over a cheque for over £8000 in 1952 (Donnelly 2016).

### ***Fitchett Chapel 1959***

The modern Romanesque/Tuscan-inspired brick church located to the west of Tiddeman Boarding House/The Residence was completed in 1959 to the design of architect Frederick Clarence Armstrong (Sanderson 1988). The Chapel had been planned for as early as 1947 and was initially to be a grander Gothic Revival building designed by the distinguished architectural practice Bates, Smart & McCutcheon, at a cost of £10,000 (*The Age* 11 April 1947:2; see [Figure 13](#)~~Figure-13~~ [Figure-14](#)). The Chapel was named in memory of long-time Principal Rev. Dr William Henry Fitchett, who died in 1928, as well as 'In thanksgiving for peace after the war of 1939-45' (Chapel Memorial Stone, 21 Feb. 1959).

### ***Frederick Clarence Armstrong***

Born in Windsor, Victoria, Frederick 'Clarrie' Clarence Armstrong became a registered architect in 1946 and is best known for his work on the Hospitals and Charities Commission, to which he was appointed Planning Officer in 1950 (*Sydney Morning Herald* 13 January 2009). The purpose of the Commission was to facilitate functional planning of hospitals following a push for new and extended hospital services in the immediate post-war years. Armstrong's role in the Commission was to prepare planning briefs and guidelines for architects that would assist in designing hospitals in a manner to meet their purpose. As the first architect appointed to the Commission, Armstrong was in many ways a pioneer of the field (*Sydney Morning Herald* 13 January 2009).

Armstrong is known to have designed churches and chapels including that at MLC, as well as at Epworth Hospital. Himself a Methodist, it is likely that Armstrong was known to the MLC through religious circles and through his charitable work in the public health system, hence his commission to design the Chapel in 1959. Armstrong was referred to in MLC Council minutes as "the school architect" during the 1950s and 1960s. In addition to Fitchett Chapel, he designed the Nevile Wing (1961), Wood Wing (1963), Junior School (1954), Science Block alterations (1960), Junior School extensions (1965) and the Senior Science building (1969). MLC named a laboratory after Armstrong in acknowledgment of his contributions to the school (Donnelly 2017).

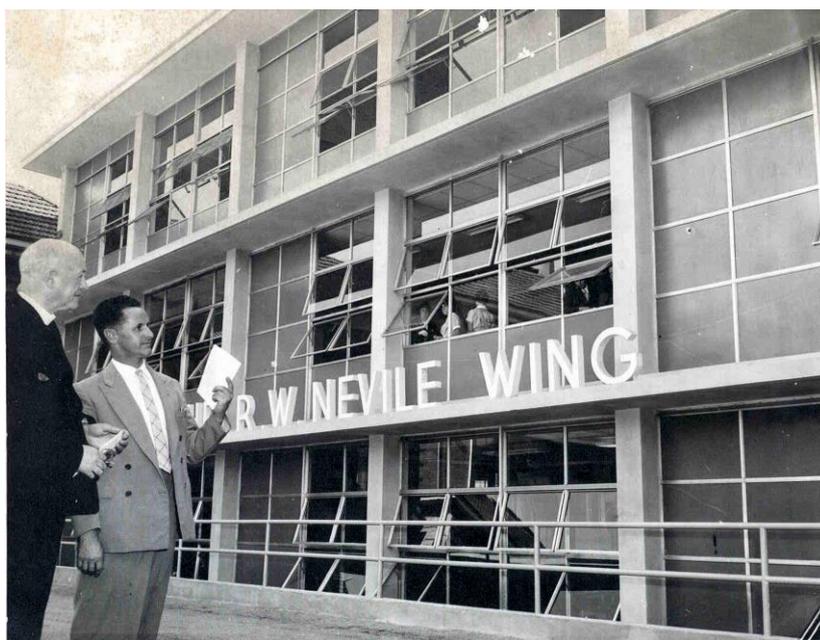
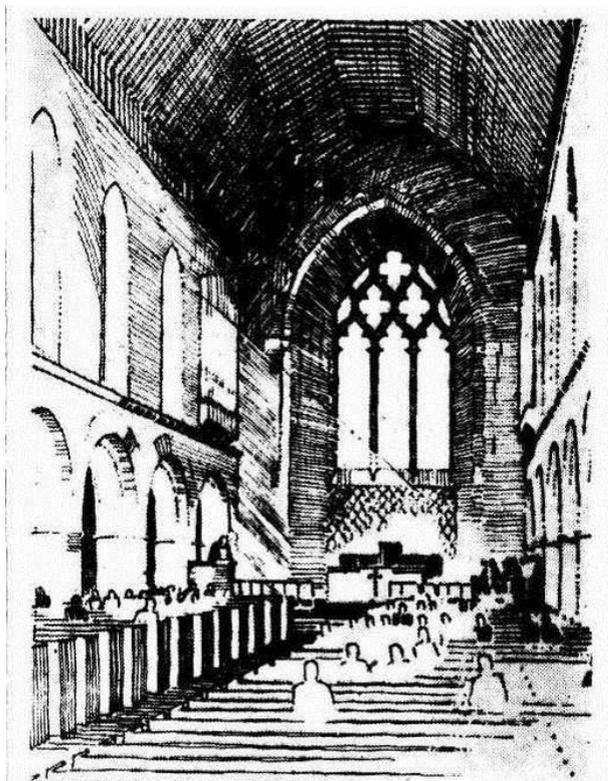


Figure [121213](#). MLC Principal Rev Dr Harold Wood (left) with FC Armstrong at opening of Neville Wing, 1961. (Source: MLC Archives: *Silver and Green* magazine, July 1961, p 13).

In 1994 Armstrong was recognised for this work, at which time he was awarded the Medal of the Order of Australia (*Sydney Morning Herald* 13 January 2009).



**NEW CHAPEL FOR M.L.C.**—The conception of the architects, Messrs. Bates, Smart and McCutcheon, of the chapel to be built at the Methodist Ladies' College, Hawthorn. The cost of the Chapel is approximately

Figure [131314](#). Concept sketch of the Gothic Revival style chapel initially to be erected at MLC, drawn by architects Bates, Smart & McCutcheon and later superseded by the design of FC Armstrong (Source: *The Age* 11 April 1947:2)



Figure 141415. Interior of Fitchett Chapel, 2017. (Source: MLC Archives)

#### **R.A.W. Woodgate Resource Centre 1973-74**

The R.A.W. Woodgate Resource Centre located at the west of the site was completed in 1974 and designed by architectural firm Daryl Jackson & Evan Walker Pty Ltd (Sanderson 1988). The design received a Bronze Medal in the General Buildings category at the Victorian Architecture Awards (1974) and is included on the RAIA Twentieth Century Buildings Register (Sanderson 1988). The building incorporates the main library, staff centre and café.

The brutalist-style building was constructed by Van Driel Pty Ltd utilising an off-form concrete method that was also used as the primary finishing material. Shortly after its completion the Resource Centre was described in *Architecture Australia*:

*The building breaks new ground in educational architecture in Australia in its form, massing, material and detail. It bears a strong relationship to recent work in the USA, UK and parts of Europe (as cited in Sanderson 1988).*

#### **Modern development**

A number of MLC's earlier buildings, including several 'temporary' fibro buildings, were demolished in the latter part of the twentieth century to make way for modern development, with a total of twelve large modern buildings/wings constructed at the campus between 1961 and 2010. In order of completion, these are the R W Nevile Wing (1961), the Wood Wing (1963), the Senior Science building (1969) (all three designed by FC Armstrong); the R.A.W. Woodgate Resource Centre (1974), designed by Daryl Jackson and Evan Walker; the Centenary Building (1982) design by Daryl Jackson; the Physical Education Centre (1987); Music School/Tatoulis Auditorium (1995) designed by Daryl Jackson; MLC Kindle (early learning centre) (2000) designed by DesignInc.; and the Prep-2 Building (2002) designed by Daryl Jackson. The most recent projects are the expansion and redevelopment of the 1954 Junior School into the Yeas 3-6 Building (2007), the David Loader Centre (2010); and the major refurbishing of existing science buildings now known as the Science Precinct (2010 including Elizabeth Tatoulis East Wing, all by DesignInc. (Raworth 2016; Donnelly 2016, 2017, 2018).

### *Daryl Jackson OA*

Daryl Jackson established his architectural firm in 1964 and has studios in Melbourne, Canberra and Brisbane. He was awarded honorary doctorates from University of Melbourne and University of Ballarat and a Centenary Medal for Services to Architecture in 2001. His relationship with MLC began over 50 years ago when, with Evan Walker, he designed the Neville Wing Science Labs in 1963. Most significantly he was responsible (along with Evan Walker) for the design of the Brutalist-style R.A.W. Woodgate Resource Centre (1974) and the Music School in 1994. Jackson was also the architect for the Wood Wing extension (1994), Cato Wing renovations (1999) and the Prep-2 Building (2002). He also compiled several College Master Plans between the early 1990s and early 2000s. He has played a significant role in the development of MLC's modern architectural structures and the redevelopment of existing buildings (Donnelly 2017; <http://jacksonarchitecture.com.au/>).

### **Description & Integrity**

Methodist Ladies' College stands at the north-east corner of Glenferrie and Barkers roads, with the historical entrance at this corner. As noted in the history, its original extent fronted on Barkers Road, between Glenferrie Road and Aileen Street (since absorbed into the campus), and stretched about halfway up to Fitzwilliam Street. It now occupies the entire area between Barkers and Glenferrie roads, Fitzwilliam Street and Lofts Avenue, with the Kindle/Prep-2 Junior School on the east side of Lofts Avenue.

This description focuses on the western half of the current campus, where almost all school-related development of the 19<sup>th</sup> century and 20<sup>th</sup> century took place. One exception is the 1959 Fitchett Chapel, located just to the east of the Aileen Street alignment. ~~There is also a 1901 Federation house beside it, at 231 Barkers Road, now known as the Red House. This was built as a private residence, unrelated to the school.~~

The 19<sup>th</sup>-century heart of the school is Tiddeman Boarding House/The Residence and its grounds at the south end. This Gothic Revival building stands before a large garden with lawn and mature exotic trees. The curved drive before it is as shown on the 1903 MMBW plan. At the centre of the garden is the 1885 fountain. The historical entrance is at the corner, via the Krome Memorial Gates. The gate posts are a part of a larger masonry fence of 1923, designed by architect Alec Eggleston.

To the rear of Tiddeman Boarding House/The Residence is the H-shaped Boarders' Dining Room and the L-shaped Boarding House extensions, both of which were built in a stripped Gothic style in 1938, to a design by Harry Norris. To the west of Tiddeman Boarding House/The Residence is the Arts & Crafts Gothic Fitchett Hall of 1917, designed by Alec Eggleston, which stands on Glenferrie Road.

Further north, along Glenferrie Road, is the west façade of the 1938 Boarding House Wings, the 1926 Old English Nicholas House, the 1974 brutalist Woodgate Resource Centre, the 1982 Centenary Building, and the 1889 'Wentworth' (~~now Arts House in HO916~~) at the corner of Fitzwilliam Street. ~~'Wentworth' retains its original iron palisade fence and gates with masonry piers to the Glenferrie Road frontage.~~ In front of the Centenary Building along Glenferrie Road is a remnant cast-iron fence constructed for the house 'Crom' c1890-91, and extended southward during the 20<sup>th</sup> century.

Moving east is the 1957 Nurses' Memorial Assembly Hall, designed by Harry Norris, which is set back from Fitzwilliam Street behind the Cato Wing of 1956. A bit to the south-east is the L-shaped Nicholas Building of 1939, designed by Harry Norris. The north wing would have been located along Aileen Street when constructed.

As noted, the 1959 Fitchett Chapel is located along Barkers Road, to the east of Tiddeman Boarding House/The Residence. The remaining buildings on the site date to the late 20<sup>th</sup> and early 21<sup>st</sup> century and are not considered [to contribute to the heritage significance of MLC](#).

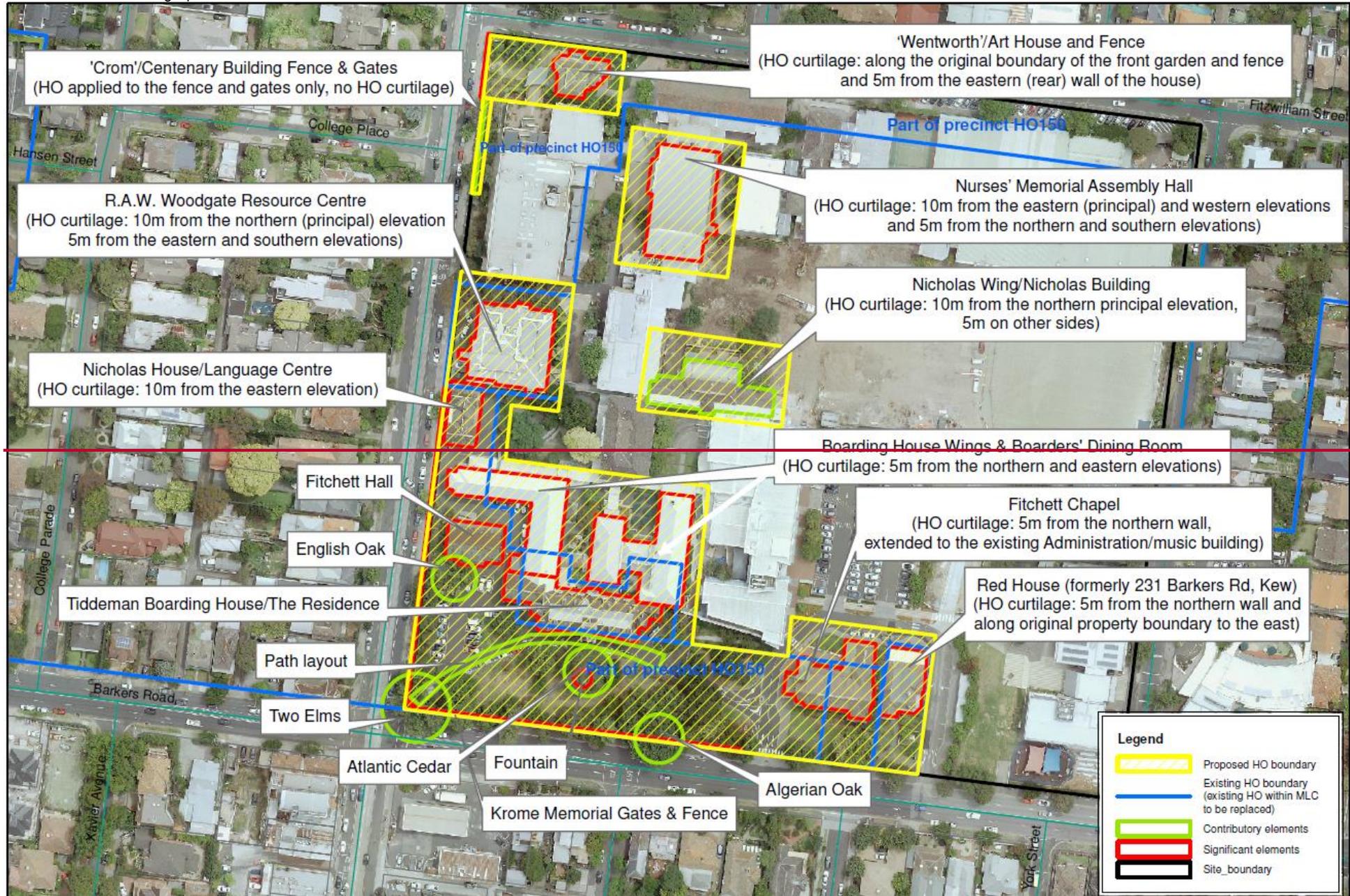
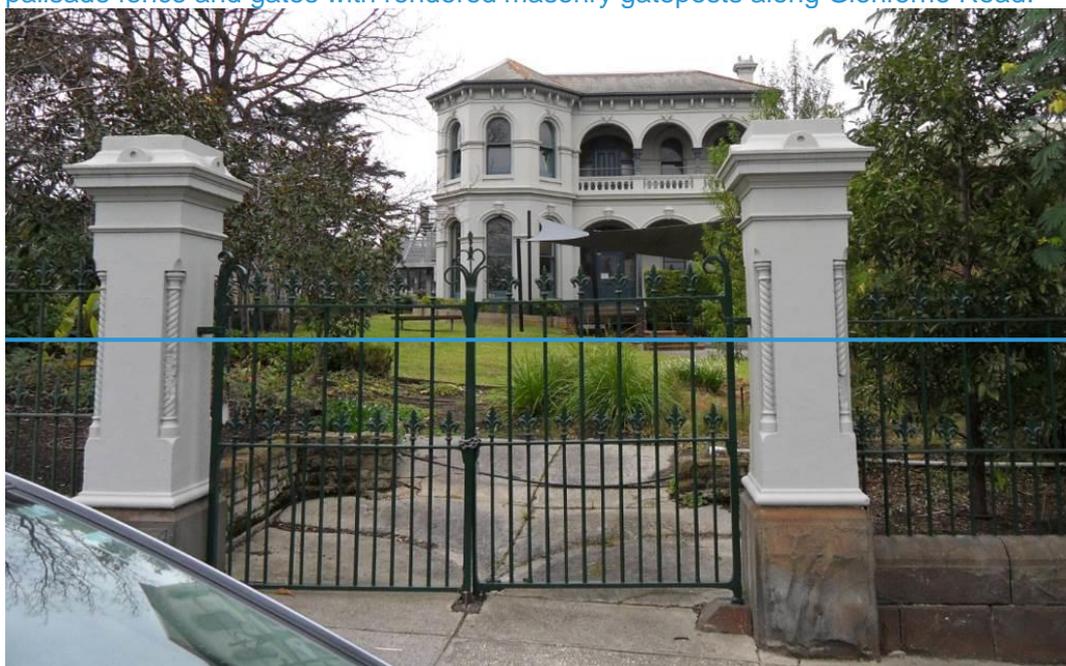




Figure ~~1515~~16. MLC building and elements ~~–heritage gradings~~ and the proposed Heritage Overlay boundary

In the following section, each of the ~~Significant and Contributory~~ buildings and landscape elements ~~that contribute to the significance of MLC is~~ ~~are~~ described. They are listed in chronological order, apart from ~~the one~~ earlier residential elements that developed independently of the school.

~~**‘Wentworth’ and fence (Art House), 876 Glenferrie Road, 1889**—A fine two-storey Italianate villa, with rendered walls. It has notable arcading to the ground floor verandah and first floor balcony, both with heavy cast-iron columns. Significant elements such as the door and window joinery and the eaves frieze decorations remain intact. The many cast-cement keystones feature a bas-relief heron, indicating an Aesthetic Movement influence. The slate roof and corniced chimneys are also intact, and the house retains its original iron palisade fence and gates with rendered masonry gateposts along Glenferrie Road.~~



~~Figure 17. ‘Wentworth’ (Art House) and the front fence and gates. (Context 2016)~~

**‘Crom’ fence and gates at Centenary Building, Glenferrie Road, c1890-91** – This cast-iron fence sits on a brick plinth between closely spaced rendered Gothic piers. It incorporates two cast-iron pedestrian gates. The northern half of the fence and gateways corresponds with what is shown on the 1903 MMBW plan in front of the large Victorian house ‘Crom’ (since demolished) on the south side of ‘Wentworth’. The fence has been extended in length to stretch along the entire frontage of the very large Centenary Building (built 1982). The original section has cast-iron fence panels featuring trefoils (also seen in the two gates), and a bluestone plinth and coping to the brick wall below, and bluestone plinths to the piers. The reproduction section uses typical metal palisade fencing and has no bluestone elements.



Figure [161618](#). Part of the fence and gates in front of Centenary Building. (Context 2016)

***'Red House', formerly 231 Barkers Road, 1901*** — This is a single storey Federation Queen Anne villa of tuck-pointed red face brick construction on a bluestone plinth. The hipped and gabled slate roof has terracotta ridge cresting, timber finials and a rendered cornice mould and is penetrated by brick chimneys with moulded caps. It also features a faceted slate-clad candle snuffer turret with cast iron finial, and bracketed projecting gables with dentilled bargeboards and half-timbered ends in an unusual diamond pattern. The asymmetrical facade features rendered dressings and quoins and a projecting bay with faceted bay window. The return verandah has paired cast iron posts and frieze with corrugated galvanised steel skillion roof and bluestone steps with rendered balustrade and urns. The windows are timber-framed double-hung sashes, some with margin bars and leadlight glazing, and the front door has glazed sidelights and fanlight.

There is a later brick skillion-roofed addition at the rear, and an interwar clinker-brick front fence.



**Figure 19. Front façade of the Red House, formerly 231 Barkers Road. Note that the gates have since been removed. (Lovell Chen, 2005)**

***Tiddeman Boarding House/The Residence, 1881-1885*** – This two-storey Gothic Revival building is iconic to MLC and has a suitably commanding design. It is built symmetrically around a turreted four-storey tower, and has a pavilioned form with projecting gables at each end. The walls are faced with cement render (unpainted), with cast-cement ornament including stringcourses with quatrefoils, while colonnettes and hood mouldings decorate the coupled windows.



Figure [171720](#). Tiddeman Boarding House/The Residence, looking north-east, 2016.

***Tiddeman Boarding House/The Residence landscape and trees*** - The landscaped area to the front of Tiddeman Boarding House/The Residence is in the form of a large ornamental garden, with mature specimen trees set in sweeping lawns, and a combination of mature trees and shrubs planted along the Barkers Road and Glenferrie Road fence lines. The form of the landscaped garden has changed in its layout and composition over time, but retains some traces of the elements of its early design, contemporary with Tiddeman Boarding House/The Residence, including the lawns between the residence and Barkers Road, the corner entrance and pathway from Barkers & Glenferrie roads, the 1885 fountain (described below) and a boundary planting along both street frontages. The 1885 photo demonstrates the typical late nineteenth-century planting style of the original residential garden, complete with gravelled paths lined with shrubs, small shrubberies, the use of specimen palms for visual interest, particularly at the building's facade and a clear focus point for the garden, being the fountain located at its centre. The garden layout is more typical of a residential style than that of a purpose-built educational facility for this period.

The early path network and layout has been altered in form and materials several times since it was originally laid out as part of the Tiddeman Boarding House/The Residence garden. The current layout is simplified to form a vehicular drive in the form of a simple sweeping semi-circle addressing the façade, which commences at the original Barkers and Glenferrie Road corner entry, and terminates at Barkers Road, some distance east of the original termination point. The drive is surfaced in asphalt. A modern water feature has recently been placed at the centre of the driveway adjacent to the original corner entry to prohibit vehicular access from this point. This drive is substantially altered from the original gravel paths shown in the 1885 MMBW plans which bisected the garden, with a particular focus on the fountain, placed at the centre of the front garden, and a series of simple paths which encouraged appreciation of the border plantings along Barkers and Glenferrie roads. The gravelled carriageway at that time was arranged to allow access through the site from south to east, with a broad alignment area at the front of the building, as well as having an individual turning circle at each of the south and eastern wings (possibly for delivery or tradesmen).

A pair of Elms (*Ulmus sp.*) at the corner entrance, a single specimen of Algerian Oak (*Quercus canariensis sp.?*) planted on the Barkers Road boundary and a single specimen of English Oak (*Quercus robur*) planted on the Glenferrie Road boundary appear to date from the late nineteenth century, and are likely to be the remnants of what appears to be an earlier boundary planting of Elms and Oaks shown in the aerial photograph of 1945. The [Atlantic Cedar-tree](#) (*Cedrus atlantica*) directly in front of the central entrance to Tiddeman House/The Residence, is also thought to date from the 1890s; a Cedar tree in that position appears consistently in school photographs beginning in 1893 (Munn & Shurey).



**Figure 181821.** Front gardens looking east, circa 1928, showing cedar tree in front of Tiddeman House/The Residence. (Source: MLC Archives: RS629 ACC 817/10)



**Figure 191922.** Cedar tree in same position, 2017. (MLC Archives: Archivist's Files).

These Elms and Oaks along the boundary fences have been interplanted with a mix of native and exotic trees and shrubs, first in c.1930s, and later layers of planting of both trees and shrubs have continued to be added over time. There is a broad mix of tree and shrub species planted through the boundary, including specimens of Brush Box, Lilly Pilly, Sweet Pittosporum, Viburnum, Loquat, Chinese Elm, Red Flowering Gum, Irish Strawberry Tree and others. Of these, it is likely that the Chinese Elm, Irish Strawberry Tree, and at least one of the largest Lilly Pilly trees date from the c.1930s. The shrubs all appear to postdate the c.1960s. At the same time that the first boundary interplantings was undertaken (c.1930s), significant specimen tree planting occurred throughout the vast expanse of lawn at the front of the building, changing the layout and aesthetic of the garden, as well as the relationship of the main building with the surrounding streetscapes. Mature specimens of Plane Tree, Ash, Cedar and other exotics from this period survive throughout the lawn areas. Later plantings of exotic specimen trees have continued this theme, and there is now a range of specimen trees from the 1930s through to the late 1990s represented within the garden of Tiddeman Boarding House/The Residence.



Figure ~~2020~~<sup>2023</sup>. Entrance to the school at the corner of Glenferrie and Barkers roads, showing the Elms. (Context, 2016)

***Fountain, 1885*** - The fountain stands in the middle of the front lawn before Tiddeman Boarding House/The Residence. The basin is round, with rendered masonry walls, moulded sides and four raised escutcheons atop its lip. The fountain tier appears to be of cast iron, supported on four colonnettes. Water is sprayed from the mouths of classical dolphins which sit below a large floral crown. The fountain has been restored numerous times but maintains its original form (Donnelly 2017).



Figure [212124](#). The fountain, 2016. (Context, 2016)

***Fitchett Hall, 1917*** - This two-storey red brick building has a dramatic arts hall upstairs and offices below. The main elevation faces east - inward into the campus. Stylistically, it can be described as Arts & Crafts Gothic in style, with the use of many contrasting materials and textures typical of the Arts & Crafts. The steeply pitched gable roof is clad in slate. Apart from the red brick with render dressings, this includes fish-scale shingles to the west gable and half-timbering below, and panels of bas-relief Gothic tracery below windows on the three other sides. The main (east) elevation has two gabled entrance porches, with lancet openings. There is a very large tripartite lancet window above the porches, which contains stained and painted glass – a memorial window commissioned by founding Principal Rev. Dr Fitchett to commemorate his youngest daughter who died in 1897 (Donnelly 2017). A small porch superstructure has been added to the south elevation, and a fire escape to the north elevation.



Figure 222225. Fitchett Hall, east and north elevations, 2016.

***Krome Memorial Gates and fence, 1923*** - These wrought-iron gates stand between rendered brick piers with a recessed trefoil motif. Above the gateway is a metal banner with raised lettering reading 'Methodist Ladies' College'. Mounted on the gates is the MLC monogram in a silvery metal. The gates integrate complex foliage and typical decorative detail with scrolls, pointed arches and twisted bars. The Gothic Revival gate posts are part of a large rendered masonry fence on a brick plinth.



Figure [232326](#). The Krome Memorial Gates and part of the masonry fence, 2016.

**Nicholas House/Language Centre, 1926** - This is a large, two-storey building facing Glenferrie Road. The front and rear facades have a gable-fronted wing on either side, with a transverse gable between. It is English Domestic Revival in style, incorporating half-timbering and tracery panels below the windows. Walls are of red brick, with render dressings and unpainted roughcast render to the gables and just below them. The roof is clad in slate, with modelled brick chimneys. Most windows are small diamond leadlight casements in banks of four. On the east elevation there is a large external brick staircase (original).

The three lancet-arched porch openings on the west elevation have been infilled with glazing and a low brick wall. The associated terrazzo steps have been left intact, as has the original external wall inside, but the original entrance door has been replaced. The balcony above it has also been infilled with windows.



Figure [242427](#). Nicholas House, looking north-east, 2016.

***Boarders' Dining Room & Boarding House Extensions, 1938*** - This building comprises two distinct wings. The large, L-shaped Boarding House Wing extends from the west wing of Tiddeman Boarding House/The Residence and then turns to front Glenferrie Road. It is in a stripped Gothic style, referencing Tiddeman Boarding House/The Residence. The roof is a low gable, hidden behind the parapet, and walls are rendered. Windows have Tudor-style hood moulds, and there is an impressed quatrefoil beneath each window. The windows are double-hung timber sashes with horizontal glazing bars, indicating a Moderne influence. The external doorways are deeply recessed with engaged colonnettes and a cast roundel superimposed on three horizontal lines.



Figure [252528](#). West end of the Boarding House Extension, looking south, 2016.

This entirely un-medieval motif is repeated multiple times on the Boarders' Dining Room, which is a free-standing building running north-south behind the centre of Tiddeman Boarding House/The Residence. It also has a roof hidden behind a parapet - here with a moulded cornice - and rendered walls. This building is more stripped classical in style, with long tripartite windows. Above the windows is the same impressed motif of a roundel on three horizontal lines.



Figure [262629](#). Boarders' Dining Room (with Tiddeman Boarding House/The Residence behind it), looking south-west, 2016.

**George R Nicholas Wing (Nicholas Building), 1939** – This two-storey building is L-shaped in plan, with the long wing running north-south. Its massing and details such as quoining and tiled hipped roofs with sheet-copper cupolas indicate a strong allegiance to the Georgian Revival. This is combined with stripped back horizontal Moderne detailing, such as the form of the quoins (recessed bands in the brick), concrete hoods above the banks of windows, and steel-framed windows (but with multiple panes in keeping with the Georgian Revival). Walls are of apricot-tone cream brick with brown manganese bricks to the building plinth and between windows.

The building was massed into three sections, one running east-west and two running north-south. Each of the north-south sections had a taller central pavilion with slightly lower bays on each side. The two north-south sections were demolished in December 2017. They were originally joined by a large brick gateway (an additional gateway was added c.1960s to join it to the 1951 Science Block). Above the southern gateway, on its western face, was a bas-relief depicting MLC girls with various attributes (such as a hockey stick and a globe). The surviving east-west section retains most of its multipane steel windows. The Science Block to the north has recent replacement windows in a simpler configuration. The east-west section houses the College's senior administrative offices and a large exhibition corridor. This wing is today referred to as "Principal's Admin" and "Common Ground" (Donnelly 2017).

Other alterations to the building include a 1980s single-storey glazed extension to the north elevation of the east-west wing, and a new two-storey building (Wood Wing) on its south side that concealed half of the building from this side.



Figure [272730](#). The east-west section of the George R Nicholas Wing (Principal's Admin area), as shown in what appears to be original metal lettering on its north elevation. Note the small cupola on the ridge. The ground floor is obscured by a later addition, but it is reportedly intact behind. (Context, 2016)



Figure **282831**. The north-south sections of the George R Nicholas Wing (demolished in 2018). (Context, 2016)



Figure **292932**. Bas-relief of MLC girls, once located above the western face of the gateway between the two north-south sections of the building. (Context, 2016)

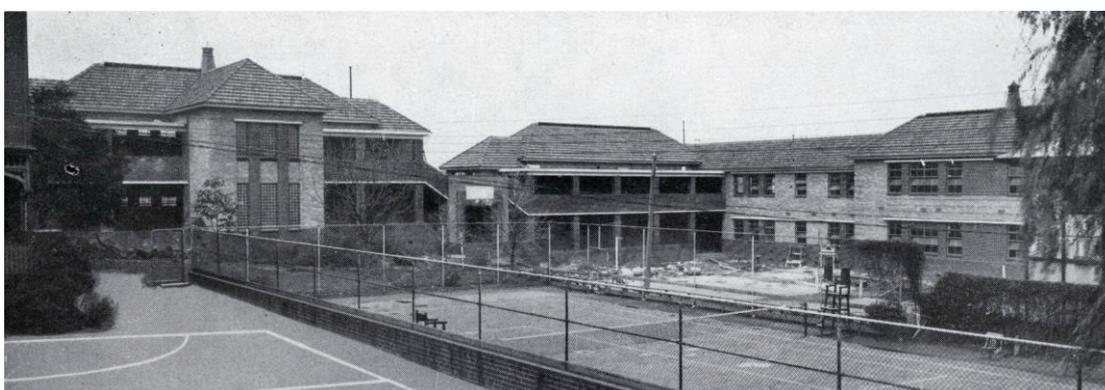


Figure **303033**. Nicholas Wing near completion viewed from the north-west, 1939. Bas-relief is visible as white rectangle above gateway in centre of photograph. (Source: MLC Archives, *Silver and Green* Dec 1939)

**Science Block, 1948-51** - The Science Block sat at the north end of the Nicholas Wing, and extends all the way north to Fitzwilliam Street. As noted in the history, Harry Norris continued the same design as the Nicholas Wing. This includes the massing (two-storeys, hipped roof with breakfronts at the northern end), the materials (cream brick with manganese bricks between windows and as the plinth), and style (Georgian Revival massing and abstracted quoining; Moderne concrete window hoods and recessed speedlines). The more decorative touch of the copper cupolas was not used for this later building.

The north-south sections of the Nicholas Wing were demolished in January 2018, destroying the connection with the Science Block. The building is intact apart from the replacement of all multipane steel windows with simpler aluminium units, and a small two-storey addition to its south end.



Figure [313134](#). East elevation of the Science Block, 1955. (Source: MLC Archives).

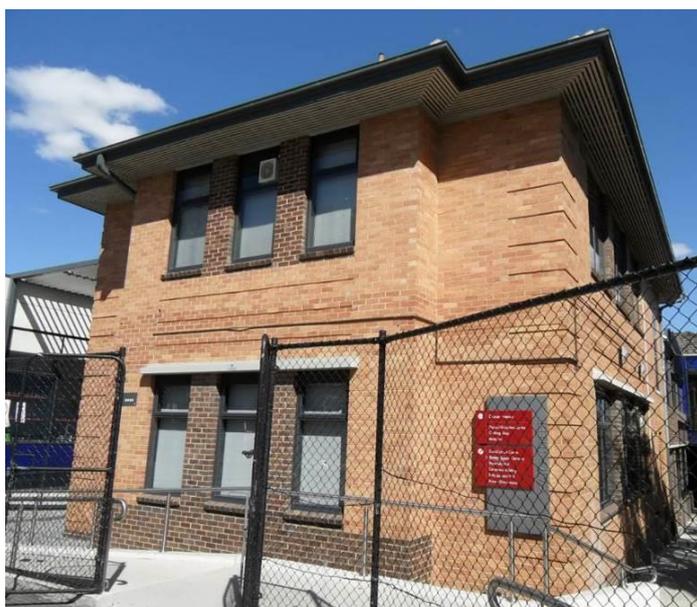


Figure [323235](#). North elevation of the Science Block. (Context, 2016)

**Nurses' Memorial Assembly Hall, 1956-57** - The hall is built in exposed dark cream brickwork. It has a bold interplay of masses, with the stage set in a rectangular box, from which springs the free curve of the roof of the hall. The entrance was given monumentality through the use of giant order columns set in front of a two-storey glazed screen, and balances the box-like form of the stage. Texture was added to the façade through the device of recessing and projecting bricks to create patterning, and the windows were set along the hall wall in a staggered pattern. The Hall is linked to the Cato Building, to its north, by a recent extension (not significant).



Figure [333336](#). Nurses' Memorial Assembly Hall, east elevation. (Context, 2016)

**Fitchett Chapel, 1959** - The Chapel is a fine example of ecclesiastical design and a modern interpretation of the traditional Tuscan church type. Walls are of dark cream brick, with a dominant gable roof of terracotta tiles and a campanile. The Chapel has elements such as leadlight and timber joinery that contribute to its Tuscan revival aesthetic. The west wall of the entrance porch was originally faced with stacked stone, as shown in the 1991 photo of the Kew Urban Conservation Study. Since then that finish has been removed and replaced with cement render, and an arched opening created. The Chapel appears to be otherwise intact.



Figure [343437](#). Fitchett Chapel, looking north-east. (Context, 2016)

**RAW Woodgate Resource Centre, 1974** – This sculptural building is in off-form concrete and this has been applied not only to the structural system but was also used as the primary finishing material, as was characteristic of Brutalism. The building has a strong horizontality in the placement of its bands of windows and the cantilevered form of the top floor, while the circulation routes are expressed externally with stairs and ramps extending out from the building in a sculptural manner.



Figure [353538](#). Woodgate Resource Centre, northeast elevation. (Context, 2016)

## Comparative Analysis

### *The school as a whole*

Within the City of Boroondara, Methodist Ladies' College should be compared with other private schools, particularly those housed in purpose-built buildings. These include:

- Genazzano FCJ College, 285-315 Cotham Road, Kew (VHR H1902) - This large, multi-wing building was built as a combined convent, school and dormitories in 1890-91 by outstanding architect William Wardell in a French Gothic style. It is of architectural and historical significance to the State of Victoria.
- Xavier College, 135 Barkers Road, Kew (VHR H893) - Four large and imposing structures at the college are considered to be of State significance. They date from the 1870s to the 1930s, and were all purpose built for the school. The first was the Victorian South Wing (1872, architects Kelly, Dennehy and Tappin), then the Classical West Wing (1889) and the Great Hall (1890). A very grand Baroque chapel was constructed 1927-34 to the design of architects Schrieber and Jorgensen. Xavier College is of historic and architectural significance to the State of Victoria.
- Scotch College, 491 Glenferrie Road, Hawthorn ([Amendment G183HO608](#)) - Twelve buildings are recommended for the Heritage Overlay (pending Council adoption in August 2016, then Ministerial approval). Apart from the remains of the 1875 house that predated the move of Scotch College here in 1917, the buildings primarily date from the interwar period. The earliest group (1917-25) were designed in the Queen Anne style by distinguished architect Henry Kemp, who was one of the pioneers of this style. The second group (1934-56) are buildings designed by John Scarborough. His famous Littlejohn Memorial Chapel was design in a stripped Gothic style, while the other buildings are in a Moderne interpretation of the Scottish Baronial style.
- Siena Convent and College, 815 Riversdale Road, Camberwell ([HO724](#)) - The main building (recommended for a Heritage Overlay by the Camberwell Conservation Study, 1991), is a Byzantine chapel and classroom wing of 1939-40, designed by architects Agabiti and Millane. They form two sides surrounding a quadrangle, with a cloister arcade. Modern classroom buildings enclose the other two sides; the remaining buildings of the college are also recent in date. The building is believed to have architectural and historical significance (Camberwell Conservation Study, 1991).

Like the other colleges set out above, MLC boasts a collection of fine, purpose-built buildings designed by several architects. Tiddeman Boarding House/The Residence, by Crouch & Wilson, compares well in its imposing grandeur, cement-render detail and intactness with Wardell's brick French Gothic Genazzano College building, and the nineteenth-century buildings at Xavier College. The collection of early and late interwar buildings, by two successive architects and first exhibiting a medieval influence and then the Moderne, is quite comparable to the buildings of Scotch College.

~~Generally, Most of the~~ architect-designed buildings from the nineteenth and ~~first half of the early~~ twentieth century that are largely intact are considered Significant elements of MLC. These include Tiddeman Boarding House/The Residence, Fitchett Hall ~~and~~, Nicholas House/Language Centre, ~~Harry Norris', and the~~ Boarding House Wings/Boarders' Dining Room ~~and the surviving pavilion of. Following demolition of the two north-south sections in January 2018, the Nicholas Wing has been downgraded from Significant to Contributory~~ are elements that contribute to the significance of MLC.

The Krome Memorial Gates and Fence are also considered Significant as they are architect-designed and an iconic element of the school and its public presentation. The 1885 Fountain is also a very early and characteristic element of the school, so is also ~~graded~~ Significant.

The later Nurses' Memorial Assembly Hall, ~~Fitchett Chapel~~ and R.A.W. Woodgate Centre are also Significant, as ~~has been~~ assessed in the 'Kew Conservation Study' of 1988, primarily for their fine designs. Fitchett Chapel is an element that contributes to the significance of MLC.

### ***The Nicholas brothers***

Both the early and late interwar buildings at MLC are further linked by the patronage of the Nicholas brothers. They engaged Alec Eggleston for the early interwar Nicholas House, and Harry Norris for the later buildings. The Boarders' Dining Room-Boarding House wings, and the George R Nicholas Wing (Nicholas Building) were part of the grand development scheme launched the late 1930s, funded by a £80,000 donation from the brothers. This building campaign is directly comparable to the reshaping of the campus of MLC's brother school, Wesley College, in the early 1930s which was also funded by a massive donation from the Nicholas brothers. Their funds allowed the total remodelling by architect Harry Norris of the main school building of Wesley College over the summer holidays (1933/34) with the addition of two long wings, as well as the construction of new buildings including a chapel, preparatory school building, gymnasium and swimming pool in 1935-36. Norris' main school building, chapel and prep school are all A-graded in the City of Melbourne planning scheme (by definition, of national or state importance), within HO6 South Yarra Precinct.



**Figure 363639. Wesley College main building, Harry Norris, 1933-34. (Melbourne i-Heritage)**

Like Norris' designs for MLC later that decade, his work at Wesley College combines traditional classical forms with a contemporary aesthetic. The remodelled main building on St Kilda Road has rendered walls in a stripped Neoclassical design with a giant-order colonnade to the central section. The preparatory (or junior) school, facing Punt Road is also rendered and is distinguished by its delicate Adamesque bas-relief ornament. The chapel, which faces High Street, is considered a rare Neoclassical design incorporating Art Deco detailing. In this it is related to Norris' Boarders' Dining Room at MLC.

### **Nicholas Wing**

In the Nicholas Wing, and the later Science Block, Harry Norris used Georgian Revival forms updated with Moderne streamlining and materials. In the early 20th century, Australian architecture was influenced by the parallel Georgian Revival movements in England and America. William Hardy Wilson is considered the main inspirer of the Georgian Revival movement in Australia, both by his designs and his book of drawings titled *Old Colonial Architecture in New South Wales and Tasmania* of 1924.

Australian Georgian Revival became synonymous with upper-middle-class concepts of good taste, with its order and restraint, and was favoured by academically trained architects. For this reason, interwar Georgian Revival houses are seen mostly in well-to-do suburbs of Melbourne. Its typical features include a box-like form often broken up with symmetrical breakfronts or wings, face brick or rendered walls with quoins to corners, a simple hipped or transverse gabled roof, symmetrically arranged doors and windows (usually multipane sashes), and the use of Classical detail and Orders as well as delicate Adamesque decoration. By the mid-1930s, the eclecticism typical of the interwar period led to the frequent combination of Georgian Revival forms with Moderne streamlining and details.

The style was also used for institutional buildings, particularly schools. A large number of state secondary schools were established in Victoria in the 1920s and early 1930s, and Georgian Revival was a favoured style. Examples include the assembly hall at Essendon High School (VHR H1294) of 1926; Preston Girls' High School (Darebin HO24) and Ivanhoe Primary School (Banyule HO161), both of 1927-28; and University High School (VHR H2183) and Box Hill High School (Whitehorse HO219), both of 1929-30. The Essendon hall and Box Hill High School are very formal and Neoclassical, while the Ivanhoe, Preston and University High buildings are more stripped back.

The Vice Chancellor's House of 1937-38 at the University of Melbourne is also an apt comparison for the Nicholas Wing. It was privately sponsored by George Nicholas and Herbert Brooke, also designed by Harry Norris in a Moderne version of the Georgian Revival. It is significant at the State level for reasons including its demonstration of the links between George Nicholas and Harry Norris, and also as a representative example of 'the large Georgian Revival residences designed and built during the interwar period and the resurgence in the association of the classical style with notions of Australian colonial history, scholarliness and propriety' (VHR H1003 citation).

In Boroondara, an example of the more conservative approach, typical of the 1920s Georgian Revival, is seen at the Canterbury Girls' Secondary College of 1928, at 16 Mangarra Road ([HO685](#)). It is a two-storey, L-shaped building with frontages to Irilbarra and Mangarra roads. Walls are of red faced brick with clinker brick stringcourses and rendered panels above and below the arched first-floor windows. The roof is tiled and hipped with wide eaves and a traditional cupola ventilator. Each of the two main entrances is marked by a Classical portico supported on heavy Tuscan-order columns with a balustrade above. No examples of Georgian Revival institutional buildings were identified in the Boroondara Heritage Overlay.

The Nicholas Wing is most closely comparable to Norris' Vice Chancellor's residence, as they both illustrate the 'Moderne' variation of the Georgian Revival seen in the late 1930s and use contemporary brick colours. On the other hand, its massing and the use of the traditional cupola are more traditional than the Vice Chancellor's residence, and more in keeping with the school buildings in Canterbury, Ivanhoe and University High.

### **Tiddeman Boarding House/The Residence**

The Gothic style was regarded as the only truly Christian style in the nineteenth century, and though originally revived for largely religious and nationalistic reasons, in the 1850s it

was increasingly used for secular purposes. The first major public building of the Gothic Revival was the new Houses of Parliament at Westminster (Charles Barry 1836-68). The Gothic style was commonly used for schools, where teaching of religious principles was then a primary focus.

Public and institutional buildings in the Gothic Revival style were often symmetrical with a taller central element and lower flanking wings, often with gabled elements at the ends, early examples being the University Museum, Oxford (Deane & Woodward, 1855-59), and Glasgow University (George Gilbert Scott, designed 1865). The central tower element made for a more impressive building, marked the main entrance and provided visual interest to what was usually a very long front facade. In Australia this form was first used by Edmund Blackett for the University of Sydney (1854-62), regarded then as the finest building in Australia.<sup>1</sup>

In Victoria, the finest examples of this institutional Gothic Revival type include the Victorian Deaf and Dumb Institution (1866; VHR H2122), the Royal Victorian Institute for the Blind (1867-8, VHR H1002), both by Crouch & Wilson and located on St Kilda Road; Melbourne Grammar School (Webb & Taylor, 1856 & 1861-91, VHR H19), and Ormond College, Parkville (Reed & Barnes, 1879-89, VHR H728). All four buildings were constructed of stone: the first three of bluestone and Ormond College of sandstone. Melbourne Grammar has a stronger Tudor influence, while the others have a French Gothic influence with their pinnacle towers (though the Institute for the Blind has lost its tower roofs and pinnacles). Ormond College is the grandest in scale, reflecting the wealth of its patron Francis Ormond, and the higher status of such University buildings. The Deaf and Dumb Institution has the most exuberant decoration, particularly in its use of bichrome brick decoration over door and window openings.

The MLC building compares very well to these four State-significant buildings in its intactness and execution. While the only one of the group not to be built of stone, the highly decorated cement render lends a similar visual exuberance as that seen at the Deaf and Dumb Institute. In scale, it is similar to Melbourne Grammar and the Institute for the Blind.

#### **'Crom'/Wentworth House/Art House & Centenary Building fence and gates**

~~There are also a number of private schools in the City of Boroondara which incorporate Victorian-era private dwellings that are of heritage significance for reasons unrelated to the school. These include:~~

- ~~● Fintona Presbyterian Girls' Grammar School, 79 Balwyn Road, Balwyn (HO169) – 'Tourmount', a mansion constructed in 1891 for owner of *The Age* newspaper, David Syme. The architect is believed to be John Beswicke.~~
- ~~● Ruyton Girls' School, 12 Selbourne Road, Kew (HO206 & HO205) – A late Federation Bungalow (previously no. 2), and 'Tarring', an 1872 polychrome brick two-storey mansion which may be the work of architect Joseph Reed (no. 12). 'Tarring' has been the home of Ruyton since the 1920s.~~

~~Like Fintona and Ruyton, MLC has expanded to encompass two early houses ('Wentworth' and 'Red House', formerly 231 Barkers Road), as well as the remnant fence in front of Centenary Building where the house 'Crom' once stood. As these properties only became part of the campus in the 1960s and later, they are considered to have their own heritage significance as opposed to contributing to an understanding of the origins of MLC and its main development period in the first half of the twentieth century.~~

<sup>1</sup> These first two paragraphs have been quoted in full from the VHR place citation for the Former Deaf and Dumb Institution, Melbourne (H2122).

Comparative analyses of these three elements are set out below.

'Wentworth'/Art House is a fine and intact 1880s Italianate villa designed by prominent Victorian architect John Beswicke. It compares well with other Significant houses of this kind in Kew and Boroondara. Comparable examples include:

- 'Roystead', 51 Mont Albert Road, Canterbury (HO394) — a two-storey Italianate villa, designed by architects Twentyman & Askew in 1885 and extended by them in 1890. It has a notable two-storey arcaded verandah. It has been used by Camberwell Grammar School since the 1930s, and has lost its original setting.
- 'Gooloowan', 7 Victoria Avenue, Canterbury (HO411) — a two-storey Italianate villa with a very similar façade to 'Wentworth': asymmetrical with a large two-storey canted projecting bay and a two-storey arcaded verandah with cast iron columns. Built c1890.
- 'Langi', 3 Fermanagh Road, Camberwell (Significant in HO159) — a two-storey Italianate villa with a very similar façade to 'Wentworth': asymmetrical with a large two-storey canted projecting bay and a two-storey arcaded verandah with cast iron columns. Built in 1887. The front fence is a reproduction.
- 'Nachemo', 997 Burke Road, Hawthorn (HO19) and 'Westella', 39 Kinkora Road, Hawthorn (Significant in HO152) — these two houses are mirror images of each other, both designed by John Beswicke in the early 1890s. Each is a two-storey Italianate villa with a rendered, asymmetrical façade with a flat projecting bay and two-storey arcaded verandah. 'Nachemo' is noted for its front wrought iron fence.

'Wentworth'/Art House is smaller in scale than 'Roystead', but very similar to the final four houses in scale, design, detail and intactness and clearly of a comparable architectural significance. Moreover, John Beswicke was an important local architect, designing many houses (particularly the mansions on Harcourt Street, Hawthorn), as well as the Hawthorn Town Hall.

The cast-iron fence and gates of the demolished 'Crom', which now stands in front of the northern half of the Centenary Building, is quite different to the standard Victorian iron palisade fence seen at 'Wentworth' [next door \(HO916\)](#) and most other Victorian houses that have retained their fence, as illustrated in publications such as the *National Trust Technical Bulletin Fences & Gates c. 1840-1925* and Graeme Robertson's *Decorative Cast Iron in Australia*.

Close comparisons to the Centenary Building fence are found in Adelaide, where a high masonry plinth with decorative cast-iron panels atop and a matching gate were popular, many manufactured by the local AC Harley & Co foundry (G Robertson, *Decorative Cast Iron in Australia*, 1984, p. 186). Another Adelaide foundry, Metters Ltd, manufactured a similar Gothic Revival fence and gate to the one at MLC, though with a quatrefoil motif in this instance instead of trefoil (*National Trust Technical Bulletin Fences & Gates c. 1840-1925*, 1988, p.46).

In the City of Boroondara, one of the closest comparisons is found at HO19, 997 Burke Road, Camberwell. This is a two-storey villa of 1880 attributed to architect John Beswicke. The front fence before it has a relatively high bluestone plinth atop of which are fence panels incorporating curvilinear wrought elements with cast elements. The front gate is of cast iron and is very elaborate in its ornamentation, including an arched gateway. In the 'Hawthorn Heritage Study', 1992, the place was assessed as having heritage significance both for the house as well as: 'Architecturally significant, as one of the best examples of wrought iron fencing in Melbourne.' The fence and gate were nominated to the state heritage register (independent of the house), but have not been assessed.

There are strong precedents for the heritage protection of fences, even when they have lost their associated house. This is seen with the 'Maratimo' fence in Williamstown (Hobsons Bay HO283), which is individually significant for aesthetic reasons. Even less grand palisade fences that survive in front of heavily altered (non-contributory) houses within City of Yarra HO precincts are consistently given a contributory grade (see, for example, 650 Lygon Street, Carlton North, in HO326 and 217 Gold Street, Clifton Hill, in HO317), as well as in Greater Bendigo (180 Barnard Street, Bendigo, in HO1). Note that all four of the above fences are larger or smaller examples of the iron palisade fence so typical of the nineteenth century.

As an intact and unusual fence of high quality, the fence of the now-demolished 'Crom' clearly deserves protection to its original extent (i.e., the northern half, easily identifiable from the simplified imitation to the south).

### **Red House**

~~'Red House', formerly 231 Barkers Road, is a good and substantially intact example of a Queen Anne villa, which demonstrates the transition from the nineteenth century by its incorporation of typically Victorian verandah detail. It compares well to the following individually significant houses in the Boroondara Heritage Overlay:~~

- ~~• 22 Barrington Avenue, Kew (Significant in HO142) — has timber fretwork rather than ironwork and features a square turret.~~
- ~~• 23 Barry Street, Kew (Significant in HO142) — A Federation Queen Anne villa with a corner tower. It has lost its verandah fretwork.~~
- ~~• 5 Bowon Street, Kew (HO275) — has a shingled wing gable, terracotta roof tiled on the Marseilles pattern and ball finials, with an integrated verandah roof, with timber fretwork posts and verandah frieze on a set of brick pedestals and brick balustrade.~~
- ~~• 74 Charles Street, Kew (Significant in HO150) — A later version of the Italianate villa, executed in red face brick. It does not have a turret but features a return verandah. A plainer house overall.~~
- ~~• 853 Glenferrie Road, Kew (Significant in HO150) — An Italianate villa with a very similar composition to Red House, albeit with a rendered finish giving it a more Victorian appearance overall.~~
- ~~• 73 High Street South, Kew (HO527) — A Federation villa for red face brick with an elaborate return verandah.~~
- ~~• 24 Walmer Street, Kew (Significant in HO158) — A red brick Queen Anne villa which has slightly stronger Edwardian overtones than the subject property but retains a transitional cast-iron verandah frieze.~~
- ~~• 53 Wellington Street, Kew (Significant in HO150) — A close comparator: a red brick Queen Anne villa with a corner tower and cast-iron verandah elements (frieze and posts).~~
- ~~• Eurobin, 42 Bryson Street, Canterbury (Significant in HO145) — A 1901 Queen Anne villa with timber fretwork to the verandah and a large octagonal tower.~~

~~It also compares well with other individually significant houses in Kew: 45 Belmont Avenue (in HO142), 32 Highbury Grove (in HO150), 46 and 58 Kent Street (in HO142), 57 Pakington Street (HO328), and 1 Ridgeway Avenue (in HO142).~~

## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, September 2012, modified for the local context.

**CRITERION A:** *Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).*

Methodist Ladies' College (MLC) is one of a number of prestigious denominational colleges in the City of Boroondara. The municipality has become strongly associated with larger church-based colleges that were intended to serve larger catchments across the eastern suburbs, or even the entire metropolitan area. It was the first Protestant college to be established in the municipality, and one of the three earliest church-based colleges along with the Catholic Xavier College and Genazzano College. Thanks to generous bequests by patrons such as Fred Cato and the Nicholas brothers, MLC expanded to the point that it was believed to be the largest denominational girls' school in the world. More widely, MLC has a significant place in the history of Methodism, as one of the largest and oldest extant Methodist girls' schools in the world.

The MLC Boarders' Dining Room/Boarding House Wings of 1938, and the George R Nicholas Wing of 1939 ~~are contribute to the~~ historically ~~significant and contributory, respectively, for by~~ illustrating the important client-architect relationship between George and Alfred Nicholas and Norris, which resulted in a large collection of architecturally and historically significant domestic, institutional and commercial commissions in the Melbourne area between 1919 and 1955. These commissions include the massive rebuilding and expansion of MLC's ~~brother~~ school, Wesley College, in 1933-36. ~~These three buildings are also historically significant in~~ They also demonstrating the major phase of development of MLC which began in the late 1930s. In 1937, George R Nicholas announced a major redevelopment programme in memory of the recently deceased Alfred Nicholas, to be funded by their jointly donated £80,000. The Boarders' Dining Room/Boarding House ~~is also important for~~ illustrating the ongoing and growing importance of the boarding school element of MLC, which had been present since its founding.

The Atlantic Cedar in front of Tiddeman Boarding House/The Residence, the Elms located at the entrance of the school, and the Algerian Oak (boundary of Barkers Road) and English Oak (boundary of Glenferrie Road) are believed to be the only plantings or original features of the original garden which survive, and are considered to ~~contribute to the be of~~ historical ~~contributory~~ significance ~~of MLC~~ as part of the early garden design, demonstrating the early boundary planting.

Subsequent interwar boundary plantings and specimen tree plantings, particularly those from the 1930s are of contextual historical interest, in that they represent the major expansion of the school at this time, and an investment not only in buildings, but the fence and landscape as well, with an emphasis on defining the boundaries and increasing privacy. They are not considered to ~~be contributory~~ to the significance of the place.

The use of a corner entrance point from the corner of Barkers and Glenferrie Road is considered to ~~be of~~ contribute to the historical ~~contributory~~ significance ~~of MLC~~.

The path layout between the original entrance point and front of Tiddeman Boarding House/The Residence (to the termination of the eastern wing) is relatively intact, with minor changes to its form and materials and is considered to ~~be of contributory~~ contribute to the historical significance ~~of MLC~~ as an original early feature of the landscape which still demonstrates the access point and transport route to the school.

**CRITERION B:** Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

NA

**CRITERION C:** Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

NA

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

The George R Nicholas Wing (Nicholas Building) ~~is of contributory~~ contributes to the architectural significance of MLC as an example of the Georgian Revival style, which was popular during the interwar period for educational buildings as well as large residences in Melbourne's wealthier suburbs thanks to its associations with Australian colonial history, scholarliness and propriety. Harry Norris' design approach incorporated traditional massing and features such as the copper cupolas on roofs, paired with a stripped-back Moderne sensibility seen in details such as the stylised quoins and concrete window hoods.

Fitchett Chapel ~~contributes to the is of~~ architectural significance of MLC as a fine example of ecclesiastic design and a modern interpretation of the traditional Tuscan church type. It is built of cream brick with a dominant gable roof of pan tiles and a campanile.

Fitchett Hall and Nicholas House are of architectural significance as representative examples of the continued medieval architectural influence seen at MLC during the twentieth century. Fitchett Hall, by Alec Eggleston, is in the Arts & Crafts Gothic style, and Nicholas House by Eggleston is in the English Domestic Revival style. The Boarders' Dining Room/ Boarding House Wings is a stripped Gothic/Tudor building that contributes to this continued architectural influence.

~~'Red House' of 1901, formerly 231 Barkers Road, is of architectural significance at a local level. It is a good and substantially intact example of a Queen Anne villa which incorporates a rich combination of Federation stylistic characteristics with Victorian architectural elements such as cast iron lacework and verandah posts.~~

**CRITERION E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

~~'Wentworth' (Art House) is of aesthetic significance as a fine and intact example of a large Victorian Italianate villa which retains its original iron palisade fence with masonry plinth and posts. It is particularly distinguished by its prominent two-storey arcaded verandah and the cast cement keystones feature a bas-relief heron, indicating an Aesthetic Movement influence. The front fence built for 'Crom' in c1890-91 is of contributory~~ contributes to the aesthetic significance of the MLC campus for with its high-quality Gothic Revival cast-iron fence panels and gates, of a type used frequently in Adelaide but rare in Victoria.

Elements of Fitchett Chapel ~~are of aesthetic significance~~ including the leadlight windows and timber joinery contribute to the aesthetic significance of MLC.

The Krome Memorial Gates are of aesthetic significance for the high quality wrought iron work, designed by Alex Eggleston and fabricated by craft metalworker CR Caslake. They commemorate former MLC headmaster Otto Krome.

The landscaped gardens associated with Tiddeman Boarding House/The Residence, fronting Barkers and Glenferrie Roads provide an attractive garden setting to the former residential building, but are substantially altered in the layout, form and plantings of the nineteenth century residential garden, so are only of amenity value not heritage value.

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

Tiddeman Boarding House/The Residence is one of the most commanding, intact and successfully designed education buildings built in the Melbourne metropolitan area during the nineteenth century. It is distinguished by its fine Gothic decoration, executed in cement render, and the landmark central tower. Externally the building is highly intact, even retaining its now rare unpainted render finish. It is potentially of State significance.

The Nurses' Memorial Assembly Hall is of creative significance as one of the most confidently and successfully designed buildings in Melbourne during the post war period, and as an outstandingly intact example of the post-war designs of Harry Norris' office.

The R.A.W. Woodgate Resource Centre is of technical significance for having been an early, successful and influential example of the use of off-form concrete as a finishing material.

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

The MLC alumnae have a strong association with their alma mater.

**CRITERION H:** *Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

MLC has strong associations with a number of people, particularly:

*Rev. Dr William Henry Fitchett*, the founding president of MLC and Principal of the school for over forty years (1882-1928). He was a prominent member of the Methodist Church, elected president of the Wesleyan Methodist Conference of Victoria and Tasmania in 1886, and in 1902 first president of the United Methodist Victorian and Tasmanian Conference. Rev. Dr Fitchett was also a notable journalist and writer whose historical works (particularly *Deeds That Won the Empire*) sold tens of thousands of copies and made him a household name in the British Empire. His contribution to the foundation and early years of the school is recognised by the naming of two buildings after him, Fitchett Hall and Fitchett Chapel, and a School House. He lived in The Residence for the entire term of his principalship at MLC.

*Alec Stanley Eggleston*, the architect of MLC's early interwar buildings and works including Fitchett Hall and Nicholas House as well as the iconic Krome Memorial Gates. Eggleston is known for his extensive work for a range of protestant denominations and was for a time the architect to Wesley College, Queens College and MLC, as well as the designer of many interwar Methodist churches.

*Fred J. Cato*. Philanthropist and successful co-owner of Moran & Cato grocers, Fred Cato was an early, significant supporter of MLC where his two daughters attended. His major gifts to the College included funding half the purchase of J. Powers' mansion on Aileen Street (1924) (which became known as Cato House) and the purchase of Richard Allan's former home – 'Kooyong' – on Gladstone Parade, Elsternwick, for MLC's use as a branch

school (1931). (Initially known as the Fred J. Cato branch of MLC, it became Cato College and is now part of Wesley College). Mr Cato additionally funded many improvements to both MLC campuses and set up a scholarship program which benefitted hundreds of students and is still awarded today. In addition to naming the Elsternwick branch after him, at the Kew campus the original Cato House building, the newer Cato Wing and a School House were named in his honour.

*Harry Norris*, the architect of MLC's late interwar and a number of early post-war buildings, most of them part of the 1937 development plan funded by the Nicholas brothers. Norris was a prominent interwar-era architect who worked closely with the Nicholas brothers on projects ranging from their homes, the Nicholas Building on Swanston Street, and a suite of educational buildings at Wesley College.

*George R Nicholas* was the first person to manufacture and patent the painkiller aspirin (named 'Aspro') in Australia, while the German Bayer pharmaceuticals' patent on the product was suspended during WWI. His younger brother, *Alfred Nicholas*, joined his business in 1915, and Nicholas Pty Ltd went on to become a multi-million-dollar empire distributing Aspro in New Zealand, Europe and Asia. The brothers lived with their families in South Melbourne and were known widely for their philanthropy, making large donations mainly to Wesley College and Methodist Ladies' College, as well as to hospitals and universities in Melbourne and throughout Australia.

## Statement of Significance

### *What is Significant?*

The Methodist Ladies' College campus at 207 Barkers Road, Kew, is significant. In 1879 the annual Methodist Church Conference decided to consider the possibility of establishing a school for girls, as Wesley College for boys had opened in 1866. The Barkers Road site was purchased in 1881, and the campus formally opened in April 1882. Its first principal was Rev. Dr William Henry Fitchett, who remained head of the school until 1928. The first building was the Gothic Revival Tiddeman Boarding House/The Residence fronting Barkers Road, constructed to the design of prominent Melbourne architects Crouch & Wilson, 1881-85.

The next major phase of construction that marks the campus today was in the early interwar period. Fitchett Hall, named after the founding principal, was built in 1917, followed by the Krome Memorial Gates and associated masonry fence of 1923, and Nicholas House of 1926, all designed by architect Alec Eggleston.

The next suite of buildings was designed by architect Harry Norris as part of a large-scale expansion plan initiated in 1937. This resulted in the construction of the Boarding House Wings and Boarders' Dining Room, and the Nicholas Wing.

Norris' practice was engaged again for the design of the Nurses' Memorial Assembly Hall of 1957. Other ~~Significant~~ post-war buildings of note include another building commemorating Rev. Dr Fitchett's legacy, Fitchett Chapel, and the innovative brutalist R.A.W. Woodgate Resource Centre of 1974.

Methodist Ladies' College continues to be one of the pre-eminent private girls' schools in metropolitan Melbourne.

The following buildings and elements including views to their principal elevations are Significant:

- Tiddeman Boarding House/The Residence of 1881-85
- Fountain of 1885
- ~~- 'Wentworth' (Art House) of 1889 and fence (built as a private residence)~~
- ~~- Red House, Federation Queen Anne House (formerly 231 Barkers Road) of 1901 (built as a private residence)~~
- Fitchett Hall of 1917
- Krome Memorial Gates & Fence of 1923
- Nicholas House (Language Centre) of 1926
- ~~- Boarding House Wings & Boarders' Dining Room of 1938-39~~
- Nurses' Memorial Assembly Hall of 1957
- ~~- Fitchett Chapel of 1959~~
- R.A.W. Woodgate Resource Centre of 1974

The following building and elements including views to their principal elevations ~~are~~ Contributory contribute to the significance of MLC:

- Boarding House Wings & Boarders' Dining Room of 1938-39
- Nicholas Wing (Nicholas Building) of 1939
- Fitchett Chapel of 1959
- Path layout from the corner entrance to the east wing of Tiddeman Boarding House/The Residence
- Two mature Elms at entrance of the school, Algerian Oak (boundary of Barkers Road) and English Oak (boundary of Glenferrie Road) and Atlantic Cedar in front gardens, all of the nineteenth century

- Fence and gates of 'Crom' at Centenary Building, - northern section (of c1890-91) only

The remaining buildings and elements within the extent of the Heritage Overlay ~~are Non-contributory~~ do not contribute to the heritage significance of MLC.

***How is it significant?***

Methodist Ladies' College is of local historical, architectural, aesthetic, technical and associational significance to the City of Boroondara. Tiddeman Boarding House/The Residence is potentially of State significance.

***Why is it significant?***

Methodist Ladies' College (MLC) is one of a number of prestigious denominational colleges in the City of Boroondara. The municipality has become strongly associated with larger church-based colleges that were intended to serve larger catchments across the eastern suburbs, or even the entire metropolitan area. It was the first Protestant college to be established in the municipality, and one of the three earliest church-based colleges along with the Catholic Xavier College and Genazzano College. Thanks to generous bequests by patrons such as Fred Cato and the Nicholas brothers, MLC expanded to the point that it was believed to be the largest denominational girls' school in the world. More widely, MLC has a significant place in the history of Methodism, as one of the largest and oldest extant Methodist girls' schools in the world. Founded as a combined boarding school and day school, this continuing aspect of the school is illustrated by the Tiddeman Boarding House/The Residence as well as the Boarders' Dining Room/Boarding House, constructed nearly 60 years later. (Criterion A)

The Atlantic Cedar in front of Tiddeman Boarding House/The Residence, the Elms located at the entrance of the school, and the Algerian Oak (boundary of Barkers Road) and English Oak (boundary of Glenferrie Road) are believed to be the only plantings or original features of the original garden that survive. The path layout between the original entrance point and front of Tiddeman Boarding House/The Residence (to the termination of the eastern wing) is relatively intact and still demonstrates the access point and transport route to the school. All of these landscape elements are considered to ~~be of~~ contribute to the historical contributory significance of MLC. (Criterion A)

The MLC alumnae have a strong association with their alma mater. (Criterion G)

Tiddeman Boarding House/The Residence is one of the most commanding, intact and successfully designed education buildings built in the Melbourne metropolitan area during the nineteenth century. It is distinguished by its fine Gothic decoration, executed in cement render, and the landmark central tower. Externally the building is highly intact, even retaining its now rare unpainted render finish. It is potentially of State significance. (Criterion F)

Fitchett Hall, and Nicholas House are of architectural significance as representative examples of the continued medieval architectural influence seen at MLC during the twentieth century. Fitchett Hall, by Alec Eggleston, is in the Arts & Crafts Gothic style, and Nicholas House by Eggleston is in the English Domestic Revival style. The Boarders' Dining Room/ Boarding House Wings is a stripped Gothic/Tudor building that contributes to this continued architectural influence. (Criterion D)

The Krome Memorial Gates are of aesthetic significance for the high quality wrought iron work, designed by Alex Eggleston and fabricated by craft metalworker CR Caslake. They commemorate former MLC headmaster Otto Krome. (Criterion E)

The MLC Boarders' Dining Room/Boarding House Wings of 1938, and the George R Nicholas Wing of 1939 ~~are contribute to the~~ historically significance of MLC by significant for illustrating the important client-architect relationship between George and Alfred Nicholas and Harry Norris, which resulted in a large collection of architecturally and historically significant domestic, institutional and commercial commissions in the Melbourne area between 1919 and 1955. These commissions include the massive rebuilding and expansion of MLC's ~~b~~Brother school, Wesley College, in 1933-36. ~~These two buildings are~~ They also ~~historically significant in~~ demonstrating the major phase of development of MLC which began in the late 1930s. In 1937, George R Nicholas announced a major redevelopment programme in memory of the recently deceased Alfred Nicholas, to be funded by their jointly donated £80,000. (Criterion A)

All MLC buildings funded by the Nicholas brothers – Nicholas House of 1926, the Boarders' Dining Centre/Boarding House Wings of 1938, and the George R Nicholas Wing of 1939 – ~~are contribute to the~~ historically significant cet of MLC for their association with the Nicholas brothers, who were prominent in Melbourne's commercial world and noted philanthropists. The brothers were the major supporters of Methodist education in the 1930s, supporting both MLC and Wesley College. (Criterion H)

The George R Nicholas Wing (Nicholas Building) ~~is of contributory~~ contributes to the architectural significance of MLC as an example of the Georgian Revival style, which was popular during the interwar period for educational buildings as well as large residences in Melbourne's wealthier suburbs thanks to its associations with Australian colonial history, scholarliness and propriety. Harry Norris' design approach incorporated traditional massing and features such as the copper cupolas on roofs, paired with a stripped-back Moderne sensibility seen in details such as the stylised quoins and concrete window hoods. (Criterion D)

Fitchett Chapel contributes to the is of architectural significance of MLC as a fine example of ecclesiastic design and a modern interpretation of the traditional Tuscan church type. It is built of cream brick with a dominant gable roof of pan tiles and a campanile. Elements of Fitchett Chapel ~~are of contribute to the~~ aesthetic significance of MLC including the leadlight windows and timber joinery. (Criteria D & E)

The Nurses' Memorial Assembly Hall is of creative significance as one of the most confidently and successfully designed buildings in Melbourne during the post war period, and as an outstandingly intact example of the post-war designs of Harry Norris' office. (Criterion F)

The R.A.W. Woodgate Resource Centre is of technical significance for having been an early, successful and influential example of the use of off-form concrete as a finishing material. (Criterion F)

~~'Wentworth' (Art House) is of aesthetic significance as a fine and intact example of a large Victorian Italianate villa which retains its original iron palisade fence with masonry plinth and posts. It is particularly distinguished by its prominent two-storey arcaded verandah and the cast-cement keystones feature a bas-relief heron, indicating an Aesthetic Movement influence.~~ The front fence built for 'Crom' in c1890-91 ~~is of contributory~~ contributes to the aesthetic significance ~~for of the MLC campus with~~ its high-quality Gothic Revival cast-iron fence panels and gates, of a type used frequently in Adelaide but rare in Victoria. (Criterion E)

~~'Red House' of 1901, formerly 231 Barkers Road, is of architectural significance as a good and substantially intact example of a Queen Anne villa which incorporates a rich~~

~~combination of Federation stylistic characteristics with Victorian architectural elements such as cast iron lacework and verandah posts. (Criterion D)~~

Apart from the Nicholas brothers, MLC has strong associations with a number of people, particularly:

*Rev. Dr William Henry Fitchett*, the founding president of MLC and Principal of the school for forty years (1882-1928). He was a prominent member of the Methodist Church, elected president of the Wesleyan Methodist Conference of Victoria and Tasmania in 1886, and in 1902 first president of the United Methodist Victorian and Tasmanian Conference. Rev. Dr Fitchett was also a notable journalist and writer whose historical works (particularly *Deeds That Won the Empire*) sold tens of thousands of copies and made him a household name in the British Empire. His contribution to the foundation and early years of the school is recognised by the naming of two buildings after him, Fitchett Hall and Fitchett Chapel, and a School House. (Criterion H)

*Alec Stanley Eggleston*, the architect of MLC's early interwar buildings and works including Fitchett Hall and Nicholas House as well as the iconic Krome Memorial Gates. Eggleston is known for his extensive work for a range of protestant denominations and was for a time the architect to Wesley College, Queens College and MLC, as well as the designer of many interwar Methodist churches. (Criterion H)

*Harry Norris*, the architect of MLC's late interwar and a number of early post-war buildings, most of them part of the 1937 development plan funded by the Nicholas brothers. Norris was a prominent interwar-era architect who worked closely with the Nicholas brothers on projects ranging from their homes, the Nicholas Building on Swanston Street, and a suite of educational buildings at Wesley College. (Criterion H)

*Fred J. Cato*. Philanthropist and successful co-owner of Moran & Cato grocers, Fred Cato was an early, significant supporter of MLC where his two daughters attended. His major gifts to the College included funding half the purchase of J. Powers' mansion on Aileen Street (1924) (which became known as Cato House) and the purchase of Richard Allan's former home – 'Kooyong' – on Gladstone Parade, Elsternwick, for MLC's use as a branch school. (Initially known as the Fred J. Cato branch of MLC, it became Cato College and is now part of Wesley College). Mr Cato additionally funded many improvements to both MLC campuses and set up a scholarship program which benefitted hundreds of students and is still awarded today. In addition to naming the Elsternwick branch after him, at the Kew campus the original Cato House building, the newer Cato Wing and a School House were named in his honour. (Criterion H)

## Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place. A list of [Significant and Contributory buildings and elements of heritage value](#) are provided below.

### Significant buildings and elements

<b>Building/element name</b>	<b>Architect</b>	<b>Built date</b>
Tiddeman Boarding House/The Residence	Crouch & Wilson	1881-85
<a href="#">Path layout from the corner entrance to the east wing of Tiddeman Boarding House/The Residence</a>		<a href="#">19<sup>th</sup> century</a>
<a href="#">Two mature Elms at entrance of the school, Algerian Oak (boundary of Barkers Road) and English Oak (boundary of Glenferrie Road) and Cedar Tree (front gardens) of the nineteenth century</a>		<a href="#">19<sup>th</sup> century</a>
Fountain	Unknown	1885
<a href="#">'Wentworth' (Art House) and fence</a>	<a href="#">John Beswicke</a>	<a href="#">1889</a>
<a href="#">'Crom'/Centenary Building Fence &amp; Gates</a>	<a href="#">Unknown</a>	<a href="#">c1890-91</a>
<a href="#">Red House, Federation Queen Anne House, formerly 231 Barkers Road</a>	<a href="#">Unknown</a>	<a href="#">1901</a>
Fitchett Hall	Alec Eggleston	1917
Krome Memorial Gates & Fence	Alec Eggleston	1923
Nicholas House (Language Centre)	Alec Eggleston	1926
<a href="#">Boarding House Wings &amp; Boarders' Dining Room</a>	<a href="#">Harry Norris</a>	<a href="#">1938-39</a>
<a href="#">Nicholas Wing (Nicholas Building)</a>	<a href="#">Harry Norris</a>	<a href="#">1939</a>
Nurses' Memorial Assembly Hall	Harry A & Frank L Norris & Associates	1956-57
<a href="#">Fitchett Chapel</a>	<a href="#">Frederick Armstrong</a>	<a href="#">1959</a>
R.A.W. Woodgate Resource Centre	Daryl Jackson & Evan Walker	1974

### Buildings and elements that contribute to MLC's heritage significance

<b>Building/element name</b>	<b>Architect</b>	<b>Built date</b>
<a href="#">Path layout from the corner entrance to the east wing of Tiddeman Boarding House/The Residence</a>		<a href="#">19th century</a>
<a href="#">Two mature Elms at entrance of the school, Algerian Oak (boundary of Barkers Road) and English Oak (boundary of Glenferrie Road) and Atlantic Cedar (front gardens) of the nineteenth century</a>		<a href="#">19th century</a>
<a href="#">'Crom'/Centenary Building Fence &amp; Gates</a>	<a href="#">Unknown</a>	<a href="#">c1890-91</a>

<u>Building/element name</u>	<u>Architect</u>	<u>Built date</u>
<u>Boarding House Wings &amp; Boarders' Dining Room</u>	<u>Harry Norris</u>	<u>1938-39</u>
<u>Nicholas Wing (Nicholas Building)</u>	<u>Harry Norris</u>	<u>1939</u>
<u>Fitchett Chapel</u>	<u>Frederick Armstrong</u>	<u>1959</u>

*All other buildings and elements within the extent of the Heritage Overlay do not contribute to the heritage significance of MLC at MLC are graded Non-contributory.*

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	Yes - Mature Elms, Algerian Oak, English Oak and Atlantic Cedar (in front of Tiddeman Boarding House/The Residence)
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes - Krome Memorial Gates & Fence; <a href="#">'Wentworth'/Art House</a> and 'Crom'/Centenary Building fences & gates
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

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**Red House**

Prepared by: Context Pty Ltd

**Address:**

207 Barkers Road (formerly 231 Barkers Road), Kew

<b>Name:</b> Red House	<b>Survey Date:</b> March 2016 & May 2018
<b>Place Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See map below	<b>Construction Date:</b> 1901





**Front façade of the Red House, formerly 231 Barkers Road. Note that the gates have since been removed. (Lovell Chen, 2005)**

## History

'Red House', the former residence at 231 Barkers Road was constructed in 1901. Described as a 7-roomed brick house, it was built for James Parker, a timber merchant, on an allotment which earlier had formed part of Crown Portion 72. A large allotment separated it from its neighbour to the west, the Methodist Ladies' College. The subject property (together with a vacant allotment to its east) remained in the Parker family and later the Holmes family (the two being linked by marriage) until recent times. From 1930 William Holmes, James Parker's son-in-law, with his wife Lilian May Holmes, nee Parker, lived at this address. Ownership of the house remained with James Parker, who had moved to 5 Manningtree Road, Hawthorn by this time. During this period William Holmes acquired the two neighbouring allotments to the west, 227 and 229 Barkers Road, which were later sold to the Methodist Ladies' College as it expanded eastwards along Barkers Road.

On the death of William Holmes, the ownership of the subject property was transferred to his widow Lilian and their daughter Eileen Holmes in the mid 1940s. Lilian Holmes died in 1969 and Eileen Holmes died in 1993. After the death of Eileen Holmes, the allotment to the east was acquired by the Methodist Ladies' College. In 2003 the subject property was also sold by the Estate of Lilian Holmes to the College. The College currently uses the house for administrative purposes and calls it 'Red House'.

In February 2005, the City of Boroondara approved the demolition of brick outbuildings and timber garage behind the property.

(This history was taken from the Lovell Chen citation, 2005, rev. 2007.)



## Description & Integrity

'Red House' is a single storey Federation Queen Anne villa of tuck-pointed red face brick construction on a bluestone plinth. The hipped and gabled slate roof has terracotta ridge cresting, timber finials and a rendered cornice mould and is penetrated by brick chimneys with moulded caps. It also features a faceted slate-clad candle snuffer turret with cast iron finial, and bracketed projecting gables with dentilled bargeboards and half-timbered ends in an unusual diamond pattern. The asymmetrical facade features rendered dressings and quoins and a projecting bay with faceted bay window. The return verandah has paired cast iron posts and frieze with corrugated galvanised steel skillion roof and bluestone steps with rendered balustrade and urns. The windows are timber-framed double-hung sashes, some with margin bars and leadlight glazing, and the front door has glazed sidelights and fanlight.

There is a later brick skillion-roofed addition at the rear, and an interwar clinker-brick front fence.

## Comparative Analysis

'Red House', formerly 231 Barkers Road, is a good and substantially intact example of a Queen Anne villa, which demonstrates the transition from the nineteenth century by its incorporation of typically Victorian verandah detail. It compares well to the following individually significant houses in the Boroondara Heritage Overlay:

- 22 Barrington Avenue, Kew (Significant in HO142) - has timber fretwork rather than ironwork and features a square turret.
- 23 Barry Street, Kew (Significant in HO142) – A Federation Queen Anne villa with a corner tower. It has lost its verandah fretwork.
- 5 Bowen Street, Kew (HO275) - has a shingled wing gable, terracotta roof tiled on the Marseilles pattern and ball finials, with an integrated verandah roof, with timber fretwork posts and verandah frieze on a set of brick pedestals and brick balustrade.
- 74 Charles Street, Kew (Significant in HO150) – A later version of the Italianate villa, executed in red face brick. It does not have a turret but features a return verandah. A plainer house overall.
- 853 Glenferrie Road, Kew (Significant in HO150) – An Italianate villa with a very similar composition to Red House, albeit with a rendered finish giving it a more Victorian appearance overall.
- 73 High Street South, Kew (HO527) – A Federation villa for red face brick with an elaborate return verandah.
- 24 Walmer Street, Kew (Significant in HO158) – A red brick Queen Anne villa which has slightly stronger Edwardian overtones than the subject property but retains a transitional cast-iron verandah frieze.
- 53 Wellington Street, Kew (Significant in HO150) – A close comparator: a red brick Queen Anne villa with a corner tower and cast-iron verandah elements (frieze and posts).
- *Eurobin*, 42 Bryson Street, Canterbury (Significant in HO145) – A 1901 Queen Anne villa with timber fretwork to the verandah and a large octagonal tower.

It also compares well with other individually significant houses in Kew: 45 Belmont Avenue (in HO142), 32 Highbury Grove (in HO150), 46 and 58 Kent Street (in HO142), 57 Pakington Street (HO328), and 1 Ridgeway Avenue (in HO142).



## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context.

*CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).*

NA

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

NA

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

NA

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

'Red House' of 1901, formerly 231 Barkers Road, is of architectural significance at a local level. It is a good and substantially intact example of a Queen Anne villa which incorporates a rich combination of Federation stylistic characteristics with Victorian architectural elements such as cast iron lacework and verandah posts.

*CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

NA

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

NA

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

NA

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

NA



## Statement of Significance

### *What is Significant?*

'Red House', a Federation Queen Anne house of 1901 at 207 Barkers Road (formerly 231 Barkers Road), Kew, is significant.

### *How is it significant?*

'Red House' is of local architectural (representative) significance to the City of Boroondara.

### *Why is it significant?*

'Red House' of 1901, formerly 231 Barkers Road, is of architectural significance as a good and substantially intact example of a Queen Anne villa which incorporates a rich combination of Federation stylistic characteristics with Victorian architectural elements such as cast iron lacework and verandah posts. (Criterion D)

## Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

## Identified By

Lovell Chen, *Review of B Graded Buildings in Kew, Camberwell and Hawthorn*, 2005, rev. 2007.

## References

Lovell Chen, 'Place citation for 231 Barkers Road, Kew' in *Review of B Graded Buildings in Kew, Camberwell and Hawthorn*, 2005, rev. 2007.

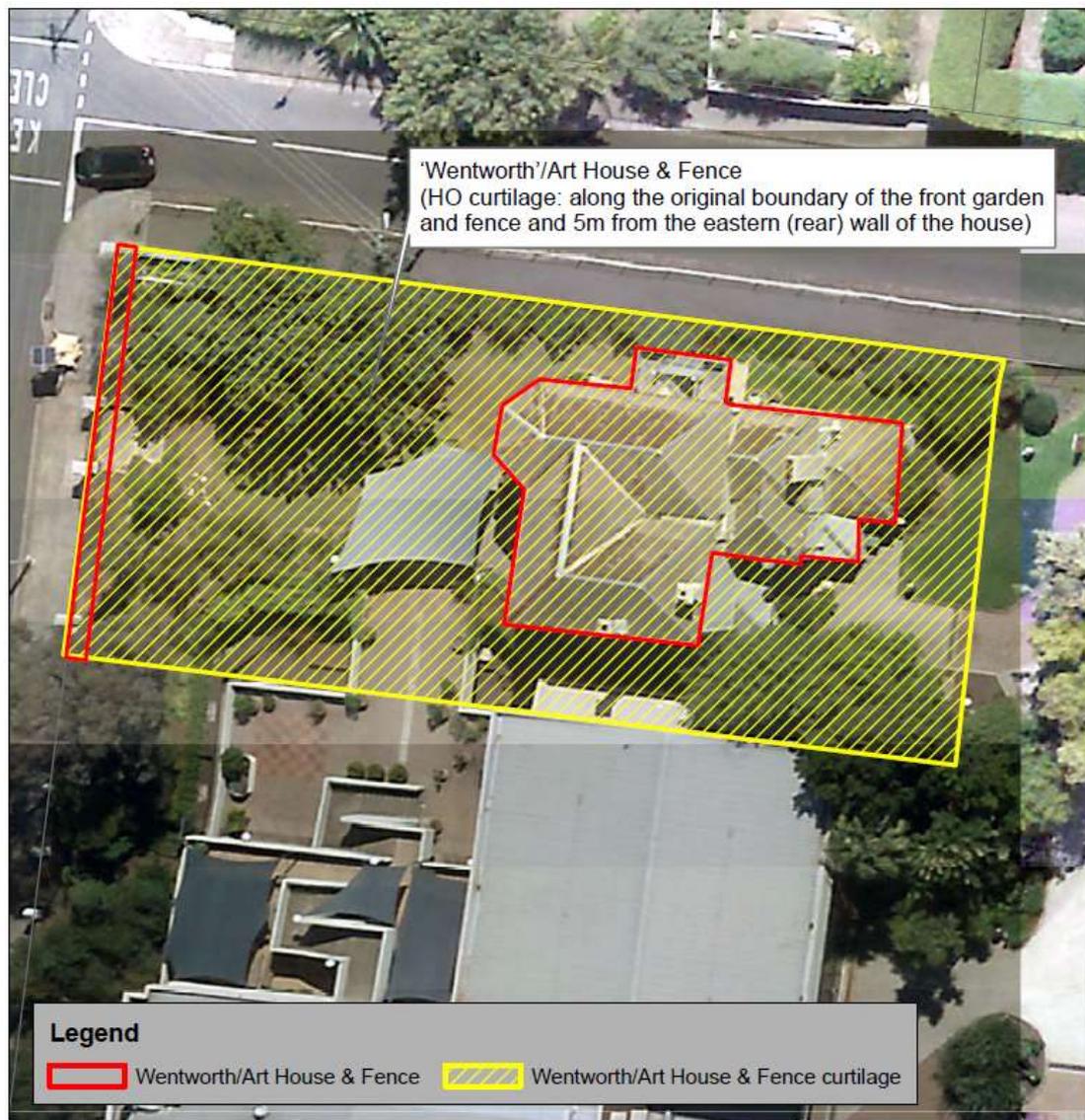
**Wentworth**

Prepared by: Context Pty Ltd

**Address:**

207 Barkers Road (formerly 876 Glenferrie Road), Kew

<b>Name:</b> Wentworth	<b>Survey Date:</b> March 2016 & May 2018
<b>Place Type:</b> Residential	<b>Architect:</b> John Beswicke
<b>Grading:</b> Significant	<b>Builder:</b>
<b>Extent of Overlay:</b> See map below	<b>Construction Date:</b> 1889





## History

The Victorian Italianate villa 'Wentworth' was built in 1889 to a design by distinguished architect John Beswicke for owner John Yates Presswell, a solicitor (Ken Bethell pers. comm. 27 February 2002; RB1348; Certificate of Title V.2151 F.003).

Title Certificates show that the house was acquired by MLC in 1967. Over the years it has been used as a centre for senior students and is currently used for art studios.

### *John Beswicke*

John Beswicke was responsible for some of the more unique domestic architecture of Melbourne's boom period – both separately and in various partnerships – as well as some prominent town halls and city office buildings (Lewis 2012:81). Beswicke was articulated to Crouch & Wilson in 1864 and remained with the firm after the partnership dissolved in 1881. At this time Ralph Wilson joined Beswicke in the partnership Wilson & Beswicke and worked with him up until Wilson's death in 1886, after which Beswicke practiced alone, before a short stint in another partnership as Beswicke & Hutchins in 1889 and 1890 (Lewis 2012:81). Beswicke's final partnership was with Francis James Cooté (formerly Beswicke's draughtsman) under Beswicke & Cooté, between 1890 and 1893, after which he practiced alone (Lewis 2012:81).

Despite his various partnerships, it seems Beswicke was allowed to undertake private work for his family, having designed a house for his parents in 1871-2 in Harcourt Street, Hawthorn (Lewis 2012:81). John's father, Charles, was a draper turned property investor and developer and as such was instrumental in his son's career.

Beswicke was responsible for a number of villas in Hawthorn and elsewhere, and is also attributed as one of the first architects to exploit valuable city property with high rise buildings (Lewis 2012:81). The landmark Australian Building (1888, demolished) located on the corner of Elizabeth Street and Flinders Lane was designed by Oakden Addison & Kemp in association with Beswicke and remained the tallest in Melbourne (and Australia) until the 1930s, and influenced Melbourne City Council in its development of height controls (Lewis 2012:81).





the house retains its original iron palisade fence and gates with rendered masonry gateposts along Glenferrie Road.

### Comparative Analysis

'Wentworth' is a fine and intact 1880s Italianate villa designed by prominent Victorian architect John Beswicke. It compares well with other Significant houses of this kind in Kew and Boroondara. Comparable examples include:

- 'Roystead', 51 Mont Albert Road, Canterbury (HO394) – a two-storey Italianate villa, designed by architects Twentyman & Askew in 1885 and extended by them in 1890. It has a notable two-storey arcaded verandah. It has been used by Camberwell Grammar School since the 1930s, and has lost its original setting.
- 'Gooloowan', 7 Victoria Avenue, Canterbury (HO411) – a two-storey Italianate villa with a very similar façade to 'Wentworth': asymmetrical with a large two-storey canted projecting bay and a two-storey arcaded verandah with cast-iron columns. Built c1890.
- 'Langi', 3 Fermanagh Road, Camberwell (Significant in HO159) - a two-storey Italianate villa with a very similar façade to 'Wentworth': asymmetrical with a large two-storey canted projecting bay and a two-storey arcaded verandah with cast-iron columns. Built in 1887. The front fence is a reproduction.
- 'Nachemo', 997 Burke Road, Hawthorn (HO19) and 'Westella', 39 Kinkora Road, Hawthorn (Significant in HO152) – these two houses are mirror images of each other, both designed by John Beswicke in the early 1890s. Each is a two-storey Italianate villa with a rendered, asymmetrical façade with a flat projecting bay and two-storey arcaded verandah. 'Nachemo' is noted for its front wrought-iron fence.

'Wentworth' is smaller in scale than 'Roystead', but very similar to the final four houses in scale, design, detail and intactness and clearly of a comparable architectural significance. Moreover, John Beswicke was an important local architect, designing many houses (particularly the mansions on Harcourt Street, Hawthorn), as well as the Hawthorn Town Hall.

### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment Land, Water and Planning, revised August 2018, modified for the local context.

*CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).*

NA

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

NA

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

NA



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

NA

*CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

'Wentworth' is of aesthetic significance as a fine and intact example of a large Victorian Italianate villa which retains its original iron palisade fence with masonry plinth and posts. It is particularly distinguished by its prominent two-storey arcaded verandah and the cast-cement keystones feature a bas-relief heron, indicating an Aesthetic Movement influence.

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

NA

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

NA

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

NA

### **Statement of Significance**

#### *What is Significant?*

'Wentworth' house and front fence of 1889 at 207 Barkers Road (formerly 876 Glenferrie Road), Kew, is significant.

#### *How is it significant?*

'Wentworth' is of local aesthetic significance to the City of Boroondara.

#### *Why is it significant?*

'Wentworth' is of aesthetic significance as a fine and intact example of a large Victorian Italianate villa which retains its original iron palisade fence with masonry plinth and posts. It is particularly distinguished by its prominent two-storey arcaded verandah and the cast-cement keystones feature a bas-relief heron, indicating an Aesthetic Movement influence. (Criterion E)

### **Grading and Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

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



<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – front fence and gates
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

### Identified By

P Sanderson, Kew Urban Conservation Study, 1988

### References

Bethell, Ken. 27 February 2002, pers. comm. as cited in Miles Lewis Melbourne Mansions database, record no. 6386.

Certificates of Title, as cited.

Lewis, Miles 2012, 'Beswicke, John' in Goad, Philip & Willis, Julie (eds.), *The Encyclopaedia of Australian Architecture*, Cambridge University Press, Port Melbourne.

Sanderson, Pru Design Pty Ltd 1988, place citation for 876 Glenferrie Road in *Kew Urban Conservation Study*, prepared for the Victorian National Estate Committee and City of Kew.