Mid-Century Modern Heritage Study—Council-owned Places

Stage 2 Detailed Assessments

Draft Report

Report prepared for Bayside City Council

October 2019
Report Register

The following report register documents the development and issue of the report entitled ‘Mid-Century Modern Heritage Study—Council-owned Places’, undertaken by Context in accordance with its quality management system.

<table>
<thead>
<tr>
<th>Job No.</th>
<th>Issue No.</th>
<th>Notes/Description</th>
<th>Issue Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2446</td>
<td>1</td>
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<td>16 October 2019</td>
</tr>
</tbody>
</table>

Quality Assurance

The report has been reviewed and approved for issue in accordance with the Context quality assurance policy and procedures.

<table>
<thead>
<tr>
<th>Project Manager:</th>
<th>Jessica Antolino</th>
<th>Project Director &amp; Reviewer:</th>
<th>Kim Roberts</th>
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</tbody>
</table>

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## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Summary</td>
<td>i</td>
</tr>
<tr>
<td>Introduction</td>
<td>i</td>
</tr>
<tr>
<td>Key Findings</td>
<td>i</td>
</tr>
<tr>
<td>Recommendations</td>
<td>i</td>
</tr>
<tr>
<td>1.0 Introduction</td>
<td>4</td>
</tr>
<tr>
<td>1.1 Background and brief</td>
<td>4</td>
</tr>
<tr>
<td>1.2 Project team</td>
<td>4</td>
</tr>
<tr>
<td>1.3 Acknowledgments</td>
<td>4</td>
</tr>
<tr>
<td>1.4 Study limitations</td>
<td>4</td>
</tr>
<tr>
<td>2.0 Contextual History</td>
<td>7</td>
</tr>
<tr>
<td>2.1 Beaumaris Locality History</td>
<td>7</td>
</tr>
<tr>
<td>2.1.1 First Peoples and early settlement</td>
<td>7</td>
</tr>
<tr>
<td>2.1.2 Postwar development</td>
<td>8</td>
</tr>
<tr>
<td>2.1.3 References</td>
<td>10</td>
</tr>
<tr>
<td>2.2 Black Rock Locality History</td>
<td>11</td>
</tr>
<tr>
<td>2.2.1 First Peoples and early settlement</td>
<td>11</td>
</tr>
<tr>
<td>2.2.2 Later development</td>
<td>12</td>
</tr>
<tr>
<td>2.2.3 References</td>
<td>13</td>
</tr>
<tr>
<td>2.3 Mid-Century Modernism in Beaumaris and Black Rock</td>
<td>13</td>
</tr>
<tr>
<td>2.3.1 Modernism in civic and community architecture</td>
<td>13</td>
</tr>
<tr>
<td>3.0 Approach and Methodology</td>
<td>15</td>
</tr>
<tr>
<td>3.1 Introduction</td>
<td>15</td>
</tr>
<tr>
<td>3.2 Preliminary findings</td>
<td>15</td>
</tr>
<tr>
<td>3.3 Stage 2—Assessment and reporting</td>
<td>17</td>
</tr>
<tr>
<td>3.3.1 Locality and thematic histories</td>
<td>17</td>
</tr>
<tr>
<td>3.3.2 Place histories</td>
<td>17</td>
</tr>
<tr>
<td>3.3.3 Site visit and documentation</td>
<td>18</td>
</tr>
<tr>
<td>3.3.4 Comparative analysis</td>
<td>18</td>
</tr>
<tr>
<td>3.3.5 Assessment against criteria</td>
<td>19</td>
</tr>
<tr>
<td>3.3.6 Statement of significance</td>
<td>19</td>
</tr>
<tr>
<td>3.3.7 Mapping and curtilages</td>
<td>20</td>
</tr>
<tr>
<td>3.3.8 Statutory recommendations</td>
<td>20</td>
</tr>
<tr>
<td>3.3.9 HERMES entry</td>
<td>22</td>
</tr>
<tr>
<td>4.0 Key findings</td>
<td>23</td>
</tr>
<tr>
<td>4.1 Local significance</td>
<td>23</td>
</tr>
<tr>
<td>5.0 Recommendations</td>
<td>24</td>
</tr>
<tr>
<td>5.1 Introduction</td>
<td>24</td>
</tr>
<tr>
<td>5.2 Adoption of Study</td>
<td>24</td>
</tr>
<tr>
<td>5.3 Implementation of Study</td>
<td>24</td>
</tr>
<tr>
<td>Appendix A—Assessment Findings</td>
<td>25</td>
</tr>
</tbody>
</table>
Executive Summary

Introduction

Throughout the middle decades of the twentieth century there was rapid suburban growth around the fringes of Melbourne. Increased access to the motorcar, growing prosperity in the post-World War II years, and the desire for the suburban lifestyle resulted in the push for new housing and services in the suburbs of Melbourne.

Architects and creative people of all fields were drawn to Beaumaris’ large tracts of bushy land by the bay in the postwar period, and the strong design community that emerged had a visible impact on suburb. Renowned architect and critic Robin Boyd further remarked that at the time, at least 60 percent of houses were built utilising the principles of contemporary planning and design.

Council adopted the Bayside Heritage Action Plan 2017 (‘the Plan’) in June 2017. The Plan set out as a high priority action the preparation of a Mid-Century Modern Heritage Study with a particular focus on the Beaumaris area. At the time the Plan was adopted, Council requested interim heritage controls to be applied to 51 properties that had previously been identified as having potential heritage significance. The interim controls were to be applied through Amendments C158 and C159, however in April 2018, Council resolved to abandon the study and the request for interim controls due to strong community opposition. Council resolved to proceed with a voluntary nomination process where homeowners were invited to nominate their home in order for Council to consider heritage protection for the property.

As an extension of this process Council determined to assess all mid-century Council-owned places for their potential heritage significance. To this end a desktop review of all Council-owned buildings in Black Rock and Beaumaris was conducted to consider sites of potential heritage significance.

This report comprises the Stage 2 detailed assessments for Council-owned places voluntarily nominated for assessment. It includes an overview of the methodology, findings and recommendations, as well as citations for the nominated individual properties.

Key Findings

The key findings of the ‘Mid-Century Modern Heritage Study—Council-owned Places’ are:

- There are eight individual heritage places assessed to be of local significance (see Appendix A.1).

Recommendations

It is recommended that the Bayside City Council:

- Adopt the ‘Mid-Century Modern Heritage Study—Council-owned Places’ and include it as a Reference Document in the Planning Scheme;

- Implement the ‘Mid-Century Modern Heritage Study— Council-owned Places’ by:
  - Adding the places assessed as being of local significance, listed in Appendix A.1, to the Heritage Overlay of the Bayside Planning Scheme with the schedule entries shown in the place citations.
1.0 Introduction

1.1 Background and brief

In July 2017, Council resolved to adopt the Bayside Heritage Action Plan 2017 (‘the Plan’) and commence the preparation of a Mid-Century Modern Heritage Study with a particular focus on the Beaumaris area. At the time the Plan was adopted, Council requested interim heritage controls to be applied to 51 properties that had previously been identified as having potential heritage significance. The interim controls were to be applied through Amendments C158 and C159, however in April 2018, Council resolved to abandon the study and the request for interim controls due to strong community opposition. Council resolved to proceed with a voluntary nomination process where homeowners were invited to nominate their home in order for Council to consider heritage protection for the property.

Council also carried out a desktop review of all Council-owned buildings in Black Rock and Beaumaris to consider sites of potential heritage significance. The review provided information on previous building work, as well as any future works proposed as part of Council’s various Infrastructure Plans. The desktop review recommended 14 properties for further investigation. Context’s investigation, which involved preliminary research and site visits, determined a sensible consolidation of some of the properties located in clearly planned precincts. This resulted in a list of eight places recommended for Heritage Overlay inclusion.

1.2 Project team

Kim Roberts, Project Director
Jessica Antolino, Project Manager
Dr Helen Doyle, Senior Historian
Richard Aitken, Sub-consultant
Kaylie Beasley, Consultant
Jon Griffiths, Graduate Consultant

1.3 Acknowledgments

The assistance of the following people is gratefully acknowledged:

Rachael Hudson, Bayside City Council
Tom Vercoe, Bayside City Council
John McCarthy (Bayside Mens Shed)
Jenni Osburn (East Beaumaris Hall)

Jodie, Jack & Jill kindergarten
Black Rock Pre-School Centre
Beaumaris Playhouse

1.4 Study limitations

The key limitations of the study are:

- The study has relied upon a nomination process which has determined the scope of properties being investigated and assessed.
- In some cases, comparisons have been drawn between places within the study and unnominated places located both within the City of Bayside and outside the municipality that do not have existing Heritage Overlays. This was where they provided a direct comparison in
terms of their architectural providence, style or type or due to their geographic proximity to the subject site in question. Recommendations regarding such unnominated places was beyond the scope of this report.

- Internal and external visual inspections were carried out from the ground for all but one property. Roof access and high-level access was not available.
- The scout hall at 4 Bodley Street, Beaumaris, was only investigated externally.
2.0 Contextual History

This section provides the historical and thematic context for the suburbs of Beaumaris and Black Rock, neighbouring residential suburbs located 20 kilometres south-east of Melbourne, sited on Port Phillip Bay.

2.1 Beaumaris Locality History

2.1.1 First Peoples and early settlement

Prior to white contact, the Bunurong (or Boon Wurrung) people, often referred to by settlers as ‘the coastal tribe’, occupied the land along the coast of Port Phillip Bay, Westernport Bay and the southern Ocean. After the rapid expansion of Melbourne and the colony of Victoria, the Bunurong were dispossessed of their land and their population declined markedly due to introduced diseases and the catastrophic impact of white settlement.\(^1\) Significant Aboriginal archaeological sites survive at Beaumaris.

One of the first settlers to come to the area was James Bickford Moysey. Moysey leased a run in 1845 which he named ‘Beaumaris Park’, where he built a cottage.\(^2\) The name Beaumaris is believed to derive from the name of a Welsh coastal town where the Beau Marais castle had been built by Edward I—a possible reference to Moysey’s Welsh roots.\(^3\) A number of fishermen worked along this coastal area from the late-nineteenth century, some of whom erected shacks in the coastal scrub at Ricketts Point.

By the 1880s, the Beaumaris boasted a hotel, post office, a store and a civic hall. Although Beaumaris sat beyond the rail extension to Sandringham (completed in 1889), the town became known as a bayside ‘resort’ to residents from the established inner suburbs of Melbourne.\(^4\) In 1888 a horse-drawn tram service offered public transport through Black Rock and on to Beaumaris, which encouraged further residential development.\(^5\) The Beaumaris Park subdivision was offered for sale in 1888, advertised as the ‘beauty spot of the colony.’\(^6\)

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\(^2\) Beaumaris Modern 2017.


\(^5\) Victorian Places 2015.

\(^6\) Argus 4 April 1888:3.
A boat shed and jetty were constructed around 1901, and a kiosk operated at Ricketts Point from the 1920s. The prestigious Royal Melbourne Golf Club established a course nearby by 1931, adding to the perception of the area as a bayside retreat. The first school was opened in the Beaumaris Hall in 1914, and in the same year the horse-tram service ended. By 1919, an electric tram serviced Sandringham to Black Rock, but a later connection to Beaumaris in 1926 was short-lived, lasting only five years. By the 1930s, the Black Rock–Beaumaris Progress League had been established, with the intention of attracting more visitors to the area. Contemporary reports stated house prices were always high, and predicted that the area was to eventually become a rival to Toorak. In 1933 the town was described as having a post office, concert hall and swimming baths in addition to the hotel.

2.1.2 Postwar development

In 1939, the Dunlop Rubber Company bought up a large portion of the still-undeveloped Beaumaris with plans of building a new factory and ‘garden city’ to house their workers. Postwar economic

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8 Victorian Places 2015.
9 Victorian Places 2015.
10 Victorian Places 2015.
shortages, as well as restrictions placed on the company by the City of Sandringham, meant that the factory was economically unviable and the plans were abandoned.\(^\text{12}\)

**Figure 2. The proposed Dunlop ‘garden city’ for Beaumaris. (Source: Ward 1989: 78)**

A large bushfire in 1944 had destroyed many of the original houses in Beaumaris, leaving the area relatively undeveloped in the 1950s.\(^\text{13}\) The large tracts of bushy land by the bay became a focal point for ‘architects and creative people of all fields, including writers, artists, actors, fashion designers, graphic designers, fabric designers, ceramicists and lighting designers.’\(^\text{14}\) These creative people were attracted to the natural landscapes and the ready availability of land on which to build new homes that expressed their aesthetic preoccupations. The subdivision of the large Dunlop Rubber Company site in the 1950s provided further opportunities for new homes.\(^\text{15}\) One of the first architects to purchase land for their own home, Eric Lyon, recounted that during the 1950s, over fifty architects were living in Beaumaris; presumably most had designed their own homes.\(^\text{16}\) Included in this number of architects are prominent figures such as Robin Boyd, Peter McIntyre, Neil Clerehan, John Baird, Anatol Kagan, David Godsell and Peter Carmichael.\(^\text{17}\) Additionally, significant industrial designers called Beaumaris home, including Donald Brown who started **BECO** lights, which featured in many of the homes in the area.\(^\text{18}\) The strong design community had a visible impact on suburb, as is evidenced by a quote


\(^{13}\) Beaumaris Modern 2017.

\(^{14}\) Beaumaris Modern 2017.

\(^{15}\) NP 2014; *Herald* 29 September 1950: 10.

\(^{16}\) Beaumaris Modern 2017.

\(^{17}\) Victorian Places 2015.

\(^{18}\) Victorian Places 2015.
attributed to Robin Boyd, in which Beaumaris is described as having ‘the greatest concentration of interesting houses in the metropolitan area.’

New residents were active in establishing a progress association and building community facilities. The Beaumaris Tree Preservation Society, established in 1953, advocated for the retention of indigenous plantings in gardens and unmade residential streets, and as a result Beaumaris has maintained much of its natural coastal landscape. In line with the rapid development of the decade, the Beaumaris High School was founded in 1958, followed by the Beaumaris North Primary School in 1959. The Catholic Church purchased land from Dunlop, and set about establishing a church and school (Stella Maris) that were opened in 1956. A shopping centre developed on South Concourse and North Concourse in the 1950s and 1960s.

Local architects were making use of the new materials and prefabricated building components emerging at the time, including the Boyd-designed Stegbar Window Wall. The era also saw the spread of features such as carports, and flat and skillion roofs, large eaves, and considered use of bright colour and pattern. Robin Boyd further remarked that at the time, at least 60 per cent of houses were built with the principles of contemporary planning and design. This ‘new architecture’ is believed to form the core of Beaumaris’ architectural heritage.

2.1.3 References


Herald, as cited.


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22 NP 2014.
2.2 Black Rock Locality History

2.2.1 First Peoples and early settlement

Black Rock is located on the traditional country of the Bunurong (or Boon Wurrung), which includes the coast of Port Philip Bay (east of Werribee), Westernport Bay and the Southern Ocean. Settlers often referred to them as ‘the coastal tribe’. After the rapid expansion of Melbourne and the colony of Victoria, the Bunurong were dispossessed of their land and their population declined markedly due to introduced diseases and the catastrophic impact of white settlement.26

One of the first settlers in the area was Charles Ebden, who built a large residence in 1856 that he named ‘Black Rock House.’ Ebden was a notable figure in colonial Victoria, arriving as a pastoralist and later taking up a career in business and serving in the formative Victorian Parliament.27 The naming of Black Rock has two potential sources. The name possibly derived from the fishing town of Blackrock, in County Cork, Ireland.28 It is believed Ebden’s wife Tamar née Harding had originated from the town, as had other early settlers in the area.29 Other sources claim the suburb was named after Blackrock, a seaside suburb of Dublin, Ireland.30

Black Rock developed as a popular seaside destination in the late Victorian period. In part due to the Red Bluff, a cliff form coloured red by naturally oxidised iron; Half Moon Bay and the Quiet Corner were other popular beach destinations that drew holiday-makers to the area.31 After the railway was extended to Sandringham in 1877, a horse tram route was established to run from Sandringham through Black Rock to neighbouring Beaumaris, making the trip easier for out-of-town visitors. This was eventually replaced by an electric tram service in 1919.32 A popular spot for yachting since the 1890s, the Black Rock Yacht Club was established in 1919, and a breakwater was constructed. Later, in 1924, the hull of the former naval ship, HMVS Cerberus, was positioned as the breakwater to provide increased protection for swimmers at Half Moon Bay.33

By 1911, the population of Black Rock was described by the local progress association as ‘rapidly growing’.34 A state school had been established the previous year, and calls were being made for the provision of a post office and permanent police constable.35 In 1921, a Congregational church was erected in Arkaringa Crescent to a design by Black Rock architect Arthur James Curson.36 In 1931, the Royal Melbourne Golf Club had moved to a new site located on Cheltenham Road in Black Rock, and St Joseph’s Catholic Church was established in its own parish, independent of neighbouring Sandringham and Mentone.37

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29 Advocate 3 April 1946:27; Advocate 10 April 1946:17
30 Victorian Places 2015.
31 Victorian Places 2015.
32 Victorian Places 2015.
33 Victorian Places 2015.
34 Victorian Places 2015.
35 Birmingham Southern Cross 16 September 1911:8
37 Heritage Alliance 2010:132.
38 Barnard 2008; NP 2014.
2.2.2 Later development

In the interwar period, manufacturers seized upon cheap, readily available land in the former City of Sandringham. Black Rock, alongside neighbouring Beaumaris, became home to factories, such as the large Semco cotton thread factory designed in 1923 by the prominent firm of Stephenson & Turner. The Semco factory was known for its uncommon garden environs and ‘music while you work’ program.

Like neighbouring Beaumaris, much of Black Rock’s suburban development occurred in the postwar period. The conservation movement was also active at this time, which contributed to the preservation of indigenous coastal vegetation and the reservation of the coastal public parkland for which the suburb became noted.
2.2.3 References

Advocate, as cited.


Brighton Southern Cross, as cited.


Heritage Alliance 2010, ‘City of Bayside Inter-War and Post-War Heritage Study’, prepared for the City of Bayside.


2.3 Mid-Century Modernism in Beaumaris and Black Rock

With the destructive fires of 1944 and land banking that occurred with the Dunlop Rubber Company in the 1950s, much of the suburban development in Beaumaris and Black Rock did not occur until the postwar years.

2.3.1 Modernism in civic and community architecture

Modernism was a movement that occurred in the first half of the twentieth century, its roots in British and European avant-garde art movements such as Futurism, Constructivism, Expressionism and De Stijl. It had a far-reaching impact on all aspects of cultural life during this time, including art, music, writing and, of course, architecture.42

With the overarching principle ‘form follows function’, coined by American Architect Louis Sullivan, modernism promoted expression of structural systems as well as simplicity and clarity in composition. Applied decoration was generally avoided in favour of visual interest created by the rhythmic patterns of structural elements and fenestration. A strong emphasis on the vertical lines and horizontal banding of such elements is a common hallmark of modernist architectural composition.

Modernist buildings frequently adopted a ‘machine aesthetic’ using industrially processed materials such as steel, concrete and glass and prefabricated elements. The use of long-span structural frames and lintels meant that buildings no longer relied on load-bearing walls and greater areas of glazing were possible. These structural developments brought a new freedom to the expression of walls, windows, and roofs as independent design elements and a similar freedom to the planning of interior spaces. Open floor plans were common, reflecting a new informality in shared living areas and a greater connection with the outdoors than promoted in most buildings of previous generations.

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3.0 Approach and Methodology

3.1 Introduction

This study was prepared in accordance with The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance (rev. 2013) and the Victoria Planning Provisions Practice Note No. 1 ‘Applying the Heritage Overlay’ (2018) (the ‘Practice Note’).

The Burra Charter was written by the heritage professional organisation, Australia ICOMOS, in the 1970s, and has been revised several times since, most recently in 2013. This document established so-called ‘values-based’ assessment of heritage places, looking at their social, aesthetic, historic and scientific values. Since that time, standard heritage criteria have been based on these values. In the late twentieth century, the most commonly used standard criteria were the Australian Heritage Commission (AHC) criteria for the Register of the National Estate.

The AHC criteria have since been superseded by the Heritage Council Criteria for the Assessment of Cultural Heritage Significance (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008, and are substantially based on the AHC criteria. The Practice Note recommends the use of the HERCON criteria for carrying out heritage assessments. They are set out in section 3.3.5.

The study was carried out in accordance with the set of tasks defined in Council’s Brief.

3.2 Preliminary findings

As previously outlined, Council carried out a desktop review of all Council-owned buildings within Black Rock and Beaumaris to consider the sites of potential heritage significance. Context conducted a preliminary investigation, which included historical research and site visits, for the 14 properties nominated by Council for inclusion in this study. This concluded that several of the properties could be sensibly consolidated, either due to their close proximity and shared history (i.e. scout hall and guide hall) or due to their location in clearly planned precincts (i.e. the collection of buildings forming the Beaumaris Memorial Community Centre). The properties were consolidated to form nine places of potential heritage significance.

Table 1. Preliminary findings.

<table>
<thead>
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<th>Name</th>
<th>Address</th>
<th>History and description summary</th>
<th>Recommendation</th>
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<tbody>
<tr>
<td>Beaumaris Library</td>
<td>84-96 Reserve Road, Beaumaris</td>
<td>Master-planning for the reserve as a community centre commenced in 1960, focusing on the central forecourt with war memorial. This design intent is particularly evident in the alignment of the hall (now library, designed by Bates Smart McCutcheon) and the memorial. Although the front of the library has been significantly altered, the original master-planned layout is intact. The individual buildings are generally intact and legible as typical civic/community buildings of the period, all contributing to the significance of the complex. The tennis courts and club also form part of this original masterplan, in conjunction with the hall and senior citizens centre. The arts centre,</td>
<td>Merge these places into one citation and assessment. Include the arts centre, sports pavilion and oval in the place assessment as contributory elements. Potential significance against HERCON Criteria A, D &amp; G.</td>
</tr>
<tr>
<td>Beaumaris Community Centre</td>
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<tr>
<td>Beaumaris Community Tennis Club</td>
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<tr>
<td>Bayside U3A</td>
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## Mid-Century Modern Heritage Study

### Stage 2—Draft Report, 16 October 2019

**Context**

<table>
<thead>
<tr>
<th>No.</th>
<th>Location</th>
<th>Address</th>
<th>Details</th>
<th>Potential significance against HERCON Criteria</th>
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<tbody>
<tr>
<td>2.</td>
<td>Beaumaris Bowls Club</td>
<td>Martin Street, Beaumaris</td>
<td>An intact MCM bowling club with later addition, with continuing use. The building is particularly legible in its original form when viewed from Bodley Street.</td>
<td>A &amp; G.</td>
</tr>
<tr>
<td>3.</td>
<td>Sea Scouts Hall</td>
<td>4 Bodley Street and 45 Martin Street, Beaumaris</td>
<td>These buildings share a historical and social context (scouting and guiding movements closely interrelated), as well as their close proximity to one another on adjoining allotments.</td>
<td>Merge these places into one citation and assessment. Potential significance against HERCON Criteria A &amp; G.</td>
</tr>
<tr>
<td></td>
<td>Girl Guides Hall</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>4.</td>
<td>East Beaumaris Hall</td>
<td>80 Wells Road and 36-38 Bonanza Road, Beaumaris</td>
<td>Like the Reserve Road properties, the East Beaumaris Hall and Bayside Mens Shed were the result of a 'community master plan' project, initiated by the East Beaumaris Advancement League in the early 1950s. The hall was built in 1955 and housed a preschool, and soon after the red brick kindergarten (now Club Tiny Tots) was built on the site as the result of the league’s ‘kindergarten appeal’.</td>
<td>Merge these places into one citation and assessment. Include kindergarten building in the place assessment as a contributory element. Potential significance against HERCON Criteria A, G &amp; H.</td>
</tr>
<tr>
<td></td>
<td>Bayside Mens Shed</td>
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<tr>
<td>5.</td>
<td>Olive Phillips Free Kindergarten &amp; Infant Welfare Centre</td>
<td>26 &amp; 28A Bodley Street, Beaumaris</td>
<td>An intact design by local architect, David Godsell, the Olive Phillips Free Kindergarten and Infant Welfare Services was built in 1975, replacing an earlier kindergarten by Seabrook, Fildes and Hunt that was destroyed by fire in 1972. The kindergarten is community-managed and has had strong ties with the community since it was established in 1951. The building designed by Godsell, an architect notably connected with mid-century design in Beaumaris, reflects his integrated architectural approach and interest in ‘organic’ architecture.</td>
<td>Potential significance against HERCON Criteria A, D, E &amp; G. Candidate for interior controls.</td>
</tr>
<tr>
<td>6.</td>
<td>Jack and Jill Kindergarten</td>
<td>26 Grandview Avenue, Beaumaris</td>
<td>Constructed in 1955 to the design of Berg &amp; Alexandra architects, the Jack and Jill Kindergarten, characterised by its simple skillion roof forms and vertical timber cladding, it is a largely intact example of a mid-century kindergarten.</td>
<td>Potential significance against HERCON Criteria A, D &amp; G.</td>
</tr>
<tr>
<td>7.</td>
<td>Beaumaris Playhouse</td>
<td>24 Grandview Avenue, Beaumaris</td>
<td>A second Berg &amp; Alexander building, the Beaumaris Playhouse was built in 1964. A later version of their work, this facebrick building has a flat roof with a flat roofed clerestory lantern and is generally representative of its mid-century period.</td>
<td>Potential significance against HERCON Criteria A &amp; G.</td>
</tr>
<tr>
<td>8.</td>
<td>Black Rock Public Hall</td>
<td>574-576 Balcombe Road, Black Rock</td>
<td>Built 1961-62 to designs by Bates Smart &amp; McCutcheon, the hall is significant as a fine and notably intact example of their mid-century civic work.</td>
<td>Potential significance against HERCON Criteria A, D &amp; G.</td>
</tr>
<tr>
<td>9.</td>
<td>Black Rock Pre-school Centre</td>
<td>55 Bluff Road, Black Rock</td>
<td>Modest gabled timber building erected xxxx to designs by Dack &amp; Armstrong. Sympathetic alterations include new windows inserted at front of building (corner at south and east elevations) and re-</td>
<td>Potential significance against HERCON Criteria A &amp; G.</td>
</tr>
</tbody>
</table>
cladding of entire building c.1977. Despite these changes the building form remains legible as a typical community/kindergarten building, and it retains key characteristics of the MCM style.

During the course of the detailed assessments, the Jack and Jill Kindergarten and Beaumaris Playhouse, located at adjacent allotments, were also found to form a logical consolidation, both geographically and historically.

3.3 Stage 2—Assessment and reporting

3.3.1 Locality and thematic histories

Locality histories for Beaumaris and Black Rock were prepared, providing an overview of nineteenth and twentieth-century periods of development of various kinds (residential, commercial, community). Thematic histories were also prepared and included in the citations to understand the context of a given place. For example, a thematic history of boy scouts and girl guides in Bayside was prepared for the citation of a scout hall and girl guide hall.

3.3.2 Place histories

Individual histories were prepared for each place, providing answers to fundamental questions such as when the house was created/built, for whom, by whom (builder and designer), for what purpose, and how it changed over time (both physically and in use). Where an associated person, e.g., owner, architect, builder, was found to be important in Beaumaris/Black Rock or the wider area, biographical information on that person was also included.

Researchers drew upon the following primary and secondary sources:

- Information on previous building work at some of the sites, provided by Council. The City of Bayside retains some records from the former City of Sandringham with regard to residential properties, but did not hold any records pertaining to the Council-owned properties under investigation in this study.

- Previous heritage studies, including the 2010 Inter-War and Post-War study and the 1999 Thematic Environmental History

- Local histories

- Certificates of title and plans of subdivision

- Rate books

- Public building files and associated plans where available (held at the Public Record Office of Victoria)

- Parish plans

- Trove and Newspapers.com newspaper searches

- State Library of Victoria online collections of historic maps, plans and photos
3.3.3 Site visit and documentation

Site visits to each place involved a detailed external and internal inspection, with the exception of the 1st Beaumaris Sea Scouts hall at 4 Bodley Street, Beaumaris, which was only viewed externally, and recording (in notes and photographs). These visits informed the subsequent preparation of the description.

A description of each place was prepared. This set out the context (wider setting), the elements of the site (e.g., relationship of multiple buildings on site, fence, landscaping), the size and massing of the building(s), materials, stylistic influence(s), features of note, any alterations and poor condition if noted.

3.3.4 Comparative analysis

Comparative analysis is an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. The ‘Applying the Heritage Overlay’ Practice Note (2015) advises that:

... some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area but can be applied to most place types to determine their relative importance in a locality or wider area.

For the purposes of this study, the City of Bayside was considered the minimal scope for comparative analysis to establish local significance. Since there are few comparable places dating to the postwar period with heritage protection in the City of Bayside, in most cases comparisons were sought more broadly from within the City of Bayside, and even farther afield where pertinent comparisons were not found within the municipality.

In some cases, comparisons have been drawn between places within the study and unnominated places located within the City of Bayside that do not have existing Heritage Overlays. This was where they provided a direct comparison in terms of their architectural providence, style or type or due to their geographic proximity to the subject site in question. As noted in Section 1.4 above, recommendations regarding such unnominated places was beyond the scope of this report.

In the comparative analysis process, similar places (in terms of built-date, type, and/or architectural style) already included in the Bayside Heritage Overlay were used as ‘benchmarks’ to provide a basis for comparison. Potential heritage places were compared according to a range of criteria, including how well they represented a historical theme, their architectural design quality, intactness and rarity.

When the place under assessment was considered to be of equal or better quality than the ‘benchmarks’ it was judged to meet the threshold of local significance and considered worthy of inclusion in the Bayside Heritage Overlay.
3.3.5 Assessment against criteria

In accordance with the ‘Applying the Heritage Overlay’ Practice Note (2018), heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of ‘State Significance’ or ‘Local Significance’. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Bayside, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

- **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).

In the context of these assessments, where the criteria say, ‘our cultural or natural history’, it should be understood as ‘Beaumaris’ or Bayside’s cultural or natural history’.

For each place, a discussion was prepared for each of the criteria that they were considered to meet the threshold of local significance.

3.3.6 Statement of significance

For each individual place found to meet the threshold of local significance for at least one of the criteria, a statement of significance was prepared, summarising the most important facts and the significance of the place/precinct.

Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013); using the HERCON criteria, and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the ‘Applying the Heritage Overlay’ Practice Note (2018), namely:

- **What is significant?** – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements...
that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example "(Criterion G).

3.3.7 Mapping and curtilages

The ‘Applying the Heritage Overlay’ Practice Note (2018) states in regard to mapping:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a ‘curtilage’ and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.

On this basis, there are two types of mapping for places recommended by this study:

- Individual places to be mapped to the extent of the title boundaries. The majority of individual places are to be mapped in this way.

- Individual places for which a Heritage Overlay extent is recommended which is less than the extent of the title boundaries, or for those elements located in road reserves (e.g., trees, monuments). This type of mapping, and the associated curtilages, are discussed below.

**HO curtilages**

As noted above, when a place of heritage significance is included in the Heritage Overlay with a boundary less than the cadastral boundaries, additional land is included around the element of heritage significance. This land is known as the curtilage.

Inclusion of a curtilage is recommended by the Practice Note in order to: retain the setting or context of the significant building, structure, tree or feature and to regulate development (including subdivision) in close proximity to the significant building, tree or feature.

The precise areas recommended for HO protection are described in each place citation and aerial photos showing the proposed boundaries for places with a curtilage are found in Appendix B of this report. An example is provided below, showing the extra land (the ‘curtilage’) around a heritage building that is recommended for inclusion in the Heritage Overlay.

Curtilage map of Olive Phillips Kindergarten to be included in Final Report, once citation finalised.
The Olive Phillips Kindergarten on Bodley Street has been mapped with a curtilage that is less than the title boundaries but that will ensure that the significant features and views from the public domain are protected.

### 3.3.8 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the ‘Applying the Heritage Overlay’ Practice Note (2015).

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place or precinct, including:

- **External Paint Controls** – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).

- **Internal Alteration Controls** – to be used sparingly and on a selective basis for special interiors of high significance.

- **Tree Controls** – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.

- **Fences and Outbuildings** which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.

- **Included on the Victorian Heritage Register** – can only be entered by Heritage Victoria.

- **Prohibited uses may be permitted** – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.

- **Incorporated Plan has been adopted for the place/precinct** – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct, or provide specific guidance in managing a complex site.

- **Aboriginal heritage place** – note that Aboriginal heritage significance was not assessed as part of this study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected have also been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: **Tree Controls: Yes – English Oak.**
3.3.9 HERMES entry

The ‘Applying the Heritage Overlay’ Practice Note (2018) specifies that:

All statements of significance should be securely stored in the HERMES heritage database.

Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department’s HERMES heritage database.

This should be done once the citations have been finalised and adopted by Council. Once the associated amendment is adopted, the records of those places added to the Bayside Heritage Overlay can be made publicly visible on the Victorian Heritage Database.

Places found not meet the threshold of local significance should be entered into the HERMES database to note that they have been ‘Researched but NOT recommended’. These records are not published for the general public to see but are accessible to Council staff.
4.0 Key findings

4.1 Local significance

A total of eight places assessed are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection in the Heritage Overlay.
5.0 Recommendations

5.1 Introduction

This section provides key recommendations of the ‘Mid-Century Modern Heritage Study—Council-owned Places’. They are:


5.2 Adoption of Study

It is recommended that the Bayside City Council formally adopt the ‘Mid-Century Modern Heritage Study—Council-owned Places’ (2019), which comprises this report, and include this report as a Background Document in the Bayside Planning Scheme.

5.3 Implementation of Study

It is recommended that the Bayside City Council implement the recommendations of this study by preparing a planning scheme amendment that will add the individual places assessed as being of local significance listed in Appendix A.1 to the Heritage Overlay of the Bayside Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with Victoria Planning Provisions (VPP) Practice Note ‘Applying the Heritage Overlay’ (2018).
### Appendix A—Assessment Findings

#### A.1 Places of local significance

The following individual places are recommended for inclusion in the Bayside Heritage Overlay.

<table>
<thead>
<tr>
<th>Lp</th>
<th>Place</th>
<th>No.</th>
<th>Street</th>
<th>Locality</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Sea Scouts Hall and Girl Guides Hall</td>
<td>4</td>
<td>Bodley Street and 45 Martin Street</td>
<td>Beaumaris</td>
</tr>
<tr>
<td>2</td>
<td>Olive Phillips Free Kindergarten &amp; Infant Welfare Centre</td>
<td>26 &amp; 28A</td>
<td>Bodley Street</td>
<td>Beaumaris</td>
</tr>
<tr>
<td>3</td>
<td>Jack &amp; Jill Kindergarten and Beaumaris Playhouse</td>
<td>24 &amp; 26</td>
<td>Grandview Avenue</td>
<td>Beaumaris</td>
</tr>
<tr>
<td>4</td>
<td>Beaumaris Bowls Club</td>
<td></td>
<td>Martin Street</td>
<td>Beaumaris</td>
</tr>
<tr>
<td>5</td>
<td>Beaumaris Memorial Community Centre</td>
<td>84-96</td>
<td>Reserve Road</td>
<td>Beaumaris</td>
</tr>
<tr>
<td>6</td>
<td>East Beaumaris Hall and Bayside Mens Shed (former Elderly Citizens Centre)</td>
<td>80</td>
<td>Wells Road and 36-38 Bonanza Road</td>
<td>Beaumaris</td>
</tr>
<tr>
<td>7</td>
<td>Black Rock Public Hall</td>
<td>574-576</td>
<td>Balcombe Road</td>
<td>Black Rock</td>
</tr>
<tr>
<td>8</td>
<td>Black Rock Pre-School Centre</td>
<td>55</td>
<td>Bluff Road</td>
<td>Black Rock</td>
</tr>
</tbody>
</table>
# 1st Beaumaris Sea Scout Hall and Cath Wild Girl Guide Hall

Prepared by: Context

<table>
<thead>
<tr>
<th><strong>Address:</strong></th>
<th>4 Bodley Street and 45 Martin Street, Beaumaris</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong></td>
<td>1st Beaumaris Sea Scout Hall and Cath Wild Girl Guide Hall</td>
</tr>
<tr>
<td><strong>Survey Date:</strong></td>
<td>September 2019</td>
</tr>
<tr>
<td><strong>Place Type:</strong></td>
<td>Community</td>
</tr>
<tr>
<td><strong>Grading:</strong></td>
<td>Significant</td>
</tr>
<tr>
<td><strong>Extent of Overlay:</strong></td>
<td>To title boundaries</td>
</tr>
<tr>
<td><strong>Construction Date:</strong></td>
<td>Sea Scout Hall c.1955; Girl Guide Hall c.1962</td>
</tr>
</tbody>
</table>

![Image of 1st Beaumaris Sea Scout Hall](image)

*Figure 1. View of 1st Beaumaris Sea Scout Hall at 4 Bodley Street, Beaumaris. (Source: Context, 2019)*
Historical Context

*Boy Scouts and Girl Guides*

Scouting in Melbourne was formally established in 1908, one year after the publication of Sir Robert Baden-Powell's *Scouting for Boys* established the movement in Britain. Sea scouting was established in 1910, and in the same year Baden-Powell's sister Agnes formed the Girl Guides organisation.

In Victoria, the Sea Scouting movement quickly evolved from scout troops based near water. Newspapers reported the practicality of these already established troops expanding their activities to include ‘sea-faring matters’ (*Herald* 11 August 1910:2). In 1910 the troop of boy scouts at Sandringham reportedly re-registered themselves as Sea Scouts (*Argus* 11 October 1910:9). In 1912 Victoria’s first troop of Sea Scouts was formed at Albert Park, and the Sea Scouts’ Association of Victoria was launched in 1914 (*Herald* 18 January 1912:2; *Argus* 23 May 1914:20). The movement developed with groups forming on river courses, such as Ivanhoe and Eltham, and around inland lakes, but it was most common for troops to form along the eastern shoreline of Port Phillip Bay. Sea scout troops erected halls at Hampton (c.1938), Brighton (1950s), Beaumaris (c.1955) and Mordialloc (1955, destroyed by fire in 1985) (Built Heritage 2005:90). There are currently nine active troops in the City of Bayside, including two in Beaumaris (Scouts Victoria 2017).

A female equivalent to scouting in Victoria was provided in 1922 when the Girl Guides Association of Victoria was established. Girl Guiding became well-established in the interwar years in Bayside, with units at Hampton by 1924, Sandringham in 1925 and
Brighton Beach in 1927. In the 1930s a Girl Guide unit was established at Black Rock, but later relocated to a hall in Sandringham and changed its name to 3rd Sandringham. A unit at Beaumaris and another at Black Rock were established in the years following World War II, as a result of the rapid population growth and suburban expansion (Girl Guides Association of Victoria 1977:265). Currently, there are nine guide groups meeting at four halls throughout the City of Bayside: Brighton and Hampton Girl Guides at the Hampton Guide Hall (Hampton Street), Brighton Ranger Guides at Monkani Guide Hall (Cochrane Street, Brighton), Beaumaris Girl Guides at the Cath Wild Guide Hall (Martin Street, Beaumaris) and Cheltenham Girl Guides at the Cheltenham Guide Hall (Glebe Avenue, Cheltenham).

**History**
The 1st Beaumaris Sea Scout Hall and the Cath Wild Girl Guide Hall at 4 Bodley Street and 45 Martin Street, Beaumaris, respectively, are located on land that originally fell within the boundaries of Lot 48 within the Parish of Moorabbin. Lot 48 was approximately 289 acres in size and was under the ownership of F.G. Dalgety in 1864 (DCLS 1864).

On 19 October 1927, Phyllis Agnes Jackson of Beach Road, Beaumaris, became the proprietor of land now occupied by the 1st Beaumaris Sea Scout Hall and the Cath Wild Girl Guide (CT: V2136 F 049). On 24 August 1949 the Roman Catholic Trusts Corporation for the Diocese of Melbourne acquired Lot 10 to the west end of this land (Figure 8; CT: V7374 F721; CT V7374 F373; Figure 7). The City of Sandringham acquired this parcel of land on 20 May 1952 (Lot 10), assembling it with land to the east also previously owned by Phyllis Agnes Jackson to form the parcel of land occupied by the current public park and recreation reserve.

![Figure 37. Plan of Subdivision No. 19234. (Source: CT V5327 F 373)](source)

Melbourne & Metropolitan Board of Works detail plans show that during the 1940s the future sites of the Sea Scout Hall and Girl Guides Hall formed part of a larger, single property allotment that extended from Dalgetty Road in the west to past Scott Street in the east (MMBW Detail Plan No. 4156, c.1940s). Subdivision of this larger property allotment occurred during the 1950s (PROV file no. 10184).
Figure 43. MMBW Detail Plan No. 4156, dated c.1940s, shows the single property allotment that extended from Dalgetty Road in the west to past Scott Street in the east. The approximate location of the subject site is indicated by the red outline. (Source: State Library Victoria)

Figure 52. Aerial showing the Sea Scout Hall and the future location of the Cath Wild Girl Guide Hall, with the block retaining dense vegetation at that time (red outline), 1956. (Source: ‘Melbourne Outer Suburbs Project’ 1956, Central Plans Office)

**Sea Scout Hall, 4 Bodley Street**

Plans for the current Sea Scout Hall were drawn up in October 1955, however, fundraising activities to aid in the building fund are reported to have been undertaken as early as January 1954 (*Age* 22 January 1954:2).

According to original plans, the proposed hall was to be comprised of two wings arranged in an L-shaped plan. The exact construction date of the hall has not been confirmed,
however, based on evidence provided by drawings and in aerial photographs it was built between 1954 and 1956 (PROV file no. 10184). The building may have been initially constructed in two stages with early plans indicating that the northern wing was intended to be a future extension to the main hall (PROV file no. 10184). A 1956 aerial photograph appears to show that the northern wing was already constructed by that time.

![Figure 62. Original site plan for the Sea Scout Hall at 4 Bodley Street, Beaumaris. (Source: Public building file no. 10184, Public Record Office Victoria)](image)

Plans of the building dated 1955, plans indicate that the proposed building included a main hall with two small rooms, including kitchen to the south and a northern wing which was divided into three equal-sized spaces allocated to 'Office', 'Rovers' and 'Guides' (PROV file no. 10184). A door and entry stair was centrally located along the eastern façade of the main hall.

Ramped access to the building was provided to the verandah of the northern wing and to the kitchen on the south side of the hall. A fireplace to the southern wall of the hall was also evident and a separate toilet block structure is shown on the plans dated 1955, but this does not appear to have been constructed (PROV file no. 10184).

The southern frontage of the main hall was modified c.1964, with plans from this year indicating that the main hall was extended south in order to incorporate male and female toilets. New stairs were also added to the south of the building (PROV file no. 10184).

The southern side of the hall was further modified at a later date with works undertaken to enclose the indentation formerly occupied by the southern stair. Evidence provided by historic aerial photographs suggest that this may have occurred prior to 1968.
A new wing was built on the south side of the hall, effectively mirroring the wing to the north. This was constructed between 1968 and 1972.

A major refurbishment program was undertaken on the Sea Scout Hall between 2005 and 2006. The extent of works carried out at this time has not been confirmed, but this may have incorporated refurbishment of the kitchen and toilet facilities.

The Sea Scout Hall continues to be used by the 1st Beaumaris Sea Scouts today. Early plans suggest that the hall, although always named on plans as being a Scout Hall may have also been utilised by the Girl Guides. The labelling of the ancillary spaces as ‘Guides’ on early plans suggests that the hall may have been by both the Scouts and Guides, prior to the construction of the adjacent Girl Guides Hall at 45 Martin Street, Beaumaris, c.1962.

**Girl Guide Hall, 45 Martin Street**
A local Girl Guide Association was formed in Beaumaris in February 1954 and plans for a Girl Guide hall were drawn up in April 1962. Minna ‘Skip’ Jones was a founding member in 1954, and the first leader of the 2nd Brownie Pack which originally met in her garden at 28 Scott Street, Beaumaris. Minna continued her association with Girl Guide up until her retirement in 1974.

As discussed in the previous section, early plans of the Sea Scouts Hall suggest that the Local Girl Guide Association may have also utilised this hall prior to the construction of their own hall in c.1962.

Fundraising activities were held to support the building appeal for the Beaumaris Girl Guide Hall; this included a fashion parade in 1955 and a regatta in October 1960 (*Age* 9 September 1955, p. 8; 7 October 1960:19).

Original plans from 1962 show that the building included a hall, store, kitchen, clubroom, porch and male and female toilets. The porch was enclosed on both the eastern and northern sides.
In 2014, the hall was the target of an arson attack. The fire caused extensive damage to the southern portion of the hall, including the office, kitchen, bathroom and parts of the roof. The fire occurred after the Association celebrated their 60th anniversary, part of which involved the undertaking of a $30,000 renovation on the hall (Herald Sun 16 September 2014). Subsequent works to repair the damage caused by the fire were undertaken in 2015. These works included the installation of a new kitchen, roof repairs, new timber flooring, and reglazing of all windows. Works were largely limited to the southern portion of the building which had been damaged by the fire (Bayside City Council 2019). A new access ramp and landing was also installed along the primary (south) frontage of the hall at this time.

The hall was reopened in 2016 and continues to be used by the 1st Beaumaris Brownies and Bintu Girl Guides.

**Description and Integrity**

**Sea Scout Hall, 4 Bodley Street**

The Sea Scout Hall is located on the southern side of Bodley Street, Beaumaris. The building is sited in the northern portion of a relatively flat public park and recreation reserve with a generous setback from the street. The building is arranged in a T-shaped plan with the main hall orientated east to west and the remaining built form extending in wings to the north and south aligned with property boundary to the west.

The building is a free-standing, single-storey brick construction. It consists of the hall, which is a tall gabled roof form and secondary flat roofed wings to the north and south that are concealed behind a parapet. All roofs are clad in corrugated metal sheeting and an original, utilitarian brick chimney rises from the southern roof plane of the gable roof.
Walls of both the main hall and two wings are constructed of rough clinker bricks, excluding the eastern wall of the northern wing, which is unpainted vertical timber boarding. Although much faded, a marking that is believed to be the insignia of the sea scouts is partially visible on one section of this boarding (Figure 8).

The northern wing also features a distinctive verandah along its eastern frontage. The veranda is covered by a flat metal roof that is supported by thin splayed columns. The veranda is comprised of a concrete slab laid over a clinker brick base with a steel industrial pipe balustrade. Access to the veranda is provided by a single course of bricks located at the northern end or a concrete ramp at its southern end. Three identical doors with timber architraves and thresholds divide the eastern frontage. All doors are painted blue with white trimmings. Along the western façade, two timber-frame glass louvered windows with rowlock brick sills are evident. A third window has been removed and replaced with recessed brick work (rather than clinker bricks).

Fenestrations on the northern façade of the main hall consist of three, timber-framed strip windows with not sill, and a single doorway that is located at the southern end of the veranda. This doorway appears to be the main access to the main hall and features a vertical panel timber door that is also painted blue with white architrave. A sign is affixed to the door and another to the northern façade.

The eastern elevation of the main building has been rendered asymmetrical by the later modifications along the southern frontage (Figure 9). This frontage is defined by a centrally located doorway with a ‘porthole’ window located on either side. The circular ‘porthole’ windows in addition to the verandah roof form, vertical timber boarding and blue painted timber doors give the building a nautical feel referencing Sea Scouts.

The southern elevation of the hall contains a timber-framed strip window. This strip window much longer than those evident on the northern façade and features a rowlock brick sill, and a single timber door. This façade has been altered with the initial construction of male and female toilets at the eastern end, and the subsequent enclosure of the entire elevation. Several services and pipework are also evident on this façade.

The southern wing which was constructed during the 1968–1972 period is also a rough clinker brick construction. It features three dual pane windows, matching the original number of windows evident on original plans of the northern wing. All are timber framed with the exception of the southernmost window, which has been replaced with a
contemporary aluminium frame window. All have rowlock brick sills that match the sills evident along the southern elevation of the main hall.

The front setback is unfenced and contains a large grassed area containing a large blue painted anchor and simple post and rail sign which displays the name ‘1st Beaumaris Sea Scouts’.

A gravel driveway and parking area are also evident. Stone edging runs along the footpath to the northern edge of the site and more bluestone edging separates the grassed area from the gravel. The eastern portion of the site is densely covered with indigenous vegetation.

The southern property boundary is demarcated by a timber paling fence. A wire fence also separates the southern section of the building from public access. The fence extends east from the eastern elevation of the main hall (north of the doorway) before turning south and extending to the timber fence.

The Beaumaris Sea Scout Hall is relatively intact with some changes visible to original or early significant fabric. When viewed from its primary frontage (north) the building retains its original building form and roof profile, chimney, unpainted brickwork and fenestration pattern. The vertical timber boarding and verandah to the north wing of the building are also important early features of the Sea Scout Hall.

The integrity of the building has been slightly diminished by later alterations along the southern frontage, in particular the extension of the main hall volume to accommodate male and female toilets. This modification detracts from the once symmetrical eastern elevation of the hall.

*Cath Wild Girl Guide Hall, 45 Martin Street*

The Cath Wild Girl Guide Hall is located on the northern side of Martin Street, Beaumaris, on an allotment that slopes gently to the north. The building has a generous setback from Martin Street that includes several mature trees, a grassed area and an unsealed driveway. Indigenous vegetation has been retained in the south-western portion of the site.

The building is a free-standing, rectilinear structure with low-pitched double skillion roof form with wide eaves. The roof is clad in metal sheeting and external walls are constructed of concrete bricks with a rough-finish concrete brick base. The primary façade is asymmetrical and presents to the south (Martin Street).

A porch is located along the southern façade, and is slightly off-centre. The porch is supported by a wall constructed of concrete breeze blocks to the south. A flagpole is installed to the south of this wall. A concrete access ramp and steps with stainless steel handrails, installed in 2015, provides access to the building.

The southern portion of the building presents as a single-storey space and features a timber-frame strip window with a glazed concrete sill. Signage has been installed below this window and above the timber double entrance doors. A glass brick panel is evident on the eastern elevation.

The northern section of the building is a double-height space that features a clerestory window along its southern frontage. Two strip windows are evident along the northern elevation. These, like the strip window located along the southern frontage, are timber-framed and feature a glazed concrete sill.
The interior of the hall suffered significant damage from the 2014 arson attack, particularly the southern section which comprises an office, kitchen and bathroom space. All finishes and fixtures in this section of the building were replaced in 2015.

The double-height hall space also suffered fire damage in 2014 but this was largely limited to the flooring and sections of the roof. The hall is comprised of a plasterboard ceiling with painted, open web steel joists visible. The internal walls are lined with painted timber vertical boards and the flooring is also timber. Areas of the flooring near the southern section of the building was replaced following the fire. The glass in all the windows was also replaced in 2015.

The Beaumaris Girl Guide Hall is relatively intact with some changes visible to original or early significant or early fabric. Despite the arson attack in 2014, the building retains its original building and roof form, scale, clerestory windows and unpainted brickwork. Alterations following the fire employed a ‘like for like’ approach ensuring that although the fabric is not original it continues to reflect the original character.

**Comparative Analysis**

The design of scout halls prior to World War II ranged from simple halls to more elaborate architect-designed buildings. The earliest known surviving scout hall in Victoria is believed to be the 1st Mordialloc Scout Hall, which was built in 1914. It is a simple gabled timber building with multi-paned windows. In the postwar period, the Scouting and Guides Movements continued to flourish as a popular form of recreation amongst the growing suburbs of Melbourne. Many pragmatic Scout halls were constructed in response to the rapidly growing population. This is especially true of the halls constructed in Beaumaris.

**Bayside Scout Halls**

There are currently eight scout halls in the City of Bayside, none of which are included in the Heritage Overlay. The existing scout halls at Brighton, Hampton and Sandringham were all built in the interwar period, coinciding with the growing popularity of scouting in the 1920s and 1930s. The scout hall and former guide hall in Fern Street, Black Rock (built 1930s), were demolished in early 2019.

The only other comparable scout hall in the municipality is the 3rd Beaumaris Scout Hall, located at McDonald Reserve in Keating Street, Beaumaris (c. 1950s). This is a substantial cream brick building that has been altered over time: in 1969 tenders were called for a two-storey brick extension to the building (*Age* 22 October 1969:45).
Figure 4. 3rd Beaumaris Scout Hall, McDonald Reserve and Keating Street, Beaumaris. (Source: Google street view)

Outside the municipality:

Figure 5. HO335 Moonee Valley, 1st Strathmore Scout Hall (former), 41 Glenbervie Road, Strathmore

1st Strathmore Scout Hall (former), at 41 Glenbervie Road, Strathmore (HO335 - City of Moonee Valley), built between 1957 and 1960 for the First Strathmore Scout Group, comprises a Nissen-type prefabricated ex-army hut with a skillion-roofed brick wing across the street front.

Figure 6. HO07 Maroondah, 1st Ringwood Scout Hall, Bedford Road, Ringwood
1st Ringwood Scout Hall in Bedford Road, Ringwood (HO7 - City of Maroondah), a small brick public hall erected c.1960, is historically significant as a representative embodiment of a way of life and in demonstrating its association with the Scouting movement.

Similar to many postwar community buildings, mid-century scout halls are an underrepresented typology within heritage overlays both within and outside the City of Bayside.

Many scout halls with existing heritage overlays represent an older building typology, and thus are not directly comparable to the subject site, except in terms of their relative intactness: in this regard the 1st Beaumaris Sea Scout Hall and Cath Wild Girl Guide Hall compare with the above examples well.

The scout hall examples above, like the 1st Beaumaris Sea Scout Hall and Cath Wild Girl Guide Hall, are characterised by pragmatic building forms that responded to the material and financial shortages of the era in which they were built and the relative frugality of community facilities constructed during the mid-century twentieth century in suburban Melbourne.

The construction of postwar Scout/Guide halls in the City of Bayside is representative of the significant rise in population in the area at that time. Much like many of the community buildings in the area, the subject buildings demonstrate the growing community’s need for recreational spaces and facilities, and how these needs were approached and met by both the community and the Council at the time.

Assessment against Criteria

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

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

The 1st Beaumaris Sea Scout Hall and Cath Wild Girl Guide Hall, Beaumaris, are historically significant for their association with the development and continued role of the scouting and girl guide movements within the City of Bayside. Scouting began in Melbourne in 1908, with sea scouts established in Victoria in 1910-14, and girl guides in the interwar period. Girl guide units were well established in Bayside in the interwar period. The first Bayside sea scout troop was established in Hampton in c.1938. Sea scouts and girl guides were established in Beaumaris in the postwar period, spurred by the substantial growth in residential development of the suburb. The extant buildings and their coastal bushland setting provide evidence of this pattern of development in Bayside and of Beaumaris. They demonstrate the growing Beaumaris community’s need for recreational spaces and facilities in the postwar period, and how these needs were approached and met by both the community and the Council at the time.

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

NA
CRITERION C: Potential to yield information that will contribute to an understanding of the City of Bayside’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).

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).

The Sea Scout Hall and Girl Guide Hall in Beaumaris are of social significance for their long and continuing association with the Beaumaris Sea Scouts and Girl Guides. The Sea Scout Hall has been a site for the meeting of the Beaumaris Sea Scouts for over sixty years, while the Girl Guide Hall has been a base for Beaumaris Girl Guides for fifty-seven years.

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

NA

Statement of Significance

What is Significant?

The 1st Beaumaris Sea Scout Hall, at 4 Bodley Street, and the Cath Wild Girl Guide Hall at 45 Martin Street, Beaumaris, are significant.

Significant aspects of the buildings include their original three-dimensional forms and planning, external wall and roof materials, and original doors and windows. The generous setbacks of each hall from the street, and the blue painted anchor and simple post and rail sign displaying ‘1st Beaumaris Sea Scouts’ north located in the front setback of the Sea Scouts Hall are also significant, as are the areas of indigenous coastal vegetation retained on the site.

The 1960s additions to the Sea Scout Hall are also significant as they demonstrate the layered development of the building in order to accommodate its continuing use.

The fencing is not significant.
How is it significant?

The 1st Beaumaris Sea Scout Hall and Cath Wild Girl Guide Hall, Beaumaris, are of local historical and social significance to the City of Bayside.

Why is it significant?

The 1st Beaumaris Sea Scout Hall and Cath Wild Girl Guide Hall, Beaumaris, are historically significant for their association with the development and continued role of the scouting and girl guide movements within the City of Bayside. Scouting began in Melbourne in 1908, with sea scouts established in Victoria in 1910-14, and girl guides in the interwar period. Girl guide units were well established in Bayside in the interwar period. The first Bayside sea scout troop was established in Hampton in c.1938. Sea scouts and girl guides were established in Beaumaris in the postwar period, spurred by the substantial growth in residential development of the suburb. The extant buildings and their coastal bushland setting provide evidence of this postwar pattern of development in Bayside and of Beaumaris. They demonstrate the growing Beaumaris community’s need for recreational spaces and facilities in the postwar period, and how these needs were approached and met by both the community and the Council at the time. (Criterion A)

The 1st Beaumaris Sea Scout Hall and Cath Wild Girl Guide Hall are of social significance for their long and continuing association with the 1st Beaumaris Sea Scouts and Girl Guides. The Sea Scout Hall has been a site for the meeting of the Sea Scouts for over sixty years, while the Girl Guide Hall has been a base for Beaumaris Girl Guides for fifty-seven years. (Criterion G)

Grading and Recommendations

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

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

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<td>Incorporated Plan</td>
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<td>Does an Incorporated Plan apply to the site?</td>
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<tr>
<td>Outbuildings and fences exemptions</td>
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<td>Are there outbuildings and fences which are not exempt from notice and review?</td>
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<td>Prohibited uses may be permitted</td>
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<td>Can a permit be granted to use the place for a use which would otherwise be prohibited?</td>
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<td>Aboriginal Heritage Place</td>
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<td>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</td>
<td>No</td>
</tr>
</tbody>
</table>
Identified By
Bayside City Council.

References


*Age, as cited.*


Department of Crown Lands and Survey (DCLS) 1864, Parish of Moorabbin, County of Bourke’. State Library Victoria.

*Herald Sun, as cited.*

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


Scout Hall, 1st Beaumaris Sea Scout Group Bodley Street – Beaumaris Halls and Theatres and Senior Citizens Centre, Public Record Office Victoria (PROV), VPRS 7882/P1 Public Building Files, Unit 1189, file no. 10184.

Girl Guide Hall Martin Street – Beaumaris Halls and Theatres and Senior Citizens Centre, Public Record Office Victoria (PROV), VPRS 7882/P1 Public Building Files, Unit 1496, file no. 12730.
Olive Phillips Free Kindergarten and Beaumaris Maternal and Child Health Centre

Prepared by: Context

**Address**: 26 and 28A Bodley Street, Beaumaris

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<th><strong>Name</strong></th>
<th>Olive Phillips Free Kindergarten and Beaumaris Maternal and Child Health Centre (formerly Beaumaris Infant Welfare Centre)</th>
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<td><strong>Architect</strong></td>
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<td><strong>Engineer</strong></td>
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Figure 1. View of Olive Phillips Free Kindergarten and Infant Welfare Centre. (Source: Context, September 2019)

**Historical Context**

*Kindergartens and Infant Welfare*

Infant welfare in Victoria can be traced back to 1918, with the formation of the Victorian Baby Health Centres Association. The popularity, and necessity, of infant welfare was highlighted in 1924, when 'mothercraft lectures' funded by the government operated out of a carriage of the Better Farming Train, which travelled to regional towns across Victoria to educate farmers in improved agricultural management. This early intervention into the welfare of children and their mothers alerted local councils to the importance of funding programs permanently, and by the end of the 1920s, infant welfare services had been established in all Australian states (Darian-Smith
and Willis 2010:26-27). Infant welfare relied on new teachings about the scientific management of babies and young children, which focused on nutrition, hygiene and daily routine. Between 1900 and 1945, Australia saw ‘an extraordinary’ decrease in infant mortality, most likely due to the rise in the provision of government-run infant welfare services (Darian-Smith and Willis 2010:28).

Architecturally, baby health centres built in the period following World War II often straddled the two worlds they belonged to; their form suggested a combination of domestic houses with the flourishes and hallmarks of civic structures (Darian-Smith & Willis 2010:42). This period coincided with the postwar focus on birth rates and regeneration, and the resulting ‘baby boom’ era encouraged the development of municipal buildings which catered to the needs of the burgeoning population (Darian-Smith and Willis 2010:47).

Much like infant welfare centres, the development of the modern Australian kindergarten took place in the early twentieth century. Many early kindergartens were primarily concerned with children in the slums, who often had ‘working’ mothers, and typically they were supported by charity or religious organisations (Nichols and Goad 2010:56; WA 2019). The first free kindergarten in Victoria was opened in the working-class area of Montague (South Melbourne) in 1909. By the 1930s, kindergarten networks were increasingly common, such as that of the Lady Gowrie Child Centres. The first Lady Gowrie Centre was established in Carlton in 1939 (Gowrie Victoria 2019). The location and siting of these kindergartens was becoming increasingly integral to their establishment; not only was the socio-economic status and geographical location considered, but the surrounds and site orientation was also important (Nichols and Goad 2010:65). Most early kindergartens were not purpose-built but occupied pre-existing buildings—often in church halls that were attached to a parish church.

The postwar period saw a significant change in attitudes towards kindergartens, and their importance amongst all classes of society was beginning to be recognised (Nichols and Goad 2010:71). Postwar population growth, stemming from the baby boom and increased immigration, also raised demand for kindergartens. The movement towards pre-school education had grown so rapidly that by the 1960s, the ‘kindergarten experience’ was so entrenched in the conventional education system that it was considered the norm (Nichols and Goad 2010:54). Progress associations in new suburbs such as Beaumaris became a driving force in the provision of early childhood education. Two progress groups in Beaumaris alone had resulted in two respective kindergartens in the 1950s (Nichols and Goad 2010:47).

By the late 1960s, building forms for kindergartens had become more experimental as new theories arose in childhood education, especially the encouragement of creativity and the integration of inside and outside as part of children’s play experience. Triangular and hexagonal plans for centres were experimented with, and architects aimed to encourage and reflect the experiences of the children through the building’s architecture (Nichols and Goad 2010: 75-77). Whereas earlier kindergartens had been treated as large ‘house’ style buildings, much like the domesticity of infant welfare centres, by the 1970s, architects had ‘permitted themselves to relax from hard-line functionalism’ (Nichols and Goad 2010:80). By the 1970s, new kindergartens were often situated in natural surroundings, with material palettes and architectural forms that resulted in ‘a warm and sympathetic child environment without recourse to Disneyland exotica’ (Nichols and Goad 2010:80). This change in architecture kept pace with change in the wider world of early childhood education. The 1970s saw challenges to the traditional philosophies of motherhood and education, changes in policy and government funding, and further stratification and diversification of the education, academia, theory and profession of kindergarten teaching (WA 2019).

**Place History**

The Olive Phillips Free Kindergarten and Beaumaris Maternal and Child Health Care Centre is located on land designated as a ‘public park and recreation reserve’ that is situated partly within the boundary area of Lot 48 and partly within the boundary area of Lot 49B of the original Moorabbin Parish Plan. By 1850, Lot 48 was owned by F.G. Dalgety who also owned Lot 29 and Lot 30 to the west (Error! Reference source not found.). By 1864 Lot 48 was owned by F.G. Dalgety and J.B. Moysey was in possession of Lot 49B to the east (DCLS 1864).
In 1888-89 the Beaumaris Hall was constructed on the west side of Tramway Parade between Bodley Street and Martin Street. The Beaumaris Hall is visible in advertisements for the Beaumaris Park Estate published in 1888. It is situated at the eastern end of a parcel of land bounded by Bodley Street to the north, Tramway Parade to the east, Martin Street to the south and Dalgetty Road to the west (Figure 4).

Construction of a hall (varingly referred to as either the Beaumaris Assembly Hall or the Beaumaris Progress Hall) was tendered for in 1888 and was built at a cost of £2000 (Argus, 27 April 1888:3). The Beaumaris Hall Company Limited of Collins Street, West Melbourne, acquired Lot 2, Block 25 on Plan of Subdivision No. 2249 on 25 March 1889, on which the hall was built (CT: V2136 F049).

The hall fronted Tramway Parade and allowances were made for the construction of shops to either side, however these did not come into fruition (Figure 5). Principally built for ‘the education and religious instruction of the young’, the land associated with the Hall was also used for community events such as picnics (Argus 27 April 1888:3; Weekly Times 30 January 1904:9).

On 20 September 1926, Phyllis Agnes Jackson of Beach Road, Beaumaris, became the proprietor of land occupied by the Beaumaris Hall (CT: V2136 F 049). The following year, on 19 October 1927, Jackson acquired the remainder of land occupied by the present-day Public Park and Recreation Reserve on which the Olive Phillips Free Kindergarten and Beaumaris Maternal and Child Health Care Centre now stands (CT: V5327 F373). Plans attached to the Certificate of Title indicate that the parcel of land acquired by Jackson consisted of part of Lot 49B, originally owned by J.B. Moysey to the east, and part of Lot 48, originally owned by G. Dalgety to the west (Figure 7).
The brick Beaumaris Hall was dismantled in 1941 (Murrell 1960) and an aerial photograph of the area from 1945 shows that it was largely undeveloped and that it was covered with vegetation beyond the original site of the Beaumaris Hall to the west (Figure 7).

On 24 August 1949 the Mayor Councillors and Citizens of the City of Sandringham acquired Lot 1 to the eastern end of the subdivision of the land owned by Jackson which included land previously occupied by the Beaumaris Hall (Plan of Subdivision No. 19234, Figure 8). On the same day the Roman Catholic Trusts Corporation for the Diocese of Melbourne acquired Lot 10 to the west of the same subdivision (Figure 8; CT: V7374 F721; CT V7374 F373). On 7 December 1950, the City of Sandringham acquired subdivision Lots 2-9 and on 20 May 1952 purchased Lot 10 from the Roman Catholic Trusts Corporation to form the parcel of land now occupied by the public park and recreation reserve.

In the late 1940s the architectural firm of Seabrook and Fildes produced a sketch design for a kindergarten on the corner of Tramway and Bodley Street, Beaumaris. Alan Fildes had been a Beaumaris resident since 1942 when the construction on his own residence on the Esplanade was completed.

Dated 19 September 1948, the initial drawings for the proposed ‘Olive Phillips Free Kindergarten’ produced by the firm show a broadly L-shaped building arranged around a north-facing outdoor play area. At that time the proposal incorporated two large playrooms and a south-facing entrance. It does not include the infant welfare centre that was incorporated into later iterations of the design.

Blueprints produced by the architects on 15 August 1949 show an altered floor plan that includes the addition of rooms dedicated to infant welfare to the west. By this time, the entry to the building is located to the north with direct access from Bodley Street. Later blueprints, dated 14 August 1950, by the now expanded firm of Seabrook, Fildes and Hunt, show sectional details that indicate timber cladding and a series of shallow-pitched bituminous roofs.

Community fundraising for the kindergarten and infant welfare centre was underway in late 1950 (Age, 13 November 1950: 6). Working drawings produced on 7 April 1951 indicate that the construction of the building was staged, with the infant welfare centre and the western kindergarten playroom constructed first. A photograph taken by Peter Wille of this earliest section of the kindergarten shows a simple single-storey building clad in a combination of vertical and horizontal timber boards with shallow pitched roofs. The front verandah over the entry area incorporated a partially enclosed shelter for prams (Figure 2).
Aerial photographs of the area from 1956 indicate that at this time the Olive Phillips Kindergarten and Infant Welfare Centre was the only building occupying the site (Figure 10). By 1968 aerial photographs show tennis courts to the south, the Beaumaris Bowls Club to the west, and the Cath Wild Girl Guide Hall and Sea Scouts halls located further towards Dalgety Street (Figure 11).

After a fire destroyed the first Olive Phillips Kindergarten and Infant Welfare Centre in October 1972 the kindergarten committee approached another local architect, David Godsell, to design a new kindergarten and infant welfare centre for the same site. The kindergarten operated from the hall of the St Michael and All Angels Anglican Church on the corner of Martin and Dalgety Road, Beaumaris, while the new building was being built.

David Godsell had been a resident of Beaumaris since 1960, living in a house he had designed at 491 Balcombe Road. The aesthetic preoccupations evidenced in the design of his own home can be traced in the later and more understated design of the Olive Phillips Kindergarten and Infant Welfare Centre (now known as the Beaumaris Maternal and Child Health Centre (Beaumaris MCHC)).
Undated sketch designs prepared by Godsell for the kindergarten and infant welfare building have a close relationship to the completed design (Figure 12-14). The plans show that the two pavilions consist of large square open areas, each of which are framed to the south and west by an L-shaped band of service rooms. The service area of the slightly larger kindergarten pavilion includes toilets, a storeroom, kitchen, cloakroom, entrance lobby and office in a configuration that is very similar to the plan form of the building in its current form. The infant welfare service rooms are arranged around the waiting room that is accessed directly off the breezeway. The enclosed rooms of the service area include a cleaner’s room, separate toilets for visiting families and staff, a staff change room, kitchen, consulting room and ‘test feed’ room. The breezeway area includes a pram parking area to the south and a L-shaped garden bed separates the entrances to the two pavilions (Figure 13).

The proposed Bodley Street elevation (n.d.) designed by Godsell shows the pair of pyramid-roofed pavilions tied together by strong horizontal band of eaves (Figure 12). This early drawing suggests Godsell was initially contemplating an alternative angled detail to the fascia. The simple but sophisticated blend of vertical and horizontal exterior cladding is indicated at this time. A perspective presented in the same sketch design drawings indicates that decking may have been contemplated in the breezeway area (Figure 5). The garden bed appears to be located under open raftered sections of the breezeway roof.
Final architectural plans had been prepared for the building by March 1974. By May 1975 the building had been completed, with only landscaping works still underway. Drawings received by the Department of Health on 5 May 1975 indicate these final site works included the construction of railway sleeper retaining walls to the north of the kindergarten pavilion, steps up to the playground to the east (since replaced by concrete steps with tubular stainless steel hand rails), and the installation of rock boulders as retaining shoulders to earth batters on either side of the steps.

The kindergarten program and infant welfare services began operating out of the completed building in July 1975. Concerns regarding the relatively low level of natural light to the interior spaces of the kindergarten playroom and the infant welfare waiting area prompted the addition of translucent sheeting to the south, east and west faces of the roof apex in 1977.

The original asbestos roof cladding was later removed and replaced with corrugated sheet metal, likely in the last fifteen years. New PVC (polyvinyl chloride) skylights have also been installed to the kindergarten playroom and maternal and child centre waiting room, probably within the same time frame.

It appears from recent photographs provided by Council that timber fascias have been replaced (Bayside City Council 2019).

David Godsell
David Godsell was born the son of a British naval captain in Portsmouth, England, in 1930; the family later moved to Melbourne in Godsell’s youth. After completing his education at Caulfield Grammar School, Godsell enrolled at the University of Melbourne to study at the Architectural Atelier (Austin, Reeves & Alexander 2018:24). During this time, Godsell gained experience working for Marcus Martin and with Arnold Bridge & Associates, as well as working with the State Rivers & Water Supply Commission and private enterprises such as Shell and ICIANZ. Upon completing his studies, he took a job with the notable society architect Guilford Bell, with whom he worked for a decade (Austin, Reeves & Alexander 2018:24).

After designing his own home in Beaumaris which was influenced by the architecture of Frank Lloyd Wright, Godsell decided to commence his own practice. Godsell’s own home, which was one of the clearest references to Wright in Melbourne since the work of Walter Burley Griffin, received
much publicity and bolstered the start of his solo career (Austin, Reeves & Alexander 2018:24). Godsell preferred domestic work, focusing on alterations and additions rather than seeking new commissions. Much of Godsell’s extant work was located within the (now) City of Bayside, however later commissions saw houses built in Elsternwick and Edithvale. The Olive Phillips Free Kindergarten and Beaumaris Infant Welfare Centre (now Beaumaris) was one of Godsell’s final commissions. His appointment to design the complex followed a preference of the Sandringham City Council at the time to hire local resident architects (Austin, Reeves & Alexander 2018:24).

Description and Integrity
The Olive Phillips Free Kindergarten and Beaumaris MCHC built to the design of David Godsell is located to the north-east corner of the Public Park and Recreation Reserve bounded by Bodley Street to the north, Tramway Parade to the east and Martin Street to the south.

It is a single-storey building that consists of two roughly square, hip-roofed, pavilions connected by a flat-roofed central breezeway that is open towards Bodley Street to the north. The design is very similar to that shown in early schematic design drawings (Figures 12-14). The kindergarten is located in the slightly larger pavilion to the east, while the maternal and child health centre is located in the western pavilion.

The kindergarten and maternal and child health building is integrated in the landscape and maintains a low-profile within the streetscape. The building is deeply embedded in the site landscape that falls from its highest point in the northeast corner away to the southwest. The playroom of the kindergarten is at a lower level than the playground located to the east, and its interior windows to the north and east look out onto landscaped embankments.

Wide eaves and deep timber fascias create an emphatically horizontal band around the building. The fascia is the depth of two timber boards, concealing box gutters and much of the corrugated, sheet metal clad roof planes.

Open rafters are located over the northern windows to the rear of the fascia creating a pergola-like structure that provides increased natural light to the interior spaces in these areas. This detail is repeated in part of the central area of the flat roof of the breezeway. However, this formerly open section of roof structure has been recently clad with translucent corrugated polycarbonate sheeting to provide additional weather protection in the entry foyer. Elsewhere the eaves are lined with unpainted rough-sawn timber boards (Figure 16).

External walls are constructed from two types of concrete block. The walls that face the public sphere (to the south and west of the service wings of each pavilion) are built from Corduroy face concrete block. The blocks are bond stacked, achieving wall height expression of distinctive exposed-aggregate ribs (Figure 17). Other external walls to the building are of plain grey concrete block construction. These concrete blocks are laid in stretcher bond.

Full height openings between concrete block piers to the north are fenestrated with timber windows above low spandrel panels. Windows elsewhere are full height, excepting high-level horizontal strip windows to some service areas to the south. Door openings are similarly full height and largely glazed above spandrel height.

The breezeway entry foyer is open to the north and is enclosed by a series of vertical timber windows with low-level spandrels. These windows have a translucent textured glazing that admit light into the area while visually screening the foyer from the public space beyond. The breezeway is paved with concrete pavers, as is the perimeter paving to the building (Figure 15).

The exterior of the building is largely intact and has a high level of integrity. It has very few changes visible to original or early elements. The building retains its original built form, roof form, and door and windows openings. Original details include the external cladding, windows and doors, and lining to the eaves.
The integrity of the place is greatly enhanced by its landscape setting, specifically the relationship of the kindergarten playroom to the planted embankments to the north and east and the ‘upstairs’ playground.

As noted above, the originally specified asbestos roof cladding has been changed to corrugated sheet metal and PVC skylights have been installed. The breezeway roof has recently been clad with polycarbonate roof sheet and a rain water tank has been installed in the south of the breezeway, obscuring the translucent windows. Concrete stairs and stainless-steel handrails have replaced earlier timber sleeper stairs to the playground. Drainage alterations to the perimeter of the building and the breezeway have been undertaken to alleviate flooding in the area. These changes, however, do not pose a significant heritage impact upon the presentation or relative integrity of the building.

Figure 13. Paved area beneath the eastern eaves of the kindergarten. (Source: Context September 2019)

The main interior spaces – the kindergarten playroom and the waiting room of the maternal and child health centre – are characterised by lofty raked pyramidal ceilings the system of expressed roof trusses below. The trusses are of a simple radial design with complexity added where additional intersecting trusses extend to meet the north and west walls. Originally painted dark brown, they are now painted white. The walls to the north and east, originally unpainted concrete block, are now also painted white. Walls above eave height are lined with unfinished rough-sawn timber boards. The roof is also lined with similar rough-sawn boards but the original specification confirms the accounts of Beaumaris MCHC staff member, Carolyn Ikan (pers.comm. 5 Oct 2019), that the ceiling was originally lined with cork. Painted cork lining is still in evidence in the western wall of the kindergarten playroom. A new bathroom fit-out has been undertaken in the same location as the original bathroom and other minor changes have been made to internal fittings and joinery.
While some alterations have been made to interior finishes and paint schemes, the formal character of the interior of the building is highly intact and readily legible.

Figure 14. Bond stacked Corduroy concrete blocks to external walls. (Source: Context September 2019)

Figure 15. Interior of kindergarten playroom, looking west. (Source: Context September 2019)

Comparative Analysis

Formal precedents and comparators
David Godsell was an architect whose output was weighted towards residential rather than non-residential design. His practice was largely focused on domestic commissions and associated residential alterations and additions. He completed relatively few non-residential projects.

Known surviving, non-residential projects by Godsell include a small workshop and upstairs flat in Montrose Street, East Hawthorn, built in 1962 (Figure 18-19) and the much altered Neil Morris factory in Alex Avenue, Moorabbin, built in 1967. Godsell also designed post offices constructed in Mordialloc in 1970 and Bentleigh in 1972. These buildings have also been altered from their original design (Heritage Alliance 2007: 23; Built Heritage 2010: 53).

As Built Heritage Survey of Post-War Heritage in Victoria: Stage 2 (2010) observes, 4a Montrose Street, Hawthorn East, designed for G. Nissell & Co., an optical goods manufacturer, shows a clearer interest in Frank Lloyd Wright and the principles of organic architecture (Built Heritage 2010: 53). These are qualities reflected in an exemplary way in Godsell’s own home, which is listed on the Victorian Heritage Register (HO412, H2379 491 Balcombe Road, Beaumaris). The Olive Phillips Free Kindergarten and Beaumaris Maternal and Child Health Centre share the emphatically deep fascia, protectively wide timber-lined eaves, use of contrasting naturally finished materials and integration with the landscape also seen in Godsell’s house.

The building at 4a Montrose Street, Hawthorn East, presents a striking, prow-like frontage to the street. It features a horizontal band of timber cladding that wraps the building at the balustrade level and finely detailed terracotta tiles with cruciform motifs. 4a Montrose Street is located outside the City of Bayside in the City of Boroondara and is not recognised with a heritage overlay. While apparently quite intact, its siting and street presentation has been compromised by much larger developments to either side.
Constructed thirteen years later, the Olive Phillips Free Kindergarten and Beaumaris MCHC features a similar strength of geometric design with its clear and open square pavilions flanked by an L-shaped border of service areas. It displays a comparably sensitive handling of materials and textures with the use of contrasting concrete block types and stained timber, but without the overtly decorative elements. A simpler building, it favours a more understated presentation to the street, creating instead a protected inner world for the young children for which it was designed. This is a world that interfaces freely with the outdoor spaces enclosed by the steep embankments that protect the playroom from public views and relates playfully to the ‘upstairs’ playground to the east.

The Craft Centre at the North Beaumaris Primary School in Wood Street, Beaumaris, built to the design of John Baird in 1966 (Figure 21), is also suggested as a relevant comparison to Olive Phillips Free Kindergarten within the Survey of Post-War Heritage in Victoria: Stage 2 (2010: 53). Like the Godsell kindergarten, Baird’s building uses a pyramidal roof and concrete block.
The roof of the Baird building hovers above the concrete wall, deliberately articulated from it with the use of a horizontal strip window. In contrast, the roof of the Olive Phillips kindergarten is weighty; the strong and low horizontal emphasis of its eaves reflect a close relationship with the ground and affinity with Godsell’s known interest in organic architecture. The pyramidal form of the kindergarten’s roof is expressed most fully on the inside of the building for the benefit of its users rather than as an external gesture. Likewise, the formal clarity and more restricted material palette of Baird’s Craft Centre displays a different architectural agenda to the richer textural and material interplay of the Godsell building. Considered together, especially given their broad formal similarities, the two buildings speak of the sophisticated aesthetic variety and depth of postwar Modernist architecture in Beaumaris.

Kindergartens and infant welfare

The progressive postwar character of Beaumaris, with its growing community of young families, was reflected in the kindergartens and infant welfare facilities that were developed for the local community during the 1950s, 1960s and 1970s.

However, while several earlier infant welfare buildings are included in the City of Bayside Schedule to the Heritage Overlay, the postwar period, which was a time of great development in early childhood education, is not well represented. The heritage significance of four baby health centres in Black Rock, Hampton, Brighton and East Brighton built between 1936 and 1939 are recognised through their inclusion on the heritage overlays. No similar facilities relating to the postwar era or located in the predominately postwar suburb of Beaumaris are included.

Of the places relating to early childhood development included on the City of Bayside heritage overlay, the Black Rock Baby Health Centre, at 51-53 Bluff Road, Black Rock (HO442), — constructed in 1939, possibly to the design of City of Sandringham City Engineer, N.G. Roeszler— best displays the influence of International Modernism that would be extensively reinterpreted in the design of facilities for infant welfare and early childhood education in the postwar era (Figure 21).
Considered to be state of the art at the time of its opening, the Black Rock Baby Centre, is of architectural, historical and social significance to the City of Bayside. With its finely detailed brickwork, parapeted walls and curved projecting wing to the front elevation, it is a fine example of the streamlined Moderne style in a modestly scaled building. The functionalism expressed in the design of the projecting glazed entry porch and pram shelter has connotations of technology, lightness and hygiene. This reflects the melding of architectural and social agendas and gives the building a distinctive identity in a streetscape dominated by residential and commercial buildings.

The first Olive Phillips Free Kindergarten and Infant Welfare Centre constructed c.1951 to the design of Seabrook, Fildes & Hunt on the same site as the later David Godsell building was typical of the simple forms and lightweight construction seen in kindergarten design of the early postwar era. In this design functional distinction is evident in the contrast between the higher, projecting, shallow-gabled bay associated with the kindergarten play room to the north and the lower infant welfare bay to the west with its horizontal cladding, flat roof and partially enclosed verandah for entry and pram parking (Figure 9). The integration of infant welfare and kindergarten functions within one building represented an increasing social sensitivity to the functional concerns of families with young children living in the suburbs of the present-day City of Bayside in the postwar era. This functional integration is further emphasised in the later design by David Godsell.

The Jack and Jill Kindergarten, 24 Grandview Avenue, Beaumaris, constructed to the design of Douglas Alexandra in 1958, is a good, non-residential example of the light and bright ‘Victorian Type’ of regional Modernism identified by Robin Boyd (Figure 23). In 1947 Boyd praised these characteristics in the 1939-40 Martin & Tribe (a firm who designed for the prototype Lady Gowrie Kindergarten constructed in Newry Street, Carlton), stating: ‘The planning was free and wide open. The details were light and without affectation. The exotic had passed to the esoteric values of the Victorian Type.’ (Boyd 1947: 57).
The Jack and Jill Kindergarten reflects many of the planning and design approaches established in the Lady Gowrie designs by Martin and Tribe including the prototype centre in Carlton built to the design of Marcus Martin in 1939 and the Robert Cochrane Kindergarten, 2a Minona Street, Hawthorn (1948-50), attributed to Horace Tribe. The Robert Cochrane Kindergarten is listed on the VHR (H2309). The wartime privations that influenced the pragmatic design and lightweight material palette in the earliest Lady Gowrie centre was to continue in many kindergartens built in the 1940s and 1950s.

By 1965, when the building now known as the Beaumaris Playhouse was built as an infant welfare centre next door to the Jack and Jill Kindergarten in Grandview Avenue, Beaumaris, brick was back in regular use for buildings associated with early childhood development and education (Figure 24). This building, which was designed by Berg and Alexandra (the firm Douglas Alexandra formed with Ray Berg in 1962), has brown brick foundations and white (calcite) brick walls.

It has a square plan form with the same north-east orientation as the Jack and Jill Kindergarten. It is capped by a flat roof with wide eaves and a deep fascia, and features a flat roofed, pop-up, roof lantern. Functionally, the building did not initially require a large playroom. It is instead characterised by the compact planning of a series of smaller rooms that were designed for maternal and infant welfare consultations.

The ready access of the former waiting room area to the playground, and the child-height divisions of the windows that incorporate horizontal rails inside of the building to allow toddlers to support themselves, reflects the pragmatic and increasingly child-centred nature of the design.

The Olive Phillips Free Kindergarten and Beaumaris MCHC constructed a decade later than the Beaumaris Playhouse reflects the evolution of kindergarten design within the Beaumaris area. It displays an increased concern with the experiential qualities of the spaces designed. These experiential concerns are closely connected with the organic architecture principles and Wrightian influence that characterised David Godsell’s architecture more broadly. In this regard the Olive Phillips Kindergarten compares well with the Eltham South Pre-School Centre, 35 Fordham Road, Eltham South (1967), designed by Charles Duncan (Figure 25). The Eltham South Pre-School Centre is located within the Nillumbik Heritage Overlay (HO202) and was suggested by the Built Heritage ‘Survey of Post-War Built Heritage in Victoria’ (2010) as being of architectural and aesthetic significance to the State of Victoria.
Duncan, like Godsell, was influenced by Frank Lloyd Wright and his organic approach to architecture. His kindergarten building in Eltham South with its diminutive scale was designed to appeal to the children who were to use it (Built Heritage 2010: 48). The plan of his Pre-School Centre is triangular, expressing a similar geometric interest to Godsell. Like the Olive Phillips building it has a pyramidal roof and is integrated in a landscaped setting. With a slate roof, sloping timber fascias, custom-made gutters, clinker brick walls and incorporating two sculptures by local Eltham sculptor Matcham Skipper, the Eltham Pre-School Centre deploys a different palette of materials and details to Godsell’s building. Godsell’s building is less overtly ‘earthy’ (Nichols and Goad 2010: 75) in its use of the organic idiom than Duncan’s building. Most of his details are more pragmatic and less experimental but show similar aesthetic care and reflect maturity and restraint in the handling of contrasting materials. Both buildings display organic principles at work in a non-residential context and reflect the philosophical preoccupations of early childhood education of the time.

Assessment against criteria

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

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

The Olive Phillips Free Kindergarten and Beaumaris Maternal and Child Centre (formerly Beaumaris Infant Welfare Centre) is of historical significance for its demonstration of the evolution of infant welfare and pre-school education in the suburbs of Bayside in the mid-twentieth century. The David Godsell designed kindergarten and infant welfare centre followed the earlier kindergarten and infant welfare building constructed on the site to the design of Seabrook, Fildes & Hunt c.1951 in its integration of infant welfare and early childhood education functions into a single building. Godsell’s design reflects development in the design of kindergartens that occurred from
the late 1960s. These were developments that were informed by evolving ideas in early childhood development. The creation of an internalised and protected playroom set deep within a landscaped environment reflects an increasingly child-centred focus in this regard.

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

The Olive Phillips Free Kindergarten and Beaumaris Maternal and Child Centre is a rare non-residential example of the work of local architect, David Godsell.

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

N/A

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

N/A

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

The building is of aesthetic significance for its distinctive form, planning and use of materials. The unusual formal and planning arrangement expresses the separate but related function of kindergarten and infant welfare centre through two pyramid-roofed pavilions linked by a shared breezeway entrance area. The deep horizontal band of the fascia further unites the two pavilions, even as the L-shaped bank of service areas protect the internal spaces. The kindergarten’s integration within the landscape setting, particularly in relationship to the topography which encloses it creating a sense of seclusion from the street is a significant aspect of the design. The use of contrasting material finishes and detailing—the corduroy and plain concrete block, deep eaves and prominent open-raftered eaves, rough-saw timber eave lining and finely detailed fenestration—represents a mature and restrained distillation of Godsell’s interest in organic architectural principles. Together, the sophisticated form-making, siting, planning and manipulation of materials sets this building apart from other more conventional kindergartens built within the municipality in the postwar period.

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

N/A

**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 Olive Phillips Free Kindergarten and Beaumaris Maternal and Child Centre is of social significance for its long and continuing association with the free kindergarten movement. Similarly, it is socially significant for the provision of a community-run kindergarten program and Council-run infant welfare services on the subject site since 1951. The close spatial arrangement of these two community uses reflects their social alignment and a growing social planning appreciation of the functional concerns of families with young children living in the suburbs of Bayside in the mid-1970s.

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

N/A
Statement of Significance

What is Significant?
The Olive Phillips Free Kindergarten and Infant Welfare Centre, Beaumaris, built in 1975 to the design of local Beaumaris architect David Godsell is significant.

The single-storey building consists of a two pyramid-roofed pavilions that are connected by a central flat-roofed breezeway. The internal spatial volumes of the building’s two pavilions and the integrated setting of the building within the topography of its immediate setting forms part of the building’s significance.

Significant elements of the building’s architecture include its three-dimensional form and planned aspects; its topographic relationships to the landscaped terraces to the north of the kindergarten playroom and the ‘upstairs’ playground; original exterior materials and components including (Corduroy and plain concrete block work; doors, windows and decorative spandrel panels, deep timber fascias, unpainted timber-lined eaves and open raftered eaves over north facing windows.

Of internal significance is the pyramidal roofed spaces of the kindergarten playroom and infant welfare waiting area; the timber trusses; exposed concrete block; timber lining boards below the height of the pyramidal ceiling and surviving cork lining and original linoleum to the kindergarten floor.

Of contributory significance are non-original materials that replicate the original or early design intent; these include the corrugated steel roof cladding and the presence (but not current design) of skylights to the pyramidal roofs.

The front fence is not significant.

How is it significant?
The Olive Phillips Free Kindergarten and Infant Welfare Centre, Beaumaris, is of local historical, aesthetic and social significance to the City of Bayside. It has rarity value as the only intact non-residential building by David Godsell within the municipality.

Why is it significant?
The Olive Phillips Free Kindergarten and Infant Welfare Centre, Beaumaris, is of historical significance for its association with the Free Kindergarten movement established in Victoria in 1908. It reflects the growing importance of free kindergartens within the community through the second half of the twentieth century. It demonstrates developments in the provision of early childhood welfare services in the 1970s and the evolution of ideas in the area of early childhood development and education towards a more child-centred approach. (Criterion A)

The building is a rare example of a non-residential building designed by architect David Godsell. Godsell resided in Beaumaris from 1960 until his death in 1986 in a house of his own design. This house, at 491 Balcombe Road, Beaumaris, is a distinctive example of Godsell’s personal expression of organic architectural principles derived from a keen interest in the work of Frank Lloyd Wright. A leading exponent of this type of architecture in Melbourne, Godsell was well-known for his houses design in the late twentieth century organic style but designed few non-residential buildings. The Olive Phillips Free Kindergarten and Beaumaris Maternal and Child Health Centre is the only realised non-residential designed by the architect in the City of Bayside. (Criterion B)

The Olive Phillips Free Kindergarten and Beaumaris Maternal and Child Health Centre is aesthetically significant for its distinctive appearance and mature design. The separate but aligned programmatic functions of kindergarten and infant welfare expressed are formally expressed in the unusual arrangement of two pyramid-roofed pavilions connected by a central breezeway. The full expression of the pyramidal roof forms is most fully expressed inside the building, reflecting Godsell’s concern with the experiential qualities of the building rather than an external focus on its ‘streetscape’ presentation. The building is formally innovative and displays sophistication, maturity and restraint in its planning, material handling, detailing and integration within the landscape. (Criterion E)
Socially, the Olive Phillips Free Kindergarten and Infant Welfare Centre is of significance for its long and continuing use with the provision of kindergarten programs and maternal and child health care to the local community since it was first established on the site in 1951. (Criterion G)

Grading and Recommendations

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

It is recommended that Internal Alterations Controls be applied due the integral nature of the interior spaces within the design.

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

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<tr>
<td>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006? No</td>
</tr>
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</table>

Identified By

Bayside City Council.

References

Age, as cited.


_Herald_, as cited.

Heritage Alliance 2008, ‘City of Bayside Inter-war and Post-war Heritage Study,’ prepared for the City of Bayside, May 2008.


Land Victoria. Certificates of Title (CT), as cited.

Melbourne & Metropolitan Board of Works (MMBW) Plans, as cited. State Library Victoria.


Jack and Jill Kindergarten and Beaumaris Playhouse

Prepared by: Context

Address:
26 and 28A Grandview Avenue, Beaumaris, and 24 Grandview Avenue, Beaumaris

Name: Jack and Jill Kindergarten and Beaumaris Playhouse
Survey Date: September 2019

Place Type: Community
Architect: Doug Alexandra (Jack and Jill Kindergarten)
Berg and Alexandra (Beaumaris Playhouse)

Grading: Significant
Builder:

Extent of Overlay: To title boundaries
Construction Date:
1958 (Jack and Jill Kindergarten)
c.1965-68 (Beaumaris Playhouse)

Historical Context

Kindergartens and Infant Welfare
Infant welfare in Victoria can be traced back to 1918, with the formation of the Victorian Baby Health Centres Association. The popularity, and necessity, of infant welfare was highlighted in 1924, when ‘mothercraft lectures’ funded by the government operated out of a carriage of the Better Farming Train, which travelled to regional towns across Victoria to educate farmers in improved agricultural management. This early intervention into the welfare of children and their mothers alerted local councils to the importance of funding programs permanently, and by the end of the 1920s, infant welfare services had been established in all Australian states (Darian-Smith & Willis 2010:26-27). Infant welfare relied on new teachings about the scientific management of babies and young children, which focused on nutrition, hygiene and daily routine. Between 1900 and 1945, Australia saw ‘an extraordinary’ decrease in infant mortality, most likely due to the rise in the provision of government-run infant welfare services (Darian-Smith & Willis 2010:28).

Architecturally, baby health centres built in the period following World War II often straddled the two worlds they belonged to; their form suggested a combination of domestic houses with the flourishes and hallmarks of civic structures (Darian-Smith & Willis 2010:42). This period coincided with the postwar focus on birth rates and regeneration, and the resulting ‘baby boom’ era encouraged the development of municipal buildings which catered to the needs of the burgeoning population (Darian-Smith & Willis 2010:47).
Much like infant welfare centres, the development of the modern Australian kindergarten took place in the early twentieth century. Many early kindergartens were primarily concerned with children in the slums, who often had ‘working’ mothers, and typically they were supported by charity or religious organisations (Nichols and Goad 2010:56; WA 2019). The first free kindergarten in Victoria was opened in the working-class area of Montague (South Melbourne) in 1909. By the 1930s, kindergarten networks were increasingly common, such as that of the Lady Gowrie Child Centres. The first Lady Gowrie Centre was established in Carlton in 1939 (Gowrie Victoria 2019). The location and siting of these kindergartens was becoming increasingly integral to their establishment; not only was the socio-economic status and geographical location considered, but the surrounds and site orientation was also important (Nichols and Goad 2010:65). Most early kindergartens were not purpose-built but occupied pre-existing buildings—often in church halls that were attached to a parish church.

The post-war period saw a significant change in attitudes towards kindergartens, and their importance amongst all classes of society was beginning to be recognised (Nichols and Goad 2010:71). Postwar population growth, stemming from the baby boom and increased immigration, also raised demands for the provision of kindergartens. The movement towards pre-school education had grown so rapidly that by the 1960s, the ‘kindergarten experience’ was so entrenched in the conventional education system that it was considered the norm (Nichols and Goad 2010:54). Progress associations in new suburbs such as Beaumaris became a driving force in the provision of early childhood education. Two progress groups in Beaumaris alone had resulted in two respective kindergartens in the 1950s (Nichols and Goad 2010:47).

By the late 1960s, building forms for kindergartens had become more experimental as new theories arose in childhood education, especially the encouragement of creativity and the integration of inside and outside as part of children’s play experience. Triangular and hexagonal plans for centres were experimented with, and architects aimed to encourage and reflect the experiences of the children through the building’s architecture (Nichols and Goad 2010:75-77). Whereas earlier kindergartens had been treated as large ‘house’ style buildings, much like the domesticity of infant welfare centres, by the 1970s, architects had ‘permitted themselves to relax from hard-line functionalism’ (Nichols and Goad 2012:80).

**Place History**
The Jack and Jill Kindergarten (Figure 1) and Beaumaris Playhouse (Figure 2) are located on neighbouring allotments on land situated within the boundary area of Lot 32 of the original Parish of Moorabbin subdivision (Figure 3). This parcel of land remained unsold when the Parish Plan was drawn up in 1850 (Moorabbin No. 30, 1850), but by 1864 Lot 32 was owned by J. McDonald (DCLS 1864).

Grandview Avenue features in the MMBW Plan No. 224 of c.1932 but aerial photographs of the area taken in 1945 show that land in the area remained largely undeveloped (Figure 4). The area now occupied by Grandview Avenue was located within the bounds of the large tract of land in Beaumaris that was acquired by the 1939 the Dunlop Rubber Company, and was part of a subdivision of the area in the 1950s that followed the company’s failed venture to establish a factory and associated ‘garden city’ workers’ village.
Aerial photographs taken of the area in 1956 show Grandview Avenue and Gareth Avenue clearly demarcated and development underway along Haydens Road to the west (Figure 5).

The Jack and Jill Kindergarten, designed by architect Douglas Alexandra (Built Heritage 2019) was constructed at 26 Grandview Avenue in 1958 (Heritage Alliance 2008) to provide local kindergarten services for the children of young families in the rapidly developing area.

An infant welfare centre, designed by Berg and Alexandra (formed by Douglas Alexandra with Ray Berg in 1962) was constructed immediately to the south at 24 Grandview Avenue between 1966-68. The Sands and McDougall post office directory of 1965 suggests that only the Jack and Jill Kindergarten in built with its nearest neighbour on the east side of the street 22. An aerial photograph taken in 1968 shows both buildings, with Grandview Avenue fully established as a residential street.
In March 1977 G. Mougham prepared drawings proposing concrete block cladding to the east, west and south facades of Jack and Jill Kindergarten (Figure 7 and Figure 8). These works did not proceed but the plans indicate that the layout of the kindergarten has been largely unaltered since this time. Minor alterations include the enclosure of the porch to the north-west corner of the building to create a baggage area and the addition of sun-shading to the upper windows of the northern façade, the addition of a pergola to the north and a polycarbonate water tank to the south.

![Figure 6. Plan detail of unexecuted designs for the Jack and Jill Kindergarten drawn by G. Mougham, March 1977. (Source: Jack and Jill Kindergarten)](image)

![Figure 7. Elevations details of unexecuted designs for the Jack and Jill Kindergarten drawn by G. Mougham, March 1977. (Source: Jack and Jill Kindergarten)](image)

In April 1980 the infant welfare centre at 24 Grandview Avenue was re-opened as the Beaumaris Playhouse. The Playhouse was sponsored by the local Council but run by a committee of parents and used as a ‘drop-in centre’ for families and for the provision of occasional childcare for pre-school children (Age, 18 April 1980:14).

Minor alterations to the driveway, car parking and fencing were made in 1994 (PROV 011262/P/003). Geotechnical plans for the Beaumaris Playhouse dated 11 November 2010 (City of Bayside 2019) suggest that covered deck and ramp constructed to the south of the building was constructed c.2011.
Ray Berg (Schmerburg) was born in South Melbourne in 1913, and was educated at Brunswick Technical School. Berg and took up a career in architecture following encouragement from Percy Everett, who was principal at the College at the time and later became chief architect for the Victorian Public Works Department (Goad 2012:80). Berg initially undertook his articles with E.J. & K.B. Keogh and then later with Everett himself, and won an RVIA scholarship to study at the University of Melbourne (Goad 2012:80). After graduating with a Diploma in Architectural Design in 1935, Berg worked with Marcus Martin and Leighton Irwin & Co. in Australia, before joining Louis de Soissons and Brian O’Rorke in London (Goad 2012: 80). Berg returned to Australia to teach at the University of Melbourne, where he remained until forming a partnership with a fellow university staff member Douglas Alexandra in 1962 (Goad 2012:80).

Douglas Alexandra (formerly Diomedes Alexandratos) was born in Shepparton in 1922 to Greek parents, who had reputedly started the town’s first café (Built Heritage 2019). After graduating from Caulfield Grammar School in 1940, Alexandra worked in a surveyor’s office drafting factory plans before enlisting with the RAAF (Built Heritage 2019). Upon return from service in 1946, Alexandra enrolled in the Bachelor of Architecture degree at the University of Melbourne (Built Heritage 2019). Alexandra was admitted as an Associate of the RAIA in 1950, and opened his own office, in which he became one of Melbourne’s first postwar modernist architects (Built Heritage 2019). Much of his work was residential, including his own maisonette pair constructed for family members in Burwood, and the notable Kotzman House in Ringwood (Built Heritage 2019). This period also included non-residential commissions, such as kindergartens in Beaumaris and Burwood, and a library and gallery complex in Hamilton. Alexandra also took on a lecturing position at the University of Melbourne (Built Heritage 2019).

Commencing practice together as Berg & Alexandra, the pair operated out of an office in North Melbourne and began work on a long line of civil projects that came to define their firm. These included arts and cultural buildings in Mildura and Portland, and civic centres at Shepparton, Traralgon, Hampton and numerous other municipalities (Built Heritage 2019). Both men maintained a connection with the University of Melbourne, including lecturing and collaborations with Rae Featherstone on major projects, such as the Raymond Priestley Building. This was followed by a period of mainly institutional work, with major clients such as the Commonwealth Bank and the Church of England (Built Heritage 2019). After both Berg and Alexandra’s retirement, the firm was eventually sold and absorbed into the notable firm of Hudson & Wardrop (Built Heritage 2019).

**Description and Integrity**

**Jack and Jill Kindergarten**

The Jack and Jill Kindergarten, 26 Grandview Avenue, Beaumaris, is located at on the east side of Grandview Avenue close to the street’s intersection with Waratah Avenue. The kindergarten is set
in a residential street with the sports fields of the Beaumaris Secondary College abutting the eastern boundary of the allotment.

The rectangular plan of the Jack and Jill Kindergarten is set in the middle of the block and angled slightly towards the northeast to maximise natural sunlight to its northern playroom. This orientation presents as a clear contrast to that of the residential buildings that line Grandview Avenue.

Aside from the playroom to the north, the building incorporates an office, kitchen and storeroom to the south and further utility areas, including staff and children’s toilet facilities, in a service wing to the west.

The Jack and Jill Kindergarten is a single-storey, timber-framed building with a simple skillion roof over the main area of the building, including the playroom, office, kitchen and store. This section of roof tilts up towards the north, again to maximise natural sunlight to the playroom. A second, lower skillion roof tilts in the opposite direction towards the southeast above the western service wing. This roof plane extends beyond the south façade of the building to create a semi-enclosed entry porch (Figure 12).

![Figure 10. Semi-enclosed entry porch to the Jack and Jill Kindergarten. (Source: Context)](image1)

![Figure 11. North façade to the Jack and Jill Kindergarten. (Source: Context)](image2)

The west, south and east facades of the building are clad in vertical timber cladding and the north façade incorporates a full height window-wall to full length of the playroom (Figure 12). The window-wall includes large sliding doors that open out onto a timber deck in the playground. Its end bays have a simple but distinctive cross-bracing detail that incorporates coloured glazing.

The site of the Jack and Jill Kindergarten incorporates a number of established trees.

The building is largely intact and has a high degree of integrity. Alterations include the enclosure of the northern porch at the end of the western service wing to form a storage area for children’s bags, the addition of sun shading the upper section of the playroom windows, a timber pergola to the north and the installation of a water tank to the south of the building. These changes are relatively minor and do not detract from the legibility of the original building form and fabric.

**Beaumaris Playhouse**

The Beaumaris Playhouse, 24 Grandview Avenue, Beaumaris, is located directly south of the Jack and Jill Kindergarten on an adjoining allotment. The single-storey, square building footprint of the Playhouse is positioned in the middle of the block. Like the kindergarten building, it is angled on the block so its main playroom windows face towards the northeast. The Playhouse consists of centralised playrooms flanked by two service areas, including a meeting space and kitchen to west and toilets and reading room to the east.

The Playhouse is characterised by a flat roof with broad, timber-lined eaves and a deep timber fascia that splays outwards its upper edge concealing box gutters. A central flat-roofed roof lantern
has clerestory windows that introduce additional light to central areas of the building. It has brown brick foundations with white (calcite) brick walls above and incorporates a distinctive hit-and-miss brickwork ventilation detail to some walls.

Large windows with a slim spandrel panel above are incorporated in full height wall openings to the north, east and west facades. Smaller windows and door openings to the south façade also incorporate light-weight spandrel panels, ensuring that the all wall openings are full height.

The building is entered via a semi-enclosed entry porch located to south-west corner of the building that is incorporated under the main roof. The timber lining boards that clad the interior walls of the porch have been overpainted with a mural while the ceiling lining boards are stained, matching the lining boards to the eaves. The playground to the east is accessed via semi-enclosed landing to the southeast the corresponds with the entry porch. A projecting deck, verandah and access ramp built in c.2011 has been added to this area of the building.

External timberwork, including spandrel panels, window and door frames, facias, gutters (to the new verandah area) and downpipes are painted in primary blue and red.

Similar to the Jack and Jill Kindergarten, the Beaumaris Playhouse site incorporates several mature trees, including a cluster of tea tree to the south-east corner of the site.

The building is largely intact and has a good degree of integrity. The original built form intact and legible, as is original fabric, including the brick walls with contrasting foundations, hit-and-miss ventilation details, roof and roof lantern, deep spayed facias, timber eaves lining and ceilings to porches panelling, windows, doors and spandrel panels, and vertical timber cladding to the porches.

Alterations and additions to the rear of the building have little impact on the legibility of the original building from the street, and while the current external paint scheme detracts from the original design intent this is readily reversible.

Comparative Analysis

Kindergartens and infant welfare in the City of Bayside
The progressive postwar character of Beaumaris, with its growing community of young families, was reflected in the kindergartens and infant welfare facilities that were developed for the local community during the 1950s, 1960s and 1970s.

While several earlier infant welfare buildings are included in the City of Bayside Schedule to the Heritage Overlay, the postwar period, which was a time of great development in early childhood education, is not well represented. The heritage significance of four baby health centres in Black Rock, Hampton, Brighton and East Brighton, which were built between 1936 and 1939, are recognised with heritage overlays. No similar facilities relating to the postwar era or located in the predominately postwar suburb of Beaumaris are included.

Of the places relating to early childhood development included within heritage overlays in the City of Bayside, the Black Rock Baby Health Centre at 51-53 Bluff Road, Black Rock (HO442), constructed in 1939, best displays the influence of International Modernism that would be extensively reinterpreted in the design of facilities for infant welfare and early childhood education in the postwar era (Figure 13).
Considered to be state of the art at the time of its opening, the Black Rock Baby Centre, is of architectural, historical and social significance to the City of Bayside. With its finely detailed brickwork, parapeted walls and curved projecting wing to the front elevation it is a fine example of the streamlined Moderne style in modestly scaled building. The functionalism expressed in the design of the projecting glazed entry porch and pram shelter has connotations of technology, lightness and hygiene. This reflects the melding of architectural and social agendas and gives the building a distinctive identity in a streetscape dominated by residential and commercial buildings.

**Jack and Jill Kindergarten**

The first Olive Phillips Free Kindergarten and Infant Welfare Centre constructed c.1951 to the design of Seabrook, Fildes & Hunt on the corner of Bodley Street and Tramway Parade, Beaumaris, was typical of the simple forms and lightweight construction seen in kindergarten design of the early postwar era (Figure 14). This was destroyed in a fire and replaced in 1975 by the second Olive Phillips Free Kindergarten and Infant Welfare Centre designed by David Godsell.

In the earlier Seabrook, Fildes & Hunt design, formal relationships reflect functional distinctions. This is evident in the physical contrast between the higher, projecting, shallow-gabled bay associated with the kindergarten playroom to the north and the lower infant welfare bay to the west with its horizontal cladding, flat roof and partially enclosed verandah for entry and pram parking (Figure 9). The integration of infant welfare and kindergarten functions within one building represented an increasing social sensitivity to the functional concerns of families with young children living in suburbs of Bayside in the postwar era. This functional integration was to be further emphasised in the design of the replacement building David Godsell.

The Jack and Jill Kindergarten reflects a similar, and hierarchy of function to the first Olive Phillips Kindergarten and Infant Welfare Centre in its distinction between the high roofed are to the playroom and service area directly accessing it and the low roofed bank of service area to the west. In both buildings this is a clear expression of the modernist tendency to reflect function, and functional hierarchies in its formal configuration and articulation.
Like the former Olive Phillips Free Kindergarten designed by Seabrook, Fildes & Hunt, the Jack and Jill Kindergarten designed by Douglas Alexandra seven years later is a good, non-residential example of the light and bright ‘Victorian Type’ of regional modernism identified by Robin Boyd (Figure 23). In 1947 Boyd praised these characteristics in the 1939-40 Martin & Tribe (a firm who designed for the prototype Lady Gowrie Kindergarten constructed in Newry Street, Carlton), stating: ‘The planning was free and wide open. The details were light and without affectation. The exotic had passed to the esoteric values of the Victorian Type.’ (Boyd 1947: 57).

More than the earlier Seabrook, Fildes & Hunt building, however, the Jack and Jill Kindergarten closely reflects many of the planning and design approached established in the Lady Gowrie designs by Martin and Tribe (as a practice and as independent practitioners). These included the prototype centre in Carlton built to the design of Marcus Martin in 1939 and the surviving Robert Cochrane Kindergarten, 2a Minona Street, Hawthorn (1948-50) which is attributed to Horace Tribe (Figure 15) and is listed on the VHR (H2309).
The Robert Cochrane Kindergarten is an early example of the Lady Gowrie kindergarten model. It reflects the way wartime privations influenced its pragmatic design, lightweight material palette. It displays key aspects of its planning associated with the Lady Gowrie that would be so influential for many Victorian kindergartens built throughout Victoria in the 1940s and 1950s. The Lady Gowrie kindergartens modelled principles that are visible in both the Jack and Jill Kindergarten and the aspects of the Beaumaris Playhouse. These include key features of the model, including the orientation of the building generally, and the playroom specifically, towards the north-east; the direct access to the playground from the playroom; and the location of serving and supervising functions of office, kitchen and utility areas to the south (Darian-Smith & Willis 2010:68). With its single storey skillion form and vertical timber cladding the Jack and Jill Kindergarten also has obvious formal and material similarities to the Robert Cochrane Kindergarten, that the Beaumaris Playhouse, which was built a decade later, lacks.

The Burwood Pre-School Centre, 48a Alfred Road, Glen Iris, was built in 1957-58 to the design of Douglas Alexandra (Figure 16). The place was assessed for potential State significance in the ‘Survey of Post-War Heritage in Victoria: Stage 2’ (Built Heritage, 2010) and was recommended to be added to a database of places of potential heritage significance in the ‘City of Boroondara Municipal-wide Heritage Gap Study: Vol 7 Glen Iris’ (Context, 2019: 18) but does not have an existing heritage overlay. Given their similar build date and common architect it offers a good point of comparison for the Jack and Jill Kindergarten.

With its distinctive concertina roof form to the playroom, consisting of three small gable sections, flanked by matching skillions to its end bays, the Burwood Pre-School has a more expressive and adventurous design than the Beaumarris kindergarten. The Burwood Pre-School has diamond and triangular spandrel panels above and below the lozenge-shaped windows. Its windows feature a criss-cross bracing to the playroom windows that are similarly seen in a more subdued form in the end bays of the Jack and Jill Kindergarten. The flat-roofed service wings at the Burwood Pre-School reflect a similar design approach as the Jack and Jill Kindergarten with a similar hierarchy of form seen in the low skillion roof that demarcates the western service wing. While in many ways a more innovative design, the Burwood Pre-School has been subject to several obtrusive alterations. In this regard, the Jack and Jill Kindergarten is a more intact example of the work of Douglas Alexandra.

**Beaumaris Playhouse**

As noted in the comparative analysis of the Jack and Jill Kindergarten above, the Beaumaris Playhouse, like the kindergarten to its north, reflects some planning strategies that were established by the Lady Gowrie prototype kindergarten in Carlton and are reflected in the extant...
VHR listed Robert Cochrane Kindergarten at 2a Minona Street, Hawthorn (Figure 15). Of a later design, however, the Beaumaris Playhouse reflects stylistic tendencies of the mid-1960s modern architecture rather than those of the 1950s which are expressed in the Robert Cochrane Kindergarten and the neighbouring Jack and Jill Kindergarten. The boxy form of the Beaumaris Playhouse, with its brick walls, flat roof with deep eaves and fascia and flat roofed ‘pop-up’ lantern, presents a clear contrast with the lightweight vertical cladding and skillion roof forms of the Jack and Jill Kindergarten and the Robert Cochrane Kindergarten.

Within Beaumaris the Beaumaris Playhouse is in some ways more readily comparable to the Olive Phillips Free Kindergarten and Infant Welfare Centre, 26 & 28A Bodley Street, Beaumaris. The Olive Phillips Free Kindergarten and Infant Welfare Centre constructed in 1975 to the design of local architect, David Godsell. It recommended for an individual Heritage Overlay as part of this study.

The Olive Phillips Free Kindergarten expresses a different variation of mid-century modernism, following David Godsell’s interest in the organic architectural principles notably expressed in his own house at 491 Balcombe Road, Beaumaris that is listed on the Victorian Heritage Register (HO412, H2379). The Olive Phillips Free Kindergarten with its broad timber-lined eaves, deep fascias and masonry construction is an example of post-1950s mid-century modernism worth considering alongside the Beaumaris Playhouse, which shares these characteristics, albeit differently expressed.

The Beaumaris Playhouse uses smooth faced bricks and is formally upright in comparison to the Olive Phillips Free Kindergarten, which with its more richly textured materials and horizontal massing expresses a greater connection to the earth. The David Godsell building does not follow the format of the earlier Lady Gowrie model kindergarten and is instead more closely aligned with its natural environment and a ‘child-centred’ experience of the world. This is demonstrated by its low eave profile and integration within the site topography, to the extent that the playroom of the kindergarten is playfully located at a lower level than the street and adjoining playground. The kindergarten is designed to be experienced from the inside, with the three dimensional forms of its pyramidal roofs expressed most fully in the interiors of the kindergarten playroom and infant welfare waiting room.

In Beaumaris, the Beaumaris Playhouse represents a distinctively 1960s mid-point between the 1950s expression of the mid-century modern architecture demonstrated in the Jack and Jill Kindergarten and the organic environmental integration of the Olive Phillips Free Kindergarten by Godsell’s kindergarten and infant welfare centre built in 1975. A closer stylistic comparison, however, is offered in the Hurlingham Pre-school, 1 Palmer Avenue, Brighton East built to the design of regular City of Brighton architects, Oakley & Parkes in 1965 (Figure 18). The Hurlingham Pre-school, similar to the Beaumaris Playhouse is characterised by brick construction, timber
windows with spandrels panels and a flat roof with a central, flat roofed roof lantern to the centre of the building. The Beaumaris Playhouse, however is distinguished by its economical planning and the fine, if restrained detailing represented in its splayed eaves, contrasting brown and calcite brickwork and hit-and-miss wall vents.

Formed in 1962, the architectural firm of Berg & Alexandra carried out a number of works in the 1960s that offer points of comparison with the Beaumaris Playhouse. Many of these buildings are a grander scale than the small former infant welfare building but do provide a good point of stylistic comparison for 1960s modern architecture and the firm’s own evolving style.

In 1967 Berg & Alexandra designed a Public Hall for the Sandringham City Council at 4 Willis Street Hampton (Figure 19). Now the Hampton Community Centre, the complex centres on the lofty volume of the hall, which has a shallowly curved roof profile that is articulated from the brick walls of the building by a band of glazing. Foyer and service areas are lower flat-roofed forms and include a similar roof lantern to that seen at the Beaumaris Playhouse. It has a clearly civic character in contrast the Beaumaris Playhouse which is more closely aligned with its residential context in terms of scale and style.

Dowell Court (Church of England Home for the Aged), 159 Lower Heidelberg Road, Ivanhoe (Figure 20) built to Berg and Alexandra designs in 1968 is has a residential character which compares more directly to the Beaumaris Playhouse. Dowell Court consists of a series of flat roofed forms with a similar outwardly splayed eaves detail to that seen at Beaumaris Playhouse. The brick walls have a distinctive vertical toothed brick detail that frames full-height openings. Windows are located to upper part of this opening with a contrasting spandrel panel occupying the lower section. In historic photographs of the much larger (and now much altered) Civic Centre Shepparton (Figure 21) executed to Berg and Alexandra designs in 1965 show a series of similar upright, boxy forms capped by similarly detailed flat roofs to those seen both at the Beaumaris Playhouse and Dowell Court.

Of these Berg and Alexandra designed buildings the Beaumaris Playhouse compares well with Dowell Court, although the Ivanhoe example is somewhat more distinguished due to its more complex planning of multiple built forms and its distinctive toothed brickwork detailing. The Beaumaris Playhouse however is a good example of Berg and Alexandra’s smaller scaled, non-residential work within the City of Bayside. Located in immediate proximity to the Jack and Jill Kindergarten designed by Douglas Alexandra before the practice was formed, the 24-26 Grandview Avenue displays a good and unusual cross-section of the independent and combined work of Alexandra and business partner Ray Berg.
Assessment against Criteria

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

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

The Jack and Jill Kindergarten and Beaumaris Playhouse are of historical significance to the City of Bayside for their demonstration of the changing face of early childhood care and education in the suburbs of Bayside in the middle of the twentieth century. The use of the Beaumaris Playhouse as a community-run ‘drop-in centre’ and occasional childcare provider for pre-school since 1980, reflects growing levels of mutual support between young families in the community. The Jack and Jill Kindergarten designed by Douglas Alexandra in 1958, and the Beaumaris Playhouse (originally designed as an infant welfare centre and a community run playhouse since 1980) designed by Berg and Alexandra in c.1966-68 together provide an informative showcase of evolution of design for early childhood related functions in the City of Bayside during the 1950s and 1960s. These were developments that were informed both by evolving ideas in early childhood development and stylistic developments in architectural design.

Together, the Jack and Jill Kindergarten, designed by Douglas Alexandra in 1958, and the neighbouring Beaumaris Playhouse designed in 1966-68 by the practice Alexandra formed with fellow Melbourne University lecturer, Ray Berg present an unusual and informative cross-section of the early and small-scaled work by architects, Douglas Alexandra and Ray Berg before and after the establishment of their joint practice in 1962.

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

N/A

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

N/A

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

The buildings are good and intact representative examples of design for aligned early childhood uses in the 1950s and 1960s. The Jack and Jill Kindergarten with its lightweight, timber clad walls, skillion roofs and full width window-wall to the playroom is representative of the Melbourne Regional Style of the 1950s championed by Robin Boyd and its application to the design of kindergartens. The Beaumaris Playhouse represents characteristics of the modern architectural idiom as it developed in the 1960s with its simple geometry and flat roof capping smooth brickwork walls and full height wall openings.

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

N/A

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).

The Jack and Jill Kindergarten and Beaumaris Playhouse are of social significance for their continuing association with early childhood development care and education within the local community on these adjoining sites since they were established (respectively) in 1958 and c. 1966-68. The close physical placement of these two community buildings reflects their social alignment and a growing social planning appreciation of the functional concerns of families with young children living in suburbs of Bayside in the mid-twentieth century.

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

N/A

Statement of Significance

What is Significant?

The Jack and Jill Kindergarten and Beaumaris Playhouse, built in 1958 to the design of Douglas Alexandra in 1958 and between 1966-68 to the design of Berg and Alexandra, respectively, are significant.

The vertical timber-clad Jack and Jill Kindergarten has a large northeast-facing playroom and a three-dimensional form that is characterised by the configuration and hierarchy of its two skillion roofed component. The largest of these skillions tilts up towards the northeast, spanning the playroom, office, kitchen and store. The second skillion is a roof that is lower in height and pitch and slopes in the opposite direction to the primary building form. It accommodates a secondary service wing.

Significant elements include:
- the three-dimensional form and planned aspects of each of the buildings;
- the large window-wall to the playroom (including sliding doors and coloured glass and cross-bracing details to the end bays), vertical timber cladding, original doors and windows and covered entry porch of the Jack and Jill Kindergarten;
- the flat roof and roof lantern, timber lined eaves and splayed fascia, vertical timber lining to porches and porch ceilings and original doors and windows of the Beaumaris Playhouse.

The front fence, northern pergola and northern sun-shading to the Jack and Jill Kindergarten, and the covered rear deck and ramp, and yard fencing of the Beaumaris Playhouse are not significant.

How is it significant?

The Jack and Jill Kindergarten and Beaumaris Playhouse are of local historical, architectural (representative) and social significance to the City of Bayside.

Why is it significant?

The Jack and Jill Kindergarten and Beaumaris Playhouse are of historical significance to the City of Bayside for their demonstration of the changing face of early childhood care and education in the suburbs of Bayside in the middle of the twentieth century. The use of the Beaumaris Playhouse as a community-run ‘drop-in centre’ and occasional childcare provider for pre-school since 1980, reflects growing levels of mutual support between young families in the community. The Jack and Jill Kindergarten designed by Douglas Alexandra in 1958, and the Beaumaris Playhouse (originally designed as a infant welfare centre and a community run playhouse since 1980) designed by Berg
and Alexandra in c.1966-68 together provide an informative showcase of evolution of design for early childhood related functions in the City of Bayside during the 1950s and 1960s. These were developments that were informed both by evolving ideas in early childhood development and stylistic developments in architectural design. (Criterion A)

Together, the Jack and Jill Kindergarten, designed by Douglas Alexandra in 1958, and the neighbouring Beaumaris Playhouse designed in 1966-68 by the practice Alexandra formed with fellow Melbourne University lecturer, Ray Berg present an unusual and informative cross-section of the early and small-scaled work by architects, Douglas Alexandra and Ray Berg before and after the establishment of their joint practice in 1962. (Criterion A)

The buildings are good and intact representative examples of design for aligned early childhood uses in the 1950s and 1960s. The Jack and Jill Kindergarten with its lightweight, timber clad walls, skillion roofs and full width window-wall to the playroom is representative of the Melbourne Regional Style of the 1950s championed by Robin Boyd and its application to the design of kindergartens. The Beaumaris Playhouse represents characteristics of the modern architectural idiom as it developed in the 1960s with its simple geometry and flat roof capping smooth brickwork walls and full height wall openings. (Criterion D)

The places are of social significance for their association with the increasing importance and demand for kindergarten programs within the local community since the Jack and Jill Kindergarten’s establishment in 1958. The Beaumaris Playhouse represents the increasing social importance of care and mutual support for children and young families in the community. Their grouping on adjoining sites reflects a social planning appreciation of the functional concerns of families with young children living in the local area. (Criterion G)

**Grading and Recommendations**

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

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

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<td><strong>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</strong></td>
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**Identified By**

Bayside City Council.
References

Age, as cited

Austin, Fiona, Reeves, Simon and Alexander, Alison 2018, Beaumaris Modern: Modernist homes in Beaumaris, Melbourne Books, Melbourne.


Herald, as cited.

Heritage Alliance 2008, ‘City of Bayside Inter-war and Post-war Heritage Study,’ prepared for the City of Bayside, May 2008.

Department of Crown Lands and Survey (DCLS) 1864, Parish of Moorabbin, County of Bourke’. State Library Victoria.


Land Victoria. Certificates of Title (CT), as cited.

Melbourne & Metropolitan Board of Works (MMBW) Plans, as cited. State Library Victoria.


Beaumaris Bowls Club

Prepared by: Context

Address:
1 Martin Street, Beaumaris

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Historical Context

Recreation (bowls)
The sport of lawn bowls has been played in Australia since European settlement, and gained widespread popularity in Victoria in the 1860s. Early bowling greens were often associated with hotels and private clubs. By the turn of the century, suburban clubs had been widely established, and the sport became cemented as a middle-class pastime (VBA 1934:64-65). Following World War I, communities fostered a deep sense of identity based...
in sport and leisure, an idea partially born from the assumption that the Australian environment fostered a sense of natural athleticism (Lewi 2010:114). So strong was the self-image of sportsmanship, that it was believed to sit with other nationally revered themes such as the ‘resilience of the worker on the land’ and the concept of mateship that had evolved earlier in Australian cultural history (Lewi 2010:114). Governments began to promote sport and physical education as a way of shaping social behaviours and moral codes, and with the hope of creating a ‘nation of civilised individuals’ who were happy and healthy (Lewi 2010:115). The provision of publicly accessible sport and leisure facilities was understood as an integral part of town planning by the 1940s (Lewi 2010:115). Along with tennis courts and cricket pitches, bowling clubs became a ubiquitous feature of local sports grounds and recreation reserves across Victoria.

The continuing popularity of lawn bowls is demonstrated by the number of bowling clubs that have been established in the City of Bayside since the late nineteenth century. Early examples include the West Brighton Club (commenced in 1881) and the Brighton Beach Bowls Club (1905), while later postwar examples include the Beaumaris Bowls Club (1955 formation, 1958 construction).

Lawn bowls became increasingly popular in the period following World War II, although the game had enjoyed popularity in suburban Melbourne since the mid-to-late nineteenth century. In many cases, new club buildings erected in the postwar period rarely involved architectural extravagance, however their position in the community represented the desire for public amenities that beautified public land (through the greens or courts and surrounding environs) while providing for participatory sport (Lewi 2010:143). Land for use as bowling greens was usually selected in conjunction with the respective sport’s authoritative body, and the building of pavilions and the laying out of bowling greens were funded through a mix of fundraising and municipal grants (Lewi 2010:151). Labour and upkeep were usually provided by the loyal members. Much like civic centres, sporting clubs often provided additional social functions, either directly or indirectly, for their communities. Social occasions, fundraisers and card games, amongst other events, helped build community connections and raise funds for the clubs (Lewi 2010:143).

History

The Beaumaris Bowls Club is located within a public park and recreation reserve on land situated partly within the boundary area of Lot 48 and partly within the boundary area of Lot 49B of the original Moorabbin Parish Plan. By 1850, Lot 48 was owned by G. Dalgety, who also owned Lot 29 and Lot 30 to the west (Plan, 1850). By 1864, Lot 48 was owned by F.G. Dalgety and J.B. Moysey was in possession of Lot 49B to the east (DCLS 1864).

In 1888-89 the Beaumaris Hall was constructed on the west side of Tramway Parade, between Bodley Street and Martin Street. The Beaumaris Hall is visible in advertisements for the Beaumaris Park Estate in 1888 as occupying a parcel of land bounded by Bodley Street to the north, Tramway Parade to the east, Martin Street to the south, and Dalgetty Road to the west (‘Beaumaris Park Estate’, 1888).
Construction of a hall (varyingly referred to as either the Beaumaris Assembly Hall or the Beaumaris Progress Hall) was tendered in 1888 and was built at a cost of £2000 (Argus 27 April 1888:3). The Beaumaris Hall Company Limited, which had a registered address in Collins Street, West Melbourne, acquired a parcel of land on 25 March 1889 that was described as Lot 2, Block 25 on Plan of Subdivision No. 2249, and erected the hall on this site (CT Volume 2136 Folio 049).

The Beaumaris Hall fronted Tramway Parade; allowances were made for the construction of shops to either side but these did not come to fruition. Principally built for ‘the education and religious instruction of the young’, the land associated with the Beaumaris Hall was also used for community events such as ‘picknicks’ (Argus 27 April 1888:3; Weekly Times 30 January 1904:9).

On 20 September 1926, Phyllis Agnes Jackson of Beach Road, Beaumaris, became the proprietor of land occupied by the Beaumaris Hall (CT Volume 2136 Folio 049). The following year, on 19 October 1927, Jackson acquired the remainder of land occupied by the Public Park and Recreation Reserve on which the Olive Phillips Free Kindergarten and Beaumaris Maternal and Child Health Care Centre now stand (CT Volume 5327 Folio 373). Plans attached to the Certificate of Title indicate that the parcel of land acquired by Jackson consisted of part of Lot 49B, originally owned by J.B. Moysey to the east, and part of Lot 48 originally owned by G. Dalgety to the west (Error! Reference source not found.; Error! Reference source not found.).

The brick Beaumaris Hall was dismantled in 1941 (Murrell 1960). An aerial photograph of the area from 1945 shows that the land was largely undeveloped and still covered with vegetation beyond the original site of the Beaumaris Hall to the west (Figure 3).

On 24 August 1949 the Mayor Councillors and Citizens of the City of Sandringham acquired Lot 1 to the eastern end of the subdivision of the land owned by Jackson (Plan of Subdivision No. 19234), which included land previously occupied by the Beaumaris Hall. On the same day the Roman Catholic Trusts Corporation for the Diocese of Melbourne
acquired Lot 10 to the west of the same subdivision (Figure 8; CT Volume 7374 Folio 721; CT Volume 7374 Folio 373). On 7 December 1950, the City of Sandringham (later amalgamated into the now Bayside City Council) acquired subdivision Lots 2–9 and on 20 May 1952 purchased Lot 10 from the Roman Catholic Trusts Corporation to form the parcel of land now occupied by the Public Park and Recreation Reserve.

Figure 6. Aerial photograph of subject site in 1956. The commencement of tea tree removal is visible. (Source: Melbourne Outer Suburbs Project 1956)

Figure 7. Aerial photograph of the subject site in 1968. (Source: Melbourne 1968 Project)

The Beaumaris Bowls Club was established by early 1955. It had enrolled over 70 members by January 1956, which reflected both the burgeoning population in Beaumaris and the popularity of the sport (Age 5 April 1956:3). The present site of the club had been promised by the Sandringham City Council in 1955, along with the promise of a loan of £3000 to provide for the construction of the greens and associated buildings. Politics within the Council, and suggestions of other locations, led to the delay in construction at the site (Age 5 April 1956:3).

The Beaumaris Bowls Club had called tenders for the clearance of tea tree from the site in November 1955 (Age 19 November 1955:54). A tender calling for greenkeepers for the club was advertised in April 1957, indicating that steps had been taken towards establishing the club on the site by that time (Age 6 April 1957:58). The Beaumaris Bowls Club notes that their initial building was a tin shed prior to the erection of the current clubhouse, and it is likely that it was still operating out of those facilities in 1957 (BBC 2014). The club pavilion’s foundation stone was laid on 20 September 1958. A multi-paned Victorian-era front door bears a commemorative plaque noting its donation to the club
shortly after construction. The door was donated from a house named 'The Point', which had been one of the earliest and most substantial houses in the Beaumaris area.

An entrance gate facing Bodley Street was installed in 1972 and was dedicated to Alf Ross-Soden with a memorial plaque. Alfred Ross-Soden was a member of the notable Ross-Soden family of Toorak, and whose brother was the celebrated Olympic rower Harry Ross-Soden (Prahran Telegraph 16 October 1920:7).

An extension designed by architects Neville Booth & Associates was added to the southern (Martin Street) elevation of the pavilion in 1985. The extension expanded the men's locker and bathroom facilities, and added a lounge adjoining the main hall portion of the pavilion. This extension, as demonstrated in Figure 8, left the footprint of the original structure largely intact (PROV VPRS 8044/P1 unit 1198). It appears that the greens were divided with a footpath some time after 1968, as aerial photographs from that time show them as one larger undivided space (see Figure 7). This may have occurred with the construction of the memorial gate facing Bodley Street in 1977. The site has continued to be used as a bowls club.

![Figure 8](image-url) An excerpt of plans for an addition to the Beaumaris Bowls Club in 1985. The cross-hatched section shows the extension to the Martin Street façade, and indicates the original footprint of the building. (Source: VPRS 8044/P1, Unit 1198, Public Record Office Victoria)

Description and Integrity
The Beaumaris Bowls Club pavilion is situated on the site along the Martin Street boundary. The main entry to the pavilion is situated on the western elevation of the building, which is accessed via a parking lot that is also situated on the Martin Street boundary. Set to the north of the pavilion are two bowling greens (one since re-surfaced in artificial grass), arranged symmetrically beside each other. The pavilion provides its principal northern frontage to the greens, and is a symmetrical building of a larger central portion, flanked by two smaller sections. The sections of the building are defined by contrasting skillion roofs. The central skillion section projects above the lower roof line where it incorporates a row
of windows. The pavilion is constructed of cream brick; there is considerable variation in the colouring in sections of the building.

The front entrance and verandah are set in a break between two portions of the western elevation, each with skillion roofs that project towards the centre of the building. The door is protected by a verandah enclosed with a low brick wall below glazing, accessed by a mild steel memorial gate bearing the initials of the club (BBC). Externally, this low brick wall is extended to provide for garden beds. Lettering bearing the name 'Beaumaris Bowls Club' in mild steel is situated on a wall to the left (north) of the verandah. The portion of the wall to the right (south) of the verandah has since been rendered with the club logo and further lettering. Inset into this portion of the elevation are cross-hatched concrete ventilation bricks. Of note is the multi-paned Victorian-era front door, which bears a commemorative plaque noting its donation to the club (around the time of construction) from a house named 'The Point'.

The northern frontage to the greens has a verandah running the length of the elevation. The central section is marked by floor-to-ceiling glazing that allow the main hall a view over the greens. To the east, there is a cafeteria-style window which opens from the kitchen, while to the west portions of the wall bear a clock and scoreboards, and higher windows into office spaces. The windows on this frontage have sills in glazed tiles, in contrast to other windows around the building that have varying sills in cream brick, or painted timber.

The Martin Street (southern) elevation indicates the functional arrangement of internal spaces. At the western end, the brickwork is inset with cross-hatched concrete ventilation blocks opening in to a set of store rooms. The eastern end has high set windows opening to the changerooms and toilet facilities. The sympathetic 1985 infill renovation makes up most of the elevation.

The eastern elevation is simply arranged with functional windows and an inset verandah. A later storage shed has been retro-fitted into the verandah space.

The two bowling greens are arranged symmetrically with a path dividing them. Bench seating and varying forms of sun shelters are placed around both greens. The internal perimeter of the site around the bowling green area has been landscaped with concrete edged garden beds. A memorial gate, in mild steel with cream brick pillars, aligns with the pathway between the greens. To the east of the building, a cream brick garage dating to the c.1950s and workshop sits across a driveway from the pavilion. There is a bitumen carpark adjacent to the western frontage accessed from Martin Street.

The Beaumaris Bowls Club is relatively intact with some changes visible to original or early fabric. The building retains windows that reflect the original pattern of fenestration, and the wall surfaces have been left intact apart from one portion of the western elevation which has had modern concrete render applied.

The building also retains its original built form and scale. The building also retains evidence of its original materials and stylistic details. The opposing skillion roofs are intact, including the projection of the central skillion which provides for clerestory windows. The three portions of the pavilion remain readable on the northern elevation. The integrity of the building is slightly diminished by the extension to the Martin Street elevation, although the materials and style are sympathetic to the original form of the building. Overall the building has high integrity.
Comparative Analysis
The City of Bayside has a diverse range of sporting clubs located within its suburbs, and there are eight bowling clubs within the municipality. Bowling clubs are a common typology around suburbs and towns in Victoria, and following the sport's long-held popularity, have been built throughout a range of architectural periods. This is true of the bowling clubs within the City of Bayside.

There are three places on the City of Bayside Heritage Overlay that have sporting facilities, though none of them are directly comparable to the Beaumaris Bowls Club. The Victoria Golf Club Clubhouse (HO560) is a substantial and early golf club with notable environs. Coggleshall, the home of the Sandringham Club (HO64), contains some sporting facilities within its grounds, however it is noted mainly for its value as both a substantial Victorian mansion house and for the social values attached to it being a private social club. The West Brighton Club at 22 Park Street, Brighton (HO324), was founded as a private club with bowling and tennis facilities. The site, much like Coggleshall, is primarily noted for its early structure and social history as an exclusive private club.

Given the lack of comparable examples currently included on the heritage overlay, it is necessary to acknowledge examples from outside of the City of Bayside, as well as examples within the municipality that are not listed on the heritage overlay.

In the City of Bayside

Figure 9. Black Rock Bowling and Tennis Club c.1960s. (Source: Black Rock Bowling and Tennis Club 2014)

Black Rock Bowling and Tennis Club is a mid-century building with skillion roof and angled floor plan. The low-rise, modest mid-century portion of the building is timber framed, although it appears that obtrusive brick additions have been made to the principal elevation and other sections of the building. These additions encase the mid-century section and impede its readability as an example of a mid-century bowls club. The Beaumaris Bowls Club is a far more substantial and intact example.
Highett Bowls Club is a low mid-century brick structure built in cream clinker brick with brown brick detailing. Although comparable to the Beaumaris Bowls Club due to construction materials, the Highett Bowls Club presents as a Modernist-inspired example of a mid-century bowls club with its low-rise scale, centralised window placement, a parapet with a stepped cut-out feature and simple streamlined porch. The location of the mild steel lettering bearing the name ‘Highett Bowls Club’, placed on the parapet, enhances the cut-out feature. Whilst the Highett Bowls Club has its roof structure hidden to suit the parapet feature, the Beaumaris Bowls Club employs a more complex and expressive roof structure that provides a greater sense of volume and light while remaining functional.

In the City of Port Phillip

The St Kilda Bowling Club is the second oldest lawn bowls club in Victoria and has stood on its present site since its foundation in 1865. The present clubhouse incorporates three phases of building: an 1876 pavilion; a larger 1926 pavilion incorporating the earlier building; and finally a mid-century modern brick hall with flat roof and glazed wall built.
between 1967 and 1968. Although there is a clear mid-century portion of the building, the significance of the site is primarily drawn from its age, social values and continuous use. The Beaumaris Bowls Club is set apart from the St Kilda Bowls Club architecturally by its complete mid-century design. Because the Beaumaris Bowls Club was entirely built in the style and period, apart from the sympathetic extension, it presents a much clearer example of a mid-century modern bowling club.
Assessment against Criteria

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

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

The Beaumaris Bowls Club is historically significant as a community facility for public recreation in the City of Bayside. The place demonstrates the major period of suburban growth in Beaumaris that occurred following World War II. The formation of the club in 1955, and construction of the pavilion in 1958, coincides with this prominent rise in population following the opening up of the area for extensive residential development. The purchase of private land for public recreation purposes, use as a bowls club, by the local council (then the City of Sandringham) demonstrates the growing recognition of the importance of providing the local population with community and recreational spaces. The Beaumaris Bowls Club is demonstrative of the modest, in terms of scale and materials, and functional kinds of community buildings built for public recreation during the postwar period. The Victorian entry doors were integrated into the building early in its history in 1959, a year after the Club’s construction, donated to the Club from a local Victorian era mansion, 'The Point', that was demolished around this time.

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

N/A

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

N/A

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

N/A

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

N/A

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).
The Beaumaris Bowls Club is significant for its strong and ongoing associations with the Beaumaris community. The site has played an ongoing role in both the recreational and social life of the local community since 1955, when the site was first cleared of tea tree and the bowling greens were established. The Beaumaris Bowls Club had formed by early 1955 and had enrolled over 70 members by early 1956. The pavilion has continuously served the club since its construction in 1958.

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

N/A
Statement of Significance

What is Significant?
The Beaumaris Bowls Club, comprising a building and landscape constructed c.1955-1958, is significant.

The following features are significant:

- The Beaumaris Bowls Club pavilion;
- The recreation elements in the form of the two bowling greens;
- The Ross-Soden memorial gate facing Bodley Street, marking a formal entrance to the greens;
- The front door to the pavilion, donated from the local house ‘The Point’ around the period of construction;

Additions to the Martin Street frontage constructed in 1985 are contributory to the site. Landscaping around the site, including concrete edged garden beds, are also contributory.

How is it significant?
The Beaumaris Bowls Club is of local historical and social significance to the City of Bayside.

Why is it significant?
The Beaumaris Bowls Club is historically significant as a community facility for public recreation in the City of Bayside. The place demonstrates the major period of suburban growth in Beaumaris that occurred following World War II. The formation of the club in 1955, and construction of the pavilion in 1958, coincides with this prominent rise in population following the opening up of the area for extensive residential development. The purchase of private land for public recreation purposes, use as a bowls club, by the local council (then the City of Sandringham) demonstrates the growing recognition of the importance of providing the local population with community and recreational spaces. The Beaumaris Bowls Club is demonstrative of the modest, in terms of scale and materials, and functional kinds of community buildings built for public recreation during the postwar period. The Victorian entry doors were integrated into the building early in its history in 1959, a year after the Club’s construction, donated to the Club from a local Victorian era mansion, ‘The Point’, that was demolished around this time. (Criterion A)

The Beaumaris Bowls Club is significant for its strong and ongoing associations with the Beaumaris community. The site has played an ongoing role in both the recreational and social life of the local community since 1955, when the site was first cleared of tea tree and the bowling greens were established. The Beaumaris Bowls Club had formed by early 1955 and had enrolled over 70 members by early 1956. The pavilion has continuously served the club since its construction in 1958. (Criterion G)

Grading and Recommendations

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

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

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

**Identified By**
[name of previous heritage study, if applicable, or else Context]

**References**

*Age*, as cited.

*Argus*, as cited.


‘Beaumaris Park Estate’ 1888, advertisement, held by Bayside Library Services, Picture Victoria, accessed online 24 September 2019.


Heritage Alliance 2008, ‘City of Bayside Inter-war and Post-war Heritage Study,’ prepared for the City of Bayside, May 2008.


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Beaumaris Historical Trust collection, accessed online 24 September 2019.


Prahran Telegraph, as cited.


Weekly Times, as cited.
STAN HAWKEN HALL AND BAYSIDE MEN’S SHED (FORMER ELDERLY CITIZENS’ CLUB)

Prepared by: Context

Address:
80 Wells Road and 36-38 Bonanza Road, Beaumaris

Name: Stan Hawken Hall and Bayside Men’s Shed (former Elderly Citizens’ Club)  
Survey Date: September 2019

Place Type: Community  
Architect: Alsop & Duncan (Men’s Shed)

Grading: Significant  
Builder:

Extent of Overlay: To title boundaries  
Construction Date:
Stan Hawken Hall 1955 (with additions in 1961 and 1967);  
Bayside Men’s Shed 1964 (with additions in 1971 and 1984)

Figure 1. View of the Stan Hawken Hall and Bayside Men’s Shed on the subject site. (Source: Context, 2019)

Historical Context

Progress associations and community centre building
From the beginning of the twentieth century, groups of suburban residents formed volunteer progress associations to gain improvements in services or to lobby local government on local issues (Penrose 2008). The movement expanded in the postwar years, with the ‘All In’ war efforts brought on by World War II resulting in an extraordinary rate of voluntary work carried out by civilians. This in turn influenced expectations of community needs and the capacity of local communities to transform their own society in the postwar period (Darian-Smith, Nichols & Willis 2010:178).

Some progress associations initiated the building of halls and community centres to create central community meeting places, and largely to enhance civic pride (Penrose 2008). The concept of the purpose-built, multi-functional community centre gained momentum in Britain from the 1920s, and this model quickly became popular in Australia. In seeking to combine the large, formal civic spaces of existing town halls with the more intimate spaces one would find in a local church or club meeting rooms, the architecture of such community centres differed to that of the existing public buildings in Australia. Built form emphasised
utilitarianism and spatial planning reflected a strong community-based vocabulary, with the need for facilities to cater to citizens of all generations. The idea that cultural and community spaces should be located in proximity to one another was encouraged, in parallel to the need for multi-use community centres (Darian-Smith, Nichols & Willis 2010:178-179).

History
The subject site was part of Crown Allotment E, Portion 49 at Parish of Moorabbin, County of Bourke. Originally purchased by Henry Wells, the parcel measured approximately 37 acres and comprised the area bounded today by Balcombe Road to the north, Charman Road to the east, Beach Road to the south and Wells Road to the west.

In 1912 the land was transferred to Arthur Grenby Outhwaite, who promptly subdivided the land and began selling off allotments of the Bonanza Estate Beaumaris (Brighton Southern Cross 14 September 1912:4; CT: V3646 F046). The subject land comprised six allotments, with a frontage of 160 feet to Wells Road and 80 feet to Bonanza Road. It changed hands several times before coming into the ownership of the East Beaumaris Advancement League in 1951 (CT: V4107 F318). Led by President Ray Meagher, the league was established in 1946 and had almost 300 members by the mid-1950s (Age 17 December 1954:7; Age 18 May 1956:8). Meagher served in the Legislative Assembly for over two decades, having been initially elected to Parliament as member for Mentone in 1955 (Age 5 September 1962:1). He was considered a pioneer in initiating national park reservations across Victoria and was also notable for leading the Housing Commission of Victoria toward low-rise housing. Locally, Meagher was involved in many community endeavours, including serving on school committees, the Returned Services League and other organisations (VLA Deb 2 August 1988:1-2).

By 1954 planning for a kindergarten and hall on the site was unwell underway, with hopes to have these completed by February 1955 (Age 5 October 1954:7). Newspapers reported that a kindergarten was ‘much-needed’ and would be the first step in planning for a complete community centre, which was to include a recreation hall, library, tennis club and youth club (Age 2 July 1954:9).

Fundraising activities for the kindergarten appeal included a concert held at the Mentone Town Hall and an auction of second-hand goods (Age 5 October 1954:7; Age 2 July 1954:9). In October 1954 the East Beaumaris Advancement League invited tenders for the construction of a hall at Beaumaris, and by October 1955 the first function—a barbeque and barn dance—had been held in the hall. Proceeds from the event were to go towards funds for the lining of the hall (Age 9 October 1954:25; Age 28 October 1955). Local architect I. A. Freeland was responsible for its design (PROV Public Building File).
The pre-school centre which was operating from the hall soon had a daily attendance of 45 children, and further fundraising activities for a separate kindergarten building were reported in 1957, but these plans were not realised until much later (Age 24 May 1957:8). In 1958 the Beaumaris Players theatre group, who had financed the stage and helped with other costs for the hall’s construction, held their first production in the hall (Age 23 April 1958:9). Up until then, the group had been performing for small audiences in the attic of a home in Cromer Street (Beaumaris Theatre Inc. 2018).

In September 1961 the East Beaumaris Advancement League offered to give the land to Council provided their original plans for development of the area as a community centre were carried out, and in 1963 the land was transferred to the (former) City of Mordialloc (CT: V3646 F046). In November 1961 an extension to the southern elevation of the hall was designed by architect H. Garnet Alsop and Partners, which included a larger foyer, dressing rooms, and toilet and kitchen amenities (Figure 4). In 1967 architectural designers Dack & Armstrong designed further extensions to the hall building, which included a workshop clubroom and porch to the eastern elevation (Figure 5).
The two allotments fronting Bonanza Road were approved for the construction of an elderly citizens’ club in 1961, and in 1964 architects Alsop & Duncan designed a building of brick veneer construction with skillion roof for the City of Mordialloc (Figure 7) (PROV PB11448). George H. Alsop (1903-1957) and Ronald B. Duncan (1907-1982) had commenced their practice in partnership as architects in 1949 (Argus 8 January 1949:8). Alsop was a relative of prominent architect H. Garnet Alsop.

Though construction of the building was fully financed by Council, in 1973 a subsidy from the Department of Health was requested and received (PB 11448).
An extension to the rear (west) of the building incorporating a stage and reading room was designed by the city engineer in 1971, and a storeroom at the front of the building was designed in 1982 (completed in 1984). In 2008 the Bayside Men’s Shed began using the building as a workshop for gentlemen to carry out wood working and other handy projects with a key focus to advance the well-being of its members and promote social inclusion. In 2013 the building was extended at the northern elevation.

Description and Integrity

Hall (1955, additions 1961, 1967)
Stan Hawken Hall 80 Wells Road, Beaumaris is located on the east side of Wells Road between Balcombe Road and Bonanza Lane. Originally built in 1955 to a design by local architect I.A Freeland the hall was extended to the south in 1961 by the architectural practice of H Garnet Alsop and Partners (amenities block) and again towards the rear in 1967 by architectural designers Dack and Armstrong (workshop/clubroom).

The original 1955 building was a simple rectangle in plan, 30 feet wide by 63 feet deep, and provided an open span hall with raised platform/stage at its western end. Original documentation dated 1954 shows the hall as a light-weight timber structure with a 9’ repeating module clad in vertical timber boarding. It is unclear if the hall was built to this design, however, the east and north elevations are now clad in orange brick laid in stretcher bond. Vertical boarding can still be found on the southern and western elevations above the subsequent 1961 and 1967 additions. The hall building sits beneath a skillion roof that falls south to north with eave overhang and exposed rafter ends that express the original structural module of the buildings frame. A row of clerestory windows along the southern elevation appear original. The principal elevation facing Wells Road presents an unadorned brick wall to the street and reflects the utilitarian nature of the function of the building. The northern elevation is punctuated with three window openings and an exit door with timber panel surround that would have originally been glazed. Evidence of vertical boarding can be seen above the frame to this opening. A fourth window shown on the 1954 elevations has been bricked in at a later date. The hall was originally entered through a
weatherboard entrance lobby along the southern elevation. This entrance has been demolished to make way for the amenity block.

The main entrance to the hall is now through a foyer that forms part of the amenity block added in 1961. Constructed in face brickwork this extension abuts the hall and runs north-south, parallel to Wells Road. Sitting beneath a low-slung transverse gable roof tucks in below the clerestory windows along the southern elevation of the hall. This addition provides amenities to the earlier hall building, including foyer, bathrooms and cloakroom for patrons and dressing rooms for performers. At the northern end of the western elevation, entry is through a window wall that sits beneath a steel framed canopy that is a contemporary addition. The amenity block (as built) is shown on a sketch plan prepared by I. A. Freeland architect and was originally intended to provide a link to a second hall that was never realised. At the amenity blocks southern end an original door opening with transom light is extant. The rear of the amenity block is prosaic in design with window openings servicing bathrooms and utility spaces. The covered rear walkway is an original element of the design.

The 1967 extension at the rear of the hall provided for additional community spaces including a workshop, clubroom and store. Functional in design it sits behind the 1955 hall building and is not visible from the public domain. While this extension demonstrates the growing space requirements of the Stan Hawken Hall, it is of little architectural interest.

Stan Hawken Hall is relatively intact with some changes visible to original or early fabric. The 1955 hall and 1961 amenities extension retain their original built form, scale and stylistic details. Original and early elements include the pattern of fenestrations, clerestory windows to the south elevation of the hall, exposed rafter ends, vertical timber boarding and unpainted face brickwork. While it is unclear if the 1955 hall, which was originally documented as timber construction, was over clad in brick or if it was not built in accordance with available plans, this discrepancy does not alter the mid-century modern form and expression of the building. Further changes include the addition of a steel framed canopy above the entry off Wells Road which obscures the junction between the two buildings to some extent, however this change is reversible. The 1967 extension at the rear of the hall is not significant. Overall Stan Hawken Hall (including the 1955 hall and 1961 amenity block) is of medium integrity.

**Bayside Men’s Shed (former Senior Citizens Centre) (1964, additions 1971, 1984, 2013)**

Bayside Men’s Shed 36-38 Bonanza Road, Beaumaris is located on the west side of Bonanza Road between Balcombe Road and Bonanza Lane. Originally built in 1964 to a design by architects Alsop and Duncan the building was extended to the west in 1971 and to the north in 2013. Constructed in brick veneer with a skillion roof the building sits on a concrete floor slab giving the building a low profile in relation to the ground. This provides level access into the building which would have been important for its original function as an elderly citizens centre.

The principal elevation facing Bonanza Road steps back in plan to create three bays. The eave line above remains constant with the overhang deepening as it moves across the building. At the southern end a sheer wall of brown brick sits slightly forward of a central bay with original timber framed windows above a base of orange bricks. This brick base is articulated by the use of projecting brickwork to provide a textural quality to the façade. The glazed entry door sits within a window wall and is recessed, allowing the eave overhang to create an entry porch. A slender timber post supports an expressed rafter overhead. The soffit of the eaves is lined with unpainted timber straps. To the north of the entry a panel of red brick work demarcates the store added in 1984.

The northern elevation has been significantly altered. An addition in 2013 extended the building towards the north, eliminating the exaggerated eave overhang and replacing the
original wall of timber framed glazing with a rendered wall with high windows. The exposed rafter ends have been extended to match existing and are not original.

The west and south elevations are more prosaic in detail. Along the southern elevation all window openings and timber frames are extant including the louvred windows to the bathrooms. The 1971 addition can be easily discerned by a control joint in the brick work and a pair of solid doors have replaced an earlier window. The western elevation is a sheer brick wall. At its northern end the recessing of a pair of half glazed doors with a transom light, installed as part of the 2013 extension, has allowed for the original exaggerated eave overhang of the building to remain legible.

Internally the building retains many original fittings and fixtures. These include the glazed partitioning at the entry, continuation of the eaves lining into the entry, parquetry flooring, terrazzo floor tiles in the bathrooms, terrazzo stall divisions, timber doors, door furniture and light fittings.

Bayside Men’s Shed 36-38 Bonanza Road, Beaumaris is relatively intact with some changes visible to original or early fabric. The building retains its original built form, scale and stylistic details. Original and early elements include the pattern of fenestration to the east and south elevations, timber framed windows and door surround, face brickwork, exposed rafter and support post over the entry and timber eaves lining. Changes include the addition to the north in 2013, which is not significant, and the addition to the west in 1971. The 1964 working drawings denote the western wall as ‘temporary’, indicating that the 1971 extension may have always been intended from early stages of planning for the site. Further, this addition has not impacted the integrity of the building as it was undertaken sympathetically to the original design intent. Overall the Bayside Men’s Shed is of high Integrity.

**Comparative Analysis**

The City of Bayside has a diverse range of community buildings and recreation facilities located within its suburbs. However, few of them were developed as a community-led initiative in the same way as the Stan Hawken Hall and Bayside Men’s Shed site.

Public halls, senior citizens centres and sporting pavilions and grounds are common typologies around suburbs and towns in Victoria, and their construction often follows the welfare trends that emerged in the postwar period. This is especially true of many of the community buildings within the City of Bayside.

The Brighton Town Hall (HO83; H1292) is the only building currently on the Bayside Heritage Overlay to which comparisons may be drawn. The Town Hall was built in 1959 to a design by Kevin Knight of Oakley & Parkes with interiors by Grant Featherston. As a civic building, though, the Town Hall serves a civic function rather than the community function of the subject site, given this and its different scale it is not directly comparable to the Stan Hawken Hall and Bayside Men’s Shed site.

Given the lack of comparable examples currently on the Heritage Overlay, it is necessary to compare the subject site with examples from outside of the City of Bayside, as well as examples within the municipality that are not on the Heritage Overlay.
In the City of Bayside

The Beaumaris Reserve (former Beaumaris Memorial Community Centre) is comparable to the subject site as a grouping of community buildings in a parkland/reserve setting, incorporating a hall, former senior citizens centre and sport pavilion. The Beaumaris Reserve however is a more cohesively as a grouping of built and landscape elements. Like the Stan Hawken Hall, it continues to be used for its original purpose, and predates the later 1960s models for community-centred facilities which began to combine community facilities with civic functions and municipal administration. The subject site is distinguished from the Beaumaris Reserve as an early complex of community buildings and spaces, executed as a result of a community-led initiative, rather than one conducted by the former City of Sandringham as part of a municipal improvements program.

The Black Rock Public Hall, designed by Bates Smart McCutcheon, comprises a cream brick hall and annexe structure of similar design to the hall and associated rooms at the Beaumaris Memorial Community Centre. It is a highly intact and refined example of Bates Smart McCutcheon’s work, with the use of a red clinker brick foundation level with an upper wall surface in cream brick projecting slightly over it. This carefully articulated detail gives a sense that the building floats above it base and reflects the high standard of detailing and finishes throughout the building. Although it was also built to serve a community
function, the site does not encompass the range of community uses or broader site planning evidenced by the subject site. Further, the Black Rock Public Hall, like the Beaumaris Reserve, was planned and executed as part of a municipal improvements program conducted by the former City of Sandringham; the subject site stands as a better example of an early complex of community buildings and spaces, executed as a result of a community-led initiative.
Assessment Against Criteria

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

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

The Stan Hawken Hall and Bayside Men’s Shed are historically significant as one of relatively few community facilities in Bayside designed to incorporate a range of communal and recreational uses, and as one which was initiated by a voluntary progress association. Developed in the 1950s and 1960s as a purpose-built, multi-use community centre to plans by the East Beaumaris Advancement League, it is distinguished from other models for community-centred facilities which were planned by local government authorities as part of municipal improvements programs.

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

N/A

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

N/A

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).

N/A

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

N/A

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 Stan Hawken Hall and Bayside Men’s Shed are of social significance for their long and continuing associations with the local Beaumaris community, and local groups within the broader community, including the Beaumaris Theatre Inc. (former Beaumaris Players). The site as a whole has played an ongoing role in the social life of the local Beaumaris community since 1955, when the first hall and preschool building was opened on the site. The hall and former elderly citizens’ club has served the community for over 60 years for...
various functions and activities, including concerts, meetings of local groups, and most recently as a workshop for use by the Bayside Men’s Shed since 2008.

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

N/A
Statement of Significance

What is Significant?
The Stan Hawken Hall and Bayside Men’s Shed (former Elderly Citizens’ Club), at 80 Wells Road and 36-38 Bonanza Road, Beaumaris, are significant.

Significant elements of the place include:
- original built form and scale of the 1955 hall and 1961 amenities extension, as well as the original pattern of fenestrations, clerestory windows to the south elevation of the hall, exposed rafter ends, vertical timber boarding and unpainted face brickwork;
- original built form and scale of the Men’s Shed, as well as the pattern of fenestration to the east and south elevations, timber framed windows and door surround, face brickwork, exposed rafter and support post over the entry and timber eaves lining;
- the 1971 addition to the western elevation of the Men’s Shed, which was part of the original design intent of the site.

The 1967 additions to the Hall and 1984 and 2013 extensions to the Men’s Shed are not significant.

How is it significant?
The Stan Hawken Hall and Bayside Men’s Shed (former Elderly Citizens’ Club) are of local historic and social significance to the City of Bayside.

Why is it significant?
The Stan Hawken Hall and Bayside Men’s Shed (former Elderly Citizens’ Club) are historically significant as one of relatively few community facilities in Bayside designed to incorporate a range of communal and recreational uses, and as one which was initiated by a voluntary progress association. Developed in the 1950s and 1960s as a purpose-built, multi-use community centre to plans by the East Beaumaris Advancement League, it is distinguished from other models for community-centred facilities which were planned by local government authorities as part of municipal improvements programs. (Criterion A)

The Stan Hawken Hall and Bayside Men’s Shed (former Elderly Citizens’ Club) are of social significance for their long and continuing associations with the local Beaumaris community, and specific local groups within the broader community, including the Beaumaris Theatre Inc. (former Beaumaris Players). The site as a whole has played an ongoing role in the social life of the local Beaumaris community since 1955, when the first hall and preschool building was opened on the site. The hall and former elderly citizens’ club have served the community for over 60 years for various functions and activities, including concerts, meetings of local groups, and most recently as a workshop for use by the Bayside Men’s Shed since 2008. (Criterion G)

Grading and Recommendations

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

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

<table>
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<th>External Paint Colours</th>
<th>Internal Alteration Controls</th>
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</thead>
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<td>No</td>
</tr>
<tr>
<td>Is a permit required for internal alterations?</td>
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</tr>
</tbody>
</table>
## Tree Controls
*Is a permit required to remove a tree?*  
No

## Victorian Heritage Register
*Is the place included on the Victorian Heritage Register?*  
No

## Incorporated Plan
*Does an Incorporated Plan apply to the site?*  
No

## Outbuildings and fences exemptions
*Are there outbuildings and fences which are not exempt from notice and review?*  
No

## Prohibited uses may be permitted
*Can a permit be granted to use the place for a use which would otherwise be prohibited?*  
No

## Aboriginal Heritage Place
*Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?*  
No

---

**Identified By**  
Bayside City Council.

**References**

*Age*, as cited.

*Argus*, as cited.


Darian-Smith, Kate, Nichols, David and Willis, Julie ‘The community can do it! Planning for the new civic centre’ in Lewi, Hannah and Nichols, David (eds.) 2010, *Community: Building Modern Australia*, UNSW Press, Sydney.


**Black Rock Public Hall**

Prepared by: Context

<table>
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</thead>
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<td><strong>Survey Date:</strong> September 2019</td>
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<tr>
<td><strong>Place Type:</strong> Community</td>
<td><strong>Architect:</strong> Bates, Smart and McCutcheon</td>
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<td><strong>Grading:</strong> Significant</td>
<td><strong>Builder:</strong> Not known</td>
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<tr>
<td><strong>Extent of Overlay:</strong> To title boundaries</td>
<td><strong>Construction Date:</strong> 1962</td>
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</tbody>
</table>

![Figure 1. View of Black Rock Public Hall at 574-576 Balcombe Road, Black Rock. (Source: Context, September 2019)](image)

### Historical Context

*Community buildings and civic upgrades*

From the late 1950s many local municipalities across Victoria were expanding their civic facilities. Rapid suburbanisation and population growth in the postwar period saw the status of many councils in Melbourne’s fringe elevated from shires and boroughs to towns and cities. With this came demands for services and infrastructure, and while numerous new municipal offices cropped up throughout the metropolitan area, local councils across Victoria also took the opportunity to establish new community facilities such as public halls, libraries, art galleries and kindergartens. The new interest in contemporary architecture during this period saw councils engaging prominent architectural firms, and often
commissioning the same architects, to design multiple buildings throughout their municipalities (Heritage Alliance 2010:24).

The former cities of Brighton and Sandringham (amalgamated into the City of Bayside in 1994 with other city councils) engaged Oakley & Parkes and Bates Smart McCutcheon, respectively, to design a range of buildings within their boundaries. At one point, the City of Sandringham adopted a policy to engage only local architects, including Seabrook & Fildes and David Godsell (Heritage Alliance 2008:24). The City of Sandringham commenced a series of improvements to the civic buildings in the municipality during this period, including the construction of a new library in Sandringham (1959, since demolished), public halls at Beaumaris (1961) and Black Rock (1962), and new municipal offices in Sandringham (1965); all of which were completed to designs by council’s preferred architects Bates Smart McCutcheon (Age 1 November 1961:21; Age 3 March 1962:57; Heritage Alliance 2010:8).

**History**

Black Rock Public Hall is located on land that originally fell within the boundaries of Lot 33 in the Parish of Moorabbin. Lot 33 was approximately 316 acres in size and was owned by Josiah Morris Holloway in 1864 (DCLS 1864).

By 1927, initial subdivision and development within the area had commenced and historical plans show that a simple structure had been constructed on the future Black Rock Public Hall site by this date (see Figure 2) (MMBW Detail Plan No. 3121, 1927).

Prior to the construction of the current Black Rock Public Hall, another structure referred to as the ‘Black Rock Progress Hall’ existed. It has not been identified when this hall was constructed, however, it is believed to have been prior to September 1941. The Progress Hall was managed by the Black Rock Carnival Society, which sought and were granted, registration of the hall as a public building in August 1950. Due to a lack of use, the hall was demolished on 10 January 1962 (PROV, file no. 9038).

Plans for the current Black Hall Public Hall were drawn up by the notable Melbourne architects Bates Smart McCutcheon in 1961. Bates Smart McCutcheon are Melbourne's oldest architectural practice and are well-known for their large-scale commercial and institutional work, in addition to their employment of the International Modern architectural style. The firm was not generally engaged in the design of civic buildings, but during the
later 1950s and early 1960s period the firm undertook several projects for the City of Sandringham, including the design for the new municipal library in 1959 (Heritage Alliance 2010:7-8).

The plans prepared by Bates, Smart and McCutcheon for the new hall were approved by the Sandringham City Council on 19 January 1962 and the foundation stone was laid by Mayor, Councillor T. Irwin Duff, on 14 June 1962 (PROV file no. 12913). The proposed building included a main hall with stage, kitchen annex, terrace with timber pergola, foyer, meeting rooms and a sub-basement containing toilets and a cloakroom. Plans, dated September 1962, indicate that the main hall was also furnished with ‘Regulation’ tierstack seating for approximately 256 people. This seating was supplied by Aristoc Industries for 256 people. A flagpole was also erected in front of the building (PROV file no. 12913).

![Figure 3. Original layout of ground floor (left) and lower ground floor (right) of Black Rock Public Hall, c.1963. (Source: Public Records Office Victoria)](image)

Black Rock Public Hall appears to have remained relatively intact since its construction in 1962. Alterations to the building include the replacement of the roof cladding in 2011 and some minor renovations to the kitchen and general repainting works (Bayside City Council 2019). The year in which the kitchen renovations and repainting works were undertaken has not been confirmed.

Modification of the western wall of the foyer also appears to have occurred at some stage since its construction. The original 1961 plans show that the western wall of the foyer was proposed to be glazed concrete bricks, but when the wall was inspected in September 2019 no glazed concrete bricks were visible. The wall appears to be rendered and painted masonry with two strip panels of decorative coloured glazing installed in the upper section of the wall.
Figure 4. Proposed western elevation of Black Rock Public Hall showing the glazed concrete brick wall proposed for the western wall of the foyer (red outline), c.1961. (Source: Public Records Office Victoria)

The hall continues to be used as a civic building on a regular basis and is available for private hire to conduct birthday celebrations, classes, workshops and other community events (Bayside City Council 2019).

*Bates Smart McCutcheon, architects*

Bates Smart McCutcheon (BSM) was formed in Melbourne when Osborn McCutcheon joined the existing firm of Bates & Smart in 1926. Bates & Smart had itself been born out of previous iterations of a firm that can be traced back to Reed & Barnes, thus making it one of the oldest and, by the 1960s, one of the largest, practices in Australia (Goad 2012:72).

During the 1930s, BSM had earned a reputation for designing Georgian-style residences, but also went on to win RVIA awards for their work on the AMP Building in Collins Street, the Buckley & Nunn Building in Bourke Street (now David Jones), and the Second Church of Christ Scientist in Camberwell (Goad 2012:73).

By the 1950s, BSM had become Australia’s ‘expert’ in high-rise office buildings (Goad 2012:73). Much of their work at this time comprised large structures with glass curtain walls, and in Melbourne this was exemplified by ICI House, constructed in 1955, which broke the city’s existing height limits, ‘changing Melbourne’s skyline forever’ (Goad 2012:73).

In the 1960s, the firm also developed a reputation for their work on university and other educational facilities. They were responsible for much of the laying out of Monash University, as well as the construction of some of their original buildings, and had a hand in designing RMIT (Goad 2012:73). Commissions for schools included Yarra Valley Grammar School, Wesley College’s Glen Waverley campus, and the Peninsula Grammar School (Goad 2012:73). Their best-known piece of educational work is most likely Wilson Hall at the University of Melbourne, which was built on the site of an earlier Reed & Barnes Gothic structure (Goad 2012:73).

Although the firm was known for their large-scale projects, they were less active in civic building schemes. The firm completed additions to the Moorabbin Town Hall in 1961, however most of their civic work was completed for the City of Sandringham (Heritage Alliance 2010: 8). Much of the firm’s work in the former City of Sandringham has either been demolished or significantly altered (Heritage Alliance 2010: 8).
BSM has continued to be an influential firm in the period since the construction of the subject site. Notable work by the firm includes the Crown Casino and promenade, and the Royal Children’s Hospital (Goad 2012:74). BSM has also been involved in large collaborative designs in Melbourne with international architects, such as Melbourne Central with Kisho Kurokawa, Collins Place with I M Pei, and Federation Square with Lab Architecture Studio (Goad 2012:74).

**Description and Integrity**

Black Rock Public Hall is located on a large corner site with frontages to both Balcombe Road and College Grove. The site slopes slightly to the west with the building situated in the northern portion.

The building is free-standing and is comprised of two wings that are arranged in a T-shaped plan. The original main wing, which contains a double height hall space, is orientated east to west and is covered by a flat metal-clad roof. The structure is metal framed and stands on a slightly recessed clinker brick base. Above the base, the walls are cream face brick with exposed concrete slab at ground level. The walls are vertically delineated by metal stanchions set into the brickwork. Contemporary air-conditioning units have been installed on the external wall surfaces.

An original single-storey kitchen annex is located along the northern façade of the main wing between a set of external timber stairs, to the west, and a courtyard area, to the east. A cream brick wall with clinker brick base extends westward from the kitchen annex providing a screen wall for the stairs. Similarly, a cream brick wall extends perpendicular from the north-eastern corner of the main wing and provides a screen from the street for the north-facing courtyard. The top of both screen walls are finished with capping bricks and were included in the original plans for the building. The north-facing courtyard area is not covered, however, the original plans note that a timber pergola was proposed. It has not been confirmed if this pergola was constructed and removed, or if it was never constructed. The flooring of the courtyard is paved in stone. The courtyard is paved with stone laid in a random geometric pattern. The materiality and pattern is consistent with the floor covering at the entrance to the hall which is discussed further below.

The original secondary wing extends south, perpendicular to the main wing. It is comprised of the entrance foyer, meeting rooms and access stairs to the lower level of the main wing. This wing is single storey and is covered by a flat metal-clad roof. Similarly, the main wing sits atop a recessed clinker brick base, however its walls are predominantly floor-to-ceiling glass. The exception to this is the portion of the western wall which contains a section of face brick and a section of rendered masonry with two strip panels of coloured decorative glazing. The original plans note that this wall was proposed to be constructed of concrete glazed bricks.

The main entrance is slightly recessed and is located along the eastern façade of the secondary wing, immediately adjacent to the southern façade of the main wing. The entrance porch is covered by a lower level, flat roof with timber panelled soffit. As noted above, the external entrance area is paved with stone that is laid in a random geometric pattern.

Fenestrations on both wings appear to be relatively intact and comprised of a combination of painted timber and aluminium framed windows and doors.

The interior of the hall is largely intact. The layout of the wings as detailed in the original plans has been retained and the ceiling (exposed timber frame), timber flooring and acoustic tiles on the eastern wall all appear to be contemporaneous with the construction date of the hall. Within the secondary wing the original bi-fold doors which separated the
meeting room into two spaces have been removed, however it largely remains unchanged in terms of form and finishes. On the lower-level the original cloak room enclosure has been retained, although it may have undergone some alterations since the 1960s.

Black Rock Public Hall has a generous setback for Balcombe Road, with a hardstand carpark located in the southwestern portion and grassed area with a mature tree occupying the south-eastern portion. The grassed area extends northward, along the east of the site, narrowing as it passes the eastern façade of the main wing. Pathways providing access to the site and a lone tree are the only interruptions to this grassed area. To the east of the secondary wing is a small planted area with stone edge. The flagpole is located in the north-eastern corner of this planted area, near the hall’s entrance. The north and eastern boundaries of the property allotment are delineated by timber paling fences while the western and southern boundaries are unfenced.

Black Rock Public Hall is highly intact with very few changes visible to original or early fabric, both externally and internally. The hall retains its original building and roof form, flat-roofed volumes, unpainted brickwork and floor-to-ceiling glazing, all features of the Modern style. The alteration to the western wall of the foyer (secondary wing) represents that most significant change made to original or early fabric. The hall was carefully designed for its purpose as a civic building and the lack of subsequent alterations provide evidence of its purposeful design. The retention of the generous setback, flagpole and interior layout and materials also contributes to the integrity of the place.
Comparative Analysis

*Bates Smart McCutcheon*

Bates Smart McCutcheon (BSM) were not typically known for their small-scale civic buildings, but during the later 1950s and early 1960s period they were involved in the design of several in the former City of Sandringham. In addition to the Black Rock Public Hall, BSM designed the public dressing pavilion off Beach Road, the Sandringham library at 8 Waltham Street, and the Sandringham Council Offices at the corner of Royal Avenue and Bluff Road, as well as the public hall at Reserve Road in Beaumaris. The same use of flat-roofed cubic volumes with large blank walls broken up by floor-to-ceiling glazing which is apparent in the design of the Black Rock Public Hall is apparent in the designs of the public hall (now library) in Beaumaris, the Sandringham library and the Council Offices. The pavilion and library have both been demolished and the Council Offices have been significantly altered (Heritage Alliance 2010:7-8). As such, Black Rock Public Hall is one of a limited number of works that BSM completed for the City of Sandringham and which remains extant and highly intact.

Figure 9. View of the altered front façade of the Beaumaris Community Centre, originally built as a public hall in 1961 to designs by Bates Smart McCutcheon. (Source: Bayside City Council 2019)

Figure 10. Interior view of the main hall. (Source: Bayside City Council 2019)
Figure 11. Southern elevation of the hall. (Source: Context, September 2019)

Figure 12. Eastern (rear) elevation of the hall. (Source: Context, September 2019)

Figure 13. Wolfgang Sievers, photograph of Sandringham Public Library, constructed in 1959, now demolished. (Source: State Library Victoria)

Figure 14. Peter Wille, photography of Sandringham Council Offices constructed in 1965, now significantly altered. (Source: State Library Victoria)
Within the wider context of Melbourne, BSM were responsible for the design of a number of hall-like structures within the 1950s and 1960s. These included Wilson Hall at Melbourne University (1952), Physical Laboratory at the University of Melbourne (1958), Hargrave Library at Monash University (1962), Eakins Hall at Queens College (1965) and a Methodist Church at Frankston (1970). As with the Black Rock Public Hall, these structures were typically expressed as flat-roofed cubic volumes with stark brick walls contrasting with vast areas of glazing and, often and element of applied decoration as a feature (Heritage Alliance 2010:7-8).

Figure 15. Peter Wille, photograph of Wilson Hall, the University of Melbourne, constructed in 1952. (Source: State Library Victoria)

Figure 16. Wolfgang Sievers, view of Physical laboratory at the University of Melbourne, constructed in 1958. (Source: State Library Victoria)
Figure 17. Wolfgang Sievers, Eakins Hall, Queens College at the University of Melbourne, constructed in 1965. (Source: State Library Victoria)

Figure 18. Peter Wille, photograph of Methodist Church at Frankston, constructed in 1970. (Source: State Library Victoria)

Figure 19. Wolfgang Sievers, photograph of Hargrave Library at Monash University, 1962. (Source: State Library Victoria)

**Bayside Halls**

In addition to the public hall at Reserve Road, Beaumaris, another comparable public hall in the City of Bayside is the Hampton Public Hall located at 14 Willis Street, Hampton. It was constructed c.1965-66 and was designed by the architectural firm of Berg and
Alexandra. The hall is a face brick building with distinctive curved roof element with some simple brick detailing along the side elevations. Although the interior of the hall has remained largely intact, the exterior has been significantly altered through a number of additions, and the Black Rock Public Hall remains a better, more intact example within the City of Bayside.

Figure 20. View of Hampton Public Hall located at 14 Willis Street, Hampton. (Source: Google Streetview)
Assessment Against Criteria

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

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

N/A

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

N/A

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

N/A

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

With its simple composition of box-like forms with flat roofs, expressed structure, large areas of cream face brick and glazing, the Black Rock Public Hall demonstrates principle characteristics of the International Modern architectural style employed by Bates Smart McCutcheon during the 1950s and 1960s. Black Rock Public Hall is one of a limited number of civic buildings that Bates Smart McCutcheon designed for the former City of Sandringham and is notable as an example of their civic work that remains extant and highly intact.

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

N/A

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

N/A

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).

Since its construction in 1962 the Black Rock Public Hall has been an important gathering place for local community groups with a range of activities and events held at the hall. This and its ongoing use demonstrates a strong social association with the Black Rock community.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Bayside’s history (associative significance).
Statement of Significance

What is Significant?

Black Rock Public Hall at 574-576 Balcombe Road, Black Rock, constructed in 1962 to designs by Bates Smart McCutcheon, is significant. The generous setback from Balcombe Street and landscaping along the eastern portion of the site also contributes to the significance of the place.

The alteration to the western wall of the foyer (secondary wing) does not contribute to the significance of the place.

How is it significant?

Black Rock Public Hall is of local representative (architectural) and social significance to the City of Bayside.

Why is it significant?

With its simple composition of box-like forms with flat roofs, expressed structure, large areas of cream face brick and glazing, the Black Rock Public Hall demonstrates principle characteristics of the International Modern architectural style employed by Bates Smart McCutcheon during the 1950s and 1960s. Black Rock Public Hall is one of a limited number of civic buildings that Bates Smart McCutcheon designed for the former City of Sandringham and is notable as an example of their civic work that remains extant and highly intact. (Criterion D)

Since its construction in 1962 the Black Rock Public Hall has been an important gathering place for local community groups with a range of activities and events held at the hall. This and its ongoing use demonstrates a strong social association with the Black Rock community. (Criterion G)

Grading and Recommendations

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

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

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<td>Outbuildings and fences exemptions</td>
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<th>Prohibited uses may be permitted</th>
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<tr>
<td>Can a permit be granted to use the place for a use which would otherwise be prohibited?</td>
<td>No</td>
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</table>

**Aboriginal Heritage Place**

| Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006? | No |

**Identified By**

Bayside City Council.

**References**


Heritage Alliance 2010, ‘City of Bayside Inter-War & Post-War Heritage Study’, prepared for the City of Bayside.

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

Public Record Office Victoria (PROV), VPRS 7882/P1 Public Building Files, Unit 1055, file no. 9038 Progress Hall Balcombe Road - Black Rock Halls and Theatres.

Public Record Office Victoria (PROV), VPRS 7882/P1 Public Building Files, Unit 1520, file no. 12913 Public Hall Balcombe Road - Black Rock Halls and Theatres.


Figure 1. Black Rock Preschool at 55 Bluff Road, Black Rock. (Source: Context, 2019)

**Historical Context**

*Kindergartens and Infant Welfare*
Infant welfare in Victoria can be traced back to 1918, with the formation of the Victorian Baby Health Centres Association. The popularity, and necessity, of infant welfare was highlighted in 1924, when ‘mothercraft lectures’ funded by the government operated out of a carriage of the Better Farming Train, which travelled to regional towns across Victoria to educate farmers in improved agricultural management. This early intervention into the welfare of children and their mothers alerted local councils to the importance of funding programs permanently, and by the end of the 1920s, infant welfare services had been
established in all Australian states (Darian-Smith and Willis 2010:26-27). Infant welfare relied on new teachings about the scientific management of babies and young children, which focused on nutrition, hygiene and daily routine. Between 1900 and 1945, Australia saw 'an extraordinary' decrease in infant mortality, most likely due to the rise in the provision of government-run infant welfare services (Darian-Smith and Willis 2010:28).

Architecturally, baby health centres built in the period following World War II often straddled the two worlds they belonged to; their form suggested a combination of domestic houses with the flourishes and hallmarks of civic structures (Darian-Smith & Willis 2010:42). This period coincided with the postwar focus on birth rates and regeneration, and the resulting ‘baby boom’ era encouraged the development of municipal buildings which catered to the needs of the burgeoning population (Darian-Smith and Willis 2010:47).

Much like infant welfare centres, the development of the modern Australian kindergarten took place in the early twentieth century. Many early kindergartens were primarily concerned with children in the slums’, who often had ‘working’ mothers, and typically they were supported by charity or religious organisations (Nichols and Goad 2010:56; WA 2019). The first free kindergarten in Victoria was opened in the working-class area of Montague (South Melbourne) in 1909. By the 1930s, kindergarten networks were increasingly common, such as that of the Lady Gowrie Child Centres. The first Lady Gowrie Centre was established in Carlton in 1939 (Gowrie Victoria 2019). The location and siting of these kindergartens was becoming increasingly integral to their establishment; not only was the socio-economic status and geographical location considered, but the surrounds and site orientation was also important (Nichols and Goad 2010:65). Most early kindergartens were not purpose-built but occupied pre-existing buildings—often in church halls that were attached to a parish church.

The postwar period saw a significant change in attitudes towards kindergartens, and their importance amongst all classes of society was beginning to be recognised (Nichols and Goad 2010:71). Postwar population growth, stemming from the baby boom and increased immigration, also raised demand for kindergartens. The movement towards pre-school education had grown so rapidly that by the 1960s, the ‘kindergarten experience’ was so entrenched in the conventional education system that it was considered the norm (Nichols and Goad 2010:54). Progress associations in new suburbs such as Beaumaris became a driving force in the provision of early childhood education. Two progress groups in Beaumaris alone had resulted in two respective kindergartens in the 1950s (Nichols and Goad 2010:47).

**History**
The subject site was originally part of Crown Portion 28 of the Parish of Moorabbin, originally purchased by Josiah Morris Holloway in 1853 (CT: V5024 F734).

Initial subdivision and development within the area had commenced by 1923 (MMBW Detail Plan No. 2630, 1923).

In 1924, the former City of Sandringham (amalgamated in 1994 with the former City of Brighton and part of the former cities of Mordialloc and Moorabbin to create Bayside City Council) opened its first baby health centre in the RSL hall at Hampton (Heritage Alliance 2008:82). In 1937 a purpose-built centre was erected in Hampton Street, and construction of a second centre, on the lot adjacent to the subject site in Bluff Road, Black Rock, commenced in 1939. The building was described in the *Argus* as being ‘of attractive appearance’, and thought to be the most up-to-date centre in Victoria (Argus 28 August 1939:8; 21 November 1939:12).
In 1948 the subject land was transferred to the City of Sandringham, and by the early 1950s, planning for a preschool in Black Rock was underway. Vacancies for a playgroup leader and 'kindergartener' or 'infant teacher' were advertised, and numerous community fundraising activities were held in the aid of the Black Rock Kindergarten building fund (Age 20 September 1952:34; Age 7 November 1953:43; Herald 8 October 1954:15). In October 1954, the committee of the Black Rock Free Kindergarten held a carnival at the ground opposite the Black Rock tram terminus, aspiring to raise enough funds to begin construction (Herald 8 October 1954:15). In November a clothing sale was held at the Rechabite Hall in Prahran (Age 24 November 1954:32).

Figure 2. Aerial photography from February 1956 shows the subject site, situated to the north of the Black Rock Baby Health Centre, yet to be cleared of vegetation for construction. (Source: Melbourne Outer Suburbs Project 1956)

In 1956 the subject site was still covered with dense scrub (Figure 2). While tender notices calling for the construction of the Black Rock Preschool building could not be located, and the public building plans held at the Public Record Office Victoria are undated, a 1958 tender notice calling for the sanding of floors at 55 Bluff Road, Black Rock, indicate that it had been built by this time (Age 22 March 1958:46).

Dack & Armstrong, home and industrial designers, prepared plans for a modest, timber-framed pre-school centre, to be clad with kiln-dried hardwood vertical boards and a roof of corrugated asbestos cement (Figure 3 and Figure 4).
In 1977 Council considered a request to alter the preschool parcel boundary, and a masterplan for improvements to the site layout between the preschool and infant welfare centre was prepared by the City Engineer, in consultation with the Infant Welfare Sister and the Regional Pre-School Advisor. This included the provision of an additional trapezoidal piece of land for lease by the preschool, a new fence constructed at the northern boundary of the infant welfare centre with screen planting, and a cyclone pedestrian gate to be constructed between the infant welfare centre and the new northern boundary fence (PROV VPRS 7882/P1, unit 10841). New windows were also installed at this time, by registered master builders H. W. Goldby, to the eastern (principal) façade as well as to the southern elevation (PROV VPRS 7882/P1, unit 10841).
In 1979, a clear-roofed pergola was designed by architect Alvis Svikers and constructed to the southern elevation, and the weatherboards were removed due to dry rot problems and the building was reclad with ‘Hardiflex’ (PB 10841). In 1988 internal alterations included the relocation of bathroom facilities away from the entrance, allowing easier access to the building (PROV VPRS 7882/P1, unit 10841).

In 2014, the Black Rock community carried out a number of upgrades to the facilities including new landscaping, upgraded yard and undercover decking area (Makin 2014). Verandah and decking were built to designs by Ardent Architects Pty Ltd in 2015 (Bayside City Council 2019).

Dack & Armstrong, home and industrial designers
Irwin John Dack and Allan Albert Armstrong, master builder, made up the partnership of Dack & Armstrong until Armstrong’s retirement in 1950. Dack continued to conduct business under the name of Dack & Armstrong until at least the early 1980s (Age 3 January 1951:11; Age 20 August 1982:8).

Known examples of Dack & Armstrong’s work include the Everett Corner Station in Caulfield North (1953, now demolished) and the Modernist house at 20 Strathmore Street in Bentleigh (c.1971).

Description and Integrity
The Black Rock Preschool is located on the western side of Bluff Road to the north of the former Black Rock Baby Health Care Centre (51-53 Bluff Road) on the corner of Gordon Crescent. The Black Rock Preschool is a simple L-shaped timber-framed building, with tubular steel trusses supporting a shallow (15-degree pitched) gable roof with a raked ceiling. It is set back deep within its rectangular site and has a playground area to the south and east of the building.
The preschool’s playroom area is located in the larger wing of the L-shaped floor plan that projects towards Bluff Road. A service wing is located at the rear of the building. This incorporates utility areas, including the staff room, kitchen, store and ‘washroom’. The L-shaped form of the building creates a sheltered entry area to its northern side. This area has a timber deck and timber-framed clear roofed pergola to provide weather protection to the entry doors that open directly into the playroom. The current roofing to this area was added in 2015, replacing the earlier clear-roofed pergola built in 1979. A shed is located to the north-east corner of the deck. A shallow verandah has also been added to the south of the building.

Corrugated sheet metal roof cladding has replaced the earlier corrugated asbestos cement roof. The original vertical timber board cladding has been replaced with ‘Hardiflex’ cladding that mimics the appearance of horizontal weatherboard cladding.

Aside from the addition of the deck and covered verandah area, the north elevation of the building with its full-length window wall to the playroom and strip of high-level, horizontal windows to the bathroom area, remains largely unchanged from the original drawings produced by Dack & Armstrong.

The east, street-facing elevation of the preschool is characterised by its projecting gable-end. The northern half of the gable-end wall has full height glazing, which corresponds with the windows shown in the original drawings (Figure 3). Two windows have been added to the southern corner of this elevation, and these turn the corner to continue along the south elevation to the entry doors, replacing the high-level strip of horizontal windows that feature on the original drawings (Figure 6).

Figure 6. The original side elevation drawing by Dack & Armstrong, undated, shows a strip of high-level windows beneath the eaves line. (Source: PROV VPRS 7882/P1, unit 10841)

The playground area is largely grassed to the east and south of the kindergarten building and incorporates several established trees. A tan bark mulched playground area is located in the south-east corner the site.

The Black Rock Preschool is largely intact, and retains its original built form and scale, stylistic details, some materials and continues to be used in accordance with the original intentions for the place. The original plan and three-dimensional building form of the Black Rock Preschool is intact and remains legible despite the addition of verandahs to the north and west of the building. Its fenestration arrangement is reasonably intact, with the exception of windows added to the east and southern elevations of the playroom. While the original roof and cladding materials have been replaced by alternative rather than matching materials, this has not significantly impacted the building’s integrity.
Comparative Analysis

Kindergartens and infant welfare

The progressive postwar character of Beaumaris, with its growing community of young families, was reflected in the kindergartens and infant welfare facilities that were developed for the local community during the 1950s, 1960s and 1970s.

While several earlier infant welfare buildings are included in the City of Bayside Schedule to the Heritage Overlay, the postwar period, which was a time of great development in early childhood education, is not well represented. The heritage significance of four baby health centres in Black Rock, Hampton, Brighton and East Brighton, built between 1936 and 1939, are recognised on the heritage overlay, including the former Black Rock Baby Health Centre at 51-51 Bluff Road immediately south of the subject site. No similar facilities relating to the postwar era or located in the predominately postwar suburb of Beaumaris are included on the heritage overlay.

There are several comparators with heritage overlay protection in the City of Moonee Valley. The Progress Kindergarten, constructed in 1953, at 11 Brown Avenue, Ascot Vale (HO391), like the Black Rock Preschool, has a modest gabled building form. It is clad in horizontal weatherboards and rendered cement sheet. It is significant for its association with the Free Kindergarten movement and with the significant expansion of free kindergartens that occurred in the post-war period. It is also a representative example of the simply designed kindergartens erected by local committees in the post-war period, which are often simple gabled timber buildings with large windows.

![Figure 7. HO391 Progress Kindergarten at 11 Brown Avenue, Ascot Vale (Moonee Valley). (Source: Victorian Heritage Database)](image)

Although they are later examples, the pre-school and infant welfare centres at East Keilor and Airport West, constructed in 1967-68 and 1970-71 respectively, are also comparable
to the subject building. These are examples of places associated with an important social program that encouraged the provision of modern maternal and child health facilities in suburban Melbourne during the early to mid-twentieth century. They are socially and historically significant as places that symbolise the determined efforts of the local municipal council and local community to establish a service that would improve the health and welfare of mothers and children. These centres are also significant for their association with the development of the respective suburbs in which they are located, and with the civic improvements that were made in the former municipality of Keilor after it was proclaimed a City in 1961.

Figure 8. HO432 East Keilor Pre-school and Infant Welfare Centre (Moonee Valley). (Source: Victorian Heritage Database)

Figure 9. HO387 Airport West Pre-school and Infant Welfare Centre (Moonee Valley). (Source: Victorian Heritage Database)

The Home Road Kindergarten, constructed in 1959, at 44 Home Road, Newport is also comparable to the Black Rock Preschool. Historically, it is significant as an example of the new public infrastructure being built after World War II in the City of Hobsons Bay to serving the growing population. Aesthetically, it is significant as a rare example of Modernist design in the municipality where the latest architectural styles were employed in the new public buildings as a reflection of reform. It is notable for the distinctive triangular plan which illustrates the contemporary influences of concepts (non-rectangular plan forms) employed by Modernist designers like Grounds, Boyd and McIntyre. Socially, it significant for its association with public life over a near 50-year period.

Figure 10. Contributory in HO149 Hobsons Bay, Home Road Kindergarten, Newport. (Source: Victorian Heritage Database)
Discussion

The Black Rock Preschool is comparable to Progress Kindergarten at 11 Brown Avenue, Ascot Vale (1953) and Home Road Kindergarten at 44 Home Road, Newport (1959) as a modest facility for early childhood education. The two buildings share a modest gable roofed form with lightweight cladding and large windows. Importantly, they are comparable in terms of their historical and social role in their respective communities, representing the expanding demand for preschool education and the simple and unpretentious designs of preschool buildings erected by communities in the post-war period.

Similarly, the subject building is comparable to the East Keilor Pre-school and Infant Welfare Centre (1967-68) and Airport West Pre-school and Infant Welfare Centre (1970-71). While these are later examples of buildings dedicated to early childhood education they are comparable to the Black Rock Preschool as places that are historically and socially significant for representing the demographic development of the local area and the efforts of the local municipal council and local community to establish facilities for preschool education within the community in response to rising demand for these services.
Assessment against Criteria

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

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

The Black Rock Preschool in Black Rock is of historical significance as an example of a modest purpose-built kindergarten built in the 1950s in the City of Bayside. It demonstrates the population expansion and increased demand for preschool education for children that occurred in the post-war period.

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

N/A

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

N/A

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

The Black Rock Preschool in Black Rock is significant to the City of Bayside as a representative, albeit altered, example of a simply designed gable-roofed building constructed by local communities in the 1950s. Its pragmatic and economical design reflects post-war building restrictions and the limited resources that characterised the period.

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

N/A

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

N/A

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 Black Rock Preschool in Black Rock is of social significance to the City of Bayside as a building that has been used as a place of preschool education by the local community since in construction in 1956-58. It reflects the increasing social importance of preschool education in the post-war period.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Bayside’s history (associative significance).
N/A
Statement of Significance

What is Significant?

The Black Rock Preschool at 55 Bluff Road, Black Rock, constructed in c.1966-68 is significant. Significant elements of the place include the three-dimensional form and planned aspects of the building and its original fenestration.

Later alterations to the original roof and wall cladding, non-original windows to the east and south elevations, verandah and clear-roofed pergola additions to the north and south of the building, shed and front fence are not significant.

How is it significant?
The Black Rock Preschool is of local historical, representative (architectural) and social significance to the City of Bayside.

Why is it significant?
The Black Rock Preschool in Black Rock is of historical significance as an example of a modest purpose-built kindergarten built in the 1950s in the City of Bayside. It demonstrates the population expansion and increased demand for preschool education for children that occurred in the post-war period. (Criterion A)

With its pragmatic design, simple gable roofed built form and large areas of glazing it is a legible and reasonably intact representative example of a 1950s preschool. Its economical design reflects post-war building restrictions and limited resources that characterised the period. (Criterion D)

As a place that has served the community as a place of preschool education since 1956-58, the Black Rock Preschool in Black Rock is of social significance to the City of Bayside. It reflects the increased social importance of preschool education in the post-war period and its continuing community importance since this time. (Criterion G)

Grading and Recommendations

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

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

<table>
<thead>
<tr>
<th>External Paint Colours</th>
<th>Is a permit required to paint an already painted surface?</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Alteration Controls</td>
<td>Is a permit required for internal alterations?</td>
<td>No</td>
</tr>
<tr>
<td>Tree Controls</td>
<td>Is a permit required to remove a tree?</td>
<td>No</td>
</tr>
<tr>
<td>Victorian Heritage Register</td>
<td>Is the place included on the Victorian Heritage Register?</td>
<td>No</td>
</tr>
<tr>
<td>Incorporated Plan</td>
<td>Does an Incorporated Plan apply to the site?</td>
<td>No</td>
</tr>
<tr>
<td>Outbuildings and fences exemptions</td>
<td>Are there outbuildings and fences which are not exempt from notice and review?</td>
<td>No</td>
</tr>
<tr>
<td>Prohibited uses may be permitted</td>
<td></td>
<td>No</td>
</tr>
</tbody>
</table>
Can a permit be granted to use the place for a use which would otherwise be prohibited?

**Aboriginal Heritage Place**

*Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?*

No

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**Identified By**

Bayside City Council.

**References**

*Age*, as cited.

*Argus*, as cited.


*Herald*, as cited.

Land Victoria. Certificates of Title (CT), as cited.

Heritage Alliance 2008, ‘City of Bayside Inter-war and Post-war Heritage Study,’ prepared for the City of Bayside, May 2008.


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


Public Records Office of Victoria (PROV), Public Building Files, VPRS 7882.