



Review of Heritage Precinct HO7 Elwood, St Kilda, Balaclava and Ripponlea 2022

Stage 2 Report

City of Port Phillip

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1 INTRODUCTION

1.1 Overview

This report, Stage 2 of the Review of Heritage Precinct HO7 Elwood, St Kilda, Balaclava, Ripponlea and Environs, has been prepared by RBA Architects + Conservation Consultants for the City of Port Phillip. The purpose of this report is to document Stage 2 of the Review including the methodology and recommendations.

Stage Two involved the following tasks:

- Detailed assessment of 10 precincts recommended during Stage One as having strong potential to meet the threshold for local significance, including eight derived from the breakup of the existing HO7 (one of which incorporates the existing HO439 Nightingale Street precinct) and two new precincts. This also included:
 - Grading of places within the two new precincts and the recommended extensions to the precincts derived from HO7.
 - Review of places with existing citations in the Port Phillip Heritage Review, and some without citations, to confirm whether or not they should remain Significant under the updated grading system.
- Detailed assessment of 22 places (individual/group) identified during Stage One as having strong potential to meet the threshold for local significance.
- Detailed assessment of 12 places (individual/group) identified during Stage One as having some potential to meet the threshold for local significance.
- Updates to 3 existing citations in the Port Phillip Heritage Review, as recommended during Stage One.

1.2 Study Area

The places reviewed are located in the south-east part of the municipality, including in and around the HO7 precinct. The general area containing the places reviewed is indicated in Figure 1.



Figure 1: The study area (outlined over the heritage overlay map)

1.3 Background

Heritage Studies/Assessments

The following material is relevant to the review of HO7.

- Historical material prepared by Council's Heritage Advisor, including in the HERMES database.
- *Port Phillip Heritage Review* (PPHR), Volumes 1 to 6 (Version 35, March 2021)
- *City of Port Phillip Thematic Environmental History* (February 2021, Way Back When)
- *St Kilda 20th century Architectural Study* (1992, Robert Peck von Hartel Trethowan)
- *Elwood Heritage Review* (2005, Heritage Alliance)
- Heritage assessment relating to 320-336 Carlisle Street, Balaclava, by Heritage Alliance in 2007. The assessment recommended that the subject properties be included in HO7 and graded 'significant'.
- Nightingale Precinct Heritage Assessment
- Garden Court Heritage Assessment (2007)

Identification of Places

In preparation for Stage One of the Review, Council's Heritage Advisor undertook a preliminary review of the study area to identify:

- Potential heritage places (including potential new heritage precincts or extensions to existing heritage precincts) not included in the Heritage Overlay (HO) worthy of detailed assessment. These were identified by:
 - A 'desktop' review of all places identified as 'Contributory outside HO' (otherwise known as the 'yellow' places due to the colour applied on Port Phillip Neighbourhood Character Policy Map). It is understood that these places were all identified by the 1998 Port Phillip Heritage Review (PPHR).
 - Identifying other potential heritage places not shown as 'yellow'. These have been identified through fieldwork, research (e.g. review of historic building plans and files, recent reviews of hotels and churches) and general knowledge of the area. Most of these places are post-war (that is, constructed after World War II). Few post-war places were identified by the 1998 PPHR.
- The potential breakup of HO7 into smaller precincts including possible extensions outside the current boundaries.

1.4 Study Team

The RBA consultant team for this project consisted primarily of Anthony Hemingway (architectural historian), Erin Williams (heritage consultant), Patrick Wilson (heritage consultant) and Natica Schmeder (heritage consultant).

1.5 Acknowledgements

The authors are grateful for the assistance provided by City of Port Phillip officers.

2 METHODOLOGY

2.1 Introduction

The key tasks in undertaking Stage Two of the Review included:

- Fieldwork.
- Historical research and analysis of the extant fabric in relation to documentary evidence.
- Analysis of the intactness and/or integrity of the extant fabric as part of preparing a physical description.
- Evaluation of the thematic context and a comparative analysis.
- Assessment of the significance, with reference to the relevant HERCON criteria.
- Preparation of citations (statement of significance, history and description) for those places warranting heritage protection.
- Recommendations for any specific controls and extent of the proposed HO.

2.2 Guiding Documents

The methodology was in accordance with the following two guiding documents:

Applying the Heritage Overlay

Applying the Heritage Overlay: Planning Practice Note 1 (August 2018) – a Victorian Environment, Land, Water and Planning Department publication – provides guidance about the use of the Heritage Overlay, including the following:

- What places should be included in the Heritage Overlay?
- What are recognised heritage criteria?
- Writing statements of significance.

The practice note indicates that the recognised criteria, being the HERCON criteria, are to be employed when assessing heritage significance.

Burra Charter

As for heritage professionals generally in Australia dealing with post-contact cultural heritage, the process outlined in the *Burra Charter* (Australia ICOMOS, rev 2013) underpins the approach to heritage assessment and conservation adopted by the authors of this study.

The Burra Charter defines cultural significance as:

aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

2.3 Fieldwork

Site surveys were largely limited to a visual assessment of each property from the street/boundary and were initially undertaken between April and May 2020, during Stage One. Second inspections of some places were undertaken throughout 2021. Visibility of some places was limited due to vegetation or other buildings. Each place (both within and outside HO7) was photographed, and the period of construction and degree of intactness was recorded on maps. Additional places of interest in the vicinity of the precinct boundaries were also noted.

2.4 Research

A combination of primary and secondary sources were consulted as follows:

Primary sources have included:

- Photographs, including from the Public Record Office Victoria, the State Library of Victoria, Landata (aerial photographs), St Kilda Historical Society,
- Plans including Melbourne Metropolitan Board of Works (MMBW) plans, subdivision/auction plans, Kearney plan (1855) and Cox plan (1864) held by the State Library of Victoria, and Vardy plans (1873) held by the St Kilda Historical Society,
- Various newspapers accessed via Trove, such as the *Argus*, *Age* and *Herald*, etc.
- Sands & McDougall's street directories,
- Parish plans,
- Certificates of Title,
- Building files held by the Port Phillip City Council,
- Building permits (accessed via Australian Architectural Index),
- St Kilda Rate books (1859-1900) accessed via ancestry.com,
- Genealogical records accessed via ancestry.com.

Key secondary sources have included:

- Historical material prepared by Council's Heritage Advisor, including in the HERMES database.
- Current citations in the Port Phillip Heritage Review (Version 35, March 2021).
- City of Port Phillip Thematic Environmental History (February 2021, Way Back When).
- Local histories, especially:
 - J B. Cooper (1931), *The History of St Kilda 1840-1930*, Vols 1 and 2
 - Becky Aizen (2004), *Pots, Punks and Punters - A History of Hotels in St Kilda And South Melbourne*
 - Meyer Eiedelson (2006), *Flood, Fire and Fever, A History of Elwood*
 - Anne Longmire (1989), *St Kilda – the show goes on*
 - Judith Buckrich (2017), *Acland Street – The Grand Lady of St Kilda*.

2.5 Thematic History

Consideration was also given to the *Thematic Environmental History* for Port Phillip so as to come to an understanding of the important themes in the municipality and to be cognisant of what themes might be under-represented.

The *Thematic Environmental History* was prepared in 2021 by Way Back When Consulting Historians. Nine themes were devised based on *Victoria's Framework of Historical Themes* (published by Heritage Council of Victoria in 2010).

The Thematic History provides a contextual basis for inclusion of places in the HO according to the following nine themes:

1. Natural Environment
2. Land Transformation
3. People
4. Transport
5. Buildings and Cultural Landscapes
6. Commerce, Trade and Work

7. Governing
8. Community Life
9. Cultural Life

2.6 Analysing the Extant Fabric

A key aspect of the assessment was to determine the level of intactness and/or integrity of the remaining building fabric. Typically, places of individual significance are largely intact, including their form, original material palette, and detailing (such as windows and doors, chimneys, verandah or porch, decorative elements, etc). In some instances, a greater degree of alteration may be acceptable if the item is rare or considered to embody a high level of historical or another type of significance.

In regard to the issue of intactness and integrity, the definitions provided by *The Victorian Heritage Register Criteria and Threshold Guidelines* were followed:

- Intactness: refers to the degree to which a place or object retains its significant fabric. Intactness should not be confused with condition – a place may be highly intact but the fabric may be in a fragile condition.
- Integrity: refers to the degree to which the heritage values of the place or object are still evident and can be understood and appreciated (for example, the degree to which the original design or use of a place or object can still be discerned). If considerable change to a place or object has occurred (through encroaching development, changes to the fabric, physical deterioration of the fabric etc.) the values may not be readily identifiable and the place or object may have low-level integrity.

Typically, the issue of intactness and integrity – the ability to ‘read’ a place as to how it appeared or functioned originally or has evolved over time (if such developments contribute to its heritage value) – is considered critical in determining heritage significance.

The key consideration is whether later intervention/s or cumulative change has critically compromised the presentation and/or the significance of a place. This question is assessed on a case-by-case basis.

Generally, non-visible alterations and/or additions to original fabric (predominantly at the rear of a building), including partial demolition, have been considered to not unduly impact the heritage significance of a place in a local context.

Comparative Analysis

A key aspect of any heritage assessment is comparing a place with others of its typology, usually within the municipality, though maybe further afield if there are no local comparisons. This action is necessary to determine how the site in question differs from other similar examples. An understanding of the thresholds for local significance was based on reviewing the statements of significance for existing HOs within the City of Port Phillip and the authors’ experience of similar examples more broadly across Victoria.

2.7 Assessment of Significance

HERCON Criteria

These widely used criteria were adopted at the 1998 Conference on Heritage (HERCON) and are based on the earlier, and much used, Australian Heritage Commission (now Australian Heritage Council, AHC) criteria for the Register of the National Estate (RNE).

The HERCON criteria are essentially a rationalised (more user-friendly) version of the AHC Criteria (which included different sub-criteria for cultural or natural heritage). It is also noted in the aforementioned practice note that ‘The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.’

Reference to the relevant HERCON criteria is made in the statements of significance. The criteria are outlined in Table 1.

Table 1: HERCON Criteria

Criterion	Definition
A	Importance to the course, or pattern, of our cultural or natural history (historical significance).
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
C	Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential)
D	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness)
E	Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
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)
H	Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

The *Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Council of Victoria, 2019) outline considerations in determining whether a place is likely to satisfy the threshold for each of the above criterion. Although the guidelines are specifically intended for the assessment of places of potential state level significance, they are readily adaptable to the consideration of potential local level significance.

Application of the HERCON Criteria

In this review, a place has been found to meet the threshold for local significance and recommended for inclusion in the HO if the following applies:

- Satisfies one or more of the HERCON criteria,
- Is a good and largely intact example and/or is a rare example of its type, and
- Its significance is substantiated through comparative analysis.

Of the eight criteria, five have been used (A, B, D, E and G) in this heritage review. Outlined below are the key reasons that places were found to meet the threshold for each of these criteria:

Criterion A:

- Association with major historical phases of development during the Victorian, Federation, Interwar and Post-war periods.
- Association with historical themes and activities of importance to the area, e.g. flat development, subdivision of mansion estates, development of transport routes.

Criterion B:

- One of a small number of surviving examples.

Criterion D:

- Demonstrates attributes characteristic of a particular place type (which itself may be uncommon).
- Contributes to a group which collectively illustrates certain qualities.

Criterion E:

- Is aesthetically distinctive and/or exemplifies a particular style.

- Demonstrates unique or unusual characteristics.
- Prominent in its context.

Criterion G:

- There is a current community/group by whom the place is valued.
- There is a community/group attachment to the place.
- There is a time depth to the attachment.
- The social values resonate across the broader community as part of a story that contributes to the municipality's identity.

2.8 Citation Format

A citation was prepared for each place recommended for inclusion in the HO in the Port Phillip Planning Scheme. Each citation includes:

- Basic descriptive details including name, address, category, style, construction date/s and designer.
- Identification details including amendment number, heritage precinct, HO number, grading, and Victorian Heritage Register status.
- Statement of Significance. Each statement of significance is provided in the recognised, three-part format of: 'What is significant?', 'How is it significant?' and 'Why is it significant?'.
- History and thematic context
- Description, including images.
- Comparative analysis.
- Recommendations.
- References

2.9 Datasheet Format

A datasheet was prepared for each place not recommended for inclusion in the HO in the Port Phillip Planning Scheme. Each datasheet includes:

- Basic descriptive details including name, address, category, style, construction date/s and designer,
- Summary history,
- Brief description,
- Succinct comparative analysis,
- Recommendations.

2.10 Heritage Overlay Schedule Controls

External paint controls have been recommended for buildings that have been painted, to ensure sympathetic colour schemes are adopted. Where an existing painted finish is not original (e.g., over face brick or render), paint removal is encouraged.

Fence controls have been recommended where original/early fences survive. Outbuilding controls have been recommended in some instances where original/early visible outbuildings survive, typically garages. Tree controls have been applied to street trees that contribute to the aesthetic significance of precincts, and in limited instances to trees on private property.

Internal controls have not been recommended for any place.

2.11 Community Engagement

Between 22 March to 18 April 2021 community engagement was undertaken to gauge the potential social significance of the Dick Whittington Tavern and the Inkerman Hotel. The core components of this engagement included an online survey and story sharing board on Council's 'Have Your Say' website which were promoted to targeted interested groups, as well as telephone interviews with the owners of the hotels. The online survey attracted a total of 185 responses. The findings of the engagement were distilled into a summary report (dated May 2021) by City of Port Phillip officers.

The methodology derived from the following documents:

- *Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Council of Victoria, 2019).
- *Guidance on identifying places and objects of state-level social value in Victoria* (Heritage Victoria, 2019).
- The assessment would also draw from the methodologies adopted by Context P/L in their assessments of the Greyhound Hotel (2017) and the London Hotel (2016).

The survey questions were compiled by RBA and were aimed at answering the following four considerations in determining social significance:

- the existence of a current community/group by whom the place is valued,
- the strength of the community/group's attachment to the place,
- the time depth of that attachment,
- whether the social values resonate across the broader community as part of a story that contributes to the municipality's identity.

2.12 Gradings

The City of Port Phillip is proposing to update the grading definitions for places with precincts as part of the same Amendment prepared to implement the HO7 review. The proposed new grading definitions are described in Table 2. The key change is the Significant grading will only apply to places assessed to be of individual local or state significance. Other places within precincts will be either Contributory or Non-contributory.

The new grading system has been applied to properties within new heritage precincts or precinct extensions, according to the following rationale:

- Contributory places are:
 - Within the period of significance for the precinct, and either
 - Intact or mostly intact in terms of form, openings, detailing and materials, and
 - Any alterations are sympathetic (at a minimum the form and at least some detailing survive so that its original design can be broadly interpreted and/or the alterations would be potentially reversible), and
 - Any additions usually have limited visibility/impact, or
 - Able to demonstrate historical, social, associative or rarity values.

In the case of commercial buildings, the shopfront may or may not be intact. In some instances, the contributory grading may relate primarily to the shopfront, rather than the parapet/first floor.

- Non-contributory places may be:
 - outside the period of significance for the precinct, or
 - within the period of significance for the precinct but

- altered to the extent that the original format can no longer be interpreted and/or the alterations are irreversible, or
- additions are dominating or have a particularly negative impact.

For places within the existing HO7 precinct and that now form part of the revised new heritage precincts, the gradings will be converted as follows:

- Places of State or individual local significance remain as Significant.
- Places within precincts currently graded Significant that are not of individual local or State significance are now Contributory, unless this is no longer warranted (e.g. due to demolition or low integrity due to alterations)
- Places currently graded Contributory remain as Contributory, unless this is no longer warranted (e.g. due to demolition or low integrity due to alterations)
- Non-contributory places remain as such unless the current grading is clearly an error and/or the new precinct citation supports a Contributory (or Significant) grading.

Table 2

Current definition	Places included	Proposed new definition	Places included
<p>Significant heritage places include buildings and surrounds that are individually important places of either State, regional or local heritage significance and are places that together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured “red” on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6.</p>	<p>Places included on the Victorian Heritage Register Places of local significance (usually, with an individual PPHR citation) Places that contribute to the significance of a heritage precinct, but are not of individual local significance and coloured red on the Heritage Policy Map.</p>	<p>Significant heritage places are of individual significance at the local or State level and may also contribute to the significance of a heritage precinct. They are usually significant independent of their context, but may also contribute to the significance of a heritage precinct.</p>	<p>Places included on the Victorian Heritage Register. Places of local significance with an individual citation or specifically identified within a precinct citation in the Port Phillip Heritage Review.</p>
<p>Contributory heritage places include buildings and surrounds that are representative heritage places of local significance which contribute to the significance of the Heritage Overlay area. They may have been considerably altered but have the potential to be conserved. They are included in a Heritage Overlay and are coloured “green” on the City of Port Phillip Heritage Policy Map, in the Port Phillip Heritage Review, Volume 1-6.</p>	<p>Places that contribute to the significance of a heritage precinct, but are not of individual local significance and coloured green on the Heritage Policy Map.</p>	<p>Contributory heritage places contribute to the significance of a heritage precinct, but are not of individual significance.</p>	<p>All places that contribute to the significance of a heritage precinct, but are not of local or State significance.</p>

Current definition	Places included	Proposed new definition	Places included
<p>Non-contributory properties are buildings that are neither significant nor contributory. They are included in a Heritage Overlay and have no colour on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6. However any new development on these sites may impact on the significance of the Heritage Overlay, and should therefore consider the heritage characteristics of any adjoining heritage place and the streetscape as covered in this policy</p>	<p>Properties that do not contribute to the significance of a heritage precinct</p>	<p>Non-contributory properties do not contribute to the significance of a heritage precinct.</p>	<p>Properties that do not contribute to the significance of a heritage precinct</p>

3 SUMMARY OF STAGE ONE RECOMMENDATIONS

3.1 Introduction

Stage One of the Review involved a preliminary review of HO7, HO439 and surrounding individual places.

Specifically, Stage One reviewed the following:









- The existing HO7 and HO439 precincts and consideration of:
 - 8 potential sub-precincts or new separate precincts,
 - 15 potential precinct extensions,
 - Any additional boundary changes identified by the consultant.
- One potential new heritage precinct.
- 60 potential new individual heritage places, including:
 - 27 houses,
 - 21 flats,
 - 10 commercial buildings,
 - 2 community buildings.

3.2 Summary of Recommendations

In summary:

- It was recommended that HO7 be broken down into a series of eight separate smaller precincts (broadly as proposed in the brief), as outlined in Table 3 and Figure 2 below. Potential extensions and exclusions (including those in the brief and others identified) were considered.

Table 3: Recommended breakup of HO7.

No.	Name & Address	Locality	Colour
1	Carlisle Street (Commercial + Public) Precinct	St Kilda + Balaclava	
2	Acland + Barkly Streets Commercial Precinct	St Kilda	
3	Ripponlea Commercial Precinct	Ripponlea	
4	St Kilda Botanic Gardens Environs Precinct	St Kilda & Elwood	
5	Brunnings Nursery Estate & Environs Precinct	Balaclava & Ripponlea	
6	Westbury Close Precinct	Balaclava	
7	Ripponlea Residential Precinct	Ripponlea + Balaclava	
8	St Kilda + Balaclava Cottage/Residential Precinct (incorporating HO439 Nightingale Street precinct)	St Kilda + Balaclava	

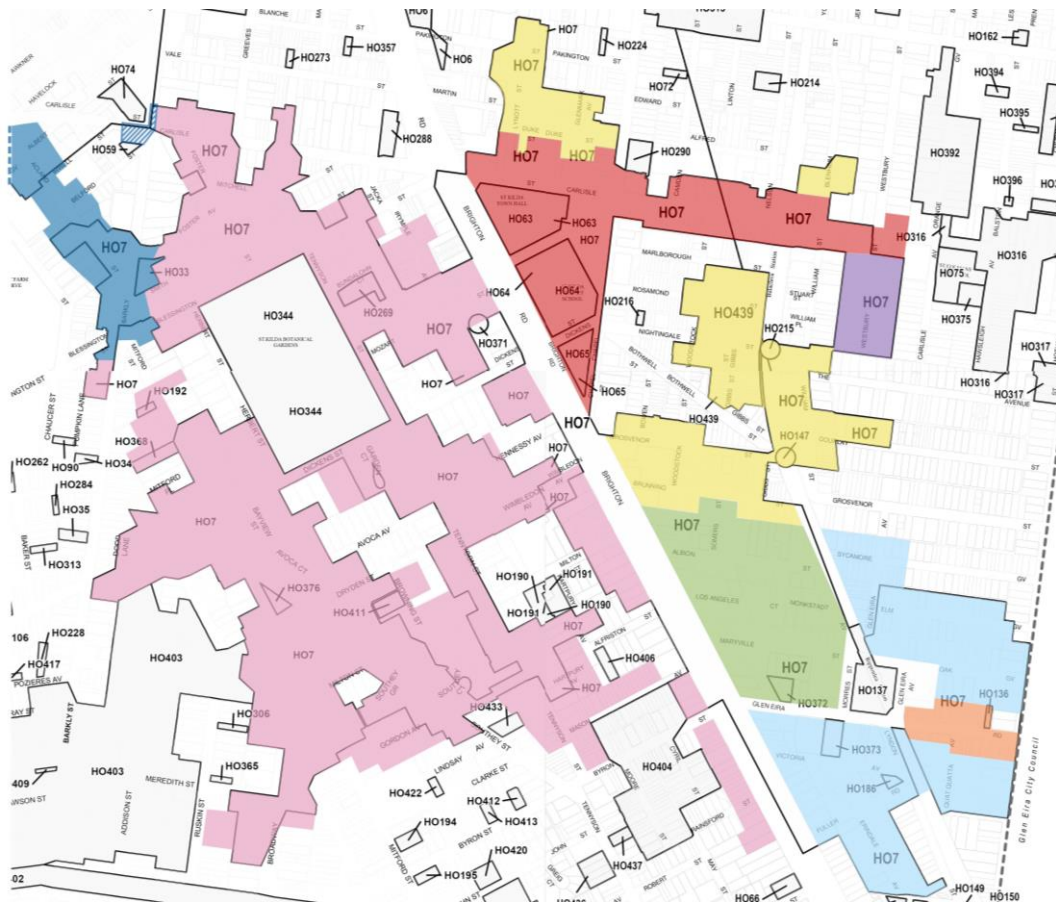


Figure 2: Recommended breakup of HO7 into eight precincts.

- The potential new precinct (Balston Street Precinct) identified in the brief was considered to have a fairly strong potential for local significance.
- An additional potential new precinct was identified (Inkerman Street Commercial Precinct).
- Of the 60 potential new individual heritage places
 - 28 were considered to have strong potential to meet the threshold for local significance ('Yes' group) and detailed assessment in Stage Two recommended.
 - 13 were considered to have some potential for local significance ('Maybe' group) and further assessment in Stage Two recommended. Generally, 'Maybe' places required further research, including access to the building file, to assist in determining their level of intactness and level of potential significance.
 - 19 were considered to have low potential for local significance ('No' group) and detailed assessment in Stage Two was not recommended.

4 STAGE TWO RECOMMENDATIONS

4.1 Introduction

Stage Two of the Review included the following tasks:

- Detailed assessment of 10 precincts recommended during Stage One as having strong potential to meet the threshold for local significance, including eight derived from the breakup of the existing HO7 (one of which incorporates the existing HO439 Nightingale Street precinct) and two new precincts.
 - Grading of places within the two new precincts and the recommended extensions to the precincts derived from HO7.
 - Review of places with existing citations in the Port Phillip Heritage Review, and some without citations, to confirm whether or not they should remain Significant under the updated grading system.
- Detailed assessment of 22 places (individual/group) identified during Stage One as having strong potential to meet the threshold for local significance.
- Detailed assessment of 12 places (individual/group) identified during Stage One as having some potential to meet the threshold for local significance.
- Updates to 3 existing citations in the Port Phillip Heritage Review, as recommended during Stage One.

4.2 Precincts

4.2.1 Breakup of HO7

HO7 is a large and varied precinct that extends across four localities (St Kilda, Elwood, Ripponlea and Balaclava) with a mix of residential, public/civic, and commercial areas. Equally a wide range of periods (Victorian, Federation, Interwar, Post-WWII and late 20th century) and building types (e.g. modest cottages to more substantial homes) are evident with clustering of certain periods and/or types. Stage Two involved the detailed assessment of the breakup of HO7 into a series of eight separate smaller precincts identified during Stage One that have a common development history and focussed significance.

Post-war and Late 20th century buildings

A key change in the approach to the composition of some precincts has been the recognition of the contribution made by Postwar and late 20th century buildings, mainly flats but also some commercial buildings. This change affects both buildings already included in the HO7 precinct (some hitherto identified as Non-Contributory) and those within recommended extensions.

The St Kilda and Elwood areas experienced a boom in flat building from the mid-1950s and into the 1960s and 1970s (continuing the trend established from the late Federation and Interwar periods) fuelled by population growth and a housing shortage after World War II, changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units. Whilst many are generic, there is a relatively high concentration of distinctive examples, many of the latter are architect-designed, although builders/developers with draughting services were responsible for some. Many notable contributions were made by émigré architects who were active in the area and at the forefront of the evolution of this building type, often working for Jewish clients and accommodating the influx of Central and Eastern European Jewish refugees who were accustomed to apartment living.

While this review has supported the grading of Postwar buildings dated up to the early 1970s, examples may not be considered Contributory to the precinct if they are much altered or generic in their design.

Precinct Boundaries

The boundaries of each of the precincts were further reviewed taking into consideration various potential extensions, removals and transfers.

- HO extensions (that is, inclusion of additional properties not currently within HO7 or HO439) are recommended where there are proximate places that are in keeping with the place type and period of significance of the precinct.
- HO removals (that is, removal of properties currently within HO7 or HO439) are recommended in some instances where:
 - the breakup of the precinct has led to small pockets of HO7 becoming isolated from other related places.
 - places on the edge of precincts are either graded Non-Contributory or included within an individual HO.
- HO transfers (three types) are recommended in some instances:
 - Transfer of places of Individual Significance from HO7 to a new individual or group HO where a place does not contribute to the significance of a new precinct.
 - Transfer of places from an existing individual HO to a new precinct HO.
 - Transfer of places from HO7 to an existing adjoining precinct HO.

Recommended Precincts

It has been confirmed that the following eight precincts outlined in Table 4 satisfy the threshold of local significance and warrant recommendation for retention in the HO of the Port Phillip Planning Scheme. Appendix A contains the new precinct maps showing the proposed extensions, removals and transfers, which are also described in Table 4. Refer also to Appendix B for grading changes, Appendix C for gradings for precinct extensions, and Appendix E for recommended specific HO controls.

Table 4: Recommended precincts derived from the breakup of HO7

Name	Description
Balaclava Flats Residential Precinct	<p>This precinct, in two sections on either side of the Carlisle Street retail centre, largely relates to early subdivisions in the area historically known as the Balaclava flats where modest timber houses were constructed. The precinct is currently partly within HO7 (which applies to sections on both north and south of Carlisle Street), and partly within HO439, which applies only to the section south of Carlisle Street between Chapel Street and the railway line.</p> <p>This area was prone to flooding prior to the introduction of a drainage network which extends through centre of both sections of the precinct. Later phases of subdivision, further away from the drain, tend to relate to more substantial, brick buildings.</p> <p>HO extensions recommended: 1-3 and 4- 6 The Avenue.</p> <p>HO removals recommended: 32-44 and 37-47 Blenheim Street (on the basis that it is a small, physically disassociated group of residences of moderate integrity, despite being consistent with the period of significance). The Non-Contributory social housing complex 3-17 Grosvenor Street, 2-10 Brunning Street and 1A-1F Woodstock Street. The Sandringham Railway embankment between and beside the individual HO147 overlays that apply to the railway bridges at Nightingale and Grosvenor streets and the William Street Reserve at 35-39 William Street (these areas contain no historic fabric relating to the periods of significance). The Non-contributory house at the edge of precinct at 45 Brunning Street. The non-contributory garden section of 12 Martin Street</p> <p>HO transfers recommended: Grosvenor Hotel 10 Brighton Road (from HO7 to an individual HO), the former Melbourne Omnibus and Tramways Co. building 16 Brighton Road (from HO7 to an individual HO), and Yurnga Flats 36 Brighton Road (from HO7 to an individual HO).</p>
Brunnings Estate & Environs Precinct	<p>This precinct extends from Albion Street (including Somers Street) to Glen Eira Road between the railway and Brighton Road. It is an unusually large, stylistically diverse and highly intact enclave of Interwar period development, mostly on land previously occupied by</p>

Name	Description
	<p>Brunning's Nursery, with styles represented spanning the breadth of the Interwar period between c.1917 and c.1940. Also some limited Federation period representation.</p> <p>HO removals recommended: 5, 7 Glen Eira Road and 38 Brighton Road.</p>
<p>Carlisle Street Commercial and Public Precinct</p>	<p>Commercial and public precinct with a broad period of significance: mainly Victorian, Federation and Interwar periods, also with key examples from the Post-WWII and Late 20th century periods.</p> <p>HO extensions recommended: 320-330 and 263-281 Carlisle Street.</p> <p>HO removals recommended: 141, 145 Chapel Street, 6-8 William Street (single storey section) and the areas to the north and south of the railway bridge (HO147).</p> <p>HO transfers recommended: Police Station 92 Chapel Street from individual HO290 to the new precinct HO.</p>
<p>Ripponlea Commercial Precinct</p>	<p>Commercial precinct in Glen Huntly Road between the railway and Hotham Street that developed rapidly following the opening of the railway station at Ripponlea in 1912 and completed by 1930.</p> <p>HO removals recommended: 75-93 Glen Eira Road</p> <p>HO transfers recommended: Adass Israel Synagogue 12-24 Glen Eira Avenue from HO7 to an individual HO.</p>
<p>Ripponlea Residential Precinct</p>	<p>Comprising residential areas to the north and south of Glen Eira Road, relating to two subdivisions. Development primarily from the Federation and Interwar periods, as well as some from Victorian period.</p> <p>HO extensions recommended: 39-57 and 42-60 Sycamore Grove.</p> <p>HO removals recommended: The south side of Oak Grove including nos 5, 7, 9, 13, 15, 17, 19 (that is, except for the Victorian residence at 11 Oak Grove) on the basis of its overall low integrity. 181, 185, 197, 197A Hotham Street, and 2, 2A, 2B, 2C, 2D Quat Quatta Avenue.</p> <p>HO transfers recommended: Flats 169 Hotham Street from HO7 to a group HO (together with 247 Inkerman Street, Balaclava and 99 Westbury Street, Balaclava).</p>
<p>St Kilda Botanical Gardens & Environs Precinct</p>	<p>This large precinct comprises the part of HO7 west of Brighton Road. It contains several mansions reflecting the commodious residences and their large holdings which remained intact until successive waves of subdivision during the Federation, Interwar and post-war periods resulted in more intensive development including the building of flats. This residential area has retained a high prestige throughout the 20th century, reflected in the general quality of the buildings including a preponderance being architect-designed, and epitomises its appeal for flat development.</p> <p>The precinct has a concentration of high-end/architect designed Postwar flats which continued the trend established from the late Federation period and intensively pursued during the Interwar period, becoming a defining characteristic.</p> <p>HO extensions recommended: 69, 80-84 Blessington Street, 151-189 Brighton Road, 3, 5 Broadway, 8, 5-13 Browning Street, 27, 29 Dickens Street, 5, 7 Foster Street, 1-23, 2-20 Gordon Avenue, 1, 3, 8-14, 15-23 Hartpur Avenue, 10-12 Hennessy Avenue, 1-19, 2-20 Irymple Avenue, 2-40, 39-45 Mason Avenue, 12, 17-33, 28-44 Milton Street, 10A-14, 11-23, 78, 80 Mitford Street, 3, 4, 5, 6 Southey Court, 7-9A, 33 (front part, lots 1+2), 37-51, 78-90 Tennyson Street, 3, 3A Wimbledon Avenue.</p> <p>HO removals recommended: 58 Carlisle Street has been demolished and rear part of 35 Tennyson Street, separate large parcel not visible from street</p> <p>HO transfers recommended: 2, 4, 6 Browning Street (from individual HO411) and 15 Mitford Street (from individual HO192) to the new precinct HO. Also, 51, 58-64 Milton Street from HO7 to adjoining HO403 precinct, and 37-39 Dickens Street from HO7 to an individual HO.</p>

Name	Description
Village Belle Commercial Precinct	<p>Comprises the retail section of Acland Street generally between Carlisle and Barkly streets, and in Barkly Street extending south to Blessington St.</p> <p>Most of this precinct had been previously included in two existing precincts – HO5 (north end) and HO7 (south end) – with the middle section of Acland Street not included in either. With research however, it was found to have its own distinct development and history - initially as a largely residential area during the 19th century, shifting to predominantly commercial, during the first half of the 20th century.</p> <p>HO extensions recommended: 96-104, 95-131, 147-181 Acland Street, 35A and 35-49 Blessington Street.</p> <p>HO removals recommended: 208-218 Barkly Street.</p>
Westbury Close Precinct	<p>A highly intact enclave of Interwar period development built over a concentrated seven-year period between 1923 and 1929, comprised predominantly of Bungalow style houses, as well as a block of flats.</p> <p>Includes the whole of Westbury Close currently included in HO7, except for 114A (former Balaclava Post Office) which becomes part of the Carlisle Street Commercial and Public Precinct.</p> <p>HO removal recommended: 1 Penny Lane, a rear subdivision</p>

4.2.2 Additional Precincts

Stage Two involved the detailed assessment of two additional precincts in Balaclava/St Kilda East identified during Stage One, not currently included in an HO.

It has been confirmed that the following two precincts outlined in Table 5 satisfy the threshold of local significance and warrant recommendation for inclusion in the HO. Refer to Appendix A for the new precinct maps, Appendix C for schedules of gradings and Appendix E for recommended specific HO controls.

Table 5: Recommended additional precincts

Name & Address	Description
<p>Balston Street Precinct</p> <p>2-50 Balston Street (east side) and 9-37 Balston Street (west side)</p>	<p>Interspersed housing from the Victorian, Federation and Interwar periods intact to its c.1939 state, recommended for its historical, rarity, representative and aesthetic significance. Rare surviving remnant of modest housing in Balaclava/St Kilda East where it previously had been common. Features an early pre-1870 timber house and a concentration of semi-detached pairs from the Interwar period and, less commonly, two groups of four Federation period row houses.</p> <p>HO transfers recommended: 16 Balston Street from individual HO395 to the new precinct HO.</p>
<p>Inkerman Street Commercial Precinct</p> <p>244-280 Inkerman Street (north side) and 353-355 Inkerman Street (south side)</p>	<p>A small commercial centre developed during the Victorian and Interwar periods, recommended for its historical, rarity, representative and aesthetic significance. The earliest phase of development in the precinct coincided with the 1859 opening of the Balaclava railway station which stimulated development in the area, represented by two surviving pre-1870 shops. Also contains a remnant brick residence from the 1870s.</p> <p>HO transfers recommended: 268-276 Inkerman Street from individual HO162 to the new precinct HO.</p>

4.3 Individual/Group Places

4.3.1 Stage 2A

Stage 2A involved the detailed assessment of the following 22 places identified during Stage One as having strong potential to meet the threshold for local significance. (Note: in Stage One, 10 and 12 Hotham Grove were considered together but are now listed separately, and 110 and 125 Westbury Street were considered independently but are now combined.)

1. Joseph Tarry Cottages, 149 & 151 Argyle Street St Kilda East
2. Maison Parisienne, 122 Brighton Road, Ripponlea
3. Chapel Lodge, 16A Chapel Street, St Kilda
4. Moruya, 70 & 70A Chapel Street, St Kilda
5. Attached houses, 79 & 81 Chapel Street, St Kilda
6. Shop residences, 93 & 95 Chapel Street, St Kilda
7. Chudleigh Court, 9 Dickens Street, Elwood
8. Elwood Talmud Torah Congregation Complex, 37-39 Dickens Street, Elwood
9. Adass Israel Synagogue, 12-24 Glen Eira Avenue, Ripponlea
10. Park View, 5 Herbert Street, St Kilda
11. House, 10 Hotham Grove, Ripponlea
12. Woodside, 12 Hotham Grove, Ripponlea
13. House, 101A Hotham Street, Balaclava
14. Dalgety, 191 Inkerman Street, St Kilda
15. Flats, 16 Lansdowne Road, St Kilda East
16. Cottages, 17-23 Leslie Street, St Kilda East
17. House, 5 Wando Grove, St Kilda East
18. Wolverton, 8 Westbury Street, St Kilda East
19. House, 50 Westbury Street, St Kilda East
20. Cambury & Lynton, 58 & 58A Westbury Street, St Kilda East
21. Flats, 99 Westbury Street, Balaclava
22. Sheffield Manor & Wansbeck, 110 & 125 Westbury Street, Balaclava

Not all the places identified during Stage One as having strong potential to meet the threshold for local significance were individually assessed during Stage 2A. These places are:

- 22, 24 & 26 Camden Street, Balaclava
Consideration was given to adding these houses to the Balaclava Flats Residential Precinct, however they were deemed to be too isolated. Another option considered was a potential precinct with 3 + 11 Linton Street along with others in each street however the surviving examples were fragmented and many modified with low intactness.
- 18 Carlisle Avenue, Balaclava
Assessed separately by Council.
- 331 Inkerman Street, Balaclava

These flats contribute to the existing precinct HO392, and do not require an individual HO. The existing citation reasonably addresses their particular significance such that a separate individual citation is not necessary (though might be optimal).

- 280 Inkerman Street, St Kilda East

Assessed as part of the proposed new Inkerman Street Commercial Precinct.

Following further research, it was decided to make the following adjustments and additions to places in the list:

- Include an additional place, 1 Queen Street, with the attached pair at 149 & 151 Argyle Street St Kilda East. These three dwellings were originally part of a group of seven built by the same owner/builder during the 1870s.
- Combine 16 Lansdowne Road and 8 Westbury Street, and also add 306 Dandenong Road as a group listing. These three Post-war apartment buildings were all designed in 1960 by the same architect, Mordecai Benshemesh, and have several similarities with each other.
- Add two places to 101 Westbury Street, St Kilda East to create a group listing of the distinctive 1960s work of architect Michael R E Feldhagen. The two additional places, which are both Individually Significant, are included in existing precinct HOs but do not relate to the precincts' periods of significance: 169 Hotham Street, Balaclava (HO7, PPHR citation 2019) and 247-249 Inkerman Street, Balaclava (HO315, PPHR citation 2025).

Recommendations – Not to be included in the HO

The houses at 17-23 Leslie Street, St Kilda East do not meet the threshold for local significance and are not recommended for inclusion in the HO. A data sheet has been prepared for this place, refer Appendix I.

Recommendations - To be included in the HO

It was confirmed that the following 19 places (individual and group) satisfy the threshold of local significance and warrant retention or inclusion in the HO, as detailed in Table 6 below. Refer to Appendix G for the citations.

Table 6: Stage 2A Recommended Individual/Group Places

Citation No.	Address	Description
2418	Joseph Tarry Houses 149 & 151 Argyle Street and 1 Queen Street, St Kilda East	Group Local historical and representative significance. Attached pair of houses and a neighbouring freestanding house. These 3 dwellings were originally part of a group of seven built by the same owner/builder, Joseph Tarry, during the 1870s. They are uncommon examples of modest pre-1880 timber cottages in the St Kilda/Balaclava area, of which many were built but few survive. Include within a new individual HO that applies to the 3 properties.
2424	Maison Parisienne 122 Brighton Road, Ripponlea	Individual Local historical and aesthetic significance. Early 1930s flats demonstrative of the huge growth in flat development during the Interwar period in this area, and specifically in Brighton Road following the 1926 electrification and extension of the Brighton Road tramway. Example of the Mediterranean Revival style as executed by a designer-builder, E Jennings & Sons. Include within a new individual HO.
2425	Chapel Lodge	Individual

Citation No.	Address	Description
	16A Chapel Street, St Kilda	Local historical and aesthetic significance. Early example of a multi-storey flat development, which at the time of its construction (completed 1950) was among the tallest buildings in the municipality. Designed by architect Bernard Evans in the Functionalist style. Include within a new individual HO.
2432	Moruya 70 & 70A Chapel Street, St Kilda	Individual Local historical and aesthetic significance. Purpose-built residence with attached dental surgery of the early Interwar period. An uncommon building typology, distinguished by the expression of the surgery as a separate commercial entity from the residence. Include within a new individual HO.
2419	Attached houses 79 & 81 Chapel Street, St Kilda	Individual Local historical and aesthetic significance. Intact Federation period pair of attached houses in the Queen Anne style, distinguished by being an unusually substantial and refined example. Include within a new individual HO.
2433	Shop residences 93 & 95 Chapel Street, St Kilda	Individual Local historical and representative significance. Interwar period example of the traditional shop residence typology. It is amongst the later works of the architects Richardson & Wood. Built immediately following the 1926 electrification of the cable tram route along Chapel Street. Include within a new individual HO.
2429	Benshemesh Flats Group Listing 2 (1960) 306 Dandenong Road, 16 Lansdowne Road, and 8 Westbury Street, St Kilda East	Group Local historical and aesthetic significance. Three distinctive 3 storey, cream brick Post-war apartment buildings all designed by émigré architect Mordecai Benshemesh in 1960. They demonstrate a more elaborate/articulated approach to Modernism. Associated with the Own-Your-Own (OYO) option related to the introduction of strata title legislation. Include each property within a new individual HO with the same number and a single HO schedule listing.
2426	Chudleigh Court 9 Dickens Street, Elwood	Individual Local historical and aesthetic significance. Distinctive block of flats from the latter part of the post-WWII period. Associated with the Own-Your-Own (OYO) option related to the introduction of strata title legislation. Include within a new individual HO.
2434	Elwood Talmud Torah Congregation Complex 37-39 Dickens Street, Elwood	Individual Local historical, rarity, aesthetic and social significance. Synagogue/community complex built between the mid-1950s and

Citation No.	Address	Description
		<p>1973 following a period of massive growth for Melbourne's Jewish community during and following WWII. Designed by prominent Jewish émigré architect Kurt Popper. Although built over a period of some seventeen years and representing different streams of Modernism they have a consistent cream brick materiality. Also retains a Federation period stables building associated with the earlier residential phase.</p> <p>Transfer from HO7 to a new individual HO.</p>
2435	Adass Israel Synagogue 12-24 Glen Eira Avenue, Ripponlea	<p>Individual</p> <p>Local historical, aesthetic and social significance.</p> <p>A synagogue built in the 1960s following a period of massive growth for Melbourne's Jewish community during and following WWII. Distinctive example of Post-war religious architecture in the Modernist idiom designed by preeminent Jewish émigré architect Dr Ernest Fooks.</p> <p>Transfer from HO7 to a new individual HO.</p>
2427	Park View 5 Herbert Street, St Kilda	<p>Individual</p> <p>Local historical and aesthetic significance.</p> <p>Distinctive block of flats designed by émigré architect Dr Ernest Fooks from the latter part of the post-WWII period. Associated with the Own-Your-Own (OYO) option related to the introduction of strata title legislation. Early and seminal example of a more nuanced approach to flat design influenced by international trends.</p> <p>Include within a new individual HO.</p>
2332	House 10 Hotham Grove	<p>Group</p> <p>Local historical and representative significance.</p> <p>One of several surviving late Victorian timber houses in an isolated pocket of Ripponlea. Part of the same speculative development (originally ten houses) as 7 and 9 Hotham Grove.</p> <p>Extend the existing HO419 that applies to 7 and 9 Hotham Grove to include this property.</p>
2331	Woodside 12 Hotham Grove	<p>Group</p> <p>Local historical and representative significance.</p> <p>One of several surviving late Victorian timber houses in an isolated pocket of Ripponlea. Nos 2 and 12 both have symmetrical façade compositions.</p> <p>Extend HO418, which applies to 2 Hotham Street to include this property.</p>
2420	House 101A Hotham Street, Balaclava	<p>Individual</p> <p>Local historical and aesthetic significance.</p> <p>Refined modernist design of 1950 by Kurt Popper, illustrative of the important connection that formed between the area's expanded Post-war Jewish community and émigré architects.</p> <p>Include within a new individual HO.</p>

Citation No.	Address	Description
2445	Feldhagen Flats Group Listing 1 (1961-1968) 169 Hotham Street, Balaclava; 247 Inkerman Street, Balaclava; 99 Westbury Street, Balaclava	Group Local historical and aesthetic significance. Three distinctive blocks of flats constructed in the 1960s designed by the émigré architect Michael R E Feldhagen. Include each property within a new individual HO with the same number and a single HO schedule listing.
2421	Dalgety 191 Inkerman Street, St Kilda	Individual Local historical and aesthetic significance. Cohesive residential example of the transition between the Federation Queen Anne style and Interwar bungalow idiom. Include within a new individual HO.
2422	House 50 Westbury Street, St Kilda East	Individual Local historical and aesthetic significance. Fine and substantial example of an early Interwar period Arts & Crafts attic-storey house. Include within a new individual HO.
2423	House 5 Wando Grove, St Kilda East	Individual Local historical and aesthetic significance. Early Interwar period house in the Bungalow style by Howard R Lawson, distinguished by its dominant steeply pitched hipped roof. One of several proximate houses/flats designed by Lawson. Include within a new individual HO.
2429	Cambury & Lynton 58 & 58A Westbury Street, St Kilda East	Individual Local historical and aesthetic significance. Mirrored (almost) Moderne style pair of flats constructed during the latter part of the Interwar period when rapid growth in flat development characterised St Kilda and surrounds. Include both properties within a single individual HO.
2431	Sheffield Manor & Wansbeck 110 & 125 Westbury Street, Balaclava	Group Local historical and aesthetic significance. Two proximate flats buildings designed by the architect James H Wardrop and constructed during the latter part of the Interwar period when rapid growth in flat development characterised St Kilda and surrounds. The designs are hybrids of the Old English/Tudor Revival and Moderne styles. Include both properties within a new individual HO with the same number and a single HO schedule listing.

4.3.2 Stage 2B Group

Stage 2B involved the detailed assessment of the following 12 places identified during Stage One as having some potential to meet the threshold for local significance. (Note: 19-21 Camden Street was identified during Stage One by RBA and was not part of the original review list.)

1. Elbe, 22 Blenheim Street, St Kilda East
2. Flats, 19-21 Camden Street, Balaclava
3. Bellevue Lodge, 342 Carlisle Street, St Kilda East
4. Dick Whittington Tavern, 34 Chapel Street, St Kilda
5. Flats, 320 Dandenong Road, St Kilda East
6. Flats, 62 Hotham Street, St Kilda East
7. Inkerman Hotel, 385 Inkerman Street, Balaclava
8. House, 406 Inkerman Street, St Kilda East
9. Cottages, 3 and 11 Linton Street, Balaclava
10. Attached houses, 2 and 4 Queen Street, St Kilda East
11. Duke of Edinburgh Hotel (former), 374 St Kilda Road, St Kilda
12. House, 115 Westbury Street, Balaclava

Not all the places identified during Stage One as having some potential to meet the threshold for local significance were individually assessed during Stage 2B. These places, and their reasons for not being assessed, include:

- Duplex, 95 Westbury Street, Balaclava
Building has been demolished.
- Shop, 244 Inkerman Street, St Kilda East
Assessed as part of the proposed new Inkerman Street Commercial Precinct.
- Shop, 248-250 Inkerman Street, St Kilda East
Assessed as part of the proposed new Inkerman Street Commercial Precinct.
- Duplexes, 24 & 26 Carlisle Avenue and 20 & 20A The Avenue, Balaclava
It was decided that these were too altered.

Following further research, it was decided to make the following additions to one place in the list:

- Add three places to 62 Hotham Street, St Kilda East, to create a group listing of the distinctive work of architect Mordecai Benshemesh. These include 38 Westbury Street, St Kilda East (no existing HO), 11 Burnett Street, St Kilda (Significant in HO5 precinct, PPHR citation 445), and 289 Barkly Street, St Kilda (individual HO35, PPHR citation 24).

Social Values Assessment

The assessments of the Dick Whittington Tavern and the Inkerman Hotel included an assessment of social significance (Criterion G) drawing on the results of community engagement. While both places meet the threshold for social significance at the local level, only the Dick Whittington Tavern is recommended for inclusion in the HO.

The Inkerman Hotel is not recommended for inclusion in the Heritage Overlay for the following reasons:

- The place was not found to meet the threshold for any of the other criteria at the local level, despite having a level of historical interest.
- The social significance related primarily to the atmospheric and communal qualities of the place, rather than tangible qualities relating to the existing building fabric.

It is nonetheless recommended that the prepared citation for the Inkerman Hotel be included in the *Port Phillip Heritage Review* so as to communicate the intangible social values and the historical development of the place and to provide a resource for interpretation or other actions that aim to recognise these aspects. Refer Appendix H for citation.

Recommendations – Not to be included in the Schedule

The following places do not meet the threshold for local significance and are not recommended for inclusion in the HO. Data sheets have been prepared for all except the Inkerman Hotel (refer discussion above). Refer Appendix I.

- Flats, 19-21 Camden Street
- Flats, 320 Dandenong Road, St Kilda East
- Inkerman Hotel, 385 Inkerman Street, Balaclava
- House, 406 Inkerman Street, St Kilda East
- Cottages, 3 and 11 Linton Street, Balaclava
- House, 115 Westbury Street, Balaclava

Recommendations – To be included in the Schedule

The following 6 places (individual and group) satisfy the threshold of local significance and warrant recommendation for inclusion in the HO in the Port Phillip Planning Scheme, as detailed in Table 7 below. Refer to Appendix G for the citations.

Table 7: Stage 2B Recommended Individual/Group places

Citation No.	Address	Description
2444	The Benshemesh Flats Group Listing 1 (1948-1954) 289 Barkly Street, St Kilda; 11 Burnett Street, St Kilda; 62 Hotham Street, St Kilda East; 38 Westbury Street, St Kilda East.	Group Local historical and aesthetic significance. Distinctive group of four flat buildings designed by the Palestinian born émigré architect Mordecai Benshemesh in the Functionalist style. Include each property within a new individual HO with the same number and a single HO schedule listing.
2437	Elbe 22 Blenheim Street, Balaclava	Individual Local historical and representative significance. Modest pre-1880 (1872) timber cottage in the Balaclava area, of which many were built, but few survive. Include within a new individual HO.
2443	Bellevue Lodge, 342 Carlisle Street, Balaclava	Individual Local historical and aesthetic significance. Post-war modernist flats designed by Frederick Gardiner. Three storey building featuring a complex interplay of staggered and angled units. Include within a new individual HO.
2447	Dick Whittington Tavern 34 Chapel Street, St Kilda	Individual Local historical, aesthetic and social significance. Partly intact, early Interwar period hotel designed by architect Joseph Plottel in the Georgian Revival style, a style that is not common in the municipality especially among Interwar period hotels. The site has been in continuous hotel use since 1860. Has a longstanding association with members of the local community as a meeting place. Include within a new individual HO.
2446	Duke of Edinburgh Hotel	Individual

Citation No.	Address	Description
	(former) 374 St Kilda Road, St Kilda	Local historical and aesthetic significance. Interwar period hotel in the Moderne style. Originally a single storey shop built in the 1850s, a second storey was added in the 1920s and the façade was redesigned in the 1930s. Include within a new individual HO.
2442	Attached houses 2 and 4 Queen Street, St Kilda East	Individual Local historical and representative significance. Modest pre-1880 (1878) attached timber cottages in the St Kilda East area, of which many were built but few survive. The cottages are one of only two known surviving pre-1880 paired examples. Include within a new individual HO.

4.3.3. Extent of Heritage Overlay and Specific Controls

Refer to Appendix D for maps showing the recommended extent of HOs for each individual place. For three places, the recommended extent of the HO does not coincide with the title boundaries (that is, it has been reduced):

- Dick Whittington Tavern, 34 Chapel Street, St Kilda. Exclude the carpark off Queen Street.
- Elwood Talmud Torah Congregation complex, 37-39 Dickens Street, Elwood. Exclude the playground area on the east side.
- Adass Israel Synagogue, 12-24 Glen Eira Avenue, Ripponlea. Exclude the 1980s multipurpose hall on the south side.

Specific HO controls have been recommended for some places, refer to Appendix E.

4.4 Updates to Existing Citations

Updates have been made to three existing citations in the *Port Phillip Heritage Review*. Refer to Appendix J. These include:

- State Saving Bank of Victoria (former), 133-135 Acland Street, St Kilda
Recommended to be retained in the Heritage Overlay as an individual place.
- B'nai B'rith House (former), 99 Hotham Street, Balaclava.
Recommended to be retained in the Heritage Overlay as an individual place. It is also recommended that the extent of the Heritage Overlay be reduced to include only the 1959/61 building.
- Southey Gardens, 2 Southey Grove, Elwood
Recommended to be retained in the Heritage Overlay as an individual place.

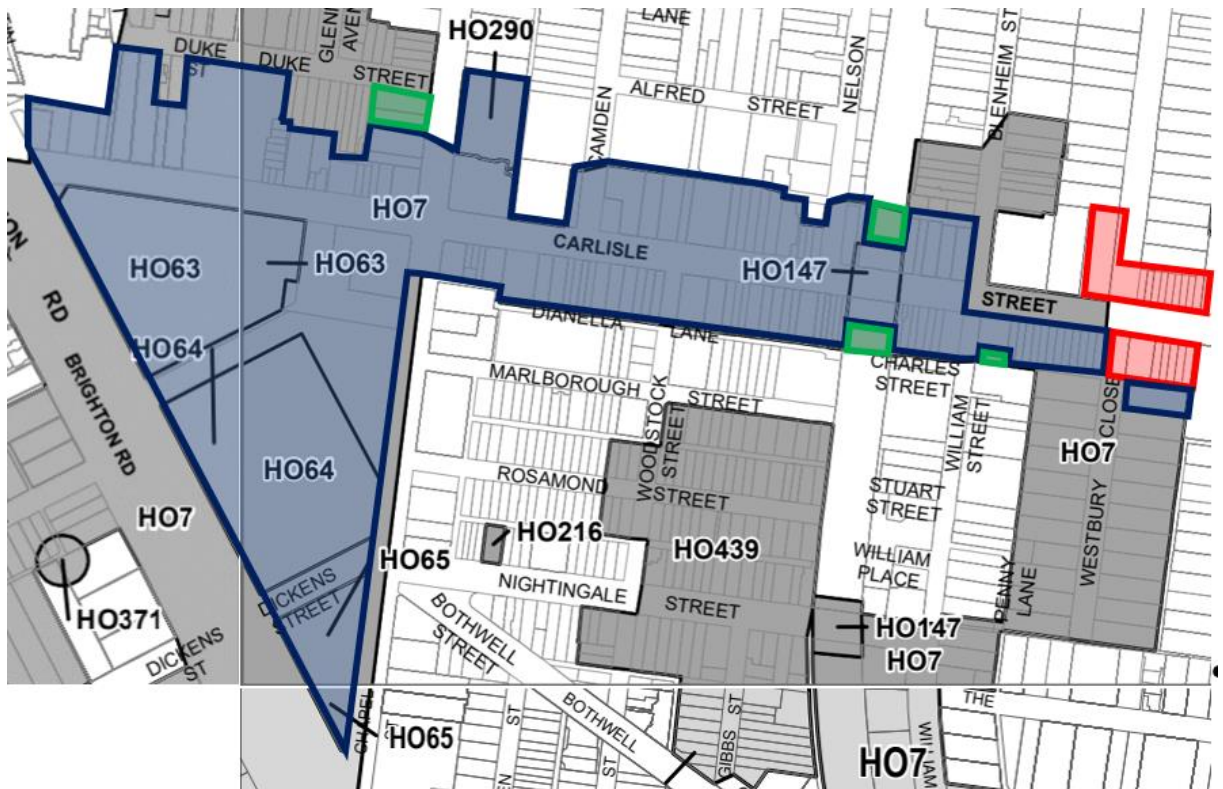
These three citations were among 79 recommended to be updated in Stage One; the remaining citations were separately reviewed by Council. The updates included revised history and description, and a new statement of significance in the standard Planning Practice Note 1 format.

APPENDIX A – Precinct Maps

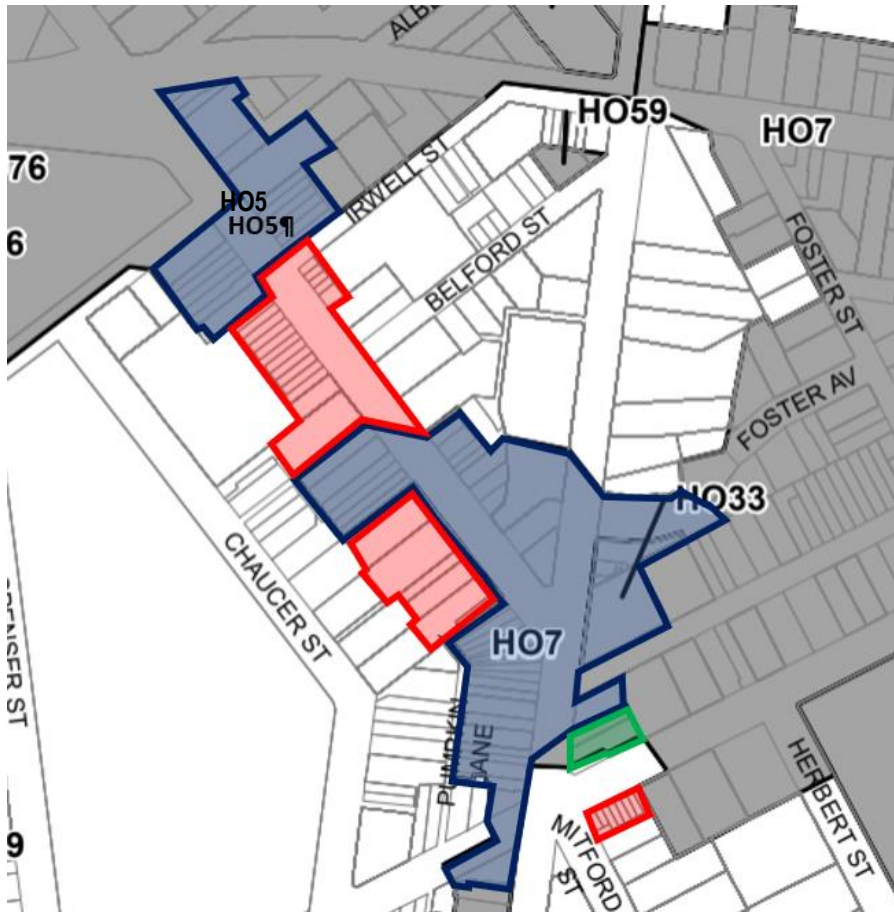
The recommended extents for each of the ten recommended precincts are indicated using the current HO maps as a base.

- Blue relates to the places currently within the HO, (either individually or as part of the HO5, HO7 or HO439 precincts). Existing individual HOs will remain unless recommended otherwise.
- Red relates to the recommended extensions and the two new additional precincts (i.e. places not part of existing precinct HOs).
- Green relates to places recommended for removal from the HO.

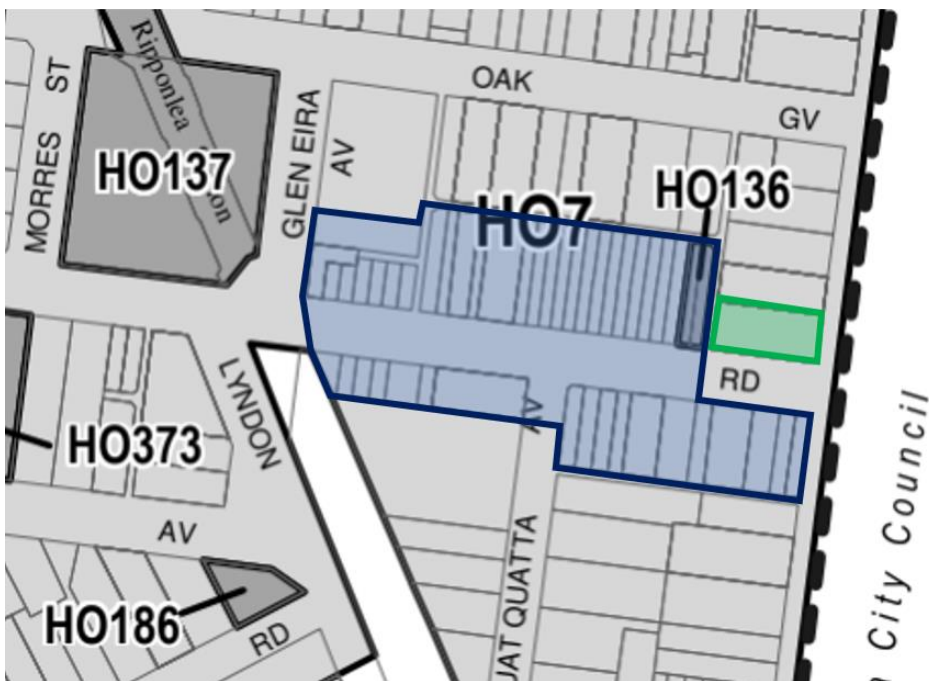
Carlisle Street Commercial and Public Precinct



Village Belle Commercial Precinct



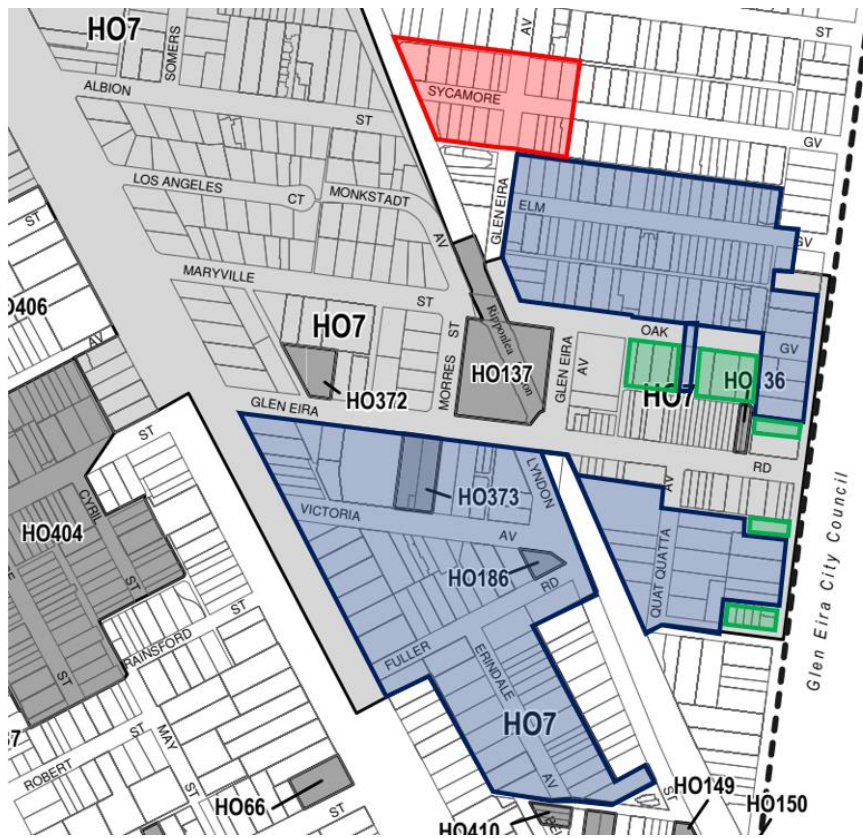
Ripponlea Commercial Precinct



Brunnings Estate & Environs Precinct



Ripponlea Residential Precinct



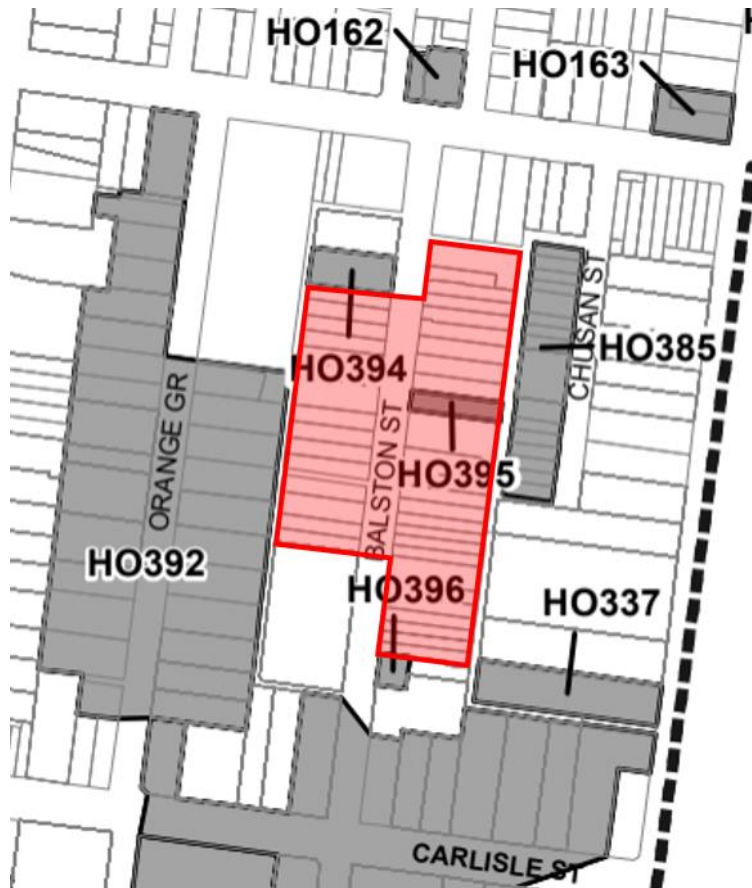
Westbury Close Precinct



Balaclava Flats Residential Precinct



Balston Street Precinct



Inkerman Street Commercial Precinct



APPENDIX B – Schedule of Grading Changes within the Existing Heritage Overlay

The schedule below indicates grading changes within the areas currently included within the HO.

Precinct	Remain as Significant	Change from Significant or Contributory to NC	Change from NC to Contributory
Carlisle Street Commercial & Public	<ul style="list-style-type: none"> Rail-over road bridge and abutments over Carlisle Street 2A Brighton Road and 175-177 Chapel Street (Holy Trinity Anglican Church and Hall) 2B Brighton Road (St Kilda Primary School) 99A Carlisle Street (St Kilda Town Hall) 101 Carlisle St and 161-169 Chapel St (Former Wesleyan Church and Hall) 123-127 Carlisle Street (Balaclava Hotel) 132-134 Carlisle Street (shops and residences) 150 Carlisle Street (St Kilda Library) 224 Carlisle Street (Commonwealth Bank/Former State Savings Bank) 242 Carlisle Street (shop and residence) 284 Carlisle Street (former Commonwealth Bank) 292-294 Carlisle Street (Shop and billiards hall) 92-98 Chapel Street (Police Station) 114A Westbury Close (Balaclava Post Office) 	<ul style="list-style-type: none"> 260 Carlisle Street (late 20th century, grading appears to be in error) 264-266 Carlisle Street (era unclear, altered, grading appears to be in error) 	<ul style="list-style-type: none"> 103-107 Carlisle Street /118-120 Chapel Street (contributory c.1970s commercial building) 118 Carlisle Street (early 20th century, grading appears to be in error) 179 Carlisle Street (early 20th century, grading appears to be in error) Market, 246-252 Carlisle Street (c.1980s) 262 Carlisle Street (Victorian era, grading appears to be in error)
Village Belle Commercial	<ul style="list-style-type: none"> 84-90 Acland Street (St Kilda Memorial Hall) 91A-93 Acland Street 133 Acland St (former State Savings Bank Victoria) 160 Acland Street (former Coles) 188 Barkly Street (flats & shops and 19th century basalt building) 202A Barkly Street (Village Belle Hotel) 	<ul style="list-style-type: none"> 73-77 Acland Street (late 20th century) 219 Barkly Street (replaced 2017) 	N/A
Ripponlea Commercial	<ul style="list-style-type: none"> 71 Glen Eira Road 74 Glen Eira Road 76 Glen Eira Road 	N/A	<ul style="list-style-type: none"> 8 Glen Eira Avenue (Federation period shops)

Precinct	Remain as Significant	Change from Significant or Contributory to NC	Change from NC to Contributory
St Kilda Botanical Gardens & Environs	<ul style="list-style-type: none"> • 78 Glen Eira Road • 26 Avoca Avenue (War Memorial Scout Hall) • 26-28 Blessington Street • 44 Blessington Street • 46 Blessington Street • 48 Blessington Street • 57 Blessington Street • 60 Blessington Street • 76 Blessington Street • 27 Brighton Road • 33 Brighton Road • 47A Brighton Road • 115 Brighton Road • 1 Broadway • 6 Broadway • 1A Dickens Street • 6 Dickens Street • 6A Dickens Street • 23 Dickens Street • 25 Dickens Street • 15 Foster Street • 11 Hennessy Avenue • 14 Hennessy Avenue • 5A Mitchell Street • 9 Milton Street • 9-11 Milton Street • 17A Milton Street • 41 Milton Street • 23 Mitford Street • 31 Mitford Street • 38 Mitford Street • 43 Mitford Street • 45 Mitford Street • 73-75 Mitford Street • 2-4 Mozart Street • 21 Mozart Street • 2 Southey Grove • 37 Southey Street • 6 Tennyson Street • 10 Tennyson Street 	<ul style="list-style-type: none"> • 25-27 Gordon Avenue (Interwar flats demolished due to poor condition). 	<ul style="list-style-type: none"> • Rajon 3 Tennyson Street • 1 Dryden Street • 119 Brighton Road • 21A Dickens Street • 67 Mitford Street • 3 Goldsmith Street • 25 Tennyson Street • 14 Broadway • 4 Hartpury Avenue • 53 Blessington Street • 8 Southey Street

Precinct	Remain as Significant	Change from Significant or Contributory to NC	Change from NC to Contributory
	<ul style="list-style-type: none"> • 17A Tennyson Street • 30 Tennyson Street • 36 & 38 Tennyson Street • 58 Tennyson Street • 2 Wimbledon Avenue • 5 Wimbledon Avenue 		
Westbury Close	N/A	N/A	N/A
Brunnings Nurse Estate and Environs	<ul style="list-style-type: none"> • Mandalay Court, 17 Albion Street • Mid-Mar, 48 Brighton Road • Limerick Lodge, 58 Brighton Road • Midlothian, 64 Brighton Road • Sixty-six, 66 Brighton Road • Alcazar, 3 Glen Eira Road • 4 Los Angeles Court • 14 Maryville Street • 20 Monkstadt Avenue 	<ul style="list-style-type: none"> • 3 Albion Street (1950s flats) 	N/A
Balaclava Flats Residential	<ul style="list-style-type: none"> • 29-31 William Street • 33 William Street • 74-88 William Street 	N/A	N/A
Ripponlea Residential	<ul style="list-style-type: none"> • Tringingham, 2 Glen Eira Road • Gleneira, 12 Glen Eira Road • Moira, 16 Glen Eira Road • Tintara, 20 Lyndon St • 175 Hotham Street and 1-3 Oak Grove • Quat Quatta, 17 Quat Quatta Avenue 	N/A	<ul style="list-style-type: none"> • 8 Quat Quatta Avenue N/A

APPENDIX C – Schedules of Gradings within Extensions to the Heritage Overlay

Carlisle Street Commercial and Public Precinct

Address	Grading
263-269 Carlisle Street	Contributory
271+275 Carlisle Street	Contributory
277 Carlisle Street	Contributory
279-281 Carlisle Street	Contributory
320 Carlisle Street	Contributory
322A-330A Carlisle Street	Contributory

Village Belle Commercial Precinct

Address	Grading
96-104 Acland Street	Contributory
95-103 + 107-115 Acland Street	Contributory
131 Acland Street	Non-contributory
147-153 Acland Street	Non-contributory
159-163 Acland Street	Contributory
165 Acland Street	Contributory
167A Acland Street	Contributory
169-173 Acland Street	Contributory
175 Acland Street	Contributory
177-179 Acland Street	Contributory
35-49 Blessington Street	Contributory

St Kilda Botanical Gardens & Environs Precinct

Address	Grading
69 Blessington Street	Contributory
80 Blessington Street	Contributory
82 Blessington Street	Contributory
84 Blessington Street	Non-contributory
151 Brighton Road	Contributory
153 Brighton Road	Contributory
155 Brighton Road	Contributory
157 Brighton Road	Contributory

Address	Grading
161 Brighton Road	Contributory
163 Brighton Road	Contributory
165 Brighton Road	Contributory
167 Brighton Road	Contributory
169 Brighton Road	Contributory
171 Brighton Road	Contributory
173 Brighton Road	Contributory
175 Brighton Road	Contributory
177 Brighton Road	Contributory
179 Brighton Road	Contributory
181 Brighton Road	Contributory
183 Brighton Road	Contributory
185 Brighton Road	Non-contributory
189 Brighton Road	Contributory
3 Broadway	Contributory
5 Broadway	Contributory
5 Browning Street	Contributory
7 Browning Street	Contributory
8 Browning Street	Contributory
9 Browning Street	Contributory
11 Browning Street	Contributory
13 Browning Street	Contributory
26 Byron Street	Contributory
28 Byron Street	Contributory
30 Byron Street	Contributory
27 Dickens Street	Contributory
29 Dickens Street	Contributory
5 Foster Street	Contributory
7 Foster Street	Contributory
1 Gordon Avenue	Contributory
2 Gordon Avenue	Contributory
3 Gordon Avenue	Contributory
4 Gordon Avenue	Contributory
5 Gordon Avenue	Contributory

Address	Grading
6 Gordon Avenue	Non-contributory
7 Gordon Avenue	Contributory
8 Gordon Avenue	Contributory
9 Gordon Avenue	Contributory
10 Gordon Avenue	Contributory
11 Gordon Avenue	Non-contributory
12 Gordon Avenue	Contributory
13 Gordon Avenue	Contributory
14 Gordon Avenue	Contributory
15 Gordon Avenue	Contributory
16 Gordon Avenue	Non-contributory
17 Gordon Avenue	Contributory
18 Gordon Avenue	Contributory
19 Gordon Avenue	Contributory
20 Gordon Avenue	Contributory
21 Gordon Avenue	Contributory
23 Gordon Avenue	Contributory
1 Hartpury Avenue	Contributory
3 Hartpury Avenue	Contributory
8 Hartpury Avenue	Contributory
10 Hartpury Avenue	Contributory
12 Hartpury Avenue	Contributory
14 Hartpury Avenue	Contributory
15 Hartpury Avenue	Contributory
17 Hartpury Avenue	Contributory
19 Hartpury Avenue	Contributory
21 Hartpury Avenue	Contributory
23 Hartpury Avenue	Non-contributory
10 Hennessy Avenue	Contributory
12 Hennessy Avenue	Contributory
1 Irymple Avenue	Contributory
2 Irymple Avenue	Contributory
3 Irymple Avenue	Contributory
4 Irymple Avenue	Contributory

Address	Grading
5 Irymple Avenue	Non-contributory
6 Irymple Avenue	Contributory
7 Irymple Avenue	Contributory
8 Irymple Avenue	Contributory
9 Irymple Avenue	Contributory
10 Irymple Avenue	Contributory
11 Irymple Avenue	Contributory
12 Irymple Avenue	Contributory
13 Irymple Avenue	Contributory
14-14A Irymple Avenue	Non-contributory
16 Irymple Avenue	Contributory
2 Mason Avenue	Contributory
4 Mason Avenue	Contributory
6 Mason Avenue	Contributory
8 Mason Avenue	Contributory
10 Mason Avenue	Contributory
12 Mason Avenue	Contributory
14 Mason Avenue	Contributory
16 Mason Avenue	Contributory
18 Mason Avenue	Contributory
20 Mason Avenue	Contributory
22 Mason Avenue	Contributory
24 Mason Avenue	Contributory
26 Mason Avenue	Contributory
28 Mason Avenue	Contributory
30-32 Mason Avenue	Contributory
34 Mason Avenue	Contributory
36 Mason Avenue	Contributory
38 Mason Avenue	Contributory
39 Mason Avenue	Contributory
40 Mason Avenue	Contributory
41 Mason Avenue	Contributory
43 Mason Avenue	Contributory
45 Mason Avenue	Contributory

Address	Grading
12 Milton Street	Contributory
17-19 Milton Street	Contributory
21 Milton Street	Contributory
23 Milton Street	Contributory
25 Milton Street	Contributory
27 Milton Street	Contributory
28 Milton Street	Contributory
29 Milton Street	Contributory
31 Milton Street	Contributory
32 Milton Street	Contributory
33 Milton Street	Contributory
34 Milton Street	Contributory
36 Milton Street	Contributory
38 Milton Street	Contributory
40 Milton Street	Contributory
42 Milton Street	Non-contributory
44 Milton Street	Contributory
10A Mitford Street	Contributory
12 Mitford Street	Contributory
14 Mitford Street	Contributory
16 Mitford Street	Non-contributory
11 Mitford Street	Contributory
13 Mitford Street	Contributory
15 Mitford Street	Significant
17 Mitford Street	Contributory
19 Mitford Street	Contributory
21 Mitford Street	Contributory
23 Mitford Street	Significant (VHR H0616)
78 Mitford Street	Contributory
80 Mitford Street	Contributory
3 Southey Court	Contributory
4 Southey Court	Contributory
5 Southey Court	Contributory
6 Southey Court	Contributory

Address	Grading
7 Tennyson Street	Contributory
9 Tennyson Street	Contributory
9A Tennyson Street	Contributory
33 Tennyson Street	Non-contributory
37 Tennyson Street	Contributory
39 Tennyson Street	Contributory
41 Tennyson Street	Contributory
43 Tennyson Street	Contributory
45 Tennyson Street	Contributory
47 Tennyson Street	Contributory
49 Tennyson Street	Contributory
49A Tennyson Street	Contributory
51 Tennyson Street	Contributory
78 Tennyson Street	Contributory
80 Tennyson Street	Contributory
82 Tennyson Street	Contributory
84 Tennyson Street	Non-contributory
86 Tennyson Street	Contributory
88 Tennyson Street	Contributory
90 Tennyson Street	Contributory
3 Wimbledon Avenue	Contributory
3A Wimbledon Avenue	Non-contributory

Balaclava Flats Residential Precinct

Address	Grading
1 The Avenue	Contributory
3 The Avenue	Contributory
4 The Avenue	Contributory
6 The Avenue	Contributory

Ripponlea Residential Precinct

Address	Grading
39 Sycamore Grove	Contributory
39A Sycamore Grove	Contributory

Address	Grading
41 Sycamore Grove	Contributory
42 Sycamore Grove	Contributory
43 Sycamore Grove	Contributory
44 Sycamore Grove	Contributory
45 Sycamore Grove	Contributory
46 Sycamore Grove	Contributory
47 Sycamore Grove	Contributory
48 Sycamore Grove	Contributory
49 Sycamore Grove	Non-contributory
50 Sycamore Grove	Contributory
51 Sycamore Grove	Contributory
52 Sycamore Grove	Contributory
53 Sycamore Grove	Contributory
54 Sycamore Grove	Non-contributory
55 Sycamore Grove	Contributory
56 Sycamore Grove	Contributory
57 Sycamore Grove	Contributory
58 Sycamore Grove	Contributory
60 Sycamore Grove	Contributory

Inkerman Street Commercial Precinct

Address	Grading
244 Inkerman Street	Contributory
248-250 Inkerman Street	Significant
254 Inkerman Street	Non-contributory
256 Inkerman Street	Non-contributory
258 Inkerman Street	Contributory
262-66 Inkerman Street	Contributory
268-276 Inkerman Street	Significant
278 Inkerman Street	Significant
280 Inkerman Street	Contributory
353-355 Inkerman Street	Contributory

Balston Street Precinct

Address	Grading
2 Balston Street	Contributory
4 Balston Street	Contributory
6 Balston Street	Contributory
6A Balston Street	Contributory
8 Balston Street	Contributory
8A Balston Street	Contributory
9 Balston Street	Contributory
10 Balston Street	Contributory
11 Balston Street	Contributory
12 Balston Street	Contributory
13 Balston Street	Contributory
14 Balston Street	Contributory
15 Balston Street	Contributory
16 Balston Street	Significant
17 Balston Street	Contributory
18 Balston Street	Contributory
19 Balston Street	Contributory
20 Balston Street	Contributory
21 Balston Street	Contributory
22 Balston Street	Contributory
23 Balston Street	Contributory
24 Balston Street	Contributory
25 Balston Street	Contributory
26 Balston Street	Contributory
27 Balston Street	Contributory
28 Balston Street	Contributory
29 Balston Street	Contributory
30 Balston Street	Contributory
31 Balston Street	Non-contributory
32 Balston Street	Contributory
33 Balston Street	Contributory
34 Balston Street	Contributory
35 Balston Street	Contributory

Address	Grading
37 Balston Street	Contributory
38 Balston Street	Contributory
40 Balston Street	Contributory
42 Balston Street	Contributory
44 Balston Street	Contributory
46 Balston Street	Contributory
48 Balston Street	Contributory
50 Balston Street	Contributory

APPENDIX D – Individual/Group Places Maps

Place	Map
<p>Joseph Tarry Cottages</p> <ul style="list-style-type: none">• 149 & 151 Argyle Street• 1 Queen Street, St Kilda East	
<p>The Benshemesh Flats Group Listing 1 (1948-1954)</p> <ul style="list-style-type: none">• 289 Barkly Street, St Kilda• 11 Burnett Street, St Kilda• 62 Hotham Street, St Kilda East• 38 Westbury Street, St Kilda East	



Place	Map
	 <p>The image contains two aerial photographs of urban areas. The top photograph shows a large, light-colored building complex with a flat roof, outlined in red. A white label with the text 'Burnett Street' is positioned above the building, with a line pointing to the street. The surrounding area includes other buildings with various roof types and some trees. The bottom photograph shows a similar building complex, also outlined in red. A white label with the text 'Hotham Street' is positioned to the left of the building, with a line pointing to the street. This area also features other buildings and trees.</p>

Place	Map
	
<p>Elbe 22 Blenheim Street, Balaclava</p>	

Place	Map
<p>Maison Parisienne 122 Brighton Road, Ripponlea</p>	 An aerial photograph showing a residential street scene. A large, multi-story building with a complex roofline is highlighted with a red rectangular outline. The building is situated on a corner lot. To the left, a wide road with tram tracks is visible, labeled 'Brighton Road'. Other houses and trees are visible in the surrounding area.
<p>Bellevue Lodge 342 Carlisle Street, Balaclava</p>	 An aerial photograph of a residential area. A large, multi-story building with a prominent gabled roof is outlined in red. The building is located on a street labeled 'Carlisle Street'. To the left, another street is labeled 'Orange Grove'. The surrounding area includes other houses, trees, and a parking lot.

Place	Map
Dick Whittington Tavern 34 Chapel Street, St Kilda	 An aerial photograph showing a residential street. A building at the intersection of Chapel Street and Kipling Street is highlighted with a red rectangular outline. The street names 'Chapel Street' and 'Kipling Street' are labeled in white boxes with black text. The surrounding area consists of various residential buildings and trees.
Chapel Lodge 16A Chapel Street, St Kilda	 An aerial photograph showing a residential street. A large building at the intersection of Chapel Street and Argyle Street is highlighted with a red rectangular outline. The street names 'Chapel Street' and 'Argyle Street' are labeled in white boxes with black text. The surrounding area includes other buildings, trees, and a parking lot.


Place	Map
Moruya 70 & 70A Chapel Street, St Kilda	
Attached Houses 79 & 81 Chapel Street, St Kilda	



Place	Map
<p>Shop residences 93 & 95 Chapel Street, St Kilda</p>	 <p>An aerial photograph of a street intersection. Chapel Street runs vertically on the right side, and Inkerman Street runs horizontally across the middle. A red rectangle highlights a building at the corner of Chapel Street and Inkerman Street. Other buildings and cars are visible in the surrounding area.</p>
<p>Benshemesh 1960 Flats Group</p> <ul style="list-style-type: none">• 306 Dandenong Road, St Kilda East• 16 Lansdowne Road, St Kilda East• 8 Westbury Street, St Kilda East	 <p>An aerial photograph of a residential area. Dandenong Road runs horizontally across the top. Shirley Grove runs vertically on the right side. A red rectangle highlights a building on Dandenong Road, between Shirley Grove and another street to the left.</p>


Place	Map
	 <p>The image contains two aerial photographs of a residential area. The top photograph shows a long, light-colored building with a flat roof, outlined in red. A white label 'Lansdowne Road' is positioned vertically to the right of the building. The bottom photograph shows a similar long building, also outlined in red, situated on a street. A white label 'Westbury Street' is positioned vertically to the left of the building. Both maps show surrounding houses with gabled roofs and trees.</p>


Place	Map
<p>Chudleigh Court 9 Dickens Street, Elwood</p>	
<p>Elwood Talmud Torah Congregation Complex 37-39 Dickens Street, Elwood</p>	

Place	Map
<p>Adass Israel Synagogue 12-24 Glen Eira Avenue, Ripponlea</p>	 An aerial photograph of a residential area in Ripponlea, Victoria. A large, light-colored building with a flat roof, identified as the Adass Israel Synagogue, is outlined with a red rectangle. The building is situated on Glen Eira Avenue. To the north of the building, a street is labeled 'Oak Grove'. To the west, a railway line runs parallel to Glen Eira Avenue. The surrounding area consists of various residential buildings and greenery.
<p>Park View 5 Herbert Street, St Kilda</p>	 An aerial photograph of a residential area in St Kilda, Victoria. A large, light-colored building with a flat roof, identified as Park View, is outlined with a red rectangle. The building is situated on Herbert Street. The map shows a dense residential area with various roof types and colors. A large green field is visible to the east of the building. The street 'Herbert Street' is labeled on the right side of the image.

Place	Map
<p>House 10 Hotham Grove (with 7 and 9 Hotham Grove HO419)</p>	 An aerial photograph of a residential street named Hotham Grove. A white label with the text "Hotham Grove" and a north arrow is positioned above the street. A red rectangular outline highlights a specific house located on the east side of the street, between two larger buildings with grey roofs. The surrounding area includes other houses with red-tiled roofs, trees, and a paved road.
<p>Woodside 12 Hotham Grove (with 2 Hotham Grove HO418)</p>	 An aerial photograph of the same residential street, Hotham Grove. A white label with the text "Hotham Grove" and a north arrow is positioned below the street. A red rectangular outline highlights a house located on the east side of the street, south of the house highlighted in the previous map. This house is partially obscured by trees and is situated between a large grey-roofed building and other residential structures.

Place	Map
<p>House 101A Hotham Street, Balaclava</p>	 An aerial photograph of a residential street in Balaclava. A house with a grey roof is highlighted with a red rectangle. The house is located on the east side of Hotham Street, between Carlisle Street to the north and another street to the south. The map includes labels for 'Carlisle Street' and 'Hotham Street'.
<p>Feldhagen Flats Group Listing 1 (1961-1968)</p> <ul style="list-style-type: none">• 169 Hotham Street, Balaclava• 247 Inkerman Street, Balaclava• 99 Westbury Street, Balaclava	 An aerial photograph of a residential street in Balaclava. A large, long building with a grey roof is highlighted with a red rectangle. The building is located on the east side of Hotham Street. The map includes a label for 'Hotham Street'.

Place	Map
	 <p>The top map is an aerial photograph showing a red-outlined rectangular building with a light-colored roof. The building is situated at the intersection of Inkerman Street (top) and Camden Street (right). Other buildings with various roof types are visible in the surrounding area.</p> <p>The bottom map is another aerial photograph showing a red-outlined building with a light-colored roof. This building is located at the intersection of Westbury Street (right). The surrounding area includes other buildings, some with corrugated metal roofs, and a parking area.</p>

Place	Map
Dalgety 191 Inkerman Street, St Kilda	 An aerial photograph showing a residential street. A white label 'Inkerman Street' is positioned at the top. A red rectangular box highlights a large, multi-story building with a prominent, multi-gabled roof structure, situated between Inkerman Street and another street.
Attached houses 2 and 4 Queen Street, St Kilda East	 An aerial photograph showing a residential street. A white label 'Queen Street' is positioned at the bottom left. A red rectangular box highlights a two-story building with a grey roof, situated between Queen Street and another street.

Place	Map
Duke of Edinburgh Hotel (former) 374 St Kilda Road, St Kilda	 An aerial photograph of a street intersection in St Kilda. A red rectangular box highlights a large, multi-story building complex at the corner of St Kilda Road and Martin Street. The building has a light-colored facade and a complex roofline. The surrounding area includes other buildings, trees, and a road with some traffic. Labels for 'St Kilda Road' and 'Martin Street' are overlaid on the image.
House 50 Westbury Street, St Kilda East	 An aerial photograph of a residential street in St Kilda East. A red rectangular box highlights a house at 50 Westbury Street. The house has a prominent red-tiled roof and is surrounded by trees and other residential buildings. The street is labeled 'Westbury Street' and 'Westbury Grove'.

Place	Map
<p>House 5 Wando Grove, St Kilda East</p>	 <p>An aerial photograph showing a residential street named 'Wando Grove'. A red rectangular outline highlights a house with a red-tiled roof and a gabled structure, situated on the right side of the street. The surrounding area includes other houses with various roof types and some trees.</p>
<p>Cambury & Lynton 58 & 58A Westbury Street, St Kilda East</p>	 <p>An aerial photograph showing a residential street named 'Westbury Street'. A red rectangular outline highlights two adjacent houses with red-tiled roofs, situated on the right side of the street. The surrounding area includes other houses and trees.</p>

Place	Map
<p>Sheffield Manor & Wansbeck 110 & 125 Westbury Street, Balaclava</p>	 An aerial photograph of a residential street in Balaclava, Victoria. The street is Westbury Street, with a white label oriented vertically over the road. Two properties are highlighted with red rectangles: one on the left side of the street (110 Westbury Street) and one on the right side (125 Westbury Street). The surrounding area shows other houses with various roof types and colors, including some with corrugated metal roofs. There are trees and parked cars visible along the street.

APPENDIX E – Heritage Overlay Schedule Controls

Precincts

Precinct	External Paint Controls	Tree Controls	Fence and Outbuilding Controls
Carlisle Street Commercial and Public Precinct	No	No	No
Village Belle Commercial Precinct	No	No	No
Ripponlea Commercial Precinct	No	No	No
St Kilda Botanical Gardens & Environs Precinct	No	Yes Liquidambar (Liquidambar styraciflua) in Foster Ave, London planes (Platanus x acerifolia) in Blessington St, Brighton Rd, Broadway Dickens St, Goldsmith St, Irymple Ave, Mitford St, Southey St, Tennyson St, Wimbleton Ave, and the London planes, Canary Island palms (Phoenix canariensis) Kurrajong (Brachychiton populneus) and White Cedars (Melia azedarach) in the F.L. Dawkins and E.C. Mitty reserves.	Yes Contributory fences
Brunnings Estate & Environs Precinct	No	Yes Liquidambar (Liquidambar styraciflua) in Los Angeles Ct & Monkstadt Ave, London planes (Platanus x acerifolia) in Brighton Rd	Yes Contributory fences and garages
Westbury Close Precinct	No	Yes London planes (Platanus x acerifolia)	Yes Contributory fences
Ripponlea Residential Precinct	No	Yes London planes (Platanus x acerifolia) in Brighton Rd, Fuller Rd, Quat Quatta Ave and Victoria Ave.	Yes Contributory fences
Balaclava Flats Residential Precinct	No	Yes, 12-14 Duke Street and 45 Rosamond Street	Yes Contributory fences to Interwar period flats
Balston Street Precinct	No	No	No
Inkerman Street Precinct	No	No	No

Individual/Group Places

Place	External Paint Controls	Tree Controls	Fence and Outbuilding Controls
Joseph Tarry Cottages, 149 & 151 Argyle Street and 1 Queen Street, St Kilda East	Yes	No	No
The Benshemesh Flats Group Listing 1 (1948-1954) 289 Barkly Street, St Kilda; 11 Burnett Street, St Kilda; 62 Hotham Street, St Kilda East; 38 Westbury Street, St Kilda East.	No	No	Yes, front fences to 289 Barkly Street, 11 Burnett Street and 62 Hotham Street
Elbe, 22 Blenheim Street, Balaclava	Yes	No	No
Maison Parisienne, 122 Brighton Road, Ripponlea	Yes	No	Yes, garages
Bellevue Lodge, 342 Carlisle Street, Balaclava	No	No	No
Chapel Lodge, 16A Chapel Street, St Kilda	Yes	No	Yes, front fence
Dick Whittington Tavern, 34 Chapel Street, St Kilda	Yes	No	No
Moruya, 70 & 70A Chapel Street, St Kilda	Yes	No	No
Attached Houses, 79 & 81 Chapel Street, St Kilda	No	No	No
Shop residences, 93 & 95 Chapel Street, St Kilda	No	No	No
Benshemesh 1960 Flats Group, 306 Dandenong Road, 16 Lansdowne Road, and 8 Westbury Street, St Kilda East	No	No	Yes, front fences
Chudleigh Court, 9 Dickens Street, Elwood	No	No	Yes, front fence and garages
Elwood Talmud Torah Congregation Complex, 37-39 Dickens Street, Elwood	No	No	No
Adass Israel Synagogue, 12-24 Glen Eira Avenue, Ripponlea	No	No	Yes, front fence
Park View, 5 Herbert Street, St Kilda	Yes	No	Yes, front fence
House, 10 Hotham Grove (with 7 and 9 Hotham Grove HO419)	Yes	No	No

Place	External Paint Controls	Tree Controls	Fence and Outbuilding Controls
Woodside, 12 Hotham Grove (with 2 Hotham Grove HO418)	Yes	No	No
House, 101A Hotham Street, Balaclava	Yes	No	Yes, front fence
Feldhagen Flats Group Listing 1 (1961-1968) 169 Hotham Street, Balaclava; 247 Inkerman Street, Balaclava; 99 Westbury Street, Balaclava	Yes	No	Yes, front fences
Dalgety, 191 Inkerman Street, St Kilda	No	No	Yes, front fence
Attached houses, 2 and 4 Queen Street, St Kilda East	Yes	No	No
Duke of Edinburgh Hotel (former), 374 St Kilda Road, St Kilda	Yes	No	No
House, 50 Westbury Street, St Kilda East	Yes	No	No
House, 5 Wando Grove, St Kilda East	No	No	No
Cambury & Lynton, 58 & 58A Westbury Street, St Kilda East	Yes	No	Yes, Front fence (no. 58) and fence to shared boundary, garages
Sheffield Manor & Wansbeck 110 & 125 Westbury Street, Balaclava	No	No	Yes Front fence for 125 Westbury Street Garages for 110 & 125 Westbury Street

APPENDIX F – Precinct Citations

APPENDIX G –Individual/Group Citations

APPENDIX H – Inkerman Hotel Citation

APPENDIX I – Datasheets

APPENDIX J – Updated Citations

Balaclava Flats Residential Precinct

Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

1.0 Thematic Context

Victoria's framework of historical themes

4. Transforming and managing land and natural resources: 4.7 Transforming the land and waterways
6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

2. Land transformation: 2.2 Altering the land (2.2.1 Water)
5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development)

2.0 History

The precinct is comprised of two parts as shown in Figure 1:

- The north section comprises parts of Crown lots 71C and 71D the north of Carlisle Street west side of Chapel Street.
- The south section comprises parts or all of Crown lots 216A, 217B, 219, 228, 230, 230A & 231 to the south of Carlisle Street and west of Chapel Street.

The Government Land Sales offering Crown lots in the precinct were held in 1850, 1853, and 1863.



Figure 1 - Parish Plan - P81 (13) At Elwood Parish of Prahran. Lots that are partly or wholly within the precinct area are highlighted (Source: Landata)

Development in the precinct was limited initially due to the risk of flooding. In 1857, a councillor 'presented a petition signed by 69 residents and owners of property near the Balaclava and Inkerman roads praying the (St Kilda) Council to take steps for the drainage of that locality'. (*Argus* 16 May 1857 p.5).

The impetus for subdivision however was likely the impending railway, which was being discussed in public meetings from at least early 1856 (*Argus* 2 February 1856 p5), however its location was not identified on the Blenheim Estate plan. Construction of the railway line between the terminus at St Kilda and Bay Street, Brighton was authorised on 24 November 1857 for the St Kilda and Brighton Railway Co., with the first service operating on 3 December 1859. The Grosvenor Street Bridge was one of 11 bridges constructed probably in timber bridge initially. The Melbourne and Hobson's Bay United Railway Co. purchased the line in 1865 and subsequently the company's assets were sold to the Government in 1878 (PPHR 2109).

From late 1857, St Kilda Council sought to address the issue of flooding in the area with the construction of the first drain. Plans for the first section running westwards from Chapel Street were prepared and the location of the proposed watercourse marked out (JBCI, p213). The current location corresponds with the description being about equidistant between Inkerman Street to the north and Carlisle Street to the south.

The situation had not been sufficiently resolved by 1860 when:

storm waters from outlying districts swept into St. Kilda, and flooded the lower lands lying between Barkly Street, and the eastern boundary. Residents of the flat had to leave their

houses, and seek shelter in the higher parts of the town. Along the line of the main drain much damage was done by the overflowing waters (JBC I, p146).

In the following year, Council entered into contracts for enlarging, and for making the main drain to the sea (channelling run-off that emanated in Caulfield). These contracts presumably included the section covered by the reserve in Bothwell Street, then extended across the original market reserve (now the town hall and state school) and linked into the drain between Duke and Pakington streets. Although works were hampered by the reduction in government grants to the Council, the drain was completed by 1865 (JBC I, pp145-146, 214).

Nineteenth century development in the north section

The first allotments to be sold in the precinct were the two to the north of Carlisle Street in May 1850 (*Argus*, 16 May 1850, p.2). It was recorded in the *Argus* that R(ichard) Guthridge had bought both allotments but on the Parish Plan, different names are noted on the Parish Plan (as did occur) – N(ehmiah) Guthridge for lot 71D – (Pakington Street) and J(abez) Plevins for lot 71C (Duke Street area). These allotments were both relatively large at nearly 8 acres.

The land in Portion C of lot 71 was subdivided soon after in early 1853 (Figure 2) creating the east end of Duke Street (*Argus*, 5 January 1853, p1). The allotments were larger than the extant blocks being between 1/4 and 1/2 acre (SLV va200055). The initial subdivision of Pakington Street also probably occurred about this time (SLV va001220; *Argus* 22 April 1852 p1)

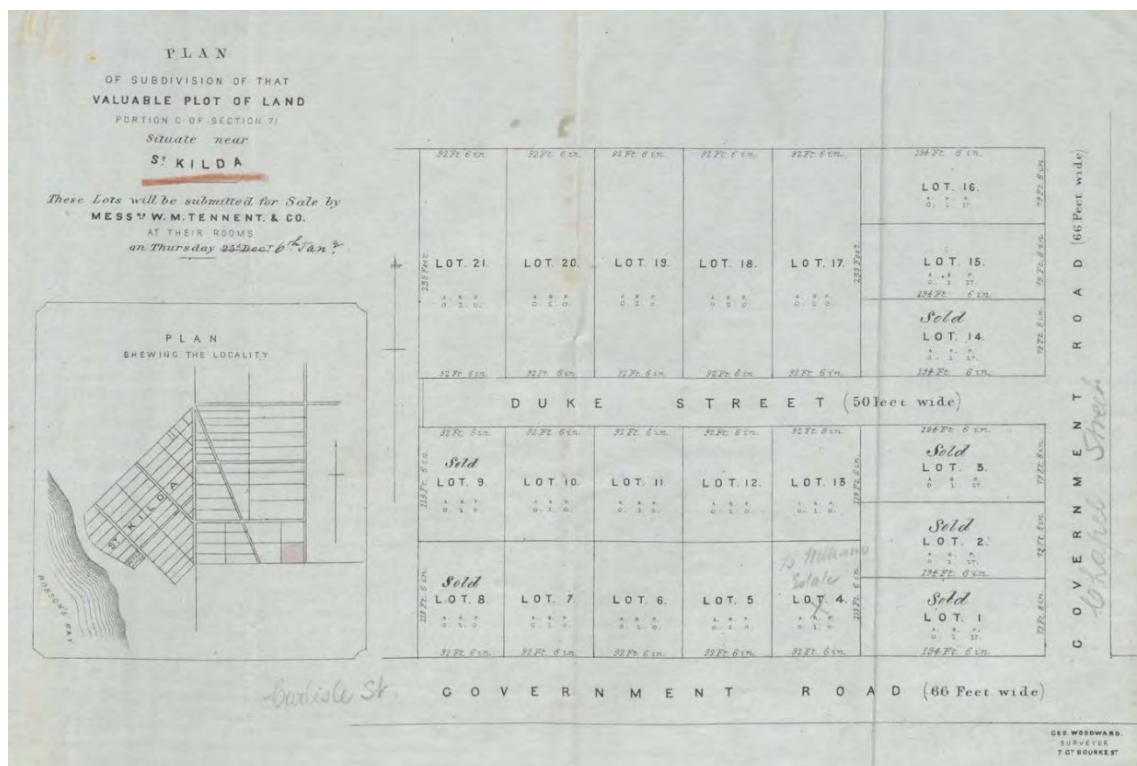


Figure 2 – 1853, Subdivision of Portion C of Section 71 St Kilda (Source: SLV, va200055)

The first plan recording development in the area dates to 1855 shows that only Pakington Street had been created and possibly one building existed on what would be the south side of Duke Street. A similar situation is evident on the 1866 Cox plan (see Figure 8).

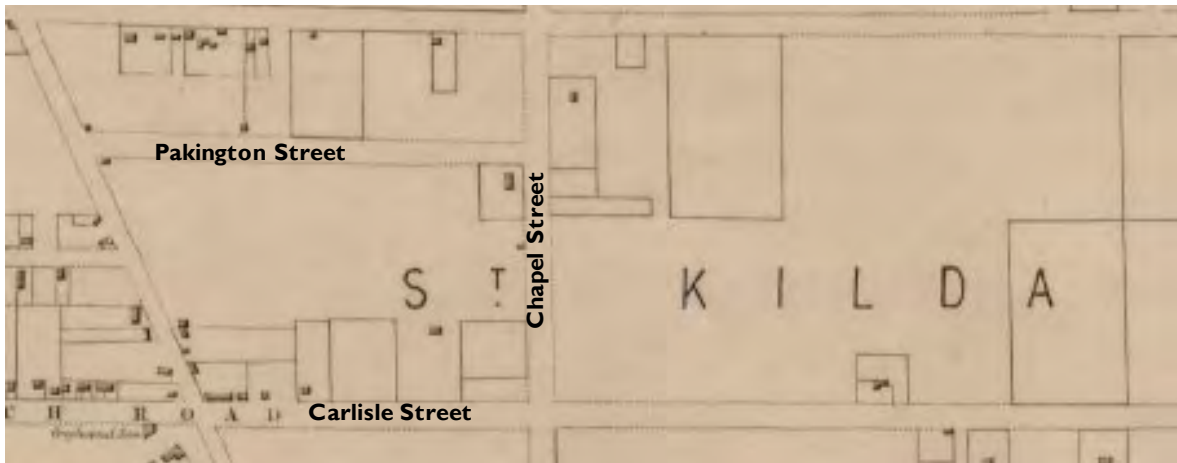


Figure 3 – 1855 James Kearney ‘Melbourne + its Suburbs’ plan (Source: SLV)

The Vardy Plans of 1873 (Figure 4) shows that there was some development on the south side of Duke Street near Chapel Street, but it does not correspond to the extant houses. The north side was undeveloped and neither Lynott Street nor Glenmark Avenue had been laid out. There were some timber houses in the mid-part of Pakington Street and possibly one or two on the south side survive (from the group of nos 49-53).

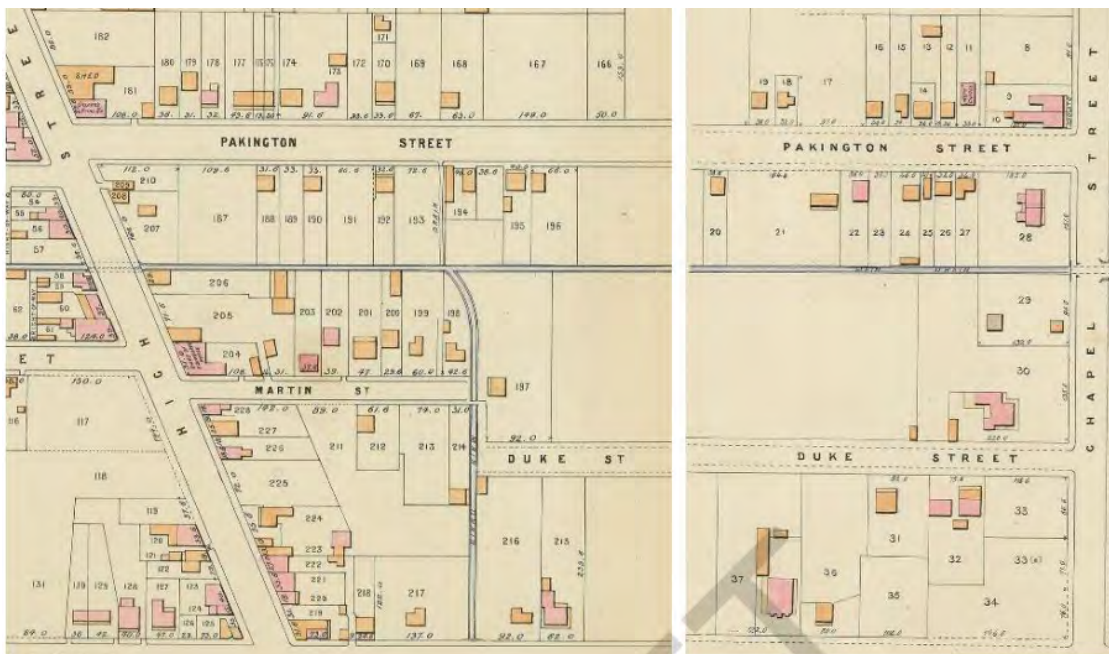


Figure 4 - 1873 Vardy Plans SW1 + SW2 (Source: SKHS)

By the end of the 19th century according to the MMBW plans (Figure 5), much of the northern section had been developed and a considerable proportion of that building stock survives. Pakington Street was largely as it is, however Duke Street was less developed (MMBW 1371 + 1383, 1897). The group on south side of the street had been constructed (nos. 27-41), most of Lynott Street and adjacent part on north side of Duke Street (nos. 2-12/14) but Glenmark Avenue had not been created yet. The confluence of two arms of the drainage system is also evident.

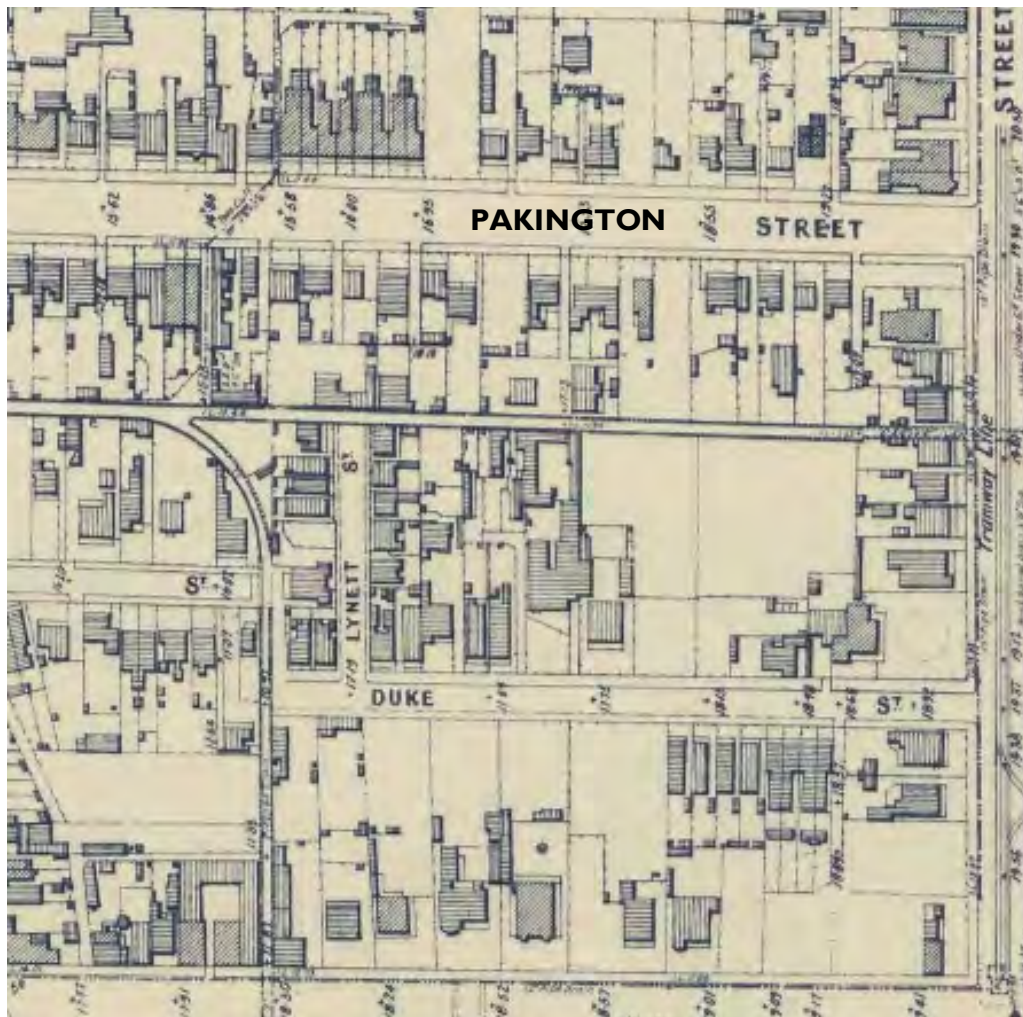


Figure 5 – 1896 MMBW no. 45 (Source: SLV)

Nineteenth century development in the south section

The section west of the railway between Carlisle Street (to the north) and Nightingale Street (to the south) was all acquired by John Cooke, relating to three, five-acre allotments - 216A and 217 A + B. Two are known to have been offered for sale in November 1853 and it is likely the other Crown lot was sold about this time (*Argus* 25 November 1853 p5). Part of the land east of the railway in the precinct was also sold in November 1853, being lot 228 (J Gill). The two other large allotments – no. 219 and no. 230 – were respectively acquired by J Gatehouse and Peter Davis, auctioneer and one-time mayor of Melbourne (1856-57). The land between Nightingale and Grosvenor streets was initially set aside as a reserve and subdivided in 1863.

Regardless of the flooding issue, which had not been resolved by 1857, a major subdivision was undertaken between Carlisle and Nightingale streets and named the Blenheim Park Estate (Figure 6). In the auction notice of the agents Symon and Perry, the estate was advertised as follows (Age 2 October 1857 p7):

The above magnificent estate, the most valuable unsold large portion of land in the municipality of St Kilda. This splendid property has been subdivided into 178 allotments The auctioneers deem it unnecessary to expatiate upon the value of the above described property, as it must be patent to every one that a more valuable and choice spot could not be selected.

The name of the estate references one of England's most famous and grandest country houses built for the Duke of Marlborough. The width of the original allotments varied between 29 feet (8.84m) and 31 feet (9.45m).

Within a year, houses were being constructed, including, according to a contemporary advertisement, a four-roomed brick cottage with a slate roof in Marlborough Street (*Argus* 28 Sept 1858 p2). Unfortunately, the early editions of the directories do not record the early phase of occupation in the smaller streets in the precinct area (not until 1872).

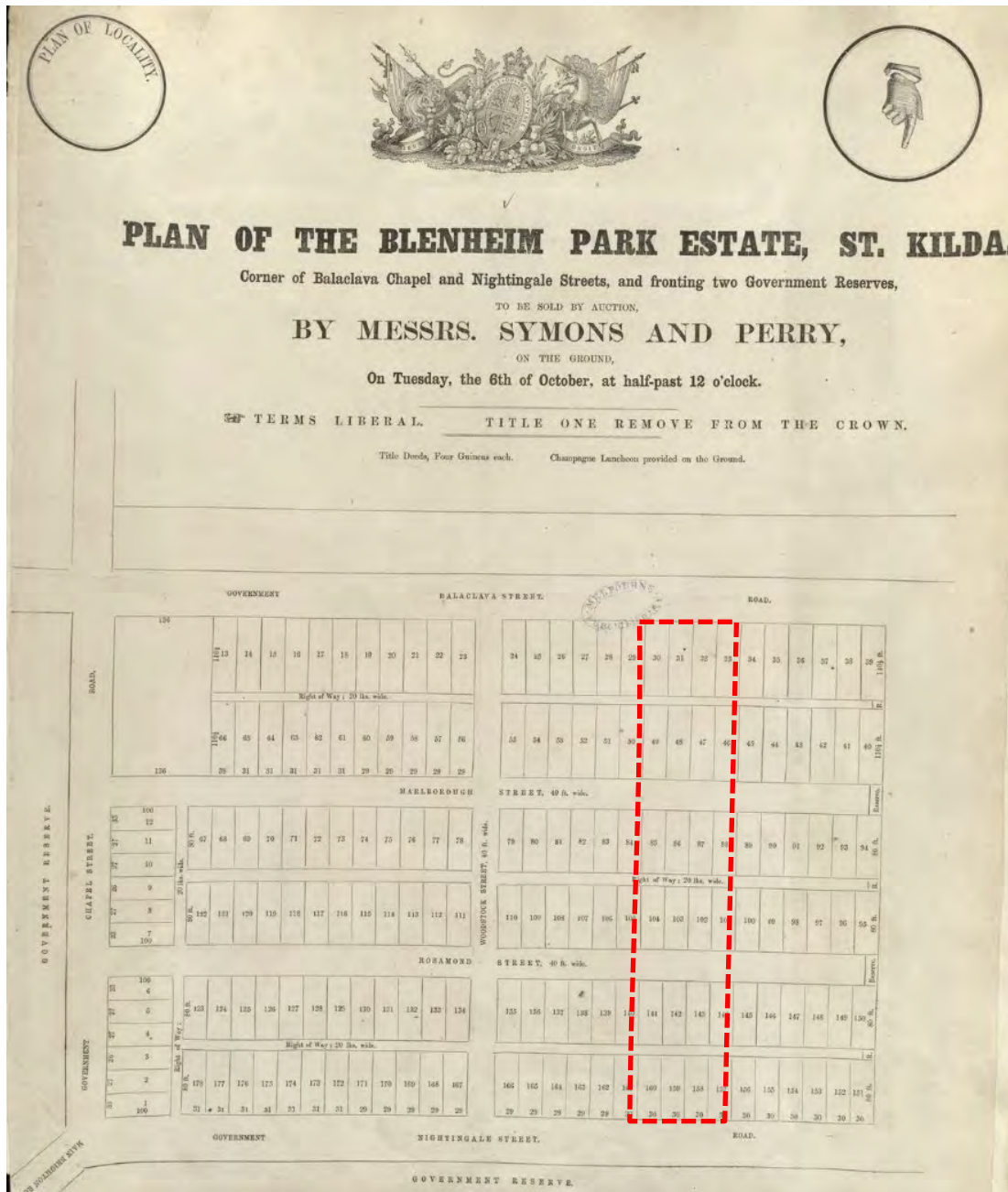


Figure 6 – Blenheim Park Estate, approximate location of railway highlighted. Note that ‘Balaclava Street’ is now Carlisle Street (Source: SLV, ge000112)

The last phase of government subdivision and sale occurred from late 1863, when the land about the main drain (between Nightingale and Grosvenor streets) was surveyed by B M Goldinet. H. Leopold Wagner acquired the east side of William Street in 1864 and the architect F M White purchased the west side in 1865. S M Gibbs, who was involved with mining companies at Ballarat, acquired about a

third of the allotments on the west side of the railway in November 1865, including where Gibbs Street is now located.

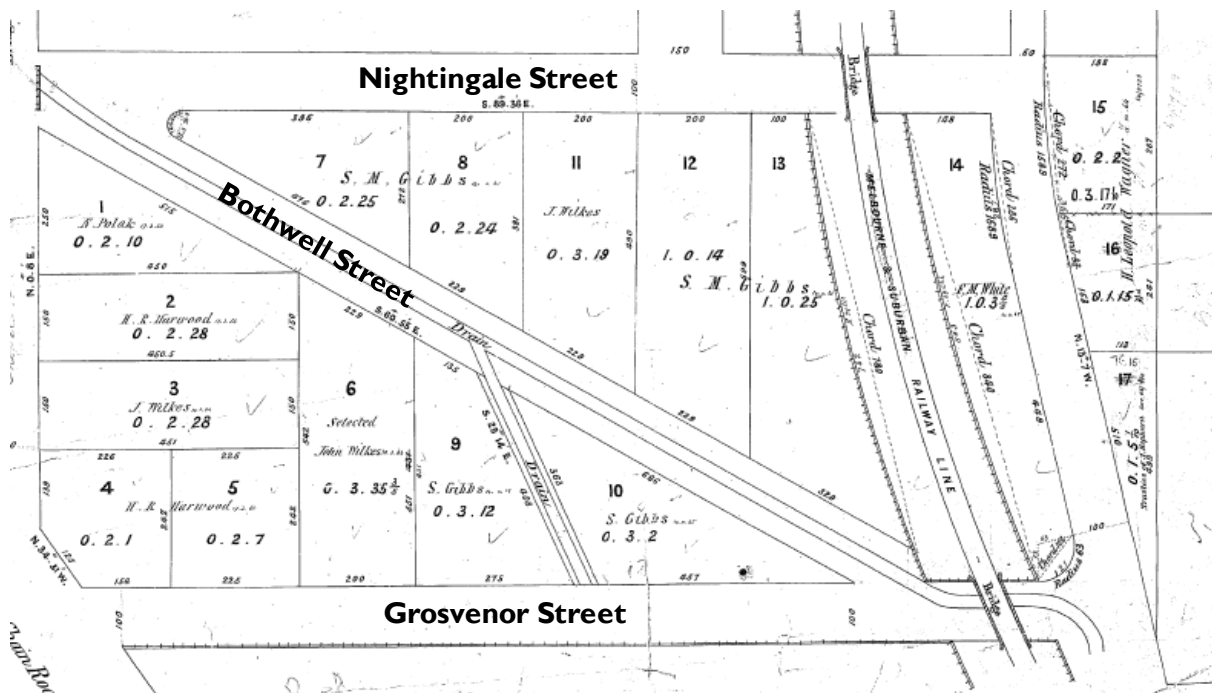


Figure 7 – 1863 subdivision plan (Source: Landata, Put away plan P89A-1)

The Cox Plan of 1866 (Figure 8) shows some development in the Blenheim Park Estate area and in William Street, though not all the streets that had been laid out in the precinct area by that time. The railway and main drain are evident. The pattern of development contrasted with that in other parts of the municipality in that the allotments were generally smaller, especially between Marlborough and Nightingale streets. Further to the north and west in the centre of St Kilda, those who ruled Victoria (judges, magnates and legislators) lived in elegant estates in what was considered to be the best address in Melbourne at this time (AL, pix).

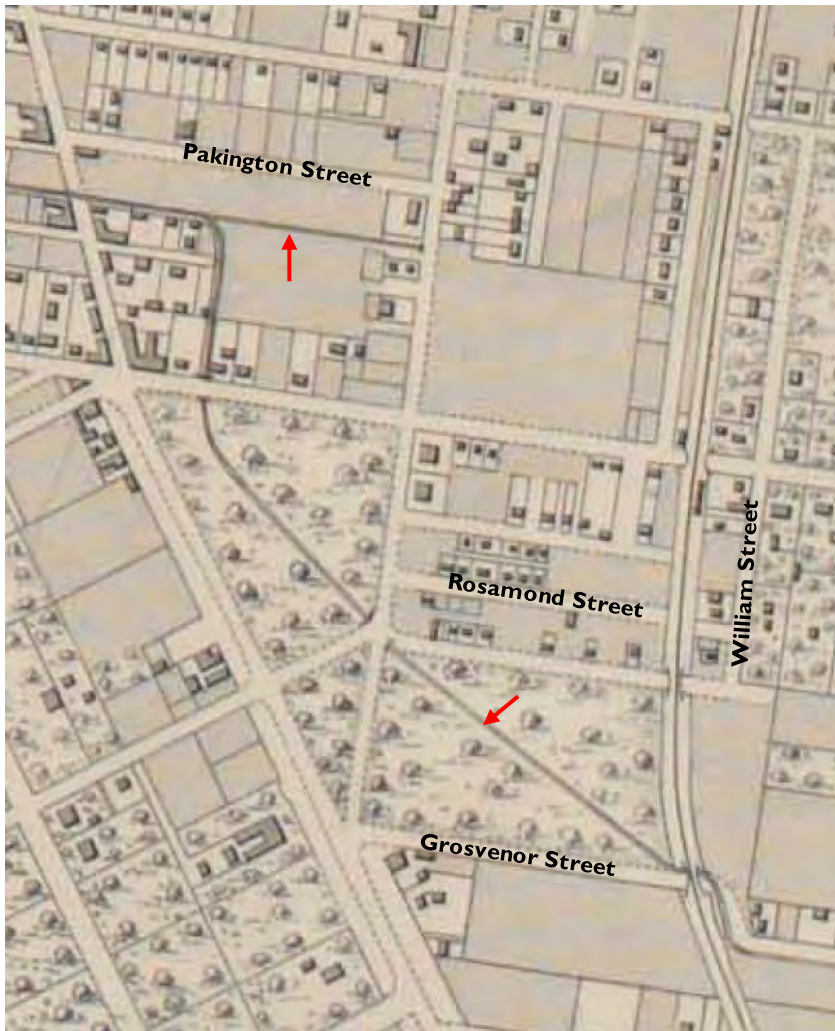


Figure 8 - Cox plan (1866) showing drains (arrows), railway and some development in the Blenheim Park Estate (Source: SLV)

Not all the land was sold in the Blenheim Park Estate during the late 1850s, and in 1871 a second phase of offerings in the Estate was undertaken in January and July (Figure 9). Nine lots in Marlborough and Rosamond streets were available in January (*Argus* 14 January 1871 p2) and 35 in July (*Argus* 14 July 1871 p2). According to the contemporary plans, about 2/3rds of the lots had been sold. The lot configuration and sizes changed from the original subdivision as they are generally smaller. Most of the lots were 20 feet (6m) wide but varied between 17 feet (5.2) and 31 feet (9.45m).

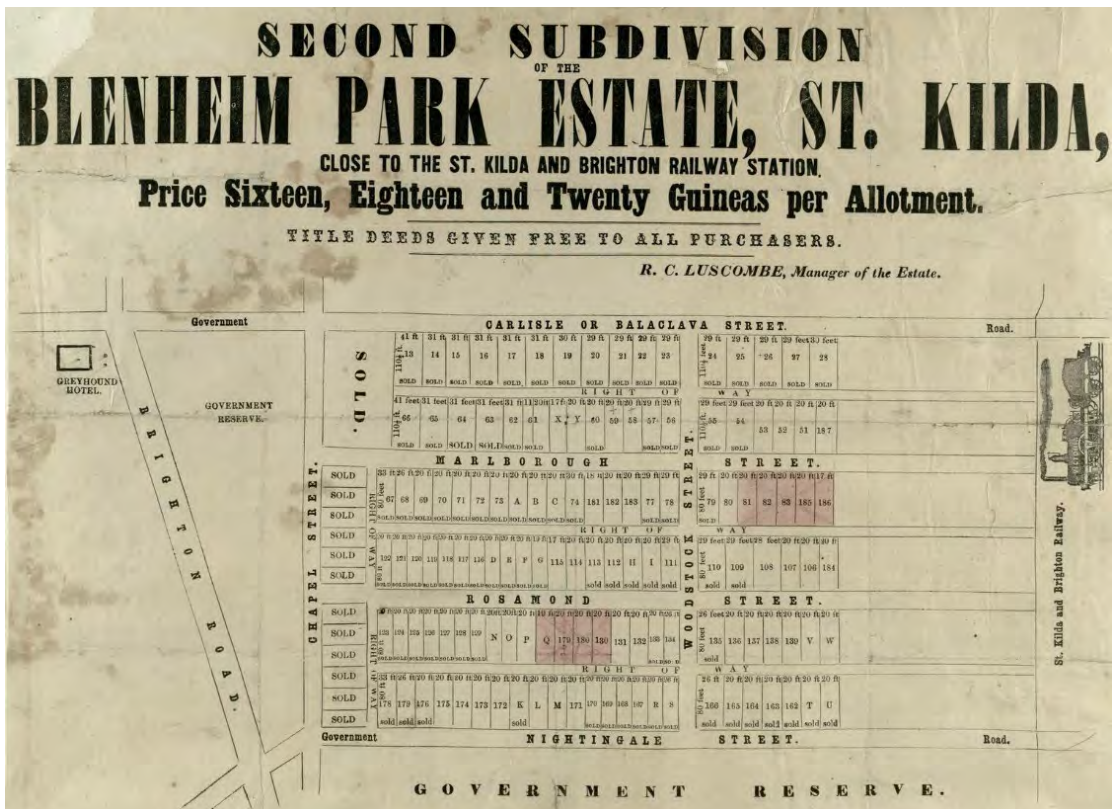


Figure 9 - 1870, second subdivision of Blenheim Park Estate. The lots marked red were offered January 1871 (Source: SLV, va002617)

The Vardy Plans of 1873 (Figure 10) show that some development had occurred in the part of the Blenheim Park Estate within the precinct (mainly east of Woodstock Street), however it is unlikely that any of pre-1873 buildings survive. Three houses in Nightingale Street have probably been replaced (definitely nos 32 and 56, though possibly no. 44 is original). Similarly, the three timber cottages at 24-28 Rosamond Street replaced an earlier brick house. The double-fronted timber house at 41 Rosamond Street might be the only pre-1873 residence. Much of the east end of the estate (near the railway line) was in large holdings owned by R Byrne and J Robinson (VI)

The allotments in the section about the drain remained unsubdivided and undeveloped in the precinct area with Gibbs retaining his holdings (SW6, nos 149-156). A villa had been erected on what is now the William Street Reserve, adjacent to the railway. The east side of William Street and Gourlay Street were undeveloped. original Crown Allotment (no. 228) was unsubdivided and owned by W Young with a house at the east end (Hotham Street).

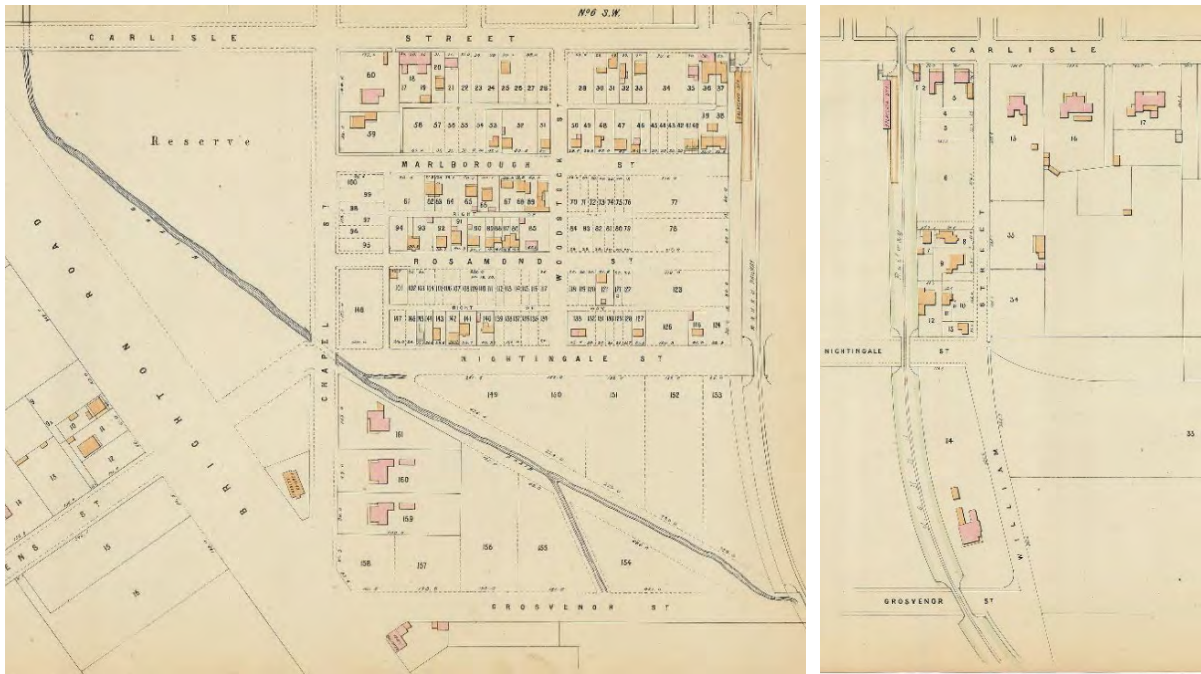


Figure 10 – 1873 Vardy plans SW6 + SW7 (Source: SKHS)

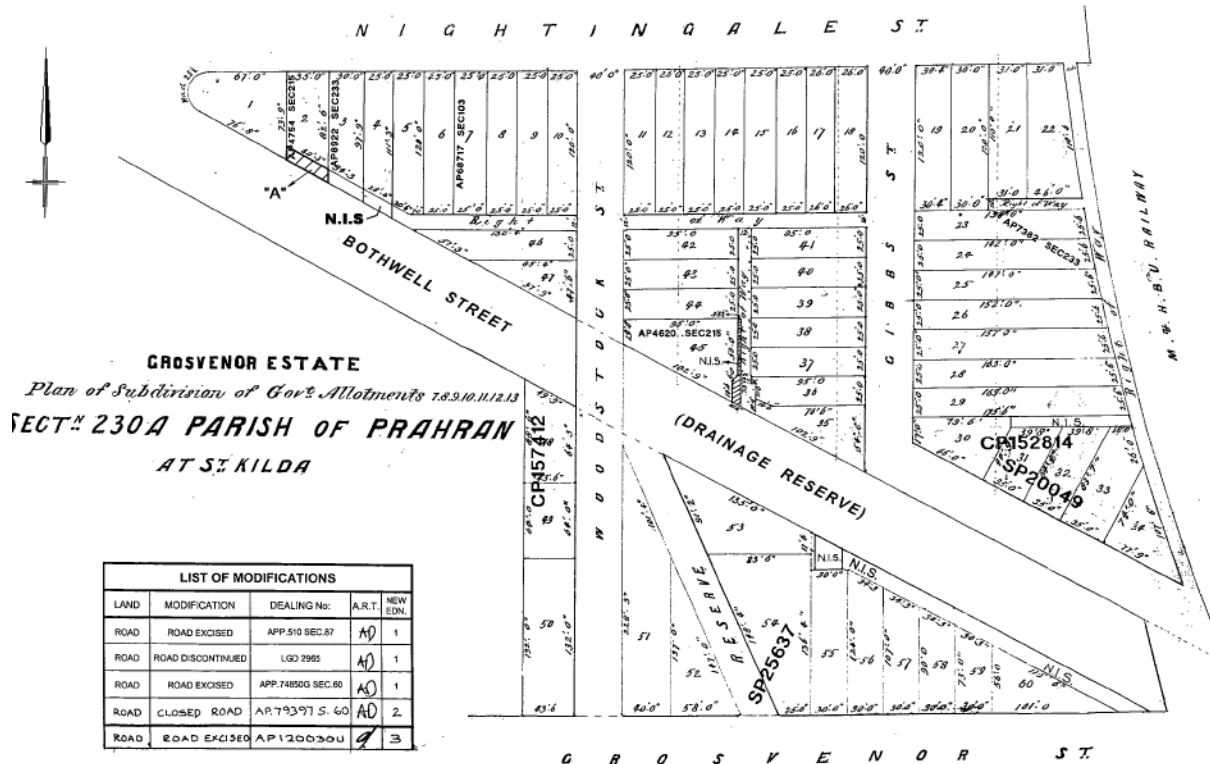
The land that had been owned by R B Gibbs was subdivided by his executors as the Grosvenor Estate (LPI51; Age 11 October 1873 p.8) (Figure 11). 61 allotments were auctioned in October 1873 - on the south side of Nightingale Street, all of Gibbs Street, Woodstock Street (southern end), and Grosvenor Street (north-east section). The advertising was directed at the working classes as follows:

This block of ground has been subdivided especially with a view to serve the requirements and pockets of tile working classes, and to place within the reach of all the opportunity of acquiring a freehold residence plot of ground, The position is advantageous, as most accessible. the Balaclava Station being distant exactly 220 yards from the north-east corner of the land to be sold.

The central reserve of St. Kilda is in close proximity on the west, and as the borough rapidly fills up on the south, tins situation will not only be a geographical but likewise a commercial centre.

The sea beach is half-a-mile distant, allowing that splendid tonic and health-restorer (a bath in the sea) to be accessible to residents without great loss of time.

Every provision has been made to ensure good and efficient drainage, the reserve for this purpose being sufficiently wide to allow a belt of trees to be planted on each side.



LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No:	A.R.T	NEW EDN.
ROAD	ROAD EXCISED	APP.510 SEC.57	AD	1
ROAD	ROAD DISCONTINUED	LGO 2985	AD	1
ROAD	ROAD EXCISED	APP.74850G SEC.60	AD	1
ROAD	CLOSED ROAD	AP.79397 S. 60	AD	2
ROAD	ROAD EXCISED	AP120030U	AD	3

Figure 11 – Grosvenor Estate, 1873 (Source: Landata, LPI5)

During the mid to late 1880s, there was further subdivisional activity relating to the Grosvenor Gardens Estate, the Gourlay Street area, and in Duke and Lynott streets.

In September 1885, the Grosvenor Gardens Estate, consisting of 55 ‘villa and mansion sites fronting Grosvenor, Brunnings, Woodstock and Gibbs streets’, was auctioned (*Herald* 14 September 1885 p4) (Figure 12). The various advantageous of the subdivision were described as follows and clearly differentiated from the land immediately to its north:

GAS and WATER LAID ON. Principal Streets all Formed and Metalled. Best position in St. Kilda “Not wholly in the busy world, nor quite beyond it.”

Surrounded by the Mansions and Villas of our well to do citizens, enclosed by "a Brotherhood of Venerable trees."

SPLENDID GARDEN SOIL. Most Complete Subsoil Drainage, perfected by Mr Brunning at hundreds of pounds expense.

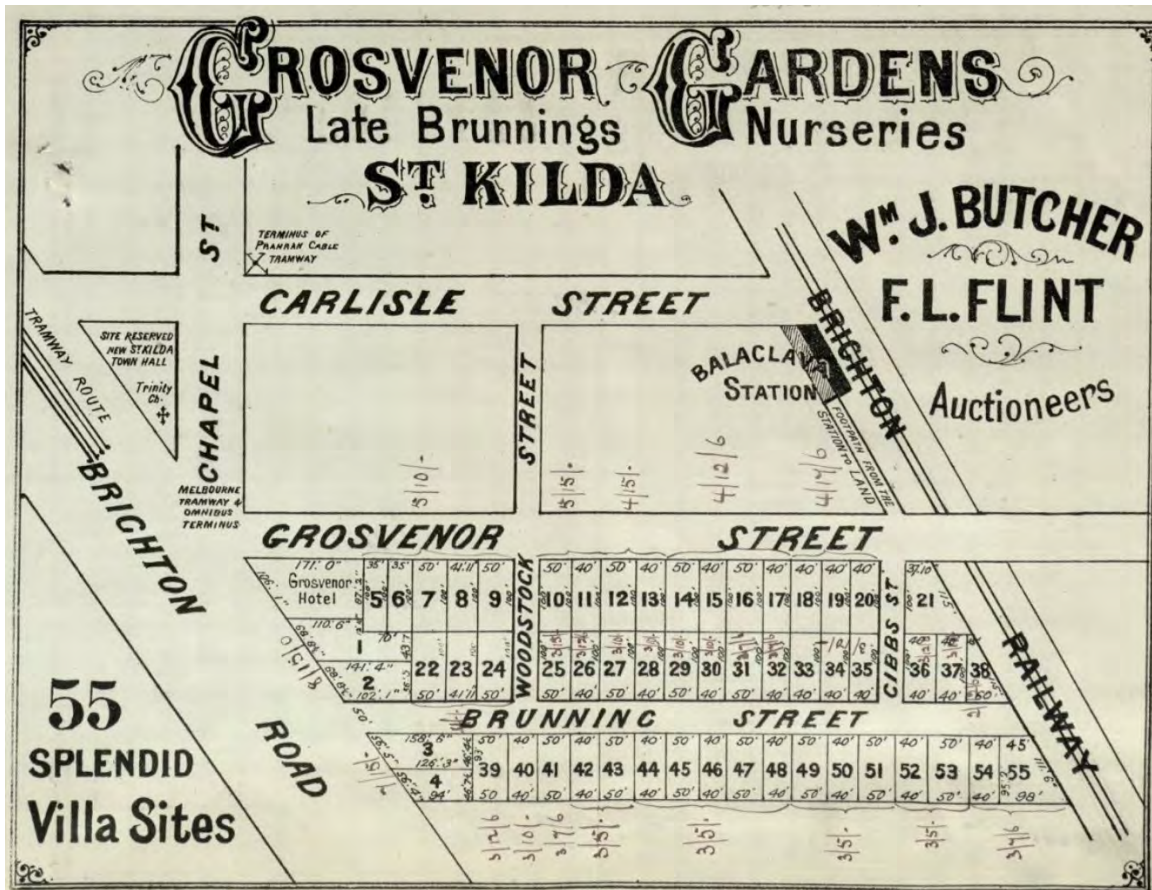


Figure 12 – Grosvenor Gardens 1885 (Source: SLV)

Two years later, land and houses in the southernmost part of the precinct - Grosvenor and Brunning streets - were being sold (Age 29 January 1887 p2). In the same year, subdivision was also underway in the eastern part of the precinct as the original Crown Allotment 228 was subdivided to create Gourlay Street and the adjoining part of William Street (Figure 13). The allotment sizes were generally larger than those in the subdivisions to the west side of the railway.

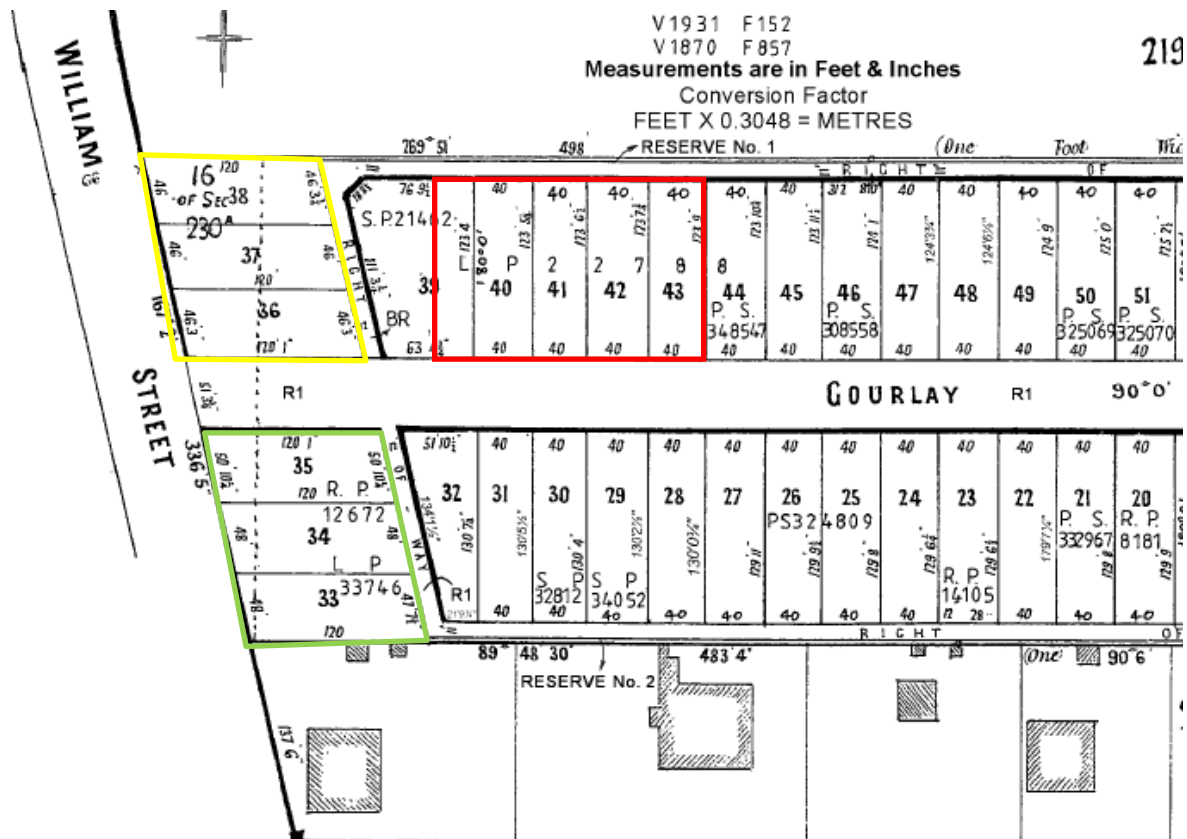


Figure 13 – 1887 subdivision of Gourlay and adjoining part of William streets, showing approximate location of Aberdeen terrace (yellow, 58-72 William St), Roseberry Terrace (red, 4-22 Gourlay St) and Chusan Terrace (later Grosvenor Mansions) (green, 74-80 William St). (Source: LPI 630)

The last two subdivisions in the precinct area during the 19th century were undertaken in 1888. The section including 46-50 William Street and the adjoining section of the Avenue (nos 1-3, 2-6) were part of a 60 lot subdivision which extended to Hotham Street (LPI 1833; 21 Mar 1888). Houses were being constructed in the Avenue by April of that year when plasterers were being sought (Age 30 April 1888 p7). The other subdivision related to 13 blocks in Lynott Street and the adjacent part of Duke Street. This subdivision was advertised to 'builders, speculators and others' and related to land 'lately occupied by Charles Lynott, Esq' and his 'comfortable weatherboard villa, containing eight rooms and all conveniences' (Age 26 Sept 1888 p7).

During the late 1880s, construction activity in the south and eastern portions of the precinct was high, including infrastructure. For instance, during 1887 the Borough of St Kilda were seeking tenders for formation, channelling, etc. in Gourlay Street (Age 26 Sept 1887 p7) and in 1889 water mains were being laid in various streets by the MMBW - Brunning, Grosvenor, Gibbs, Gourlay (Age 15 March 1889 p3).

Some tender notices of this time include two from local builder/plumber Henry French for works to properties in Brunning Street: for plastering six cottages in late 1888 (Age 14 Nov 1888 p10) and asphaltting in early 1889 (Age 13 Feb 1889 p7). Later that year, the architect William Rain called for tenders for internal decoration (paper hanging, painting, distempering) for 10 two-storey houses in Gourlay Street, relating to Roseberry Terrace at nos 4-22 (Age 12 Nov 1889 p8).

Review of the contemporary directories also emphasises the rate of construction in this part of the precinct. For instance, in 1885 there were seven listings in Gibbs Street, which nearly doubled by 1890. Similarly at the east end of Rosamond Street, between Woodstock Street and the railway,

there were 18 listings in 1885 and 26 in 1890, however there was little change in Nightingale Street (SM).

In 1885, most of existing houses on the north side of Grosvenor Street between Woodstock Street and Brighton Road had been constructed, whereas the land on the south side and Brunning Street was only subdivided in that year. Five years later, 17 houses had been erected on the south side of Grosvenor Street between Gibbs and Woodstock streets including a block of eight being vacant (half survive at nos. 47-53, with a 1950s block of flats at no 39 replacing the other four). Similarly, rapid development had taken place in Brunning Street as on the north side between Woodstock and Gibbs streets, 17 residences had been completed, and 17 on the south side (SM).

The two shops in the precinct area were constructed at this time. The corner site at 41 Nightingale Street was listed from 1885, though the shop may not have been constructed until 1890, when a grocer George Walker was listed at the site. In 1903, a carpenter William Nichols was probably employing the shop; in 1905, a ladies nurse, Mrs Ellen Sanders, though it may not have been used from about 1907 (SM).

The corner shop at 31 Marlborough Street had been constructed by 1892 for Mrs Ryan, a greengrocer. Subsequently it continued to be employed as a greengrocer or a fruiterer for a few years (SM), later changing to a grocer (1920s) and boot repair (1974).

By the end of the 19th century, much of the precinct area had been developed, as outlined on a series of MMBW plans (Figure 14), and a considerable proportion of that building stock survives.

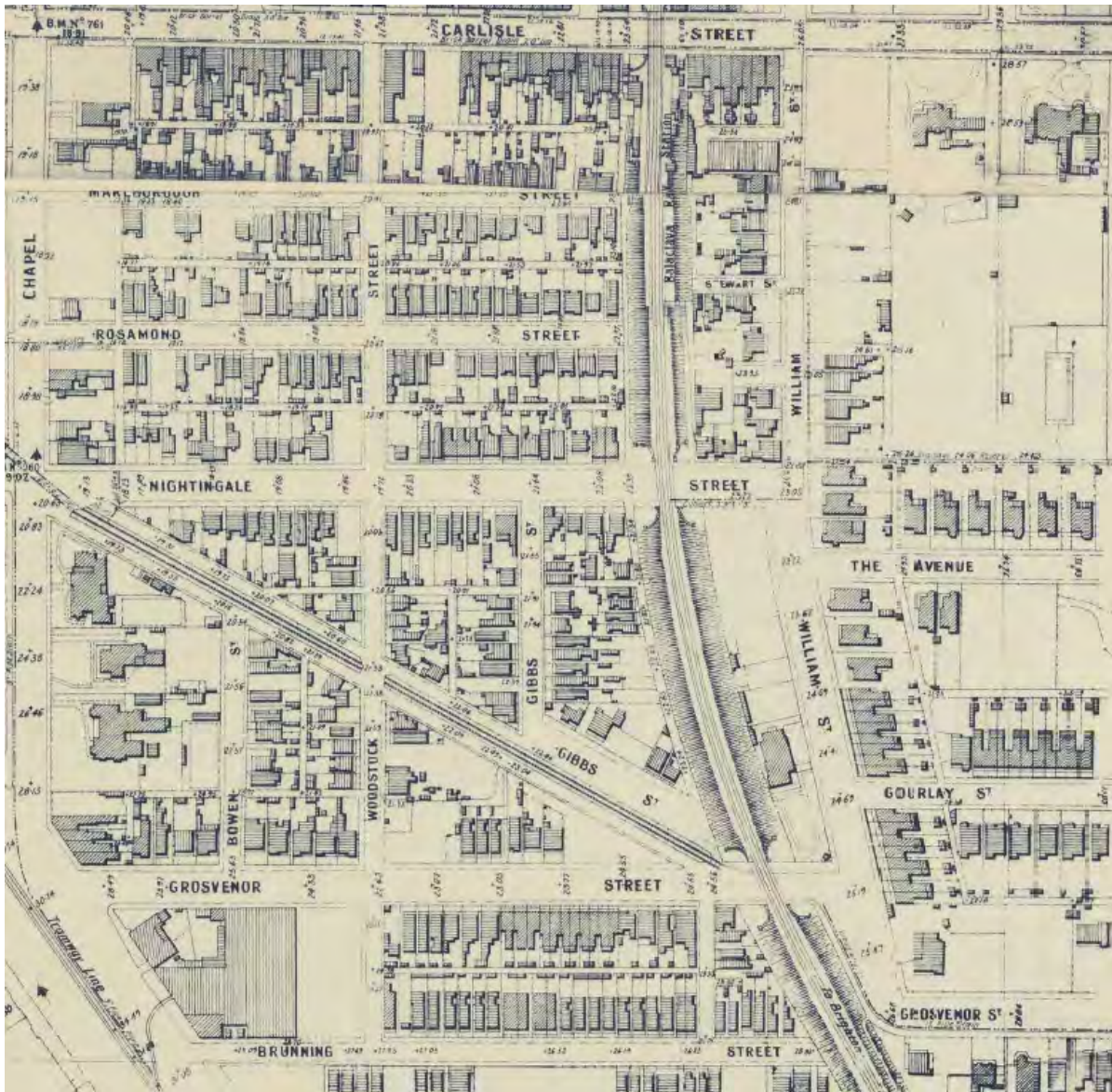


Figure 14 – 1896 MMBW no. 45 (Source: SLV)

South of Carlisle Street and west of the railway line, the Blenheim Park Estate area (Marlborough to north side Nightingale streets) was fully developed, as was most of the Grosvenor Estate (south side Nightingale to north side of Grosvenor streets), and much of the Grosvenor Gardens Estate to south side of Grosvenor to south side of Brunning streets).

East of the railway line, the three surviving villas at 46-50 William Street had been built however the narrow lot of no. 44 was vacant (MMBW 1438, 1898). Further to the south, the three large terrace groups had been constructed. South of Goulay Street was Chusan Terrace (SM 1890), initially comprised of eight houses however converted to 16 flats by H R Lawson in about 1919 and now known as Grosvenor Mansions (**PPHR 910**). 58-72 William Street, initially known as Aberdeen Terrace, consisted of eight premises (SM 1892). Roseberry Terrace at 4-22 Goulay Street had been completed in 1889. Each of these three terrace groups were owned by one entity in 1891 – Carney + Kelly for Roseberry Terrace and the Victorian Permanent Building Society for the two in William Street (RB). The nearby timber villa at 26 Goulay Street is one of only a few in a street that originally was fully developed with similar housing except for Roseberry Terrace (MMBW 1441, 1898).

On the west side of William Street, there was a large villa occupied by the architect F M White and his family where the William Street Reserve has been established. The two villas to the north near the corner of Nightingale Street were constructed by Mrs Harriet White after her husband's death and are among the few known buildings to be designed by architects in the precinct area. Her son Alfred White designed Honiton at 29-31 William Street in 1896 and Kempson & Conolly designed Kergunyah (no.33) in 1898. A third villa also constructed in 1898 was demolished to make way for the William Street Reserve (**PPHR 2449**).

Infill development in the twentieth century

The turn of the century heralded an upturn in Victoria's fortunes after the 1890s economic depression. As an indication of the recovery during the early 20th century, the population of St Kilda almost doubled between 1901 and 1921, rising from 20,500 to 38,500.

Construction in the precinct area during the Federation period, circa 1900 to World War I, however, was limited and mostly occurred in discrete areas of undeveloped land or vacant lots subdivided in the late nineteenth century.

In the north section, Glenmark Avenue and adjacent land in Chapel and Duke streets was developed between 1910 and 1915, replacing earlier houses evident on the MMBW plan, as follows:

- 22-26 Duke Street. In 1911, a group of three houses - two semi-detached and one detached villa – were constructed by A Rasmus (BP 1213). They were not listed in 1910 but were in 1912 (SM).
- Glenmark Avenue. From 1913 to 1915, the Malvern East based builder J C Tainash constructed all 15 houses (BP 2057, 2067, 2102, 2119, 2195, 2392, SM).
- 28-32 Duke Street. In 1915, three brick cottages were probably constructed by G Simpson for Miss Mitchell (AAI, registration no. 2766).
- 133-139 Chapel Street. Also in 1915, another four brick cottages were constructed by G Simpson for Miss Mitchell (AAI, registration no. 2689).

Two houses on the south side of Duke Street – nos. 5 and 25 – were also constructed at this time (SM). The development within this area prompted St Kilda Council to form and improve the local streets. In 1914, Council accepted the tender for public works of Messers McLeod and Co., presumably for the surfacing and/or channelling of Glenmark Avenue (PC, 8 August 1914, p4).

In the south section below Carlisle Street, there was limited development on the few remaining vacant lots:

- The two brick houses at 22 and 24 Grosvenor Street were erected by the builder Samuel Brooks in 1906 (BP, 363), who resided at no. 24 (SM).
- The brick house opposite at no. 19 at the corner of Woodstock Street was constructed in 1907 by the Leonard Brothers (BP 489).
- In 1912, two weatherboard cottages were built by J Toomath, likely the pair at 35-37 Brunning Street (BP 1780).

In 1911, what had been Drain Street was renamed Bothwell Street (MS, 2 December 1911, p2).

The development during the Interwar period was largely replacement or renewal, often with/to blocks of flats. The remodelling by Howard R. Lawson of the former eight house Chusan Terrace into the 16 flats of the Arts & Crafts style Grosvenor Mansions in 1919 was an early example. In 1925, Wild Court at 66 Pakington Street, named after its owner E. Wild, was constructed by E Jennings & Sons, who were responsible for other buildings in the municipality (BP, 6207).

There were however two sites in Brunning Street which remained vacant until this time - no. 39 constructed in 1918 (BP 3782) and no. 14 in 1924 for George Stuart (BP 5908). Curiously the house at 20 Grosvenor Street, was not listed until about 1930 although the house is indicative of the earlier Federation period (SM).

Other minor changes that occurred about this time included the likely widening of the house (western part) at 49 Marlborough Street (definitely evident on the 1945 aerial). The drain along Bothwell Street may have remained open extended into the southern edge of the school site (other side of Chapel Street) and had an established canopy of trees. Small tree specimens were evident in only a few streets – the east end of Duke, west end of Grosvenor, and Pakington (1931A).

Two blocks of flats were erected in the precinct area during the late 1930s, with those at 45 Rosamond Street during 1936 by the builder E & G Gallagher (BP 9526). Alma Court at 18 Duke Street was constructed in the following year by the Gynge Brothers, who were responsible for other significant buildings in the municipality (BP 9635).

The 1945 aerial photographs (Figures 15-17) show the precinct area essentially as it remains. No more street planting had been undertaken since 1931, however the trees along Bothwell Street had been replaced and a grassy reserve had been established to the centre. The palm trees at 18 Duke and 45 Rosamond streets are evident on these aerials.



Figure 15 - 1945 aerial photograph – North section, flats at 18 Duke Street evident (Source: Landata, Project no. 5, Run 17E, Frame 58012)



Figure 16 - 1945 aerial, middle section, flats at 45 Rosamond Street highlighted. The main drain along Bothwell Street had been enclosed by this time (Source Landata, Project No. 5, Run 17E, Frame 58013)



Figure 17 - 1945 aerial, southern end of precinct (Source: Landata, Project No. 5, Run 16, Frame 57848)

Since World War II, one further block of flats was erected at 20 Duke Street in 1959 (BP 57/628), replacing the Alma Hall built during the 19th century.

References

- Aerial photographs (Landata + SLV), various
- Aerial Project No 1931, Run 15, Frame 2750 (A1931)
- Cooper, John Butler (1931) 'The History of St Kilda 1840-1930', vol.1, Melbourne, pp140-141 (JBC)
- Cox, Henry L (1864) 'Hobson Bay and River Yarra leading to Melbourne', London (C)
- Kearney, James (1855) 'Melbourne + its Suburbs' (no.4, Prahran & St Kilda), Melbourne
- Landata (subdivision plans), LPI51, LPI630
- Longmire, Anne, 'St Kilda: The show goes on', Melbourne 1989 (AL)
- Melbourne & Metropolitan Board of Works (MMBW) Plan No 45 (1896) and Detail Plans nos. 1371+1383 (1897), 1438 -1441 (1898)
- Newspapers: *Age*, *Argus*, *Herald*, *Leader*, *Malvern Standard (MS)*, *Prahran Chronicle (PC)*
- Parish Plan - at Elwood, Parish of Prahran, P81-13 (P)
- Port Phillip Thematic Environmental History (TEH)*, February 2021
- Reeves, Simon (Heritage Alliance) *Nightingale Precinct Heritage Assessment*, 20 July 2005. Revised 4th September 2008
- St Kilda Council building permit records, various (BP)
- St Kilda Council Rate books (RB)
- Sands and McDougall Directory (SM)
- Vale Collection, SLV
- Vardy, John (1873) 'Plan of the Borough of St Kilda' [maps], SW2, SW6, SW7; Vardy index SW 2-9 (VI).

3.0 Description

The precinct consists of the residential areas north and south of Carlisle Street in the vicinity of the main drain, with the former being smaller than the latter. The north section is located in St Kilda and extends between Pakington and Duke streets. The larger southern section pivots about the railway between Marlborough Street (north) and Brunning Street (south) on the west side and incorporates a smaller area to the east side in William and Gourlay streets.

The topography is essentially flat throughout the precinct area with a typically regular grid of streets. The railway line cuts through the eastern part of the precinct and the early bluestone drain (Figures 18 and 19) is a distinctive part of the northern section. The drain is open nearly the whole length between Brighton Road and Chapel Street. The drain has a coping of large basalt blocks, rock-faced with a margin. The side walls have been rendered over but the underlying basalt is evident, where the latter has failed. The floor of the drain is also lined with basalt blocks. The larger southern drain along Bothwell Street, etc. where it disrupts the traditional grid pattern of streets has been enclosed and joins behind 12-18 Martin Street (outside the precinct).



Figures 18 & 19 – section of early bluestone drain west of Lynott Street (left) and east of Lynott Street (right)

A high proportion of the housing stock dates to the Victorian period, with a few pockets from the Federation period, as well as scattered examples from the Interwar period, typically flats. There is also limited number of later 20th or early 21st century buildings. The buildings are predominantly single storey except for a few terrace groups and blocks of flats.

There are basalt lined laneways throughout the precinct area (Figure 21). Kerbing and channelling is also basalt and crossovers are concrete, though there are few of the latter. The footpaths are generally asphalt. The street planting varies, including native and exotic species, and mostly dates to the second half of the 20th century, though the trees to the grassy reserve over the enclosed drain along Bothwell Street, mostly Ash, date to circa 1940 (Figure 20).



Figures 20 & 21 – Bothwell Street reserve (left) and typical laneway (right)

Victorian period

The Victorian period buildings tend to be timber, especially those in the Blenheim Park Estate and to the south in the Grosvenor Estate/Gibbs Street and the Grosvenor Gardens Estate (Brunning, and south side of Grosvenor, streets). Alternately most of the buildings west of the railway line, in Gourlay and William streets, are masonry, as well as some in Brunning Street.

The timber residences are more commonly modest cottages than double-fronted examples, though only a few of the latter type are substantial enough to be classified as villas. Walls are clad in weatherboards though ashlar boards to the façade were popular from the 1880s (for example 27-31 Rosamond Street, 34 Nightingale Street).

The larger timber houses mostly have symmetrical facades with a verandah extending the length of the façade, but some have an asymmetric frontage with an offset verandah, recessed behind a projecting bay. Distinctive examples of the later include 18 Grosvenor Street which has a broken

bed pediment/gable roof to the bay. The associated window frame complements the roof form and is relatively ornamental. Further west in the same street at no. 2 is rendered brick house with decorative mouldings to the paired windows of the projecting bay.

Only a few Victorian period houses retain slate clad roofs (for example 29 Marlborough, 46-50 Pakington streets), though many from that period were also likely clad in slate (as suggested on historic aerials). In most instances, the slate has been replaced with corrugated sheet metal or in some cases the 'faux tiled' metal sheeting. Roof forms are more commonly hipped than gabled, with concentrations of the latter in Gibbs and Rosamond streets, as well as the south side of Brunning Street. Gable ends feature either bargeboards (for example scalloped at 5 Gibbs Street) or a cast iron fringe (15 and 16 Gibbs Street, 24-28 Rosamond Street, 4 and 6 Lynott Street), though several have a broken bed pediment format featuring console brackets with drop ornaments (for example, 23 Brunning Street as shown in Figure 22, as well as 37-41 Duke Street). Some double fronted houses have a transverse gable roof, that is the ridge is parallel to the street (for instance in Gibbs, Nightingale, Pakington streets, and a continuous group at 1-5 Lynott Street). Only a few of the hipped roof type include a parapet.



Figures 22 & 23 - 23 Brunning Street (left), broken bed gable with cast iron fringe, 19 Nightingale Street (right), typical Victorian period rendered chimney

Many chimneys are rendered with moulded caps, 29 Nightingale Street featuring panels of vermiculation, but some are polychrome brick (especially the 1880s examples) with corbelled caps and banding, some of the latter including dogtooth brickwork. Cornices are articulated with alternating brackets, often paired, and panelling (in timber or brick). Verandahs are a standard feature predominantly with timber posts, rather than cast iron, though the friezes are usually cast iron. Some friezes are set within a timber frame with cast iron brackets - for example 4-8 Lynott Street. Also, there is a rare timber frieze at 41 Pakington Street (Figure 24). Verandah roof forms are generally hipped or skillion, and profiles range from bullnose, straight, to concave. There are also some rare gentle 'ogee' profiles, such as at 27 and 33 Duke Street.

Original front doors are typically panelled, and windows are timber-framed double-hung sashes often in a tripartite configuration. 41 Pakington Street is a rare example which retains early two-paned sashes. Few examples have/retain any decorative glass but 34 Nightingale (Figure 25) has leadlight and stained glass to the narrow side sashes.



Figures 24 & 25 - 41 Pakington Street (left) and 34 Nightingale Street (right)

There are several surviving Italianate style villas east of the railway in an area which was extensively developed with that type. The only timber example at 26 Gourlay Street has a faceted bay with a window to each of the three faces.

Adjacent to each other in William Street (nos 46-50) and The Avenue (nos 1, 3, 4 & 6), is a group of mostly intact, rendered masonry villas. Those at 46 and 50 William Street have vermiculation to the quoining, sill of the window below the verandah, and keystone of the windows to the faceted bay. Decorative cast iron cresting survives to the faceted bay of no. 50, whereas the villa at no. 48 has a squared bay and less ornamentation (possibly altered as it followed the alternating pattern of squared and faceted bays on north side of the Avenue and remains at no. 6). Three of those in The Avenue (nos 1, 3, 4) retain slate clad roofs. Nos 1+3 have vermiculated quoining similar to 46 William Street however with paired windows below the verandah rather than a tripartite window.

On the west side of William Street are some of the most distinctive houses in the precinct at nos **29-31 and 33** which feature diamond quoining brickwork to their symmetrical façades. Elaborate detailing, in particular the timber screen to nos 29-31, defines the three gable ends (outer major and inner minor).



Figures 26 & 27 – 46 (left) and 33(right) William Street

The masonry houses from the Victorian period typically have bichrome, cream and brown (some featuring Flemish bond and diamond patterning), where they have not been painted. There is a rare group of row houses with a continuous gable roof at 33-37 Grosvenor Street, and a similar group nearby which are freestanding with hip roofs at nos 21-25. On the north side of Nightingale Street, there are two small groups of row houses both with a continuous hip roof at nos 38-42 and 56-58. On the north side of Pakington Street, there is a co-joined group of paired row houses with individual hipped roofs: nos 46-48 (polychrome, and both retaining slate cladding), nos 50-52 (brown brick), and nos 54-60 (paired windows with fluted central muntin). Only a few examples in the

precinct are polychrome, that is also include red brick. A pair nearby on the south side of the street at nos 29+ 31 feature ornate rendered parapets.



Figures 28 & 29 – 46 & 48 (left) and 29 & 31 (right) Pakington Street

Other terrace groups survive, all masonry and with parapets:

- Aberdeen Terrace, 58-72 William Street – bi-chrome brick, parapet with circular openings and shell in pediment, varying cast iron detailing.
- Roseberry Terrace, 4-22 Gourlay Street – similar to Aberdeen terrace. (Figure 30)
- 47-53 Grosvenor Street – displaying an Anglo-Dutch style influence to the parapet with Dutch gables, orbs. (Figure 31)
- 40-44 Blenheim Street – parapet decoration has been removed and the balustrade replaced. No. 44 is different to 40-42 and likely was bi/polychrome (suggested by the quoining).



Figures 30 & 31 - Roseberry Terrace, Gourlay Street (left) and 47-51 Grosvenor Street (right)

Two residences also include a former corner shop, both altered to varying degrees – a timber example at 31 Marlborough Street (Figure 32) and a masonry example at 41 Nightingale Street (Figure 33). Interestingly the associated house at the latter site has a brick façade with timber behind.



Figures 32 & 33 - 31 Marlborough Street (left) and 41 Nightingale Street (right)

A few Victorian period houses have been altered with an Interwar period verandah, that is, one that includes some masonry elements – for example 45 Nightingale and 13 Brunning streets.

Federation period

Generally, houses from the Federation period in the precinct are modest versions of the Queen Anne style. Characteristically they feature picturesque roofs with a front gable end and are clad in terracotta tiles, some with decorative crestings and/or finials to the main ridge. Whilst gambrel roofs were popular at this time, they tended to be on larger houses than those evident in the precinct. Chimneys are red brick with corbelled caps and possibly a band of roughcast render and terracotta chimney pots. Walls are either red brick with rendered band (at sill level) or timber-framed clad in weatherboards and might include a band of shingled/notched boards, though ashlar boards continued to be employed. Gable ends usually are battened with roughcast finish (sheeting or render) and verandahs are supported by turned timber posts and decorated with timber fretwork or sometimes with cast iron frieze. Doors are panelled some with glazing to the upper panel and casement windows with highlights (some with leadlight and/or stained glass) are favoured to the façade/front of the building.

The largest cluster of Federation period housing is in the north section of the precinct and includes Glenmark Avenue in conjunction with the adjacent parts of Duke and Chapel streets. Glenmark Avenue is a cul-de-sac with 15 houses all dating to the early 1910s. This Federation period group is very distinctive and would probably qualify as a precinct on its own right. Whilst all constructed by the same builder, there are three different types – nos 1-9 are unusual row-like houses (two pairs and one freestanding) with transverse gable roofs; nos 2-12 are narrow mirrored pairs and nos 11-17 are wide, mirrored pairs. All have exposed rafter ends, paired casement window with highlights, typically retain a timber verandah frieze, and the houses with the gable ends feature either shingles or a roughcast render. Undoubtedly, they all are red brick to the façade, though about half have been overpainted.



Figures 34 & 35 – 6+8 Glenmark Avenue (left) and 28 Duke Street (right)

The abutting group of seven at 28-32 Duke and 133-139 Chapel streets have consistent detailing (and were erected by another builder) including vermiculated bands, faceted or square bays, tulip motifs to some of the timber friezes with low balustrade wall, and stained glass to some highlights with floral motifs. Also dating to the Federation period in Duke Street are a group of 3 brick houses at nos 22-26 and timber examples at nos 5-7 with a lower band of shingled/notched boards and no. 25 with a vermiculated render panel to the brick wing wall.

There is a group of three Federation period houses at 20-24 Grosvenor Street. No. 20 has a gambrel roof, is timber-framed with dado, and more unusually for the period has a symmetric façade. No. 22 is (painted) brick with roughcast render to gable end and battens over, and no. 24 is red brick with a curved timber frieze to the verandah. Opposite at no. 19 is another brick example to a corner. There are few timber examples to the south side of Brunning Street including a free-standing pair at nos 35 and 37 (Figure 37) with battens and roughcast sheeting to the gable end.



Figures 36 & 37 – 37 Pakington Street (left) and 37 Brunning Street (right)

Whilst the Queen Anne style was the dominant residential design mode during the Federation period, the classicising, Italianate mode of the late 19th century continued to be employed. This is referred to as the Victorian Survival style, however they are readily identified by the tell-tale, tall corbelled, red brick chimneys indicative of the Federation period (for example 32 Nightingale Street (Figure 38), this is an unusual example of where an earlier house was replaced at this time) and often have paired longer double-hung sash windows, for instance at 19 Brunning Street (Figure 39).



Figures

38 & 39 – 32 Nightingale Street (left) and 19 Brunning Street (right)

Interwar period and later

The residential buildings from the Interwar period are a mixture of small houses and larger blocks of flats. Nearly all the buildings are masonry and have tile clad roofs. During the 1920s gable roofs were favoured, especially examples of the Bungalow style, whereas during the 1930s, hip roofs were typically employed, possibly in combination with a gable end.

There are four bungalows from the 1920s characterised by red brick and render to the walls, boxed frame windows (multi-paned upper sashes), and a side entry (recessed or in a small porch). The example at 44 William Street retains white, tuck-pointed clinker brick banding of soldier coursing. There are also two brick bungalows in Brunning Street at nos 14 + 39 and a timber-framed example at 54 Nightingale Street (Figure 40) with squat columns above a lower walled balustrade.



Figures 40 & 41 – 54 Nightingale Street (left) and 14 Brunning Street (right)

One block of flats from the 1920s is indicative of the Arts and Crafts style. The block at 66 Pakington Street (Wild Court, Figure 42) is mostly roughcast rendered on a clinker brick base and has a central first floor porch with curved timber brackets and paired posts to the corner piers. The stairs are a prominent feature to the front.



Figures 42 & 43 – Wild Court, 66 Pakington Street (left) and Grosvenor Mansions, 74-80 William Street (right)

There is one example of a remodelled Victorian era terrace house group, in which each house was divided into two flats - **Grosvenor Mansions** at 74-80 William Street (Figure 43), also in the Arts and Crafts style and has roughcast render walls and decorative battening of the gable ends

The fewer residential buildings dating to the 1930s in the precinct are relatively restrained in their detailing. The flats at 18 Duke Street (Alma Court) and 45 Rosamond Street (Figure 45) both display some Moderne style influence in their horizontal emphasis including banding to clinker brick sections. The latter also have glazing bars to the upper window sashes. Both are complemented by mature palms, three Canary Island Date Palms along the side of Alma Court, and one Washingtonia at the front of 45 Rosamond.

The semi-detached pair at 43-45 Blenheim Street are rendered with some brick highlights, concrete hoods, fluted columns to the porches. The semi-detached pair at 39-41 Rosamond Street (Figure 44) includes geometric decorative glass to the upper sashes and a gable end is suggestive of a Tudor Revival style, another style that was popular at that time. Both semi-detached pairs have hipped roofs clad in concrete pantiles.



Figures 44 & 45 – 39-41 (left) and 45 Rosamond Street (right)

There has been minimal development or replacement of earlier building stock in the precinct since World War II. Examples include the two storey flats at 20 Duke Street, 39-45 Grosvenor Street as well as isolated houses in Brunning, Pakington, Gibbs and Rosamond streets.

4.0 Comparative Analysis

At the core of the Balaclava Flats Residential Precinct, and some of its fringes, there is a concentration of 19th century workers' timber cottages, which represents the most extensive and cohesive surviving remnants of this typology in St Kilda, with the more substantial buildings mainly to the east of the railway line and a few to the southern end.

Within the City of Port Phillip, timber cottages are ubiquitous in Port Melbourne when industrial development in the 1870s and '80s stimulated the need for workers accommodation (HO1, especially the West and East sub-precincts). This housing type had also been common in the Montague area (Gladstone to Thistlethwaite streets in South Melbourne) but little of it remains. Similar housing proliferated in other inner suburbs of Melbourne during the late nineteenth century, such as Richmond, Collingwood and Brunswick.

This type of housing, however, was less common in St Kilda, which, befitting its status as a prestige residential address, developed with larger villas and mansions of brick, stone and timber construction, especially on the higher ground. The less affluent inevitably converged on the cheaper, poorly drain Balaclava Flats in the vicinity of the railway line.

By the end of the 19th century, the pattern of intense timber cottage development on the flats extended from about Argyle Street in the north to the main drain (Bothwell Street) in the south, mostly west of the railway line, though there were some sections east of the railway near Inkerman Street (such as Sebastopol to Prentice streets). Often the street widths in these areas were narrower than those in the upmarket areas. West of Chapel Street, there were also less extensive clusters in Duke and Lynnot streets.

Patches of this development survive in other streets such as Camden Street, Leslie Street, Linton Avenue and Queen Street, however the Victorian phase (and latter Federation and Interwar period phases) have been largely overwhelmed by development from the late 20th and early 21st centuries of usually of a markedly different character.

A small enclave does however survive in Chusan Street Precinct, East St Kilda (HO385). This precinct consists almost entirely of modest single-fronted weatherboard cottages which were erected between 1885 and 1888. The exceptions amongst the significant buildings include two double-fronted Victorian villas and one brick cottage from the Federation period house.

The narrow streets at the south-west end of the St Kilda Hill Precinct (HO5), mainly Clyde to Havelock, are comprised of smaller residences - timber cottages from the Victorian and Federation periods, as well as paired brick houses from the Federation period. This precinct otherwise is generally comprised of larger residences, including some mansions, and blocks of flats, which are located on the wider streets further north.

East of the railway, the precinct character varies as there is more substantial, mostly brick housing. This section compares with the smaller HO317 Hotham Street precinct, nearby in Balaclava. HO317 consists of only a row of four, two-storeyed terraces and three asymmetrical villas built in 1888. The comparative part of the subject precinct is however distinguished by the three villas at 29-33 William Street and the Arts and Crafts style Grosvenor Mansions.

South of Bothwell Street and at the north-west corner, the subject precinct consists of a mixture of timber and brick housing dating from the Victorian and Federation periods. Part of other precincts, such as the Railway Reserves sub-precinct of HO1 has a similar character but these parts of the subject precinct form highly intact streetscapes.

Also, the Federation period group in Glenmark Avenue and surrounds is very distinctive and compares with similar enclaves such as Moodie Place (and surrounds) and Lambeth Place in HO6 St Kilda East.

5.0 Statement of Significance

What is significant?

The Balaclava Flats Residential Precinct comprising two sections north and south of Carlisle Street is significant:

- The north section is in St Kilda between Pakington and Duke streets, and includes Lynott Street and Glenmark Avenue. It also includes the full extent of the exposed network drain between Chapel Street and Brighton Road.
- The south section is in Balaclava between Marlborough Street extending as far south as Brunning Street, generally between Woodstock Street (west) and William Street (east), and some adjoining properties in Gourlay Street and The Avenue.

The following features contribute to the significance of the precinct:

- Victorian period houses including single fronted timber cottages, larger timber and brick villas and brick terraces. Typically have hipped roofs (some retaining slate cladding), rendered chimneys, timber-framed double-hung sashes and verandahs with cast iron friezes. Brick houses are typically bichrome or polychrome.
- Federation period houses including red brick and timber. Typically have gable ends with battening and roughcast finish, terracotta tile roof cladding, red brick chimneys, timber windows with highlights and leadlighting, and verandahs with timber fretwork or cast-iron frieze.
- Interwar period houses (mostly brick) and flats, as well as fences. Typically have gable (1920s) or hipped (1930s) tile clad roofs, porches supported by masonry piers and columns, and multipaned timber windows.
- Former shops (attached to residences) from the late 19th and early 20th century.
- The palms at 18 Duke and 45 Rosamond streets.
- The exposed basalt drain between Chapel Street and Brighton Road.
- Basalt lined laneways and kerbing and channelling.
- Ash trees along Bothwell Street.

The Significant places within the precinct are 29-31, 33, 74-88 William Street

The Non-contributory properties are:

- 9 Brunning Street, Balaclava
- 12-14, 20 Duke Street, St Kilda
- 4, 6, 8, 8A, 14 Gibbs Street, Balaclava
- 2, 24, 24A Gourlay Street, Balaclava
- 4A, 4B, 29, 31, 39-45 Grosvenor Street, Balaclava
- 10, 12, 14 Lynott Street, St Kilda
- 35, 53 Marlborough Street, Balaclava
- 20 Martin Street, St Kilda
- 29A, 31A, 33, 35, 37A, 39 Pakington Street, St Kilda
- 35 Rosamond Street, Balaclava

All other properties not specified above are Contributory places within the precinct.

How is it significant?

The Balaclava Flats Residential Precinct is of local historical, representative and aesthetic significance to the City of Phillip.

Why is it significant?

Historically, the Balaclava Flats Residential Precinct is significant as a representative and substantially intact example of mainly Victorian period housing, much of it resulting from three key subdivisions – the Blenheim Park Estate (1857), the Grosvenor Estate (1873) and the Grosvenor Gardens Estate (1885). It contains the main remnants in the Balaclava area of the once more extensive zone/s of working-class, timber cottages. This housing is complemented by other areas of late 19th century streetscapes which are more diverse and include brick villas and terrace groups. At its core is the original drainage system part of which remains visible between Duke and Pakington streets. This significant early piece of infrastructure by St Kilda Council was constructed during the early 1860s and allowed for the former reserve (between Nightingale and Brunning streets) to be sold by the government as freehold. (Criteria A & D)

The humble living quarters of the Victorian working class are demonstrated in many of the streetscapes with rows of modest timber cottages, night soil lanes, and unusually two corner shops survive (albeit no longer in operation). Within the City of Port Phillip, this housing type was widespread and ubiquitous in Port Melbourne and South Melbourne, but was much less common in St Kilda. This housing developed on the flats in Balaclava where much of the land was cheap during the 19th century due to the poor drainage, though this hindrance was at least partly resolved with the construction of the main drain between about 1858 and 1865, and conveniently located near the railway line operating from late 1859. The precinct also demonstrates the recovery that occurred during the Federation period with some groups of similarly scaled houses and continued during the Interwar period with a few interspersed buildings, including some blocks of flats, which overall forms cohesive streetscapes. (Criteria A & D)

Aesthetically, the precinct is significant for its many streetscapes of modest 19th century housing of predominantly single-storeyed, single-fronted detached cottages with either a gabled or hipped roof, many retaining their original face brick or rendered chimney/s, but often enlivened by a cornice (if hipped) and a verandah, usually with cast iron detailing but invariably with timber posts. These are complemented by groups of Federation period houses, which are concentrated in, and near, Glenmark Avenue (semi-detached), which is a cohesive enclave of varying but complementary groups, and near the corner of Grosvenor and Woodstock streets (freestanding). These Queen Anne style houses, which are mostly red brick with terracotta clad roofs (usually hipped with prominent gable ends) and timber detailing to porches, add to the consistency of the streetscapes. Additionally, the precinct contains several fine buildings, including most of the Italianate style or Flemish influenced villas and terrace or row groups in William and Gourlay streets and a few in Grosvenor and Pakington streets, the Victorian Survival house at 32 Nightingale Street, and some Interwar period blocks of flats, especially the Arts and Crafts styled Grosvenor Mansions (74-88 William Street) and Wild Court (66 Pakington Street). (Criterion E)

6.0 Recommendations

Excise from HO7 and HO439 to create separate precinct heritage overlay.

Apply the following controls in the schedule to the heritage overlay:

- Tree controls (to 12-14 Duke Street and 45 Rosamond Street),
- Fence controls (to Interwar period flats).

-
- External paint controls to 29-31 and 33 William Street, Balaclava and 74-88 William Street, Balaclava

Extensions recommended (that is, not currently within the HO as part of HO7 or HO439):

- The exposed drain between Chapel Street and Brighton Road.
- 1-3 and 4-6 The Avenue

Removals recommended (that is, currently part of HO7):

- 32-44 & 37-47 Blenheim Street. This is a small, physically disassociated group of residences of moderate integrity, despite being consistent with the period of significance for the precinct.
- 3-17 Grosvenor Street, 2-10 Brunning Street and 1A-1F Woodstock Street. These are Non-Contributory places.
- The Sandringham Railway embankment currently included within HO7 between and beside the individual HO 147 overlays that apply to the railway bridges at Nightingale and Grosvenor streets and the William Street Reserve at 35-39 William Street. These areas do not contain historic fabric relating to the periods of significance.
- 45 Brunning Street. Non-contributory house at edge of precinct.

Transfers the following individually significant places on Brighton Road from HO7 into new separate individual heritage overlays:

- Grosvenor Hotel, 10 Brighton Road (PPHR 301)
- Former Melbourne Omnibus and Tramways Co. Building, 16 Brighton Road (Citation 2451)
- Yurnga flats, 36 Brighton Road (PPHR 302)

The following place with a PPHR citation becomes Contributory to the precinct:

- 32 Nightingale Street (PPHR citation no. 2353)

7.0 Assessment

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2, 2022*

Balston Street Precinct

Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

1.0 Thematic Context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.2 Workers and artisans housing, 5.3.3 Suburban bungalows)

2.0 History

The Balston Street Precinct formed parts of Crown portions 158A and 159A, each of 4 acres. The former (which relates to the northern half of Balston Street) was purchased by Henry Balston in September 1857 and the latter (which relates to the southern half of Balston street) by F Dingle and William Gilmour Murray in December 1857.

In early 1859, Henry Balston subdivided Crown portion 158A, creating allotments in the northern half of Balston Street and fronting the south side of Inkerman Street; in March, these allotments were advertised for sale for 20 shillings a foot (*Argus* 1 Mar 1859 p8). The 1859 rate book (dated March) indicates that a few of the allotments had been purchased.

The first houses in Balston Street were built during 1859, including one by May for John Wildbar (*Argus* 18 May 1859 p3). The 1860 rate book (dated March) records nine houses in Balston Street, mostly 2-roomed and either of 'wood and slate' or 'lath, plaster, and shingles' (possibly, wattle and daub walls with timber roof shingles). One dwelling was described as a one-roomed 'hut'. The surviving house at 16 Balston Street had been built by 1862 (RB March 1862 no. 1676) as a two-roomed wood house, with a net annual value of £6, owned and occupied by John Baggs. The April 1864 rate book records that most of the Balston Street houses were owner occupied. The occupations of the residents included labourer, bricklayer, milkman and gardener.

Also in 1859, the beginnings of a commercial zone were established in the nearby section of Inkerman Street, including the Inkerman Hotel on the west corner of Balston Street and shops at the corner of Malakoff Street. Also, the new Balaclava railway station was opened, located within a few minutes' walk from Balston Street.

Meanwhile, Crown portion 159A to the south was divided lengthways to create two 2-acre allotments, upon which substantial villas were erected fronting Carlisle Street by the early 1860s. The villa to the west, *Westbourne*, (Figure 1) was the home of William Gilmour Murray (one of the purchasers of Crown portion 159A), a merchant and one time mayor of St Kilda (1872-1873) (*Australian Town and Country Journal* 12 May 1888 p45). In 1879, following Murray's relocation to Sydney, *Westbourne* was sold and for a period thereafter it was used as a school. The villa to the east, *Woodslee*, was owned by George Rolfe, a successful merchant of Rolfe and Co., member of the Legislative Council, and owner of several properties in St Kilda.



Figure 1 - Westbourne 1860s-1870s (Source: State Library of Victoria, accession no. H87.9114)

The 1873 Vardy plan (Figure 2) shows eleven residences (10 timber and one brick) and two vacant allotments in Balston Street which at that time was still a dead-end street ending at the southern boundary of the original Crown portion 158A. The allotment sizes were varied, with frontages ranging between 29 feet and 147 feet. The earliest surviving house in the precinct, **16 Balston Street** (c.1862) can be seen on the plan. By this time

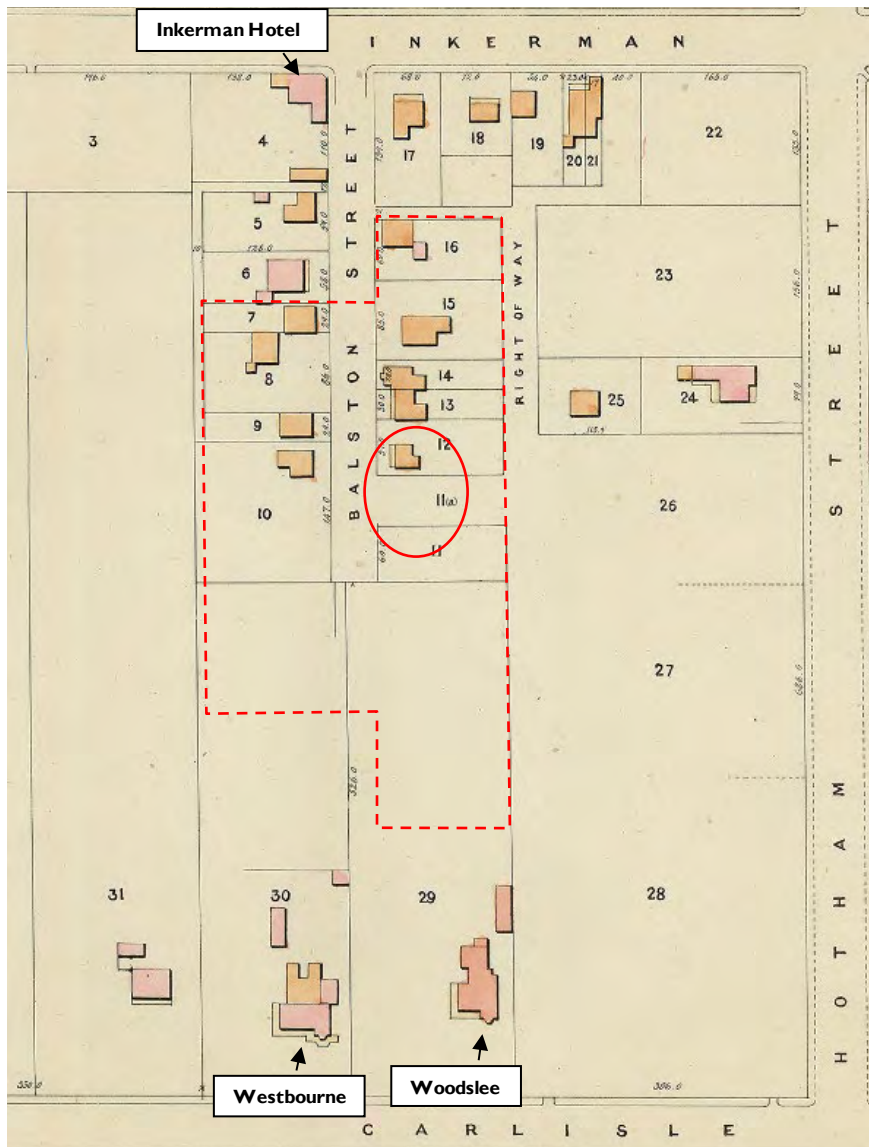


Figure 2 - Plan of the Borough of St Kilda, South Ward No. 3 (J.E.S. Vardy, 1873). Showing the north side of Inkerman Street, with the extent of the precinct indicated. Note, masonry buildings are shaded pink and timber buildings are shaded orange. The earliest surviving house, 16 Balston Street, is circled.

In August 1888, the grounds of Westbourne were subdivided, and Balston Street was extended (but it still did not continue through to Carlisle Street). Twelve allotments on the west side of Balston Street (southern half) and three to Carlisle Street, together with the villa Westbourne, were offered for sale (Age 25 August 1888 p.2). This sale coincided with the impending opening of two nearby tramlines: one along Chapel Street (from Carlisle Street) and the other along Brighton Road (from Brunning Street). The twelve Balston Street allotments were purchased by the one owner but remained undeveloped into the 20th century.

The 1898 MMBW plan (Figure 3) shows thirteen buildings in the northern half of Balston Street, including some which replaced earlier houses shown on the 1873 Vardy plan. Five houses which survive today (nos. 4, 10, 14, 16 and 18) are shown on the plan. The southern section of Balston Street created by the 1888 Westbourne subdivision had a different alignment to the current (further to the west, with a dog-leg) and still did not continue through to Carlisle Street and contained no houses.

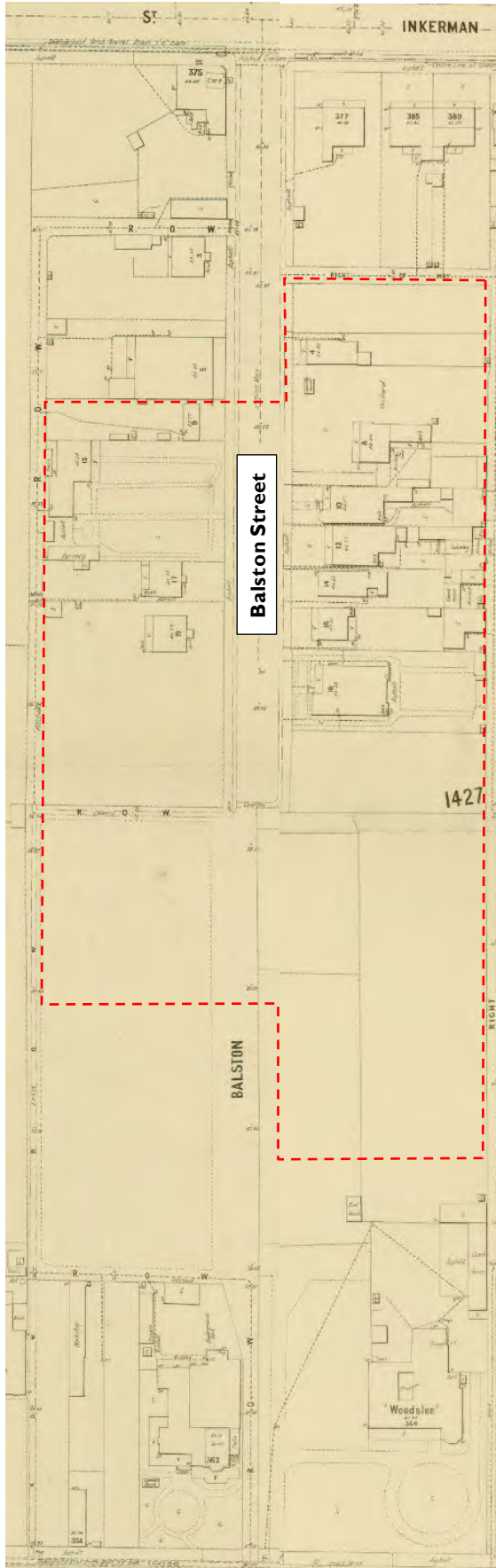


Figure 3 - MMBW Detail Plans 1426 and 1427 dated 1898

From about 1914, development of the southern half of Balston Street began and was well advanced by 1925 (Figure 4). During the interwar period some of the earlier houses in the northern part of Balston Street were replaced (for example it appears the duplexes at 6/6a and 8/8a replaced four c.1917 brick cottages) and by 1945 an aerial photograph (Figure 5) shows the precinct fully developed.

While Balston Street was predominantly residential, other industrial/commercial/agricultural activities were also carried out. During the 1890s, there was a Chinese market garden in the vicinity of no. 21 (*Argus* 13 December 1894 p.5) and a dairy at no. 14, while during the 1910s there was an electric joinery works at no. 20.

In the 1930s or early 1940s, *Westbourne* was demolished. Subsequently, *Woodslee* was demolished around the 1950s. Both were replaced with apartment buildings.



Figure 4 - Aerial Photograph showing part of Balston Street from the west c.1925 (W R Garrett). (Source: State Library of Victoria, H98.129/21)



Figure 5 - 1945 Proj No 5, Melbourne and Metropolitan Area Project, Run 17E, Frame 58014

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans nos. 1426 and 1427.

Newspapers, various

Port Phillip Heritage Review citation 2303 (16 Balston Street)

Port Phillip Thematic Environmental History (TEH), February 2021

Practice Note 1 'Applying the Heritage Overlay' (August 2018)

Rate Books for St Kilda 1859-1900

St Kilda Council building permits (BP): 243 (1904, weatherboard and brick villa, 2 Balston Street); 3347 (1917, 2 brick villas, 24 and 26 Balston Street).

Sands and McDougall's Directory (SM)

3.0 Description

The Balston Street Precinct is comprised of 41 residences from the late Victorian, Federation and Interwar periods. Overall, the housing is consistently modest, both timber-framed (earlier) and masonry (later), and all are single storey. There is a mix of freestanding houses, pairs, and groups.

The grassed nature strips are planted with various native trees, planted within the last few decades (there are no street trees evident in the 1945 aerial photograph). Earlier basalt kerbing and channelling survives, and the carriageway and footpaths are asphalt. About a third of properties have crossovers which are either asphalt or concrete. There are few surviving original front fences.

The roof forms are usually hipped or gabled, with some having a combination. Roofs are clad in corrugated sheet metal (sometimes a replacement for earlier slate), terracotta tiles (glazed, unglazed) and concrete tiles. Most retain original chimneys. Windows are usually timber-framed sashes, with casements being employed during the Federation period.

The precinct contains five Victorian period houses, all of which are timber-framed (ashlar boards or weatherboards). No. 16 is the oldest and the only one evident on the 1873 Vardy Plan; however, it has been altered at the front. Nos. 4, 10, 14 and 18 are evident on the MMBW plans (1897-98). Windows are timber framed double hung sashes and doors are panelled.

The Federation period houses include a few timber, or partially timber, examples (nos. 2, 12, 18, 22, 29) but most are masonry (red brick and render) and reflect the Arts and Crafts style or modest versions of the Queen Anne style, both derived from vernacular English building traditions and exhibiting picturesque and asymmetric qualities. There are some pairs and groups, with the terrace at nos. 28-34 designed by Arthur Plaisted being a distinctive example of the Arts and Crafts style. Gable ends have roughcast finish and battens, and chimneys are tall with corbelled and/or rendered caps. Windows are timber framed and either double hung sashes or casements. Doors are often panelled with glazing to the upper part.

Most of the Interwar houses are semi-detached pairs (nos. 6/6A, 8/8A, 9/11, 13/15, 17/19, 23/25). As was commonly the approach at the time, most of the semi-detached pairs are designed to give the impression of a single house by sharing the same roof. The examples from this period are red or clinker brick, or a combination of both. The timber framed windows typically have differentiated upper sashes (leadlight or multi-paned). Many are in the Bungalow style, characterised by informal design reflective of the influence of the Arts and Crafts aesthetic, especially in their combination of 'natural materials', and typically feature broad simple roofs, exposed rafter ends to timber lined soffits, gable ends with battening (giving a half-timbered effect) or timber shingles, and the walls and other elements are commonly expressed in contrasting brick and render.

The precinct is intact to its c.1937 state, although some houses have been altered to varying degrees and there are a few upper-level additions which are visible. The Federation period houses at 20, 27 and 31 have been altered to the extent that their original format/presentation can no longer be interpreted.

Details	Image
East Side	

Details	Image
<p>2</p> <p>Federation (c.1904)</p> <p>Weatherboard façade with brick side walls, shingled boards to upper part of wall, verandah with turned timber posts and geometric frieze, roughcast sheeting and timber battens to gable end, bracketed hood above window, corbelled brick chimneys with terracotta pots.</p>	
<p>4</p> <p>Late Victorian (c.1890)</p> <p>Weatherboard, timber brackets to cornice, verandah with timber posts and frieze, chimneys.</p>	
<p>6 and 6A (semi-detached pair)</p> <p>Interwar (c.1935)</p> <p>Symmetrical, tiled hipped roof, rendered walls with tuckpointed clinker brick lintels and random quoining, side entry porches, concrete window boxes, Art Deco leadlighting, chimneys.</p> <p>Builder: W Borelace.</p> <p>Building Permit no. 8859 (11 April 1935)</p>	
<p>8 and 8A (semi-detached pair)</p> <p>Interwar (c.1937)</p> <p>Tudor Revival influence, asymmetrical, tiled roof, clinker brick, header/rowlock brick edging, arched entrances, projecting dogtooth detail to gable end, chimney (no.8A).</p> <p>Upper storey addition at no. 8.</p> <p>Architect: Gordon J. & Bruce Sutherland</p> <p>Builder: D. Richardson</p> <p>Building Permit no. 9753 (28 July 1937)</p>	
<p>10</p> <p>Victorian (pre-1898, possibly c.1887)</p> <p>Italianate style, ashlar boarding to façade, weatherboards to sides, projecting faceted bay, verandah (timber posts, cast-iron frieze, dentillated band), cornice with timber brackets, rendered chimneys.</p>	

Details	Image
<p>12</p> <p>Federation (post-1898)</p> <p>Ashlar boarding to façade, weatherboards to sides, jerkinhead roof, verandah with timber posts and cast-iron frieze, timber battening to upper part of wall.</p> <p>Some façade alterations, building extended forwards (2009).</p>	
<p>14</p> <p>Victorian (pre-1898)</p> <p>Weatherboard walls, verandah (altered), original door with sidelights, chimney.</p> <p>Building permit 3345 issued 28 July 1917 for additions to verandah.</p>	
<p>16</p> <p>Victorian (c.1862)</p> <p>Largely obscured. Symmetrical façade, transverse gable roof, rear skillion section, multi-paned windows, verandah with cast iron frieze, corbelled brick chimney.</p> <p>Façade alterations.</p> <p>PPHR citation 2303</p>	
<p>18</p> <p>Federation (pre-1898)</p> <p>Ashlar boarding to façade, weatherboards to sides, verandah with timber posts and cast-iron frieze, gable end with roughcast sheeting and timber screen, corbelled brick chimneys.</p> <p>Verandah was originally to front only (i.e. did not return).</p> <p>Cast iron frieze may not be original.</p>	
<p>20</p> <p>Federation (post-1898)</p> <p>Timber house with hipped roof. Rendered chimney/s (one has been removed).</p> <p>Façade alterations.</p>	

Details	Image
<p>22</p> <p>Federation (post-1898)</p> <p>Weatherboards (shingled/notched) to lower wall, roughcast sheeting (non-original odd vermiculated panels), side verandah with turned timber post.</p> <p>Façade alterations and upper-level addition.</p>	
<p>24</p> <p>Interwar (c.1917)</p> <p>Bungalow, red brick and roughcast render, terracotta ridge cresting, projecting masonry porch with timber shingling in gable end, angled wall within porch, leadlight picture window, boundary wall, rendered chimney. Same footprint as no. 26.</p> <p>Owner/builder: E.W. Nicholls</p> <p>Building Permit 3347 (1 August 1917)</p>	
<p>26</p> <p>Interwar (c.1917)</p> <p>Bungalow, red brick and roughcast render, gable end with timber boards and vent, projecting masonry porch with decorative timber brackets and timber shingling in gable end, angled wall within porch, gable ends with timber boards and timber shingles, gable vent, terracotta ridge cresting, rendered chimney. Same footprint as no. 24.</p> <p>Owner/builder: E.W. Nicholls</p> <p>Building Permit 3347 (1 August 1917)</p>	
<p>28-34 (group of four row houses)</p> <p>Federation (c.1913)</p> <p>Arts and Crafts style, red brick and roughcast render (nos 28+30 overpainted), sheeting to larger gable ends and timber shingling to smaller gable ends, recessed entrances with timber brackets, exposed rafter ends, multi-paned windows, highlights with coloured glass (no. 34), rendered chimneys with flat caps and terracotta pots.</p> <p>Architect: A W Plaisted</p> <p>Builder: J G Jennings</p> <p>Building Permit 2033 (1 October 1913).</p>	
<p>38</p> <p>Interwar (c.1922)</p> <p>Bungalow, red brick with contrasting clinker brick and smooth render detailing, broad gable end with weatherboards (upper) and timber battens (lower), gable vent, recessed porch, original brick and metal fence, finial, brick chimneys.</p> <p>Upper-level addition.</p> <p>Owner/builder: J Wilkins</p> <p>Building Permit 5029 (23 October 1922)</p>	

Details	Image
<p>40 and 42 (semi-detached pair)</p> <p>Federation (c.1913)</p> <p>Brick and roughcast render (overpainted), broad gable end, arched gable vent with timber louvres, terracotta ridge cresting, side entrance porches, bay window with canopy (no.42), rendered chimney with wide cap and brick detailing and terracotta pots.</p> <p>Façade alterations, including front addition to no.40.</p> <p>Owner/builder: C Goodridge</p> <p>Building Permit 2070 (30 October 1913)</p>	
<p>44-50 (group of four row houses)</p> <p>Federation (c.1914)</p> <p>Red brick, verandahs under the main roof with timber posts and frieze, bay windows with hoods, gable ends (roughcast and timber battens to no.50), terracotta ridge cresting and finials, chimneys with rendered caps and terracotta pots.</p> <p>Owner/builder: C. Goodridge</p> <p>Building Permit 2109 (3 December 1913)</p>	
<p>West Side</p>	
<p>9 and 11 (semi-detached pair)</p> <p>Interwar (c.1927)</p> <p>Bungalow, symmetrical, concrete pantiles to roof, contrasting red brick and clinker brick with tuckpointing, prominent broad gable end with timber shingles (upper) and timber battens (lower), porch with square brick piers, red brick with contrasting clinker brick detailing, leadlighting to upper sashes.</p> <p>Owner/builder: G.A. Gough</p> <p>Building Permit 6729 (25 February 1927)</p>	
<p>13 and 15 (semi-detached pair)</p> <p>Interwar (c.1926)</p> <p>Bungalow (Craftsman type), symmetrical, transverse ridge, central dormer with slatted vent, porch with square brick piers, exposed rafter ends, timber battening in gable ends, contrasting red brick and clinker brick, leadlighting to upper sashes.</p> <p>Owner/builder: G.A. Gough</p> <p>Building Permit 6559 (10 September 1926)</p>	
<p>17 and 19 (semi-detached pair)</p> <p>Interwar (c.1926)</p> <p>Bungalow, symmetrical, twin gable ends with timber shingling and timber brackets, contrasting red brick and clinker brick with tuckpointing, side porches with square brick piers, leadlighting to upper sashes. Original low brick fence and metal gates.</p>	

Details	Image
<p>21</p> <p>Federation (post-1898)</p> <p>Faceted bay, rendered façade (may not be original), cornice with timber brackets.</p> <p>Façade alterations, chimneys removed, corrugated sheet metal roof cladding replaced slate.</p>	
<p>23 and 25 (semi-detached pair)</p> <p>Interwar (1923)</p> <p>Bungalow, asymmetrical, tiled roof, gable end with timber shingling, tuckpointing, exposed rafter ends, square brick piers to porches, multi-paned upper sashes, corbelled brick brackets beneath box-framed windows.</p> <p>No. 25 has been overpainted.</p> <p>Builder: H E Carter</p> <p>Building permit 5381 (14 July 1923)</p>	
<p>27</p> <p>Federation (post-1898)</p> <p>Weatherboard, red brick chimney, gable end with timber battens and roughcast render.</p> <p>Façade alterations and upper-level addition.</p>	
<p>29</p> <p>Federation (post-1898)</p> <p>Brick side wall with a weatherboard façade, return verandah with turned timber posts and decorative frieze, gable end with timber battens and roughcast render, red brick chimneys, squared bay window across corner.</p> <p>Interwar period brick fence (rebuilt).</p>	
<p>33</p> <p>Interwar (1928)</p> <p>Brick, roughcast render, timber battens to gable end, brick chimney. Partly obscured.</p> <p>Alterations to façade/openings.</p> <p>Builder: W P Sinclair</p> <p>Building permit 7088 (14 February 1928)</p>	
<p>35 and 37 (semi-detached pair)</p> <p>Federation (1914)</p> <p>Red brick (no. 35 overpainted), separate gable roofs, decorative gable ends with elongated niches, brick chimneys with rendered caps and terracotta pots. Original low brick fence.</p> <p>Alterations to façade/openings.</p> <p>Builder: G Curry</p> <p>Building Permit 2159 (30 January 1914)</p>	

4.0 Comparative Analysis

The Balston Street Precinct is significant as a group of houses intact to its c.1937 state (that is, no replacement buildings since that time), though some have been altered. The generally modest building stock represents the key phases of development in the municipality – Victorian period beginnings, with consolidation (and replacement of earlier houses) throughout the Federation and Interwar periods. One house survives from the early pre-1870 phase. Whilst there are few distinctive buildings, the street is a microcosm of the broader development of the area, and a less common remnant of a relatively cohesive streetscape in this part of the municipality.

Although the types of housing in Balston Street are represented in other parts of the municipality, there are few intact streetscapes that survive in this area (either side of Inkerman Street in Balaclava and East St Kilda) with a similar profile of modest historic examples which had been common. The precinct demonstrates a broad architectural variety in building type (freestanding, semi-detached pairs, row houses and duplexes) and expression (roof forms and façade compositions etc.).

Modest Federation period houses are also evident in the Balaclava Flats Residential Precinct and Ripponlea Residential Precinct, generally masonry (for example, Elm Grove and Glenmark Ave) and often paired, with a few scattered timber examples (for example, Sycamore Grove, not in Heritage Overlay). There are two groups/rows of four houses in Balston Street which was a less common type during the Federation period terrace houses fell out of favour, as they were perceived as being cold and dark with limited garden space (TEH p90).

A concentrated group of Interwar period, semi-detached pairs survive in HO387 (Hammerdale Avenue Precinct), however they primarily date to the 1930s rather than 1920s. Semi-detached bungalows, of which there are several examples in Balston Street, are a less common type.

5.0 Statement of Significance

What is significant?

The Balston Street precinct comprising 2-50 and 9-37 Balston Street, Balaclava is significant. Development in the northern half of Balston Street began in 1859, and the earliest surviving house dates from c.1862. The southern half of Balston Street was developed from about 1914, following the subdivision of the grounds of two villas, *Westbourne* and *Woodslee*, which fronted Carlisle Street. The contributory building stock in the precinct is comprised of modest single-storey dwellings, both timber and brick, from the Victorian, Federation and Interwar periods, constructed over a 75-year period with most built between c.1887 and c.1937.

The following features contribute to the significance of the precinct:

- Dwellings dating between c.1862 and c.1937,
- The predominant single storey scale,
- Roof forms (hipped, gabled) and roof cladding including terracotta tiles (glazed and unglazed), concrete tiles, corrugated sheet metal,
- Original chimneys (face brick or rendered), some with terracotta pots,
- Original detailing to gable ends including timber battening, roughcast finish and shingling,
- Walls of face brick (red, clinker), rendered finishes and contrasting detailing,
- Original porches and verandahs,
- Original timber windows (some with decorative glass or glazing bars) and doors,
- Original or early low front masonry fences,
- Front garden settings,

-
- Basalt kerbing and channelling.

The Significant place within the precinct is:

- 16 Balston Street.

The Contributory places within the precinct are:

- 2, 4, 6, 6A, 8, 8A, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 38, 40, 42, 44, 46, 48, 50 Balston Street.
- 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 33, 35, 37 Balston Street.

The Non-contributory property within the precinct is:

- 31 Balston Street.

How is it significant?

The Balston Street Precinct is of local historical, rarity, representative and aesthetic significance to the City of Phillip.

Why is it significant?

The Balston Street Precinct is of historical significance as illustrative of the suburban development of Balaclava during the Victorian, Federation and Interwar periods. It is an intact remnant of modest housing in Balaclava/St Kilda East, which had previously been common, and as a streetscape where the phases of development are so interspersed. The northern part of the precinct is associated with the early development of the area from the late 1850s following the Crown land sales, while the southern part of the precinct is associated with a common settlement pattern in this part of the municipality where large Victorian properties were subdivided during the Federation period for residential and commercial development. The timber house at 16 Balston Street, constructed c.1862, is a rare surviving pre-1870 example in the municipality. (Criteria A and B)

The Balston Street Precinct is of representative significance as a residential group dating to the Victorian, Federation and Interwar periods that is intact to its c.1937 state and that forms a cohesive streetscape of similar scaled residential buildings. It is demonstrative of the key phases of development in the municipality, that is, Victorian period beginnings with consolidation throughout the Federation and Interwar periods. The precinct demonstrates a broad architectural variety in building type and expression. Whilst mainly modest representative housing, there is a concentration of semi-detached pairs from the Interwar period and, less commonly, two groups of four Federation period row houses. The Arts and Crafts style group of four row houses at nos. 28-34 is particularly distinctive. (Criteria D and E)

6.0 Recommendations

Include the Balston Street Precinct in the Heritage Overlay.

Transfer 16 Balston Street from individual HO395 to the new Balston Street Precinct HO.

7.0 Assessment

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2, 2022*

Brunnings Estate & Environs Precinct

Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

1.0 Thematic Context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.3 Suburban bungalows; 5.3.4 Model housing estates)

2.0 History

Early Land Sales

The precinct formed parts of Crown portions 230, 232, 233, 234, 235 and 237 in the parish of Prahran (PP).

Crown portions 230, 233 and 234, totalling about 19 acres, were sold in the 1850s (pre-1857). Crown portion 230 was purchased by Peter Davis, auctioneer and one-time mayor of Melbourne (1856-57), while portions 233 and 234 were purchased by 'Greeves and others', a syndicate of land speculators headed by politician Dr Augustus Frederick Adolphus Greeves.

Crown portions 232 and 237, each comprised of almost 10 acres, were purchased respectively by F Thompson in November 1853 and Thomas Hale, of Robertson & Hale architects and estate agents prior to 1857. Crown portion 235 formed part of a larger public reserve that included land on both sides of Glen Eira Road.

In 1859, the railway to Brighton was opened, with the line forming the eastern boundary of the precinct. A failed proposal around this time to establish a station at Glen Eira Road on the railway to Brighton briefly inspired attempts to sell land and develop the area. Between 1858 and 1859, several building allotments between Maryville and Albion streets were offered for sale, including one at the corner of Brighton Road and Maryville Street which was expressly recommended as an excellent position for a hotel (Age: 30 October 1858 p.7; 7 September 1859 p.7). Also in 1859, Thomas Hale invited tenders for the erection of five brick cottages at 'Merivale' (assumed to be *Maryville*) but these do not appear to have been built (Argus 5 August 1859 p.7).

Early development

The first houses in the precinct were constructed in the 1850s and 1860s, but only limited development occurred before the 20th century. On the north side of Maryville Street, a substantial brick residence *Maryville* was erected c.1858 for Thomas Hale, of Robertson & Hale (architects and estate agents), who it seems had been residing in the street since at least 1855 in a timber house (Argus 18 August 1855 p.5). The name of both the residence and the street may have been chosen in honour of Hale's wife Mary. In about 1860, *Maryville* was purchased by the McEwan brothers who were grocers (RB 1860 no.1418). In the early 1860s, the McEwans built a second brick residence adjacent to *Maryville*. In Albion Street, which at that time did not extend all the way to the railway line, another substantial brick residence was constructed in the late 1850s for E Hart, which was then sold to William Hawkins in the early 1860s. Several other smaller timber houses/structures were also constructed in both Albion and Maryville streets. None of these early buildings survive.

In 1873, a subdivision plan (Figure 1) was prepared for the sale of the two Maryville Street residences (lots 1 and 2) and seven villa sites (lots 3-9) between Albion Street and Maryville Street, as well as sites outside the precinct east of the railway line.

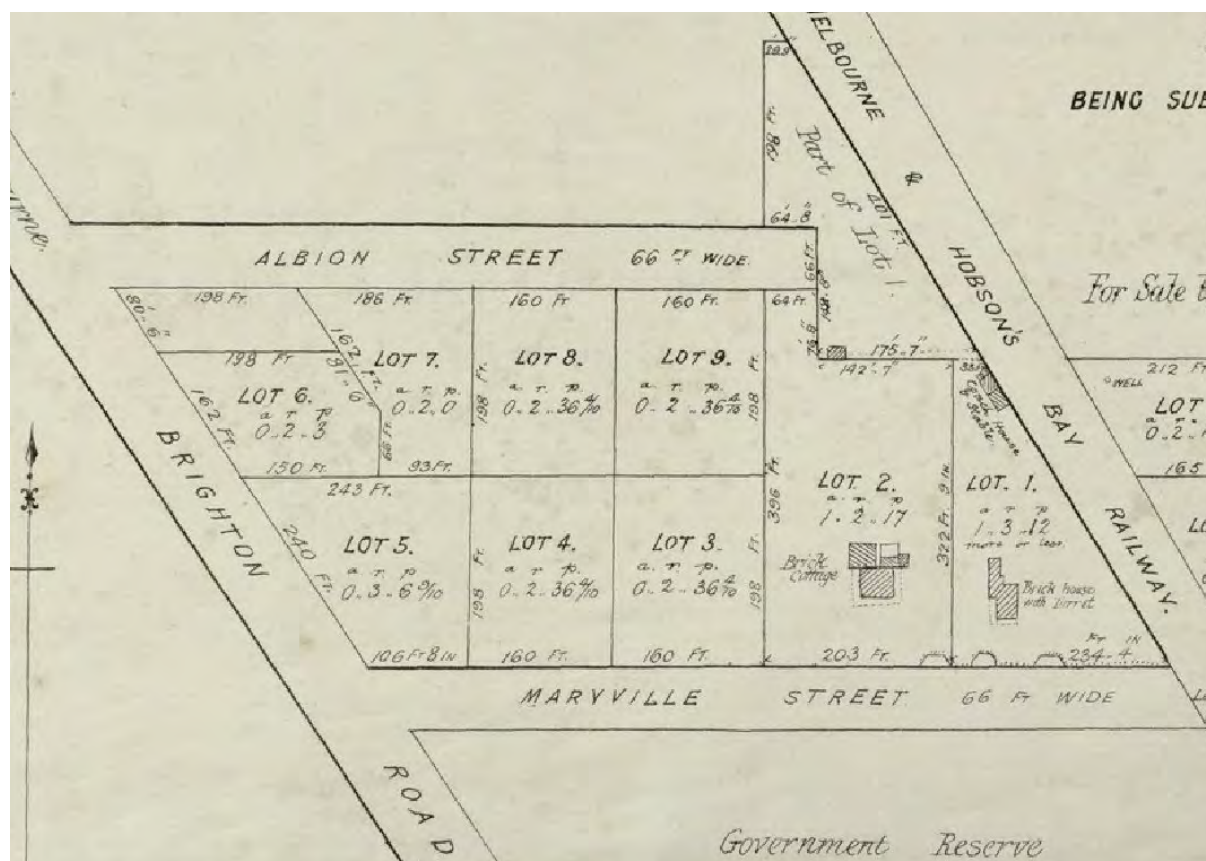


Figure 1 - 'Plan of valuable freehold properties, family residence and cottage adjoining, together with splendid villa sites'. For sale on 7 January 1873. (Source: State Library of Victoria)

In 1874, Lot 2 was purchased by Thomas Turnbull, a gentleman (CT v.681 f.129). Turnbull lived at the property he named *Hawick*, after his native place in Scotland, for the next two decades (*Euroa Advertiser* 13 October 1893 p3). In 1876, the remaining lots in the subdivision were again put to auction, including Lot 1 containing *Maryville*, and seven 'magnificent building villa sites' (lots 3-9) amounting to almost 5 acres which were to be sold as one (*Argus* 31 January 1876 p.2). A description of *Maryville* was given in the *Argus* as follows:

This truly elegant mansion ... has a stone foundation, is brick built, with slate roof, and contains a complete suite of rooms, each being beautifully finished without regard to cost. ... Adjoining to the house are to be found all other necessary outbuildings, viz., coachhouse, four-stall stable, servants' apartments etc.; a magnificent verandah of 7 ft in width with tessellated pavement surrounds the house. The grounds are laid out in garden plots with great taste and elegance, the chief feature of which is the selection of fruit trees of all descriptions. (Argus 31 January 1876 p.2)

The rate book for December 1876 records that James Nolan, a judge, was the purchaser of *Maryville* and George Brunning was the purchaser of the other lots/5 acres (RB entry nos. 1982, 1983). George Brunning was a nurseryman who at that time leased premises nearby in Brunning Street.

Over the ensuing few years, George Brunning acquired additional land in the precinct. In 1879, he purchased land on the north side of Albion Street, which included a tenanted four-roomed timber house (RB entry nos. 2088, 2089). Then in 1880/81, he also purchased five of the seven lots from the subdivision of the public reserve between Maryville Street and Glen Eira Road (that is, Crown portion 235) (PP). In total, the land acquired by Brunning amounted to about nine acres, representing a large proportion of the precinct (approximately two thirds).

Brunning's nursery and other late 19th century development

George Brunning's holdings remained undeveloped until the early 1880s when he relocated his nursery after the lease at his previous location expired. During 1882, preliminary work to prepare the land for nursery purposes was undertaken, including trenching and draining, and the soil was supplemented with large quantities of material from elsewhere to improve the quality. The grounds were laid out in rectangular beds and a variety of sheds, greenhouses and glasshouses were erected. In 1883, a private residence was built for George Brunning, a single storey brick villa with a verandah on three sides, in a central position within the nursery facing Brighton Road (in the current location of Los Angeles Court).



Figure 2 - Brunning's Nursery, in the precinct area, undated (post-1882). (Source: St Kilda Historical Society, via flickr)

In 1893, George Brunning died, and ownership of his holdings was transferred to his sons George Edward Brunning and Herbert John Brunning who were partners in the nursery business (CT).

Also in 1893, Thomas Turnbull died, and the following year *Hawick* was purchased by solicitor Francis Grey Smith who renamed the property *Monkstadt* (CT v.681 f.129). In 1905, Francis Grey Smith also acquired the northern part of the former *Maryville* estate (CT v.3036 f.155).

The MMBW plans, one dated 1899 (Figure 3) and the other 1904 (Figure 4), show the large area occupied by Brunning's nursery including George Brunning's house fronting Brighton Road. In Albion Street, a villa named *Ecdes Lodge* is shown, presumably the house built in the 1850s. In Maryville Street, two villas are shown, *Hawick* (which had been renamed *Monkstadt*) and *Oberston* (formerly *Maryville*).

The MMBW plans also show residential development in the middle part of the former reserve which had occurred during the 1880s and 1890s, including three houses fronting Glen Eira Road (*Agnesville* and two others) and two houses fronting Maryville Street (*Alma* and *Somerleyton*). *Somerleyton* was built for George Edward Brunning, the eldest of George Brunning's sons, and named after the Suffolk town where he was born. None of the buildings shown on the MMBW plans remain in the precinct today.

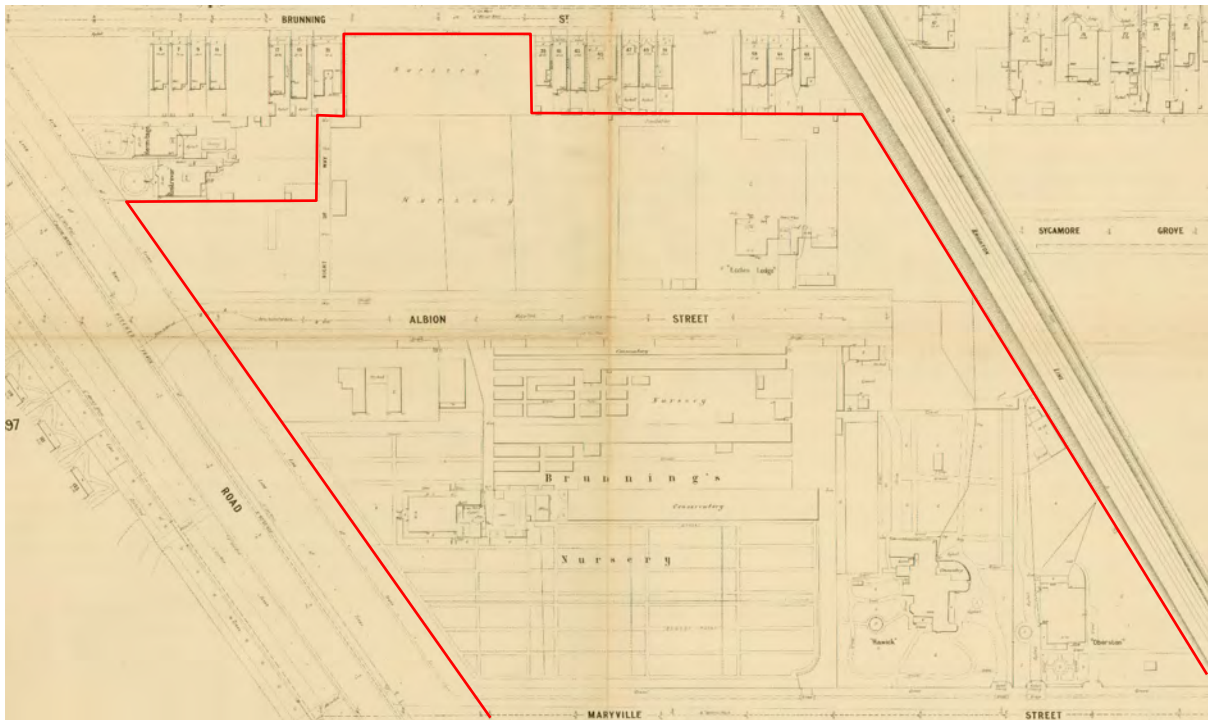


Figure 3 - MMBW Detail Plan No. 1450 (dated 1899). Showing the precinct north of Maryville Street. (Source: State Library of Victoria)

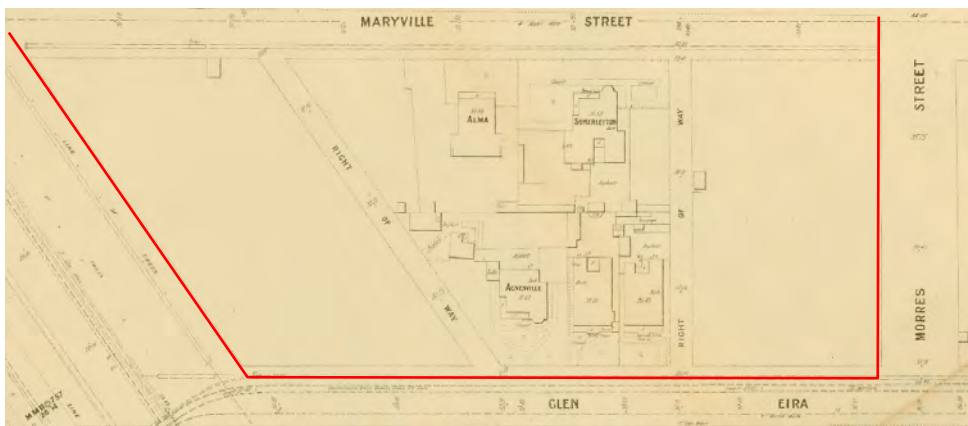


Figure 4 - MMBW Detail Plan No. 1451 (dated 1904). Showing the precinct south of Maryville Street. (Source: State Library of Victoria)

George Brunning, a trained gardener originally from Suffolk, England, migrated to Victoria in 1853 at the age of 23. In 1860 he established a nursery in Argyle Street, St Kilda. With the expansion of the business, he relocated to more extensive grounds in Brighton Road, first on the north side of Brunning Street and from 1882 within the precinct area. Later, two of Brunning's sons, George Edward and Herbert John, joined him in the business which became known as George Brunning and Sons and carried it on after his death in 1893. A 1907 described the nursery as a 'Victorian institution', holding some 300,000 potted plants comprising over 700 different classes of flowers, shrubs fruits and trees with numerous varieties of each, and over a thousand kinds of roses (*Punch* 27 August 1907 p.58).

20th Century Development

During the first twenty years of the 20th century, limited development occurred in the precinct. On Brighton Road, the house at no. 42 was built c.1905 and the attached pair at 44 and 46 Brighton Road was built c.1907 (BP 571). The opening of the Ripponlea Railway Station in 1912 prompted

commercial and residential development in Ripponlea, and whilst several houses were built in Albion and Maryville streets during this time, most were later replaced. The c.1917 brick house at 6 Maryville Street and the c.1919 weatherboard house at 19 Albion Street appear to be the only surviving pre-1920 examples.

During the 1920s, a series of subdivisions led to the transformation of the precinct area.

The first of the subdivisions took place in 1920, concerning a 1¼ acre parcel of the Brunnings' holdings on the east side of Brighton Road, between Maryville Street and Glen Eira Road (Figure 5). Seven allotments were created and auctioned in November 1920 (*Argus* 13 November 1920 p.10). The earliest of the brick Interwar houses in the precinct was erected within this subdivision at 70 Brighton Road in 1921, although this was later substantially altered in 1935 (BP 4491 and 8917). 1 Glen Eira Road was purchased by Marie Alice Brunning, daughter of George Edward Brunning (CT v.4425 f.920) and a house built in 1924 (BP 5839). 4 Maryville Street was constructed in 1923 and designed by F J Davies (BP 5137). 60 Brighton Road was constructed in 1923 (BP 5171), 64 Brighton Road in 1929 (BP 7488), and 66 Brighton Road in 1931 (BP 7932), with the latter two built by Dickson & Yorston home builders.

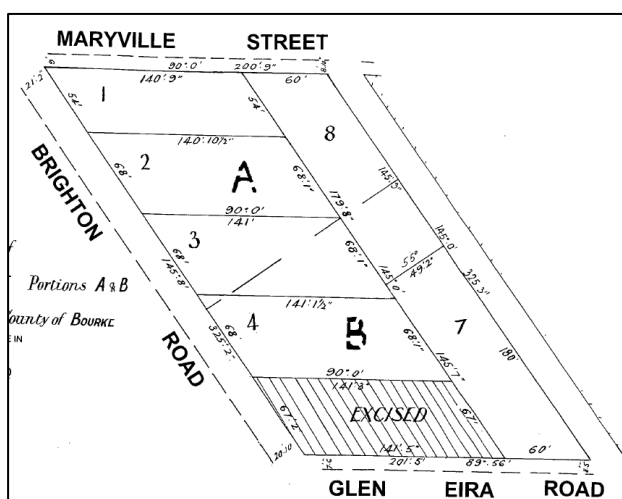


Figure 5 - Subdivision Plan LP8418. Dated 30 July 1921. (Source: Landata)

In 1925, Francis Grey Smith sold several allotments at the eastern end of Albion Street (CT v.4967 f.244), upon which houses at nos. 21, 23, 25 (north side) and nos. 22, 24, 26 (south side) were built c.1924-26 (SM). Some of these houses can be seen newly built in the c.1925 aerial photograph below (Figure 6).

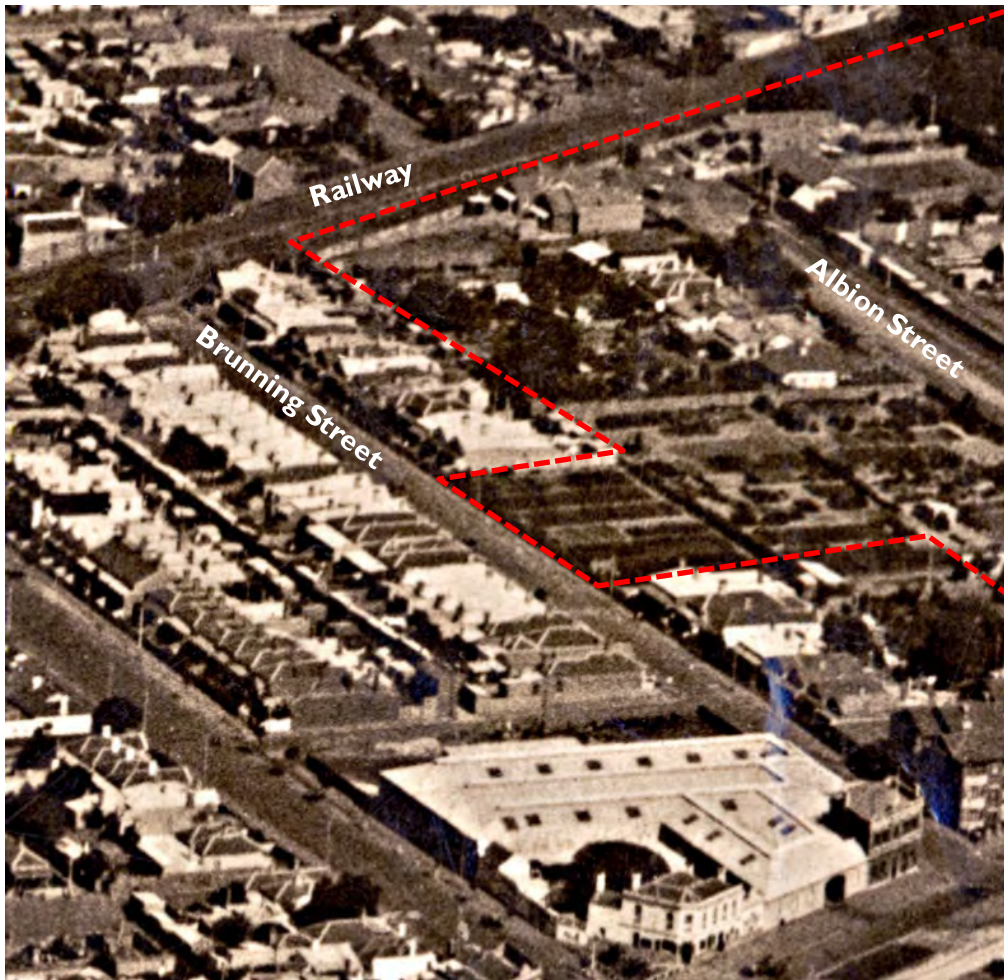


Figure 6 - Aerial Photograph c. 1925 (W R Garrett) showing the northern part of the precinct. It shows part of the nursery the year before it was closed, as well as some houses in Albion Street. Approximate precinct boundaries are indicated. (Source: State Library of Victoria, H98.129/21)

By the 1920s, as Melbourne's population expanded, the large undivided area of land occupied by Brunning's nursery had become increasingly valuable. During 1926, the nursery business was wound up and the remaining land sold for building allotments (*Australasian*, 19 March 1927, p.17). The purchasers were a syndicate known as the Brunnings Subdivisional Company P/L of 93 High Street St Kilda (CT v.5190 f.802), of which one member was Mr. C. Secull, and the sale fetched somewhere between £28,000 and £29,000 (*Argus* 1 July 1926 p.1). Mr. Secull was associated with the prominent building company J R & E Secull, which constructed many houses and flats in St Kilda and Elwood during the Interwar period and acted as a developer, purchasing land and building flats, often for family members. The land sale also coincided with the opening of the Brighton Road electric tramway extension to Glenhuntly Road (previously it had terminated at Brunning Street) in August 1926. In early 1927, subdivision plans were approved for 33 allotments between Albion and Maryville streets, 13 allotments north of Albion Street, and 7 allotments south of Maryville Street (Figure 7). The subdivision also created two new streets, Los Angeles Court and Somers Street. Development of sites in the Brunning's nursery subdivisions began immediately, with multiple building permits granted in 1927 and the first houses completed soon after.

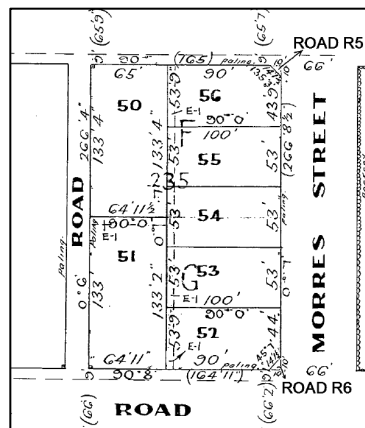
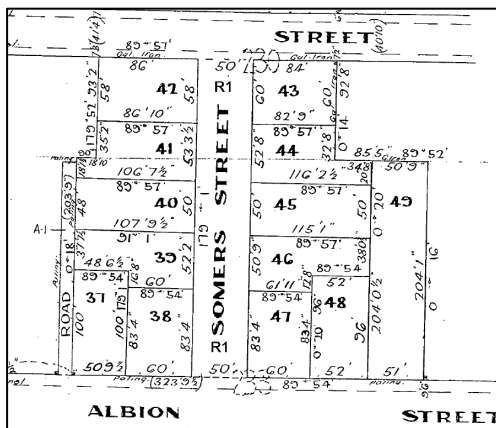
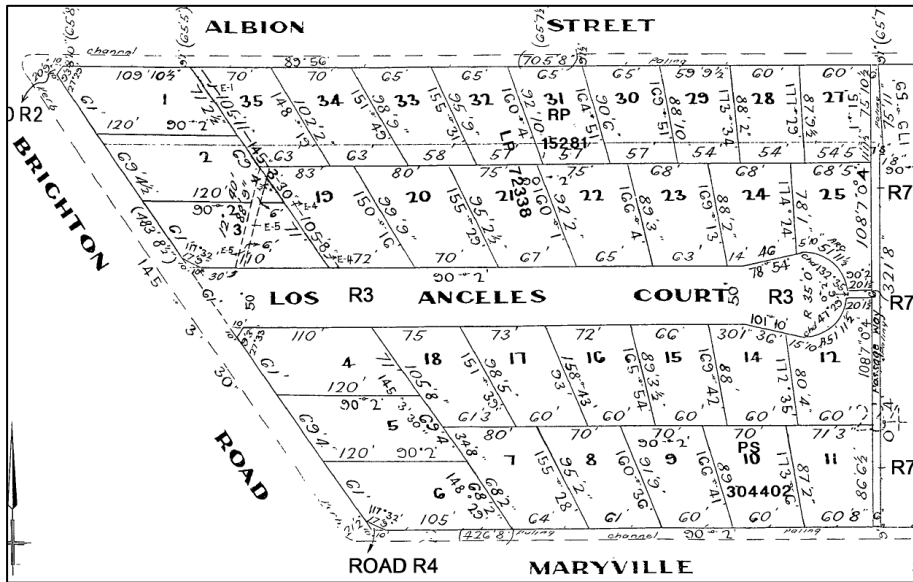


Figure 7 - Subdivision plan LPI 1886. Dated 8 February 1927. (Source: Landata)

Francis Grey Smith died in 1926 and probate was granted to his widow Sybella and son Ross Grey Smith. In 1929 Ross Grey Smith acquired further land at the east end of Maryville Street, being the southern part of the former *Maryville* estate. In 1929 subdivision by the Smiths saw the creation of Monkstadt Avenue and 15 allotments (Figure 8). The 19th century residences were demolished around this time.

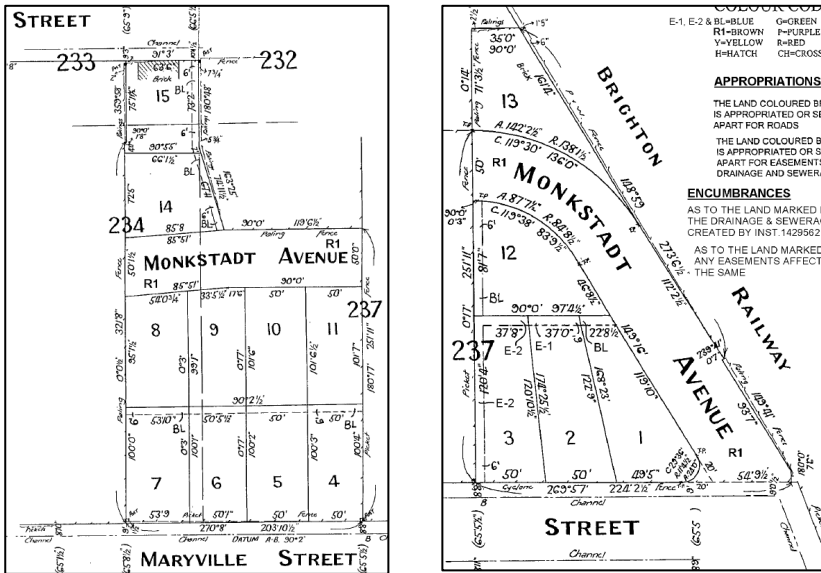


Figure 8 - Subdivision plans LPI 3047 and LPI 3048. Dated 3 September 1929. (Source: Landata)

By late 1931, as evidenced by an aerial photograph of that year (Figure 9), just over half of the allotments created through subdivision in the 1920s had been developed with houses.



Figure 9 - Aerial Photograph (dated Nov. 1931) showing the precinct. (Source: Landata, Proj No 1931, Run 15, Frame 2750)

While most of the allotments were purchased by individuals, there were some companies or speculative builders that purchased and developed multiple sites. Some of these include:

-
- P J Brunnings Home Builders Pty Ltd purchased all nine allotments on the south side of Albion Street which were reconfigured to make ten allotments (nos. 2-20 Albion Street). These were developed over several years from 1927. P J Brunnings designed and constructed most of the houses such as no.4 on lot 34 in 1927 (BP 6801), while some were built by others.
 - Los Angeles Court Pty Ltd purchased three allotments at the corner of Brighton Road and Los Angeles Court which were reconfigured to form four allotments (50, 52 Brighton Road and 1, 3 Los Angeles Court). Building permits for houses on all four were issued in 1927 (BP 6715, 6734, 6754, 6886), and in February 1928 an advertisement was posted for the auction of 'four beautiful modern brick bungalows' (*Argus* 4 February 1928, p.3).
 - Ernest Marsh, builder, of 84 Mitford Street, Elwood, purchased several allotments which he developed. These included 1, 2, 3 and 4 Morres Street in 1928, 2 and 6 Los Angeles Court between 1928 and 1931 (BP 7356, 7917), and 17, 21 and 23 Maryville Street between 1929 and 1931 (BP 7657, 7733, 7826). He also purchased 4 Los Angeles Court in 1928 but it was apparently developed by the subsequent owner (CT v.5545 f.854). In addition to developing his own sites, Marsh also built houses for others including 54 Brighton Road in 1929 (BP 7477), 19 Maryville Street in 1930 (BP 7713), and 15 Maryville Street in c.1932 (BP 7880).
 - L S Nicholls master builders constructed, and probably also designed, several houses in the precinct. These include *Janette* at 2 Albion Street in 1934 (BP 8581), 16 & 17 Monkstadt Ave (both in 1934), and 5 (1932) & 13/13a (1938) Los Angeles Court.

Houses known to have been designed by architects include:

- *Mid-Mar* 48-48a Brighton Road, Leslie J. W. Reed, 1937 (**PPHR 303**)
- *Limerick Lodge* at 58 Brighton Road, Arthur W Plaisted, 1927-28 (BP 6936). (**PPHR 306**)
- 4 Los Angeles Court, Schreiber & Jorgensen, 1930 (BP 7800) (**PPHR 341**)
- *Besanoo* 5 Los Angeles Court, H. Geoffrey Bottoms, 1932-33
- 7/7A Los Angeles Court, H W & F B Tompkins, 1936 (BP 9235)
- 11 Los Angeles Court, Arnaud E. Wright, 1929 (BP 7603)
- 4 Maryville Street, F J Davies, 1923 (BP 5137)
- 14 Maryville Street, Alder and Lacey, 1934 (**PPHR 348**)
- 20 Monkstadt Ave, Marcus Barlow, 1931 (**PPHR 356**)
- 22 Monkstadt Ave, R M & M H King, 1929 (BP 7404). Built for Ross Grey Smith by builder C Munro. On completion it was advertised for sale described as a 'new triple-fronted Spanish Mission brick bungalow' (*Herald* 27 August 1930 p.13).
- 23 Monkstadt Avenue, R M & M H King, 1932-33 (BP 8122). The newly built house (Figure 10) was featured in an illustrated article in which it was described as having the 'charm of Old England' (*Herald* 31 May 1933 p.20).



Figure 10 - 23 Monkstadt Avenue (Source: Herald, 31 May 1933, p.20)

Single houses were the predominant building type, followed by attached pairs. Two small two-storey flat developments containing only two or three dwellings were built at 20A Albion Street in c.1935, and 14 Monkstadt Avenue 1940 (BP 10595). Three larger flat buildings in the precinct all involved the redevelopment of sites containing 19th century villas, including:

- *Alcazar*, 3 Glen Eira Road, built c.1929 in place of the villa *Agnesville*. Developed by P J Brunning. **(PPHR 327)**
- *Mandalay Court*, 17A Albion Street, designed by James H Wardrop in 1934, replaced an 1850s villa. **(PPHR 396)**
- *Somerleyton*, 12 Maryville Street, built in late 1937 by J R & E Seccull (BP 9728, 9787), which replaced the villa *Somerleyton* following the deaths of George Edward Brunning in 1935 and wife Alice Mary in 1937.

The precinct appears to have been fully developed by about 1940. The 1945 aerial photograph (Figure 11) confirms that all the allotments in the precinct had been developed by the end of the Interwar period.

Post-war and into the late 20th century and early 21st century, some limited redevelopment/infill of sites took place. Following World War II, the house at 3A Albion Street was acquired by the RSL War Veterans Homes Trust and converted to a hostel for returned servicemen. Accommodation was expanded c.1956 with the adjacent cream brick block designed by Stephenson & Turner constructed on the former tennis court.



Figure 11 - Aerial photograph dated 1945. The precinct was fully developed by this time. (Source: Landata, Proj No 5, Run 16, Frame 57848)

References

Cooper, J B. *The History of St Kilda 1840-1930* Vol. I

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Port Phillip Thematic Environmental History (TEH), February 2021

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Rate Books (RB) 1859-1900

Sands and McDougall's Street Directories (SM)

3.0 Description

The Brunnings Nursery Estate & Environs Precinct is a large precinct consisting of some 100 residential properties in Albion Street, Brighton Road (part east side), Glen Eira Road (part north side), Los Angeles Court, Maryville Street, Monkstadt Avenue, Morres Street and Somers Street. The precinct spans two suburbs; the northern part of the precinct is within Balaclava and the southern part of the precinct is within Ripponlea.

Street planting is varied, consisting of a range of native and exotic, young and semi-mature specimens, generally evergreen with some deciduous plantings. Some streets contain consistent mature tree plantings, including Liquidambar (*Liquidambar styraciflua*) in Los Angeles Court and Monkstadt Avenue (these appear as saplings in the 1945 aerial) and London Planes (*Platanus x acerifolia*) in Brighton Road.

Basalt kerbing and channelling has been retained in Maryville Street, Brighton Road and Glen Eira Road. Some sites retain a concrete driveway, a few also with a central grass island (for example, 3 Morres Street).

Original garages survive at some sites and are usually located towards the rear (for example, 4 Los Angeles Court), although some are sited at the front (for example, 13 Maryville Street).

A pedestrian walkway runs between Albion Street and Maryville Street, bisecting the 1927 Brunning subdivision to the west from the 1929 Grey Smith subdivision to the east.

The blocks are generously sized, and the subdivision pattern is relatively consistent. The buildings are set back several metres with garden areas to the front, typically including planting consisting of various shrubs and areas of lawn. Most sites retain original low brick fences – face brick and/or rendered. Some fences include a narrow metal balustrade (for example, 17 Maryville Street, 1-4 Morres Street) and others retain low metal pedestrian or driveway gates (18 Monkstadt Avenue). *La Mascotte* at 1 Morres Street features a masonry arch/pergola over the corner pedestrian entry.

Los Angeles Court features a distinct planning arrangement and consistent streetscape and is notable for its high degree of intactness. Created in 1927, it is an early example of a cul-de-sac in the municipality which, although the houses do not address the street at the end, features curved fences and extended garden areas that add to the generous garden-setting character of the street. The mostly consistent low render fences of a similar design return around the corner lots at Brighton Road. There is also original concrete kerb & channelling and concrete footpaths cut to look like flagstones.

The building stock mainly dates to the Interwar period, though there are Federation period houses at 42, 44 and 46 Brighton Road. The houses are mostly single storey with some two storey (8, 9, 10, 11 Los Angeles Court, 14, 16 Monkstadt Avenue) or with an attic (50, 52, 54, 60, 62, 66, 70 Brighton Road, 5 Los Angeles Court, 3A Albion Street). All buildings are brick, except for the weatherboard house at 19 Albion Street. The houses are generally intact and retain original presentation and/or elements such as roof cladding, chimney/s, porches, and openings (windows and front door) and often have complementary front fences. Most houses are freestanding but there are several attached pairs (7/7a and 13/13a Los Angeles Court, 17, 10/10A and 22/22A Albion Street, 9/9A Maryville Street, 48/48a Brighton Road), and there are also five flat buildings (*Alcazar* 3 Glen Eira Road, *Somerleyton* 12 Maryville Street, *Mandalay Court* 17A Albion Street, 20A Albion Street and 14 Monkstadt Avenue).

The roof forms are usually gabled and/or hipped, and some with hipped gable (jerkinhead). The roofs are almost all clad in tiles, generally either glazed or unglazed terracotta tiles and some with concrete tiles. The house at 9 Albion Street is the only example with a corrugated metal sheeting to the roof (but it may have originally been tiled). Houses generally retain original chimneys and the eaves have soffits lined in timber boards or battened sheeting.

The massing is predominantly asymmetric with a porch being a standard feature. The walls are brick, either face brick and/or rendered (roughcast and/or smooth). Bricks used include red, clinker, and

tapestry (variegated cream, brown, etc.), the colours being related to the various styles. Roman bricks are also used either for details or more extensively (for example, 13/13A Los Angeles Court). The decks are often obscured but may be concrete, tiled or timber, or even terrazzo (for example, 17 Monkstadt Avenue).

Windows are predominantly timber-framed, with a few steel-framed examples to the late Interwar Moderne style buildings (for example, 15 Los Angeles Court). The main front windows are often grouped in pairs or three (tripartite) consisting of either double hung sashes, or a wider, central fixed pane flanked by double hung sashes. Lead light, stained glass, or geometric glazing bars are common.

There has been limited replacement of building stock since the Interwar period, including flats dating to circa 1950s, 1960s and 1970s at 8 and 10 Maryville Street, and 3, 11 and 13 Albion Street. More recently – during the late 20th century/early 21st century – there has been further infill including 21 and 21A Monkstadt Avenue and 15 Albion Street.

Bungalows are the predominant house type and/or style throughout the precinct, which are expressed in a range of styles popular during the Interwar period, including Arts and Crafts, Spanish Mission, Georgian Revival, Art Deco, Moderne, and Old English/Tudor Revival. For many places, the examples reflect the influence of these styles, where certain characteristics might be applied to a 'base' bungalow, rather than being clear examples, or have an eclectic expression combining the influences of multiple styles. The most distinctive and substantial examples are in Los Angeles Court, Monkstadt Avenue and Brighton Road, while in the other streets they are generally more modest.

Federation Queen Anne

The earliest surviving Federation period houses in the precinct are indicative of the prevailing Queen Anne Style and are red brick with some contrasting roughcast rendered sections. The attached pair at 44 and 46 Brighton Road (c.1907) have a picturesque roofscape and feature prominent corner bay windows with conical roofs. 42 Brighton Road (c.1905) has dormer windows and a half-timbered effect in the front gable end.



Figures 12 & 13 - 42 Brighton Road (left), 44 and 46 Brighton Road (right)

Arts & Crafts

The Arts & Crafts aesthetic was a key influence during the Federation period and the transition into the early part of the Interwar period. Characteristics of the Arts & Crafts style included asymmetry, dominant roofs (attic-storeys were common) as well as including detailed artistry and use of 'natural' materials such as roughcast and timber shingling. Tall chimneys were common (for example, 60 Brighton Road, Figure 15). Such designs were meant to be viewed in the round within garden settings. The Arts & Crafts aesthetic is well expressed at *Besanoo* 5 Los Angeles Court which has a broad roof clad in terracotta shingles, tall chimneys, and a shingled gable attic. Other interesting examples are the flats *Alcazar* at 3 Glen Eira Road (**PPHR 327**, also demonstrates influences of the

Spanish Mission and Mediterranean styles) and the house at 50 Brighton Road which features steeply pitched hipped roof forms and a large shingled attic dormer.



Figures 14 & 15 - 'Alcazar' 3 Glen Eira Road (left), 60 Brighton Road (right)

Bungalow

The informal design of the bungalows reflects the influence of the Arts & Crafts aesthetic, especially in their combination of 'natural materials'. The 1920s bungalows typically have broad gable or hipped gabled roofs, with the main ridge being transverse (parallel to the street front) or perpendicular to it and are typically clad in unglazed terracotta tiles with exposed rafter ends to their timber lined soffits. In the 1930s, hipped roofs became the dominant form (for example, 10 & 10A Albion Street). The wall finish is usually brick (red and clinker), some with tuck-pointing, in combination with render (often roughcast), though there are a few that are mostly rendered. A range of decorative brickwork is applied to the walls and arches including banding, diamonds, corbelling, quoining and 'highlighted' voussoirs.

The varying detailing to the gable ends is one of the elements which distinguish individual houses, and often features shingles, lattice or roughcast. The off-centre porches typically have piers with paired timber posts or squat columns. Windows are typically timber-framed with decorative glass to the upper sashes. Original front doors are usually timber with glazing to the upper part.

The earliest bungalows in the precinct include 6 Maryville Street (c.1917, Figure 17) and 19 Albion Street (c.1919, Figure 20).



Figures 16 & 17 - 'Cooraminta' 4 Albion Street (left) and 6 Maryville Street (right)



Figures 18 & 19 - 21 Albion Street (left) and 25 Albion Street (right)



Figures 20 & 21 - 19 Albion Street (left) and 10 & 10A Albion Street (right)

Interwar Spanish Mission

The Spanish Mission style was most popular during the mid-Interwar period, that is, the late 1920s and early 1930s. Characteristic of this style are barley twist columns, usually employed to the front porch, and/or a triple arcade (for example, 2 Morres Street). Some examples also have other detailing typically associated with the Spanish Mission style such as Roman pan tiles (e.g. 64 Brighton Road), a trowelled rendered finish (for example, 4 Los Angeles Court and 20 Monkstadt Avenue), gabled chimney tops, and a Serlian window format (for example, 4 Morres Street, Figure 23). This style is popular in the precinct and some key exemplars include 4 Los Angeles Court (**PPHR 341**, Figure 22), 14 Maryville Street (**PPHR 348**), *Montrose* 56 Brighton Road, *Midlothian* 64 Brighton Road (**PPHR 307**), and 20 Monkstadt Avenue (**PPHR 356**).



Figures 22 & 23 - 4 Los Angeles Court (left) and 4 Morres Street (right)

Interwar Georgian Revival

Hallmarks of this style are a symmetrical façade, which was in contrast to the prevailing use of asymmetric form, and a central columned porch. A key example displaying a restrained Georgian Revival influence is 17 Monkstadt Avenue which has a commodious columned porch and terrazzo deck.



Figures 24 & 25 - 17 Monkstadt Avenue (left) and 8 Los Angeles Court (right)

Interwar Art Deco

The Art Deco style was not commonly used for single residences, being more commonly applied to flats or commercial buildings. Janette at 2 Albion Street is an unusual example employing the Art Deco style featuring stepped detailing to porch, geometric glazing bars. Usage of Art Deco detailing can be seen elsewhere, such as at 19 Monkstadt Avenue which has a bas-relief Art Deco pattern to the porch.



Figure 26 - 'Janette' 2 Albion Street

Interwar Moderne

There are a few examples of the Moderne style dating to the mid to late 1930s. These houses have hipped roofs and are characterised by a horizontal emphasis and rounded forms. Common features include flat curved concrete canopies to the entry porches (for example 48/48A Brighton Road), corner windows (for example, 9/9A Maryville Street), and steel-framed windows (for example, 13/13A Los Angeles Court). 15 Los Angeles Court is rendered with a streamlined appearance and the roof is concealed by the parapet. 48/48A Brighton Road (**PPHR 303**, Figure 28) is a distinctive example featuring the bold use of crazy tapestry brickwork.



Figures 27 & 28 - 15 Los Angeles Court (left) and 'Mid-Mar' 48-48a Brighton Road (right)

Interwar Old English/Tudor Revival

The Old English/Tudor Revival style was popular during the mid to late 1930s. This style is characterised by steeply pitched gable or half gabled roofs, sometimes incorporating catslides. The walls of these houses are clinker brick or rendered with some contrasting brickwork detailing such as corbelled gable ends (for example, 20 Albion Street). Patterned brickwork, such as chequered or herringbone, can be subtly incorporated (for example, 17A Albion Street, 22 Glen Eira Road). The upper parts of walls/gable ends commonly feature a half-timbered effect (for example, 23 Monkstadt Avenue). Porch openings are typically round or Tudor arched (for example, 9 Los Angeles Court). Windows may be multi-paned or quarreled, and oriels may be incorporated where the building is two storey (for example, 17A Albion Street, Figure 32). *Limerick Lodge* 58 Brighton Road (**PPHR 306**) is a distinctive example with complex roof forms and porches with timber cruck-like brackets.



Figures 29 & 30 - 'Chipping Camden' 52 Brighton Road (left), 9 Los Angeles Court (right) The projecting bay at left is a later addition.



Figures 31 & 32 - 20 Albion Street (left) and 'Mandalay Court' 17A Albion Street (right)

4.0 Comparative Analysis

The Brunnings Estate and Environs Precinct is significant as an unusually large, stylistically diverse and highly intact enclave of Interwar period development. This precinct consists of Interwar residential development predominantly derived from the staged subdivision of the former Brunnings Nursery and adjacent mansion estates during the 1920s. The housing, which includes single houses, attached pairs and flats, dates almost entirely to the Interwar period (between c.1917 and c.1940) with some limited Federation period representation. The styles represented span the breadth of the Interwar period. There are some high-end examples which are generously scaled and have distinctive designs. Los Angeles Court is notable as an intact example of an Interwar housing estate that demonstrates a considered and consistent planning arrangement.

The precinct can be compared to a number of areas and streets within the municipality which contain Interwar residential development and are included within heritage overlays, mainly concentrated in the southern parts of the municipality. Interwar residential development is often interspersed amongst building stock from earlier (Victorian and Federation) or later (Post-war) periods. Where Interwar residential development is dominant, areas typically comprise a mix of building types (i.e. houses and flats) and, like part of the subject precinct, derive from mansion estate subdivision.

- Murchison Street & Wavenhoe Avenue Precinct (HO391). An intact area of mainly Interwar bungalows built during the 1920s, supplemented by some Federation period houses and Interwar period flats built during the 1930s. The area was formerly occupied by several nineteenth century mansions, two of which survive. This precinct is comparable in size with the subject precinct but has a greater number of Federation period houses and a greater proportion of early Interwar examples.
- Westbury Close, Balaclava (HO7). A highly intact enclave of Interwar period development comprised predominantly of Bungalow style houses as well as a block of flats and a former post office, that were all built between 1923 and 1929 on consistently sized allotments created from the subdivision of two nineteenth century mansion estates.
- Eildon Road, which forms part of the St Kilda Hill Precinct (HO5). Comprises buildings of the Interwar period with a high proportion of flats, built on subdivisions created from nineteenth century mansions of which one ('Eildon') survives today.
- Wimbledon and Hennessy avenues area within the St Kilda Botanical Gardens & Environs Precinct (HO7). Interwar period flats and houses (several altered) built within the grounds of two nineteenth century mansions ('Wimbledon' and 'Rothermere') that remain.
- Heaton Avenue and Burns Street within the Brighton Road (Elwood) Precinct (HO318). Heaton Avenue was fully developed in the 1920s with bungalow style houses - a relatively small group and a couple of houses have been considerably altered, and few original fences survive. The Interwar streetscape of Burns Street also includes a few earlier houses (Victorian and Federation) and later development including flats. Both streets have basalt kerbing and channelling, and mature plane trees.
- The Elwood: Glen Huntly Rd, Ormond Rd Precinct (HO8). A large precinct, predominantly Federation period, with Interwar residential development dispersed throughout. Streetscapes are typically heterogeneous in terms of period and contain a mix of houses and flats from both periods.
- Mooltan Avenue Precinct (HO390). A small cul-de-sac subdivision in the grounds of a 19th century mansion estate containing an intact group of seven houses all with a Spanish Mission influence built between 1928 and 1930.

The Brunnings Estate and Environs Precinct is distinguished from the other streets/precincts reviewed above by the large quantity and proportion of Interwar period houses demonstrating a comprehensive range of housing styles and by its highly intact and cohesive streetscapes. Many houses retain original front fences and garages. Some streets in the precinct are complemented by mature street trees and concrete or basalt kerbing and channelling.

5.0 Statement of Significance

What is significant?

The Brunnings Estate & Environs Precinct, which consists of some one hundred residential properties in Albion Street, Brighton Road (part east side), Glen Eira Road (part north side), Los Angeles Court, Maryville Street, Monkstadt Avenue, Morres Street and Somers Street is significant. The northern part of the precinct is within Balaclava and the southern part of the precinct is within Ripponlea.

This precinct consists predominantly of residential development derived from the staged subdivision of the former Brunnings Nursery and adjacent mansion estates during the 1920s. The housing, which includes single houses, attached pairs and flats, dates almost entirely to the Interwar period (between c.1917 and c.1940) with a small number of Federation houses.

The following features contribute to the significance of the Brunnings Nursery Estate and Environs Precinct:

- Dwellings dating from the Federation and Interwar periods (c.1905-1940),
- The predominant single storey scale with some interspersed attic and two storey examples,
- Roof forms (hipped, gabled) and roof cladding including terracotta tiles/shingles (glazed and unglazed) and concrete tiles, and chimneys (face brick or rendered),
- Detailing to gable ends including timber battening, roughcast finish and shingling,
- Face brick (red, clinker) and/or rendered finishes, and contrasting detailing,
- Porches,
- Timber framed windows (some with decorative glass or glazing bars), steel framed windows, and timber doors,
- Original or early low front masonry fences and front garden settings,
- Original garages,
- Basalt kerbing and channelling in Maryville Street, Brighton Road and Glen Eira Road. Concrete kerb and channelling and concrete footpaths in Los Angeles Court,
- The small reserve at the end of Monkstadt Avenue and the walkway between Albion and Maryville streets,
- Mature street trees in Los Angeles Court, Monkstadt Avenue and Brighton Road.

The Significant places are:

- Mandalay Court, 17a Albion St (PPHR 396)
- Mid-Mar, 48-48a Brighton Rd (PPHR 303)
- Limerick Lodge, 58 Brighton Rd (PPHR 306)
- Midlothian, 64 Brighton Rd (PPHR 307)
- Sixty-six, 66 Brighton Road (PPHR 437)
- Alcazar, 3 Glen Eira Road (PPHR 327)
- 4 Los Angeles Court (PPHR 341)
- 14 Maryville St (PPHR 348)
- 20 Monkstadt Avenue (PPHR 356)

The Non-contributory properties are:

- 8 and 10 Maryville Street
- 3, 11, 13 and 15 Albion Street
- 21 and 21A Monkstadt Avenue

All other properties within the precinct are Contributory places.

How is it significant?

The Brunnings Estate and Environs Precinct is of local historical, representative and aesthetic significance to the City of Phillip.

Why is it significant?

The Brunnings Estate and Environs Precinct is of historical significance as illustrative of the suburban growth and consolidation of Ripponlea and Balaclava during the Interwar period. It is representative of a common settlement pattern in this part of the municipality where large holdings were subdivided during the Interwar period for residential and commercial development. It is associated with Brunnings Nursery which occupied about nine acres of the precinct between 1881 and 1926. The surviving Federation period houses in Brighton Road are remnants of earlier phases of development in the precinct which have largely been erased. (Criterion A)

The Brunnings Estate and Environs Precinct is of aesthetic significance as an unusually large, stylistically diverse and highly intact enclave of Interwar period housing. The styles represented span the breadth of the Interwar period and include Arts and Crafts, Bungalow, Spanish Mission, Georgian Revival, Art Deco, Moderne and Old English/Tudor Revival. There are some high-end examples which are generously scaled and have distinctive designs. Collectively, the housing is notably cohesion in terms of its scale, composition, materials and detailing, with many properties retaining their original front fences. Los Angeles Court is notable as an intact example of an Interwar housing estate that demonstrates a considered and consistent planning arrangement including concrete street construction and low rendered front fences. The precinct is enhanced by the street settings which includes original basalt kerbing and channelling in Maryville Street, Brighton Road and Glen Eira Road, and mature street trees in Los Angeles Court, Monkstadt Avenue and Brighton Road. (Criteria D and E)

6.0 Recommendations

Excise the Brunnings Estate & Environs Precinct from HO7 to create a separate heritage precinct.

Remove 5, 7 Glen Eira Road and 38 Brighton Road from the heritage overlay.

The following places with PPHR citations become Contributory to the precinct:

- *Janette*, 2 Albion St (PPHR 394)
- *Cooraminta*, 4 Albion St (PPHR 395)
- 50 Brighton Rd (PPHR 435)
- *Chipping Camden*, 52 Brighton Rd (PPHR 305)
- *Montrose*, 56 Brighton Rd (PPHR 436)
- *Besanoo*, 5 Los Angeles Court (PPHR 342)
- 8 and 10 Los Angeles Court (PPHR 343)
- 15 Los Angeles Court (PPHR 345)
- 17 Monkstadt Avenue (PPHR 354)

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- 19 Monkstadt Avenue (PPHR 355)
 - 22 Monkstadt Avenue (PPHR 357)
 - 23 Monkstadt Avenue (PPHR 358)
 - *La Mascotte*, 1 Morres St (PPHR 740)
 - 2 Morres St (PPHR 741)
 - 3 Morres St (PPHR 742)
 - 4 Morres St (PPHR 743)

7.0 Assessment

RBA Architects & Conservation Consultants, *H07 Elwood St Kilda Baladava Ripponlea Precinct heritage review Stage 2, 2022*

Carlisle Street Commercial and Public Precinct

Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

1.0 Thematic Context

Victoria's framework of historical themes

- 5. Building Victoria's industries and workforce: 5.3 Marketing and retailing
- 6. Building towns, cities and the garden state: 6.3 Shaping the suburbs
- 7. Governing Victorians: 7.1 Developing institutions of self-government and democracy, 7.3 Maintaining law and order
- 8. Building Community Life: 8.1 Maintaining spiritual life, 8.2 Educating people

Port Phillip thematic environmental history

- 5. Buildings and cultural landscapes: 5.2 Shaping the suburbs
- 6. Commerce, trade and work: 6.2 Markets, shops and retail
- 7. Governing: 7.1 Governing Society (7.1.2 Formation of local government), 7.2 Maintaining law and order (7.2.1 Institutions of law and order)
- 8. Community Life: 8.1 Spiritual life, 8.2 Educating (8.2.1 Schools, 8.2.2 Kindergartens and community education)

2.0 History

The history has been separated into two sections relating firstly to the commercial area and subsequently to the public triangle.

2.1 Commercial Area

Land in this area – the Balaclava flat – was marshy and was traversed by creeks, which were diverted into a large city drain that initially extended across the public triangle (JCI, p40). The topography and the resultant poor drainage initially attracted a poorer class, such that the local inhabitants came to be known as the 'Flattites', as compared to the 'Hillites', that is those living on the higher ground (PPP).

Early Land Sales and Subdivision

The land west of Chapel Street on the north side of Carlisle Street was sold in 1850 (*Argus* 16 May 1850 p2). Lot 71B was acquired by F McDonnell and 71C by J Plerins.

East of Chapel Street, there was a regular grid of land parcels with four-acre allotments to the north side of Carlisle Street and five-acre allotments to the south side (PP). The land sales in the area were undertaken in phases during the 1850s. As was common, multiple lots were acquired by one person/company such as Charles Cock (nos 136 A + B) and James Cook (lots 216 A, 217 A + B).

Most of these lots are known to have been offered at two sales. One was held in November 1853 offering lots 136A, 147A, 153A, 216A + 217A (*Argus* 25 Nov 1853 p5) and another was held in September 1857 - lots 136B and 147B (*Argus* 29 Sept 1857 p5).

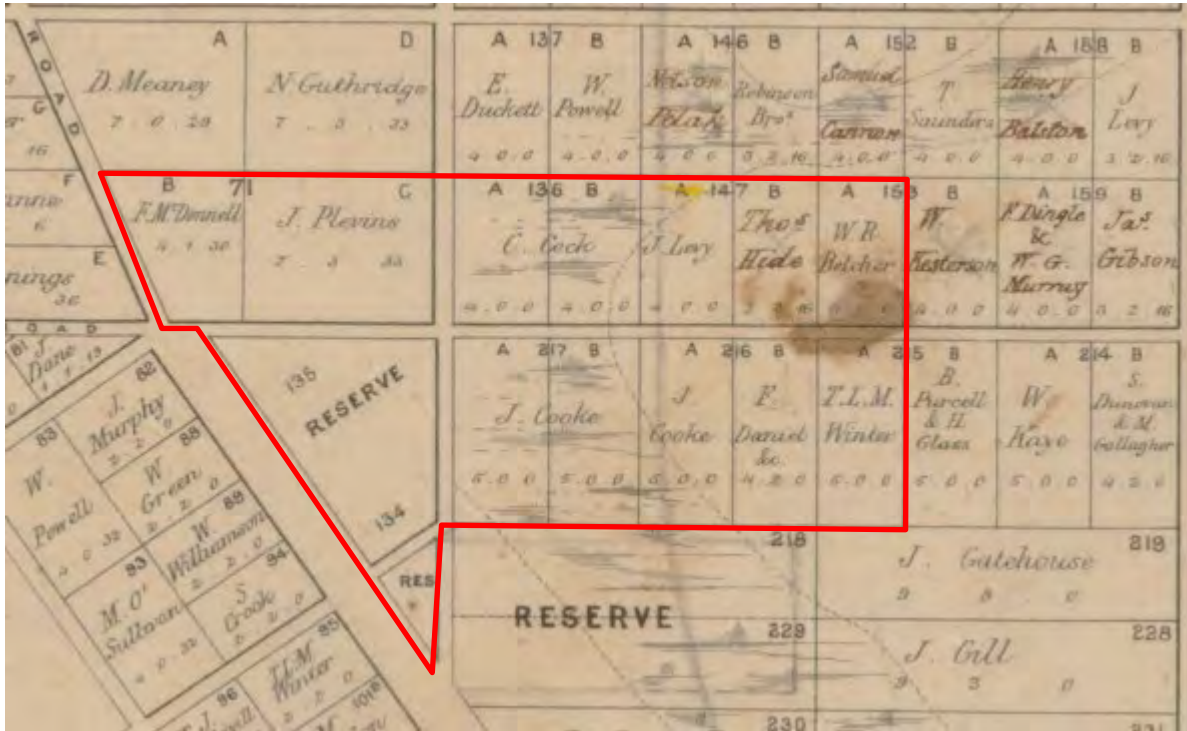


Figure 1 – 1857 Parish Plan - Prahran at Elwood, P81, showing approximate extent of the precinct

The 1855 Kearney plan (Figure 2) shows that only minimal subdivision and construction had occurred in the precinct area, with half of the few buildings then extant being located near Brighton Road, on the north side of Carlisle Street.

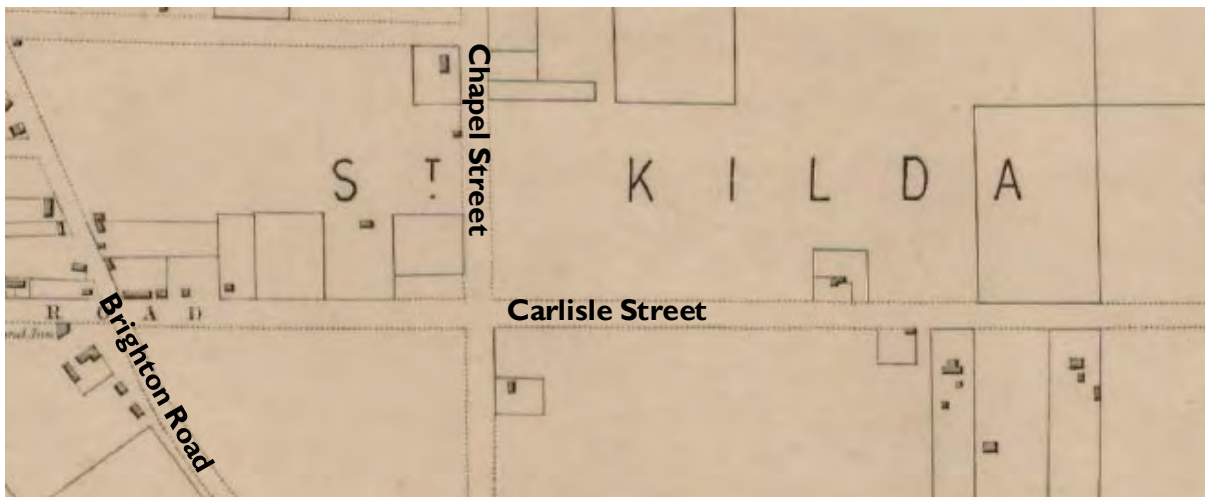


Figure 2 - Kearney Plan 1855 (Source: SLV)

Shortly after, at the end of 1857, the construction of the railway was authorised by the St Kilda and Brighton Railway Company and the first train ran two years later on 3 December 1859. The establishment of train services however did little initially to facilitate development for about another two decades (not until the line was duplicated). In the 1859 Sands & Kenny directory, the first edition with listings for St Kilda, only one resident was noted in Carlisle Street between Brighton Road and William Street.

The following circa 1862 image captures the lack of development near the station. There was a large paddock between Camden and Nelson streets and a timber cottage with a gable roof on the east corner of Nelson Street.



Figure 3 - Circa 1862, Carlisle Street looking west from railway bridge Balaclava station, Nelson Street in foreground (Source: St Kilda Historical Society)

In the 1865 directory (SM), several people were listed in this section of Carlisle Street. By 1870 the number had more than doubled with the Balaclava Hotel being noted as well a grocer (near Brighton Road) and a general dealer (near the station). The hotel license was established in 1869 (PPP).

The early shops were likely constructed in timber, as described in a tender for one designed by Sydney W. Smith in 1869 (AAI, no. 41077).

Early Commercial Development (1870s to 1890s)

The Vardy plans of 1873 (Figures 4 and 5) provide considerable detail of the buildings constructed by that time, none of which survives. The central part – between Chapel Street and the railway - had been subdivided into narrow allotments, broadly consistent with the existing circumstance. On the north side, only a few were developed (near the station) whereas more, about half, had been developed on the south side. Most of these buildings, generally residential, probably did not stand for long but the house on the west corner of Blenheim Street, survived until the extant block of four shops (nos 300-306) was erected during the late 1920s.

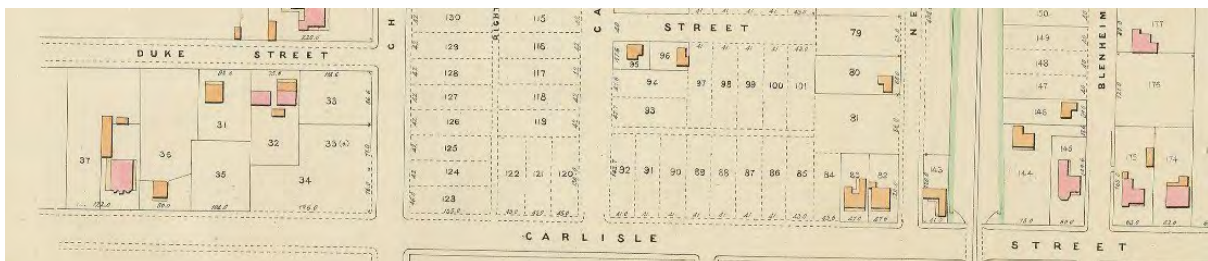


Figure 4 - 1873 Vardy Plan no. 2 south ward, north side of Carlisle Street (Source: St Kilda Historical Society) Note pink denotes brick (masonry) construction and yellow denotes timber-framed

In 1875 (SM), the hotel had changed its name to the Carlisle Hotel and whilst there were more residents, there similarly was only a limited number of shops. By 1880 (SM), the number of residences increased considerably on the south side between Chapel Street and the railway.

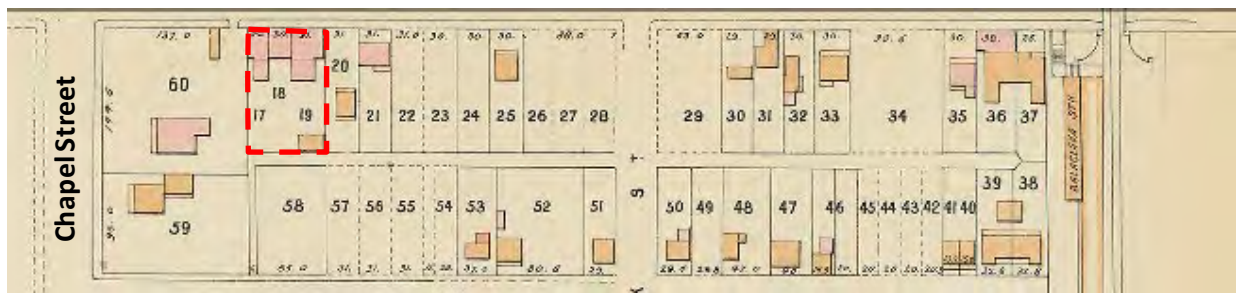


Figure 5 - 1873 Vardy Plan no. 6 south ward, south side of Carlisle Street (top) between Chapel Street and the railway. Hotel site indicated. (Source: SKHS)

In 1878 the State government acquired the St Kilda and Brighton Railway Company's assets, and four years later in 1882 the line was duplicated, with the improvement in services facilitating further development.

The major shift to commercial usage in Carlisle Street began between 1885 and 1890 (SM), likely encouraged by the opening of the town hall on the public reserve, initially in the section between Chapel Street (at the west end) extending eastwards past the railway line to Blenheim Street (north side) and William Street (south side). In 1890, there were 30 business premises to the north side and 35 to the south side, as well as three vacancies. By this time, the name of the hotel had reverted back to the **Balaclava Hotel** and the Carlisle Hall had been constructed just west of Woodstock Street. The extant **Balaclava Hotel** of 1887 was designed by John Frederick Gibbins and the contemporary publican's name - E Allen – is noted on the façade, though a license had been established in 1869 (PPP).

Several architects are known to have designed shops in Carlisle Street during the 1880s indicating that high end buildings were being commissioned. Whilst there is limited information by which to connect an architect with a particular building, much of the remaining stock that does survive from this time is of a high standard. The architect of one place has been confirmed - the elaborately detailed two-storeyed offices and auction rooms at no. 242, which was designed by Arthur Lewis in 1887 for the local estate agent G V Linton (AAI, no. 33680). Linton occupied the site briefly however subsequently it was employed by other estate agents/auctioneers - E Webb & Co in 1889 (RB 1888-9, entry no. 2852) and Carney & Kelly by 1895 (SM). In 1890, the grand building at no. 292 was also erected for an estate agent, W H Creed (PPHR citation no. 316). Other tender notices included two shops by C E Connop in 1884 (AAI, no. 4107), three shops by T J Crouch in 1887 and another by Crouch in 1888 (AAI, nos 41073, 41074).

The growth was also in part due to the development of the tramway system as in 1888, the St Kilda tramway opened as a cable line along St Kilda/Brighton Road between Flinders Street and Milton Street, Elwood. Route 78 along Chapel Street was also established in the same year. Both routes were electrified in 1926, when Route 78 was extended from Carlisle Street to Brighton Road (MT).

The MMBW plans (Figures 6, 7 & 8) show that at the end of the 19th century there were few vacant lots on Carlisle Street with most of the development in the central part (between Chapel and William streets) being commercial in a manner that survives, whereas it was mostly residential west of Chapel Street and east of about William/Blenheim Street (MMBW 1438), none of which survives.

At this time, the mix of materials was very different as about half the buildings were constructed of timber. Some of the brick buildings survive however all of the timber buildings have been replaced including a large tram shed, which was located on the north-east corner of Chapel Street. Opposite on the south side of Carlisle was a substantial vacant allotment.

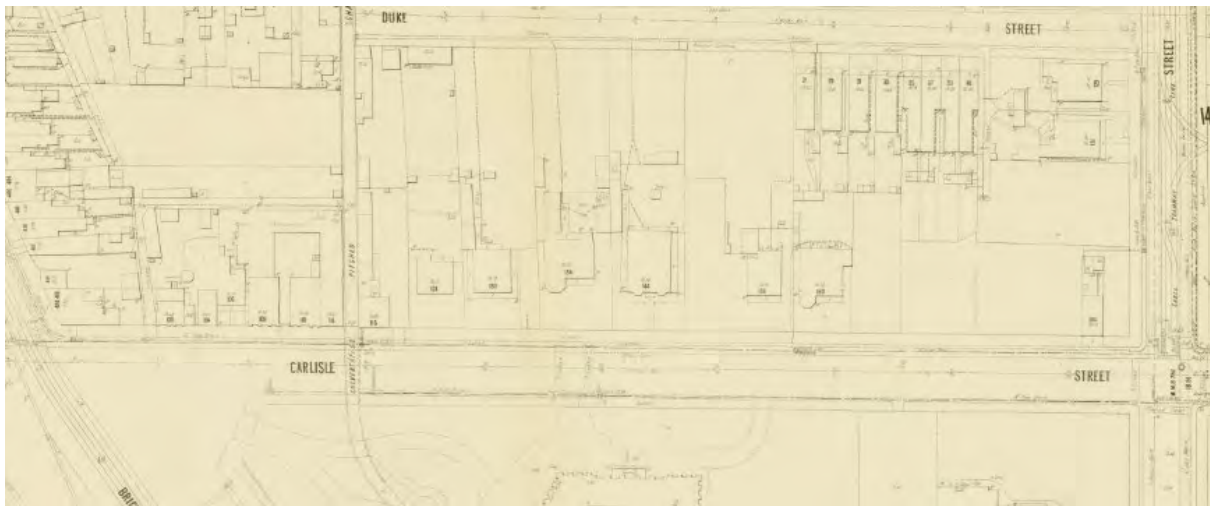


Figure 6 - MMBW no. 1383 (1897) showing the original residential nature of the section between Brighton Road [left] and Chapel Street [right]. No buildings depicted on the north side of Carlisle Street survive (Source: SLV)

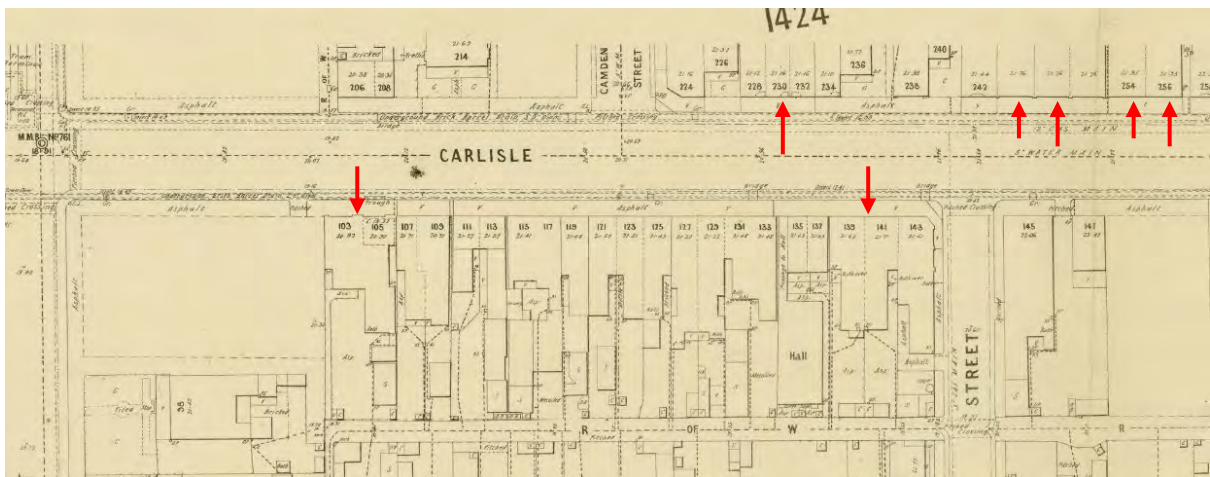


Figure 7 - MMBW no. 1439 (1898) showing Carlisle Street between Chapel Street (left) to about Woodstock Street (right). Surviving buildings are highlighted (Source: SLV)

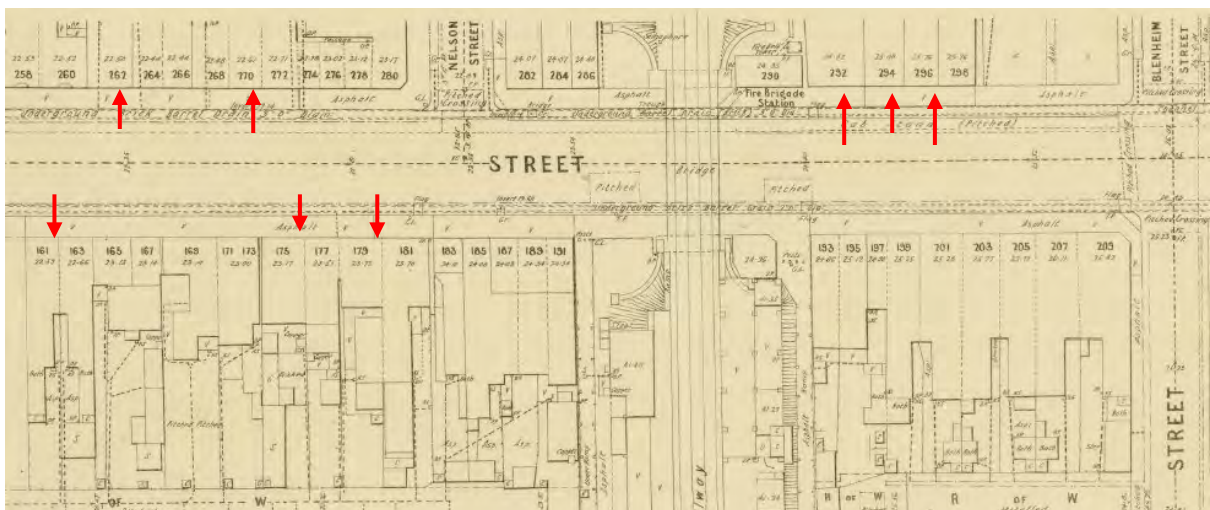


Figure 8 - MMBW no. 1439 (1898) showing Carlisle Street between about Woodstock Street (left) and William Street (right). Surviving buildings are highlighted (Source: SLV)



Figure 9 - Circa 1905-10, 'Main Street, Balaclava' (Source: PPHC + SLV) – Balaclava Hotel on right (Dunphy was the publican) and nos 153-157 evident at corner of Woodstock Street (indicated). Many of the single storey buildings in between were timber-framed.

The western section of the precinct – between Brighton Road and Chapel Street (on the north side) – evolved more gradually as a commercial zone. In 1900, there were 13 identified properties, six of which served as a commercial purpose, one was vacant, and six were residential.

Consolidation and Expansion during the Early 20th Century (1900-1940)

The early 20th century saw the consolidation and expansion of the commercial character of Carlisle Street. This activity was facilitated by the opening of the electric tramway in April 1913 by the PMTT, from Hawthorn Road to St Kilda Esplanade via Carlisle Street, as in the decade following construction of several larger shop rows, up to seven premises, was undertaken.

Many of the extant buildings in the middle section were constructed on previously vacant land or replaced earlier timber buildings, such as the Carlisle Hall (no. 149). The extant rendered building was erected by 1905 (SM). Tenders included a group of five brick shops in 1911 (AAI, no. 49896). In 1913, two shops designed by W. Percy Elsdon were erected by R. Sloane at nos 258-260, (BP 1893). They were two and single storey respectively, though the original single storey component at no.260 has been replaced.

Several buildings were erected in 1914, including the pair of shops at nos 290-290A east of railway. In the same year, the western part of the large building at the north-east corner of Chapel Street, nos 192-200, was designed by Harry Gibbs & Finlay for the builders Swanson Bros. (BP 2314). The eastern section of three shops was added in 1927 (BP 6809) in a similar mode though no architect was identified. Also in 1914, the first branch of the SSBV by Grainger & Little (BP 2440) on the east side of Camden Street was constructed (replaced in 1965 by extant building). The three single-storey shops at nos 274-280 (west side of Nelson Street) were built in 1917 by Clements Langford (BP 3168).

The Interwar period saw expansion of the commercial zone especially to the east of the railway but also west of Chapel Street. The increased development in Carlisle Street coincided with the beginning of the decline of the nearby High Street shopping centre, which hitherto had been the main shopping district in St Kilda.

There was a phase of rapid development just after the end of WWI, including:

- in 1918, the single storey row at nos 165-169 were built by F G Farr (BP 3478)
- in 1919, the row of six, two storey shops at nos 109-121 were built by L Whitehill (BP 3905). (Figure 10).
- in 1919, the pair of single storey shops at nos 147-149 were designed by J F Gibbins & Son (BP 3889).
- in 1920, group of five shops at nos 229-237, designed by Thomas Watts & Son with large billiard hall to the upper level, was constructed by L. Whitehall. (BP 4117).
- in 1921, the group of four single storey shops at nos 139-143 were constructed by Duncan M Smith (BP 4516).
- in 1921, the shop at no. 179 was constructed by James Brown (BP 4482), which is similar to that at no. 184.
- in 1921, 'Harrops Corner' comprising the group at the north-west corner with Chapel Street (nos 186-190 and 153-159 Chapel St) was constructed for B Harrop. Designed by architect Hugh Philp, the development incorporated an existing two storey shop and residence at 186 Carlisle Street.
- in 1921, Carelton & Carelton designed the (now demolished) Commercial Bank of Australia branch at no. 224 (BP 4456).
- in 1921, a pair of two storey shops on the east corner of Woodstock Street (nos 159-163) were designed by Joseph Plottel (BP 4489), however they have been considerably modified.

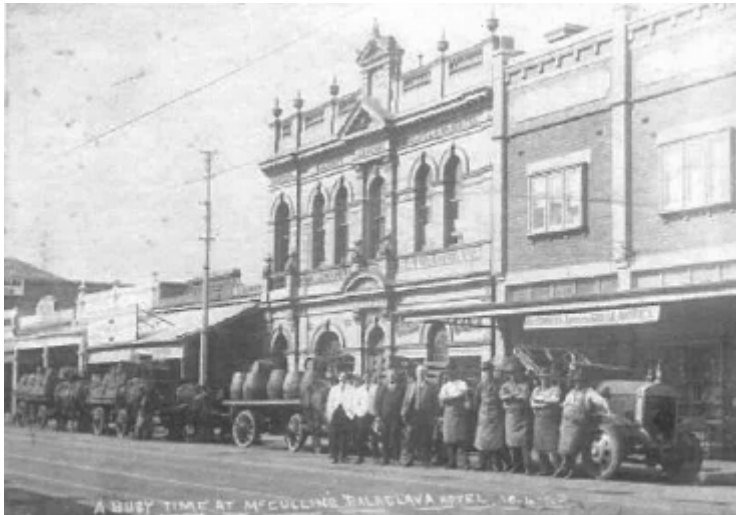


Figure 10 - Balaclava Hotel, 10 April 1922 - A Becky, Pots, Punks and Punters, p9. The eastern two of the group of recently constructed six shops at nos 109-117 are evident

The 1920s were the main time of change in the section west of Chapel Street (north side) – in 1920 there were seven businesses which had tripled by 1930. The middle part however remained residential – where the library was later constructed. A notable premises in this section is the former Damyon Brothers carriage works at no 116-118 (Figure 11). The company were established at the site by 1890 (SM) but the extant building probably dates to the early 20th century.



Figure 11 - Damyon Brothers Motor Body Works and Carriage Builders | 16-18 Carlisle Street Circa 1920, (Source: University of Melbourne Archives, UMA/1/4472)

The circa 1925 aerial photograph (Figure 12) depicts the initial commercial expansion of the precinct east of the railway (evident on the south side).



Figure 12 - Circa 1925 aerial – the portico of the Town Hall had been added (Source: SLV, 1920-30s 'ST Kilda TH -W R Garrett, H98.129-21)

During the mid to late 1920s, further development occurred with known examples being:

- In 1924, the former Balaclava Post Office at 114a Westbury Street under the direction of the Works Director of the Commonwealth Department of Works and Railways, J J Mackenall, to a standard design.
- Circa 1925 (SM), two storey shops and flats at nos 132-134. Probably designed by H Lawson for V E Anderson (BP 6074). Known as Bilston Flats by 1929 (Age). Owner in 1934 was R L Philpot (BP 8543).
- In 1925, the two brick shops at 162 Carlisle Street were constructed at the front of an earlier residence.

- In 1927 the architect Lewis Levy designed the garage built at no. 126 for W. Wright (PPHR citation 455).
- In 1928, the pair of brick shops and dwelling at nos 181-183 were constructed by E Jennings & Sons (BP 7347).
- In 1928, the four brick shops at nos 300-306 on the west corner of Blenheim Street were built by A W Richardson (BP 7076), who was a builder/developer known to be associated with several other shops in Carlisle Street during the 1920s. Building permits were issued to Richardson in 1924 (3 shops & dwellings), 1925 (three separate permits each for 'brick shop & dwelling'), and 1926 (two permits; one for four brick shops & dwelling and the other two brick shops and dwelling).
- In 1929, the group of three, single storey shops at nos 211-215 were constructed by H Ryall (BP 7532).

By 1931, the density of commercial development in the precinct is apparent on the following aerial photograph (Figure 13) including the recent expansion on the north side, east of the railway line - nos 300-306 at the west corner of Blenheim Street.



Figure 13 - 1931 Nov (Source: Landata, Proj No 1931, Maldon Prison, Run 15, Frame 2750)

The former Metropolitan Gas Co. building at no. 114 was redeveloped during the 1930s, though the company had been at the site from about 1920 (SM). The work was possibly to the design of the noted architects Tompkins Bros, who responsible for several other contemporary buildings for this company, for example at Caulfield South (1930).

The ongoing building activity in the area was outlined in a 1936 article about the nine shops at nos 322-330, east of Westbury Street, being constructed (Figure 14). This substantial building, which bookends the east end of the precinct on the north side, was designed by the noted architect Leslie M Perrot.

An increase is taking place in the population of many of the nearer residential suburbs due to the building of flats, maisonettes, and villas on the sites of old large homes which are being demolished. This is having its effect in the business centres, and is causing an increase in the demand for shops to rent.

Carlisle street Baladava is a shopping centre which is feeling the effect of this movement and new shops are being erected.

NINE NEW SHOPS AT BALACLAVA

Comfortable Living Quarters for Occupants



Figure 14 - Sketch of the Leslie Perrot designed building at nos 322-330 (Source: Argus, 02.07.1936, p14)

Around this time, new branch offices were constructed for two banks which had been established in the precinct for some time. The new Commonwealth Bank building on the east side of Nelson Street (no. 284) in 1939 was part of a contemporary building program for the bank that included the branch at 204 Barkly Street, St Kilda. (Argus 16 Feb 1940 p7). The building at the west corner of Camden Street (no. 220) was altered in 1940 for the National Bank (BP 10435).

The only fully residential building remaining in the precinct was constructed at the end of the Interwar period – the Ilfracombe flats (SM) at no. 160. They were built in 1940 by the owner-builder H G Grigg (BP 10485).

Postwar Change (1945 onwards)

By the end of the interwar period, the centre was almost fully developed and further change occurred as a result of redevelopment (e.g. the bank at no. 224) and replacement of residential properties with shops (e.g. at no. 320). From the Post-WWII period, there are a few generic shops however of note is the substantial office building at 147 Chapel Street designed by the Office of Harry Norris for Semak Electrics and erected c.1954 incorporating an existing building used as a shop and factory (SM; BP U.1943).

Subsequently during the late 20th century a few notable buildings were also erected including the block at nos 320 designed by Bridge, Hayden & Associates from 1963 to 1966 (HA), replacing two houses. The current **Commonwealth Bank** at no. 224 by Eggleston, McDonald & Secomb dates to 1965. Initially it was a SSBV branch and replaced a 1913 bank building (PPHR citation no. 2298).

During the 1970s, the extant six premises building at the south-east corner of Chapel Street (nos 107) replaced an earlier group of single-storey shops by Philip B. Hudson (BP 3905).

2.2 Public triangle and nearby public buildings

The triangle was formerly a camp place for the Boon Wurrung, conveniently located to take advantage of the creek, which emanated from Caulfield, that ran across the triangle.

19th Century Development

The creek was converted to the main drain during the early 1860s but has subsequently been barrel-drained (ME). Its path across the public triangle is evident on the 1864 Cox Plan (Figure 15).



Figure 15 - Cox Plan 1864, showing location of main drain (Source: SLV)

From 1870, land in the triangle bound by Carlisle Street (north), Chapel Street (east) and Brighton Road (south and west) began to be utilised for public purposes, commencing at the southern end with the construction of the first timber Holy Trinity Anglican church designed by F M White (PPHR). It was later used a hall (and demolished during the 1920s when the extant brick hall was erected).

The land for **State School No. 1479** was gazetted in January 1874 (VGG). Initially single storey, it was designed by Henry Bastow of the Public Works Department, with the upper level being added in 1887 (Figure 16). The original paired gables to the middle were a result of the doubling of the capacity from 320 to 640 (VS).



Figure 16 - St Kilda State School no. 1472, circa 1870s (Source: L Burchell, *Victorian Schools*, p108)

Over the next decade, the two extant churches on the public triangle were erected commencing with the **Wesleyan Church** on Chapel Street during 1877-78 (AAI, no. 10979). Designed by the noted architects Crouch & Wilson, it was also constructed in stages as the west end (transept, chancel and vestries) was added in 1885. By that time (in 1882), the **Holy Trinity Anglican Church** had been erected at the south-western corner of the triangle to the design of eminent architects Reeds & Barnes, though without the tower and spire. About this time (in 1883), the land

at the north-west corner was permanently reserved for a town hall, court house and offices (VGG2).

The land on which the town hall stands had been temporarily reserved for market purposes but was being used in other ways before it was constructed in 1890 as noted in Cooper:

Householders, after the custom of their kind, in the vicinity of vacant land, with a no-man's land appearance, found it convenient as a dump for domestic, and garden rubbish. At one time, it was clearly swampy creek land, sweepingly described by some of the scoffing St. Kilda residents, as of "no use now, whatsoever, and it never will be." Later, the low lying land was utilised as an authorised municipal rubbish tip, the ultimate purpose of which was to reclaim the land. When the work of reclamation had advanced sufficiently the Council made use of it as a municipal storage yard. The creek, to become eventually one of the main drains of St. Kilda, threaded the land, and the difficulties that the creek, or drain, presented, were such that the early residents did not foresee that it was possible that the land, some day, might be reclaimed (JBC2, p51).

The **St Kilda Town Hall** was opened in 1890 in a scaled-back format, that is without the ornamentation designed by its architect William Pitt (Figure 18). It replaced an earlier 1859 building at corner of Grey and Barkly streets. Within six years of the earlier buildings' completion and the growth of the municipality, more expansive facilities were being called for from among the councillors and more affluent residents living on the hill. Subsequently in 1883, the extant site, was reserved permanently for a town hall though other options were also considered, which lead to much debate and for the matter to be settled by two polls of ratepayers held in 1887 (JBC2, pp40-53).

This was part of a program to relocate civic buildings from the site at the corner of Barkly & Grey streets to this part of St Kilda during the late 19th and early 20th centuries, with the police station following some 40 years later.

The MMBW plan (Figure 17) shows that at the end of the 19th century the public triangle with the four key sites established – town hall, state school, Anglican and Wesleyan churches.

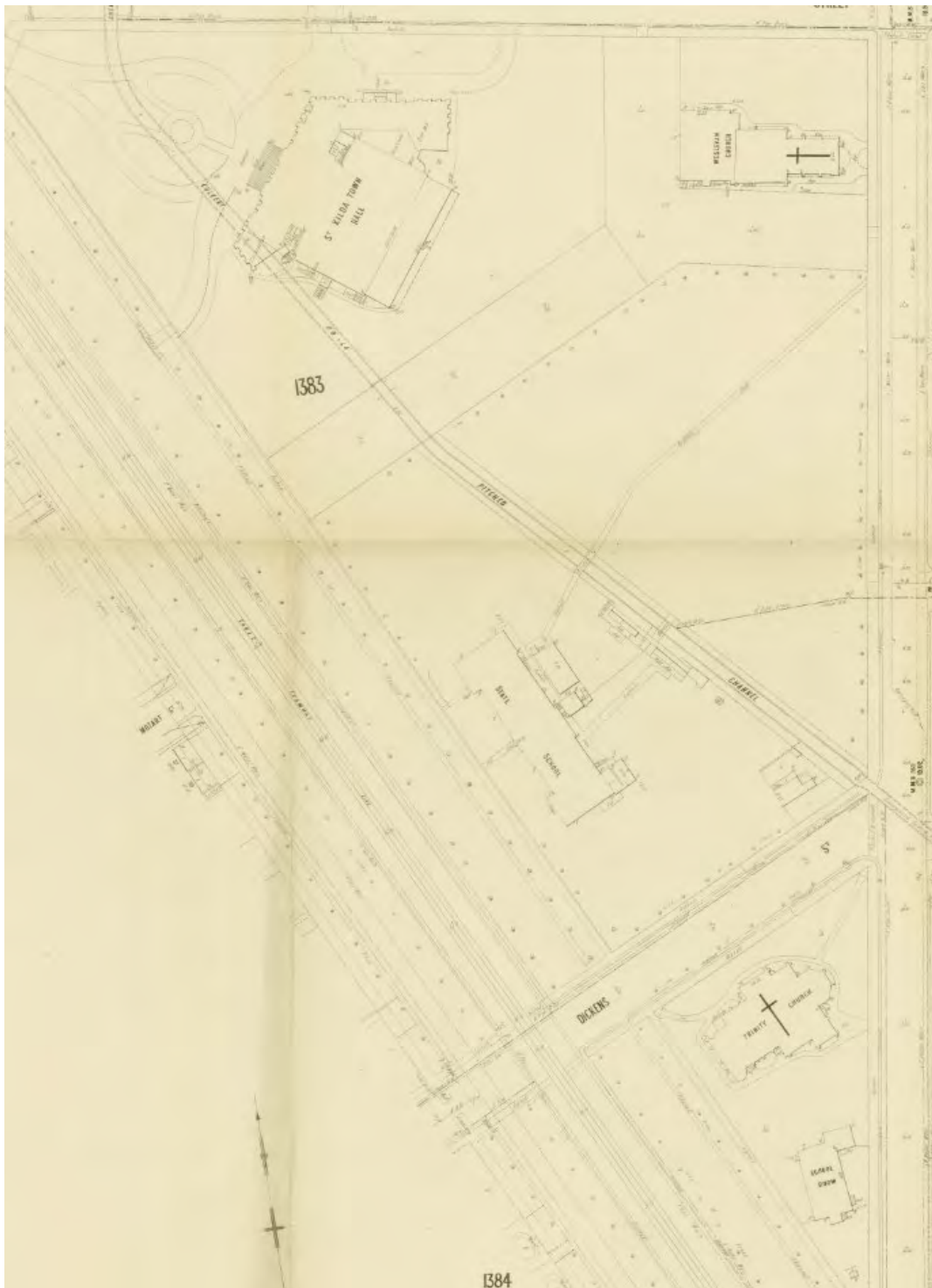


Figure 17 - MMBW no. 1383 (1897) showing the public triangle (Source: SLV)

20th Century Development

By 1914, the need for additional infant accommodation at the State School 'had become acute' but under financial pressures, the scale and detailing of the standard design was reduced with the building in Dickens Street being the outcome (HFL).

The sub-station on Chapel Street, immediately south of the Uniting Church, was likely built c.1915-1920 and associated with increasing electrical demands in the area from the early 20th century development.

A creeper was grown over the façade of the town hall presumably in order to conceal its unfinished state (refer image). The extant portico was added in 1925 by Sale & Keage but the exterior was not rendered at that time (refer earlier 1925 aerial).



Figure 18 - St Kilda Town Hall, early 20th century but before the portico was added in 1925 and the façade was rendered (Source: SLV H84.346/75)

The aforementioned circa 1925 aerial depicts the recently completed Trinity Hall of 1924, south of the Anglican church on Brighton Road. It was designed by the architect Sydney Smith, who lived nearby at 6 Dickens Street (PPHR, nos 299+300).

A new police station was established just outside the triangle on the extant site in Chapel Street in 1928 and occupied by 1929 (*Prahran Telegraph* 7 Sept 1928 p4) (Figure 19). In 1930, a courthouse was built alongside (subsequently demolished). The first local police station and courthouse were originally established c.1854 near St Kilda Junction, and later moved to the site at the corner of Barkly and Grey streets. The old complex at the corner of Barkly & Grey streets was then demolished and replaced by flats.



Figure 19 - Circa 1930 image of former Police Station and Court House on Chapel Street (Source: PPHC, sk0426)

The last key building in the triangle to be constructed was the Methodist school hall at the southwest corner with Chapel Street. It was designed in 1939 by the architect James H Wardrop, who was responsible for other notable buildings the municipality.



Figure 20 - Methodist Church Hall (Source: Herald, 3 May 1939, p20)

By the end of WWII, the main remaining surviving section of residential buildings in the precinct was that where the library now stands (to both Carlisle and Duke streets) (Figure 21).



Figure 21 - 1945 aerial photograph, west end, houses where library now stands are highlighted, and Methodist hall (Source: Landata, Proj No 5, Melbourne and Metropolitan Area Project, Run 17E, Frame 58012)

The **St Kilda Library** opposite the town hall is the key public building in the otherwise commercial zone. Surprisingly St Kilda did not have a library for 60 years, after the original subscription library, established during the 1860s ceased operation in 1912. Whilst there were overtures to in the interim, it was not until 1967 that Council resolved to rectify the situation and appointed noted concrete specialist Enrico Taglietti in April 1970. Construction commenced in February 1972 and the library was opened in May 1973 (PPHR, no. 456). It was later extended by ARM (Ashton, Raggart & McDougall) in 1994 along with offices at the rear of the town hall, after the latter had been lost to fire in 1991.

The **St Kilda Police Station** at 92-98 Chapel Street, designed in 1988-89 by Rob Miles of the PWD (PPHR no. 461), was erected on the site of the 19th century tram sheds (1897 MMBW no 1424) and replaced the 1930 police station complex, which was subsequently demolished and replaced by the present car park (PPCC, sk0426).

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3.0 Description

The description has been separated into two sections relating firstly to the commercial area and subsequently to the public triangle.

General

Straddling two suburbs – St Kilda and Balaclava (with the divide being Chapel Street) - the elongated precinct extends along Carlisle Street from Brighton Road at the west end to east of Westbury Street (north side) and Westbury Close (south side) at the east end. It also extends southwards along Brighton Road to include the public triangle that accommodates the town hall, state school, and Anglican and Wesleyan (Uniting) church complexes.

It includes buildings which contribute to the significance of the precinct from the Victorian (19th century), Federation (early 20th century), Interwar (1920s + 1930s), Post-WWII (1940s+1950s) and Late 20th century periods.

The kerbing and channelling are concrete throughout and the paving varies between being asphalt, basalt pavers and concrete, all of which are 20th/21st century in origin.

Commercial Area



Figure 22 - Carlisle Street (north side, west of Blenheim Street) showing buildings from Victorian period (background, nos 292-298) and Interwar period (foreground, nos 300-306)

Victorian Period

The 19th century buildings are concentrated in the central part of the commercial area - between Chapel Street (west) and Blenheim/William streets (east).

Two key Victorian period examples in the commercial zone are the **Balaclava Hotel** at no. 123 and the **shops** at no. 292. Both have particularly ornate façades. The hotel features a central pedimented bay and a parapet with bottled balustrade, urns or the like, and acroteria to the pediment. No. 292 has three aedicules with alternating pediment forms (arched and triangular) to the first-floor windows and is distinguished by a slate clad, Mansard roof with cast iron railing. To the rear is a billiard hall with arched metal trusses.

A few of the commercial buildings are dated for instance nos 262 (1886) and nos 173-175 (1889). Most of those that survive are two storeys with a rendered façade embellished with an array of mouldings in a classicising mode typical of the late 19th century (nominally indicative of the Italianate style). The roofs are predominantly concealed behind a parapet though a few chimneys are visible with moulded caps. The parapets usually include a central pediment, some with a date/name plate, some with scrolls and terminate in a pier surmounted by urns or the like, though some have been removed. A few have a bottled balustrade. Windows are universally double-hung sashes, and defined by rendered moulding and several set in an aedicule with curved or triangular pediments.

Separate premises were usually defined by pilasters, some fluted (e.g. nos 228-232), and often with a Corinthian order capital or similar. Cornices are typically articulated with dentillations or brackets and other elements (festoons, rosettes, etc.). Other embellishments evident in the precinct include panels of vermiculation (no. 246), quoining (nos 268-272, Tomasetti's buildings), and pilasters with scale-like decoration (nos 153-157). A particularly ebullient example is at no. 246 which has a Serlian window motif and cast iron balconettes to the narrow lateral/side windows (Figure 23).



Figures 23 & 24 - Nos 246 and 248 (left) and Nos 153-157 (corner Woodstock St) (right)

A few less ornate examples survive being pairs at nos 187-189, 191-193, and 254-256, and the single premises at no. 294. Whilst most extant buildings from the Victorian period are two storey, there is a remnant single storey pair at nos 217-219 (on the south side, east of the station), whose parapets have been altered.

A few likely end/turn of the century examples have face brickwork – brown at no 248 or red at no. 296) – contrasting with rendered decorative elements.

The **rail-over road bridge** at the east end of the precinct has finely tooled basalt abutments and riveted metal girder bridge.

Federation Period

There are several Federation period buildings in the precinct being either single or two storey. While buildings from this period may have the same general form or appearance as those of the preceding late Victorian era, their parapets are usually plainer and if ornamented, invariably include orbs. The profile of the parapet, especially to single-storey buildings, is often curvilinear (including scalloped sections). Some of these examples are indicative of the Free style at an unpretentious or modest level. The Free style was an eclectic urban design approach that incorporated, to varying degrees, elements from several contemporary architectural currents - namely an often impure, or sometimes exaggerated, adaptation of the classical tradition, but often incorporating elements of other styles such as the Art Nouveau, Romanesque, Queen Anne revival, and the Arts and Crafts.

Walls are usually a combination of red brick and cement sections (frieze and parapet) but are often overpainted. The influence of the Arts and Crafts aesthetic is also evident, as characterised by the use of roughcast render. Window types are typically double-hung sashes in the precinct, though casements were popular at this time. Queen Anne sills were a common decorative element (evident on nos 234-236).



Figures 25 & 26 – Nos 234-236, with Queen Anne sills (left) and No. 258, with faceted piers (right)

Two storey examples within the precinct include nos 192-202, which have multi-paned upper sashes, paired, and some limited classicising detailing by way of the render rusticated piers (Figure 29). Other two storey examples – nos 234-226 (paired) and no. 258 - both have faceted piers, indicative of the Free style.



Figures 27 & 28 - No. 147 and no. 149 (Carlisle Hall) (left) and No. 156 (right)

There are multiple single storey examples from this period in the precinct. On the north side, among this group are nos 116 - 118 (prominent cornice and console brackets), no. 156 (elaborate with orbs), no. 184, no. 236, no. 242, no. 288, and nos 290-290A (1914). On the south side, examples include no. 147 (a wide pediment over two premises), no. 149 (Carlisle Hall, in a more overtly Classical mode with broken bed pediment), nos 165-169, no. 171, no. 185, and nos 211-215. Nos 179 and 184 have the same parapet design, consisting of central, squared pediment-like element with attenuated column shafts to the side piers. The shops either side of the railway on the south side (no. 207) have hipped roofs and may date to this period.



Figure 29 - Nos 192-202

Interwar Period

The Interwar period is well-represented in the commercial area especially at the western and eastern ends. Most of the examples are two storey, are largely intact including their parapets, and incorporated (owner's) residences above, although one building, at no. 132, was developed with flats above. In addition, there is one block of flats at no. 160, the only remnant of what had been a residential section.

The influence of the Arts and Crafts movement continued during the 1920s with red brick and render wall combinations common, often with an expressed tile clad roof. Windows are usually double hung sashes often with multi-paned upper sash. An unusual example at 132 Carlisle Street can be classified as an urban bungalow with its projecting bay/enclosed balcony with shingles to the gable end. It also features lead lighting to the windows.



Figures 30 & 31 - No 132 (left) and Nos 239-247 (right)

Other examples with an expressed roof are nos 239-247 and nos 271-273 Carlisle Street, the latter groups having recessed balconies (though several have been glazed/infilled); as well as at 151 Chapel Street. Other buildings with recessed balconies (mostly infilled) and which externally have contrasting roughcast and smooth render include nos 253-261, nos 279-281, and nos 300-306.

Other multiple shop rows of the period include nos 109-121 (six premises, three overpainted) which have boxed-framed windows; nos 229-237 + 2-4 William Street has a distinctive indented motif to the rendered band; nos 249-251 red brick with tripartite windows; and nos 271-273 with diamond quarrels (leadlight) and timber struts. Other two storey examples are nos 133-135, 181-183, 263-269 (partly altered), and 277.



Figures 32 & 33 - Nos 109-121 (left) and Nos 229-237 (right)

There are a few single storey Interwar shops at 120, 137-141, 162, 177, 274-280 Carlisle Street and 100 Chapel Street. The parapets to these examples have a rectilinear profile and are relatively plain, though some are stepped and/or have squared piers, reflecting a Free Classical approach. Their material palette is brick or render, or a combination thereof. The former Balaclava Post Office at 114A Westbury Street reflects a restrained approach to classicism typical of the period with its façade divided into regular bays and by its porch detailing (with entablature).

A few intact shopfronts of this period survive with manufacturers noted if the badge remains at nos 120 (Brooks Robinson), 132 (Trevorrow), 156 (Brooks Robinson), 162, 242, 246, 290 (Duff) and 300 on the north side, as well as nos 173, (Duff), 181 (Gill), 239 and 253 on the south side (Figures 34 and 35). These shopfronts usually retain a tiled recessed entry with pressed metal to the ceiling, original timber-framed door with large glass pane, stallboard with tiling (some replaced), and metal moulded framing with highlights (some with leadlight and decorative glass).



Figures 34 & 35 - Shopfronts at no. 132 (left) and No. 173 – Duff (right)

The garage at no. 126 is indicative of a restrained version of the Spanish Mission style with triple arcading to the blind niches to the upper part and the doorways, the central one of which retains original panelled timber doors.

There are several substantial Moderne style buildings in the precinct from the later part of the Interwar period, which typically are rendered and have a pronounced horizontal emphasis provided by incised lines, glazing bars to the windows, etc. Of this group, no. 114 is in the Art Deco/Jazz variant with fluted pilasters, chevrons to the panels below the windows, and a curvilinear and below the stepped parapet. No. 229, the former National bank, is a restrained example with a strong horizontal emphasis with multiple incised speed lines and fluted pilasters to the splayed corner entrance with a cartouche above. No. 284, the former Commonwealth Bank, has a tower-like curved corner with full height columns/fins defining the entrance and panels below the windows with a weatherboard-like profile (Figure 36).

The Ilfracombe flats at 160 Carlisle Street are clinker brick with soldier coursing to the lintels and panels of tapestry brick to the curved corners (Figure 37).



Figures 36 & 37 - Former Commonwealth Bank no. 284 (left) and Ilfracombe Flats, 160 Carlisle Street (right)

The large brick building at nos **322-330A** has a horizontal emphasis and is part Moderne, primarily the lateral bays, which contrasts with the treatment of the central gable end in a manner indicative of Tudor Revival style. This stylistic combination was a popular approach in the facades of flats in the area, especially evident in the work of J H Wardrop.

Post-World War I

The key building from the Post-WWII period in the precinct is the three-storey Former Semak Electrics building at 147-149 Chapel Street. This Modernist influenced building has a symmetrical façade of red brick with central spandrels of green tiles and original aluminium windows to the upper level.

Late 20th century

There are a few key buildings from the late 20th century in the precinct.

The **St Kilda Library** (no. 150) is a rugged example of the Brutalist style and has battered concrete walls and features a large, hovering flat roof with a timber lined soffit and wide Western Red Cedar fascia. The open book section of the eastern addition is mainly clad in basalt with two flanking, partly glazed bays.

The **Commonwealth Bank** at no. 224 (east corner of Camden Street) is indicative of the Stripped Classical style as it was executed at that time with a colonnade of fine steel poles (piloti) and a broad flat roof. It is distinguished by the fixed screen to most of the bays.

The two-storey building at no. 320 has walls of concrete brick in stacked bond, eight intact shopfronts (four each to Carlisle and Westbury streets), a projecting roof and canopy with raked fascias, and undercroft car parking to the rear. The articulation of the first-floor windows is distinctive with projecting banding and the design reflects the ongoing interest in the work of Frank Lloyd Wright. A contextual approach was adopted in the articulation of the windows of the tan brick exterior of no. 107 (corner of Chapel Street).

Two buildings dating to the 1980s reflect a Post-Modern aesthetic in their echoing of historic styles in a restrained manner but in a contemporary manner. The prime example is the **St Kilda Police Station** at 92-98 Chapel Street with its arcaded loggia and incorporation of traditional materials (basalt cladding and sandstone-coloured concrete blocks). The market building (nos 252-254), which

has a brown brick parapet punctuated by a large semi-circular opening in which the triangular canopy sits, is also of interest.

Public Triangle

The public buildings are located on large sites and are well setback from their respective boundaries in a garden/landscaped setting.

State School No. 1479 faces Brighton Road is a polychromatic brick building – mainly brown with cream and red accents to the banding and voussoirs of the arched openings – with a slate clad roof. The tower was relocated to the centre when the second storey section was added, below which is an elaborate balcony.

The **Uniting, former Wesleyan, Church** on Chapel Street is a polychromatic brick, Gothic style building. The palette is similar to the school with brown brick, cream brick (plinth, banding, voussoirs), and a few red brick accents (voussoirs to the façade openings). Distinctive features include the tower with bellcast spire roof and the rendered label mouldings terminating in bosses.



Figures 38 and 39 - State School no. 1479 (left) and Holy Trinity Anglican Church (right)

Holy Trinity Anglican Church on Brighton Road is finished in Barrabool sandstone on a basalt plinth with Waurn Ponds limestone dressings to the openings. Stylistically, this fine building is indicative of a French Gothic mode as defined by apsidal baptistery with a conical roof. It has steeply pitched slate-clad roof and the rendered section (north-west corner) indicates where a tower had been planned.

The **St Kilda Town Hall**, an edifice in the Academic Classical style, has a rendered finish. The symmetrical design incorporates giant (double height) colonnades consisting of Tuscan order columns and pilasters to the lateral sections and Corinthian order, fluted columns to the central portico which is surmounted by a prominent pediment, behind which is squat tower. To the rear are late 20th century offices. To the front of the town hall is parkland with several well-established and notable exotic trees, including the pine to the north side (evident in an early 20th image). The circular driveway was established in the 19th century, however the hard paving (concrete) dates to the 20th century.

The two extant church halls in the public triangle date to the Interwar period. The **Holy Trinity Hall** has a tiled roof with metal flues, red brick exterior, rendered band and with some Tudor Gothic style detailing such as the pointed archivolt to the doorway, label mouldings, quatrefoils and crenulations. The Sunday School/Hall at the Wesleyan church is of clinker brick with contrasting brick panelling in salmon-tone, detailing characteristic of J H Wardrop.



Figures 40 & 41 - Holy Trinity Hall (left) and Uniting/Wesleyan Hall (right)

Two buildings in the public triangle date to the Federation period; the substation and the infant school. The substation on Chapel Street (south of the Uniting Church) has a form typical of the period with roughcast rendered walls and a gambrel roof clad in diamond tiling. The louvred openings to the lantern have been altered. The red brick infant school in Dickens Street has a slate clad roof and its gable ends feature battened panels of roughcast render. Above the large multi-paned windows are rendered lintels surmounted by scrolls.

4.0 Comparative Analysis

The Carlisle Street Commercial and Public Precinct is distinguished from other commercial zones/precincts in the municipality by having an even mix of buildings from the three main periods of development – Victorian, Federation and Interwar – as well as having some key examples from the Post-WWII and Late 20th century periods. There are considerable number of Federation and Interwar period examples as many of the original 19th century buildings were timber construction as the area, with its poor drainage, initially attracted a lower socio-economic group. These original buildings were replaced during the early 20th century with masonry examples. In addition, the commercial zone expanded into former residential areas at the eastern and western ends at this time. The group of public, community and religious buildings (town hall, two churches and their respective halls, and a school) is also distinctive within the City of Port Phillip and is a true public reserve.

Clarendon and Park streets, South Melbourne (part of HO440, Emerald Hill Residential Precinct) is the closest comparison with the subject precinct. It has similarly large commercial zone located along a tram route with a nearby railway line (now light rail). It retains a higher proportion of Victorian period buildings, with fewer examples from the Federation and Interwar periods. The public zone is however smaller and located in Bank Street and includes the South Melbourne Town Hall, former Post Office, and Police Station about an open square with much less landscaping. There are also a few (former) churches/religious institutions, which are separately located in some adjacent streets such as Dorcas Street.

Bay Street, Port Melbourne (part of HO 1, Port Melbourne) is another large commercial zone with many Victorian period buildings, some examples from the Federation and Interwar periods, as well as some recent redevelopment, including multi-storey (at the south end). It has fewer public buildings and these are located at either end - the Port Melbourne Town Hall (HO41) to the north and a church to the south.

The Village Belle Commercial Precinct (Acland and Barkly streets, St Kilda, part of HO7) has a parallel history to the subject precinct but has a different profile of building stock. Like Carlisle Street it evolved from an essentially residential area as an alternative to High Street (Brighton Road) and became a popular commercial centre as High Street declined. The buildings however mainly date to the early 20th century, with some from the Federation period and much from the Interwar period,

and with limited Victorian period fabric and less contribution from the second half of the 20th century. It also lacks public buildings.

5.0 Statement of Significance

What is significant?

The Carlisle Street Commercial and Public Precinct includes:

- Carlisle Street - 114-202, 220-304, 320-330A and 103-281
- Chapel Street - 92-98 and 147-157
- 114a Westbury Street
- All the buildings within the triangle bound by Carlisle Street (north), Chapel Street (east), and Brighton Road (south-west).

The western/St Kilda end of Carlisle Street contains predominantly commercial buildings from the Federation and Interwar periods, which replaced earlier Victorian period buildings (mostly residences). The central/Balaclava section was developed with commercial buildings during the Victorian period, although many of these buildings were replaced during later Federation and Interwar phases of commercial development. The Interwar period commercial development at the eastern/Balaclava end replaced Victorian period residences.

The following features contribute to the significance of the precinct:

- Commercial and public/civic development, mainly from the Victorian, Federation and Interwar periods, and also with key examples from the Post-WWII and Late 20th century periods.
- Single and two-storey masonry buildings,
- Parapets and visible/expressed roofs,
- Wall finishes including render (smooth and/or roughcast) and/or brickwork (often overpainted),
- Decorative rendered/pressed cement elements to cornice, frieze, windows, etc.,
- Timber windows – mostly double hung sashes,
- Shopfronts dating to the Federation and Interwar periods, with recessed entries (often retaining a pressed metal ceiling), metal framing, original decorative glass to toplights, tiling to entry floor and/or stallboards, and timber-framed doors.

The Significant places within the precinct are:

- Rail-over road bridge and abutments over Carlisle Street
- 2A Brighton Road and 175-177 Chapel Street (Holy Trinity Anglican Church and Hall)
- 2B Brighton Road (St Kilda Primary School)
- 99A Carlisle Street (St Kilda Town Hall)
- 101 Carlisle St and 161-169 Chapel St (former Wesleyan Church and Hall)
- 123-127 Carlisle Street (Balaclava Hotel)
- 132-134 Carlisle Street (shops and residences)
- 150 Carlisle Street (St Kilda Library)
- 224 Carlisle Street (Commonwealth Bank/former State Savings Bank)
- 242 Carlisle Street (shop and residence)
- 284 Carlisle Street (former Commonwealth Bank)

-
- 292-294 Carlisle Street (Shop and billiards hall)
 - 92-98 Chapel Street (Police Station)
 - 114A Westbury Close (former Balaclava Post Office)

The Non-Contributory properties are:

- 118A, 118B, 145, 162B, 168, 206 – 218, 221, 223, 225 - 227, 260, 264 – 266 and 308 - 314 Carlisle Street
- 48 Blenheim Street

All other properties not listed above are Contributory places within the precinct.

How is it significant?

The Carlisle Street Commercial and Public Precinct is of local historical, representative and aesthetic significance to the City of Phillip.

Why is it significant?

Historically, the Carlisle Street Commercial and Public Precinct is illustrative of the growth and evolution of St Kilda and Balaclava during the 19th and 20th centuries. Initially, the area, with its poor drainage, attracted a lower socio-economic group, and this was reflected in the high proportion of timber buildings, both residential and commercial, constructed between the 1850s and the 1870s, of which none survive. From the 1870s, the establishment of public buildings in the triangle bounded by Brighton Road, Chapel Street and Carlisle Street elevated the status of the area as a local centre.

The public triangle primarily developed over the course of the late 19th century to become the premier public zone in St Kilda firstly with State School no. 1472, then the Holy Trinity Anglican and Wesleyan (now Uniting) churches, and the finally the new home for a larger town hall more befitting the growing municipality, the latter relocated from the corner of Grey and Barkly streets after a protracted process.

The first phase of the shift to commercial along Carlisle Street began between 1885 and 1890, initially in the section between Chapel Street (at the west end) extending eastwards past the railway line to Blenheim Street (north side) and William Street (south side), in part due to the development of nearby tram routes which opened in 1888. Development continued unabated – a combination of greenfields sites and replacement of earlier buildings (houses or shops) - during the Federation and Interwar periods with the commercial zone expanding westwards to Brighton Road and eastwards past Westbury Close/Street so that it become the leading and largest commercial centre in Port Phillip complementing, and later eclipsing, that along High Street. It has continued to thrive due to the flat development in the vicinity supporting ongoing development or renewal of the building stock during the Post WW2 period and late 20th century as represented by several notable public and commercial buildings. (Criterion A)

Aesthetically, the Carlisle Street Commercial and Public Precinct is of significance as a substantial commercial and public centre consisting of building stock from the three main periods of development – Victorian, Federation and Interwar – much of it intact and including good to distinguished examples, as well as having a few individually significant examples from the Post-WWII and Late 20th century periods. Several fine Victorian period public buildings located at the west end form a distinctive group, notably the prominently situated town hall in the Academic Classical style, two Gothic style churches (with their associated halls) and the state school, complemented by some mature landscaping.

The commercial buildings of the Victorian period are generally in a classicising mode, with some particularly ornate and distinctive façades to the Balaclava Hotel at 123 Carlisle Street and the shops at 153-157, 242 and 292 Carlisle Street, which all feature an array of decorative mouldings/elements about the windows and to their parapets.

The influence of either the Arts and Crafts or Free (Classical) style aesthetic is evident generally in the commercial buildings of the late Federation and early Interwar periods, with the Moderne style being popular during the mid to late 1930s. Many of the two storey examples from this phase are distinguished by recessed balconies (often enclosed).

Of particular note within the precinct are the:

- The freestanding Arts and Crafts building at 132 Carlisle Street adopts an unusual expression in a commercial zone with its projecting gabled bay to the first floor (an enclosed porch for the flat/s).
- The Moderne style former Commonwealth Bank at 284 Carlisle Street with its corner tower-like entry with fin-like columns and pronounced bay treatment along the long, side elevation.
- The Tudor-Moderne style shop group at 322-330 Carlisle Street, a hybrid style popular in the area but less common in a commercial context in bi-chromatic brick (regular red and dark tapestry) about a central gable end.

While buildings dating from the Post-war period and late 20th century are fewer, they represent a broad range of styles; these include:

- the Modernist influenced office building at 147-149 Chapel Street in red brick with central spandrels of green tiles,
- the Brutalist St Kilda Library at 150 Carlisle Street with battered concrete walls beneath a wide hovering flat roof,
- the Stripped Classical Commonwealth Bank (former State Savings Bank) at 224 Carlisle Street with a delicate colonnade of piloti,
- the Organic/Wrightian building at 320 Carlisle Street with textured concrete and wide timber fascia, and
- the Post-Modern police station at 92-98 Chapel Street with an arcaded loggia.

The significance of the precinct is enhanced by the survival of several intact original or early shopfronts, and infrastructure such as the rail-over road bridge featuring basalt abutments and a riveted metal girder bridge. (Criteria D and E)

6.0 Recommendations

Excise from HO7 to create separate precinct heritage overlay.

Retain existing site-specific Heritage Overlays for St Kilda Town Hall complex (HO63), St Kilda Primary School (HO64) and Holy Trinity Church complex (HO65).

Removals recommended (that is, currently part of HO7) include: 141 and 145 Chapel Street, 6-8 William Street (single storey section), and the areas to the north and south of the railway bridge (HO147).

Extensions recommended (that is, not currently part of HO7) include: 320-330 and 263-281 Carlisle Street.

HO transfers recommended: Police Station 92 Chapel Street from individual HO290 to the new precinct HO.

It is recommended that the following places with PPHR citations become Contributory to the precinct:

- Former garage at 126 Carlisle Street (PPHR citation no. 455)

-
- Shops at 290-290A Carlisle Street (PPHR citation no. 457)

7.0 Assessment

RBA Architects & Conservation Consultants, *H07 Elwood St Kilda Baladava Ripponlea Precinct heritage review Stage 2, 2022*

Inkerman Street Commercial Precinct

Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

1.0 Thematic Context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing
6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs
6. Commerce, trade and work: 6.2 Markets, shops and retail

2.0 History

The Inkerman Street Commercial Precinct formed parts of Crown portions 151B, 157A and 158A at St Kilda in the Parish of Prahran. On the north side of Inkerman Street, Crown portions 151B and 157A, each comprised of five acres, were respectively purchased by T Hide in 1857 and J Gill in 1853, while on the south side of Inkerman Street, Crown portion 158A, comprised of 4 acres, was purchased by H Balston in 1857 (PP).

Soon after the Crown land sales, in December 1857, tenders were called for the 'cutting, filling and forming' of Inkerman Street between High (Brighton Road) and Hotham streets (Age 5 Dec 1857 p3).

In January 1858, the 'Inkerman Estate' subdivision (Figure 1), derived from Crown portions 151B and 157A, was auctioned, comprising 132 allotments fronting Inkerman (north side), Malakoff, Leslie, Prentice and Sebastopol streets (*Argus* 23 and 27 Jan 1858 p8). The auction took place on the grounds where attendees were entertained by a performing band. Advertisements for the sale emphasised the desirability of the location being proximate to both the proposed new Balaclava railway station (opened in 1859) and the residence of the Attorney-General (in Alma Road).

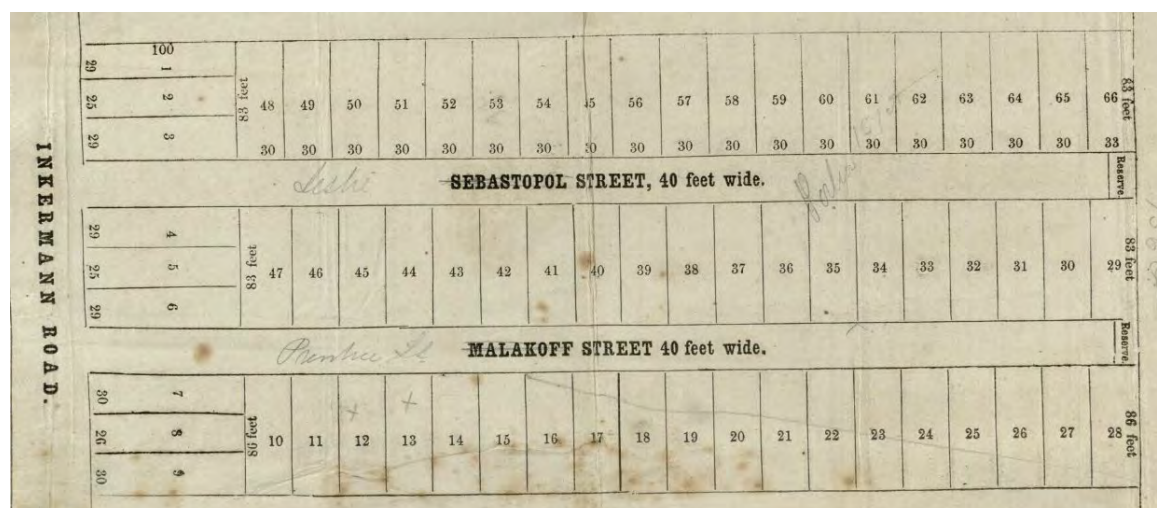


Figure 1 - 'Plan of the Inkerman Estate, St Kilda' (1858). Showing Sebastopol and Malakoff streets (151B) with Leslie and Prentice streets (157A) written in pencil beside, presumably indicating that the subdivisional arrangement was the same for both 151B and 157A (Source: State Library of Victoria)

In early 1859, Henry Balston subdivided Crown portion 158A, creating allotments in the northern half of Balston Street and fronting the south side of Inkerman Street; in March, these allotments were advertised for sale for 20 shillings a foot (*Argus* 1 Mar 1859 p8).

Nineteenth century development

Between 1859 and the early 1870s, the western part of the precinct was developed with a cluster of brick and weatherboard buildings, mostly commercial, either side of Malakoff Street. Also part of this commercial cluster, although outside precinct boundaries, was the timber Albion Hotel built c.1871 (now demolished) on the east corner of Sebastopol Street and the Inkerman Hotel built 1859 on the west corner of Balston Street (rebuilt 1960).

Later, between 1877 and circa 1890, the eastern part of the precinct on the north side of Inkerman Street was developed with commercial buildings and a house.

The mid-nineteenth century development within the precinct is illustrated on the 1873 Vardy plans (Figures 2 & 3) and the 1898 MMBW plans below.

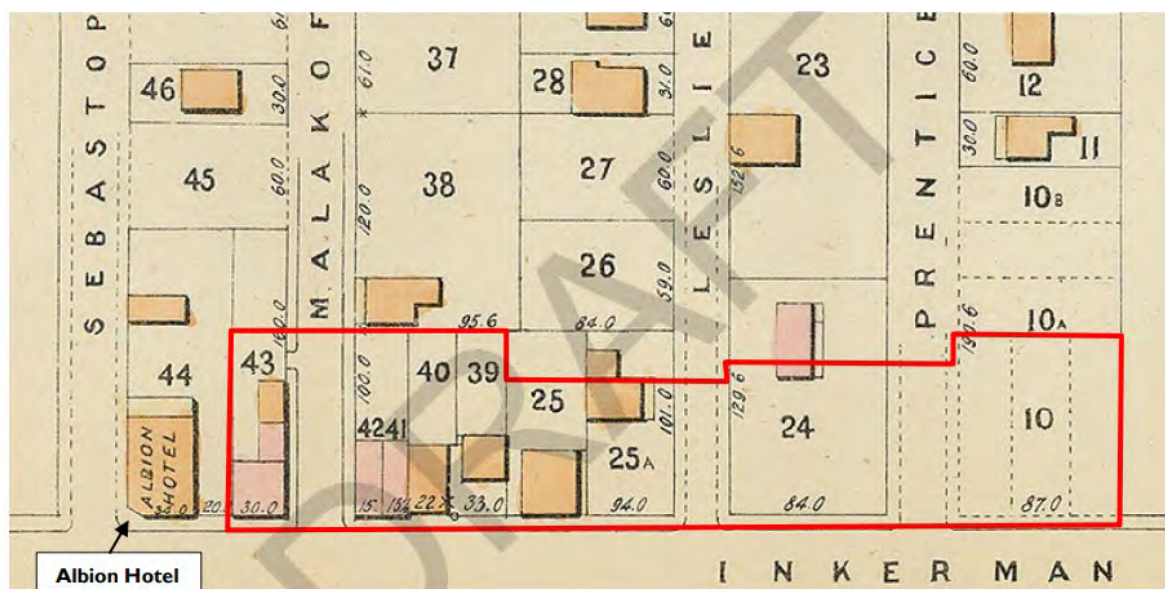


Figure 2 - Plan of the Borough of St Kilda, North Ward No. 7 (J.E.S. Vardy, 1873). Showing the north side of Inkerman Street, with the extent of the precinct indicated. Masonry buildings are shaded pink and timber buildings are shaded orange.

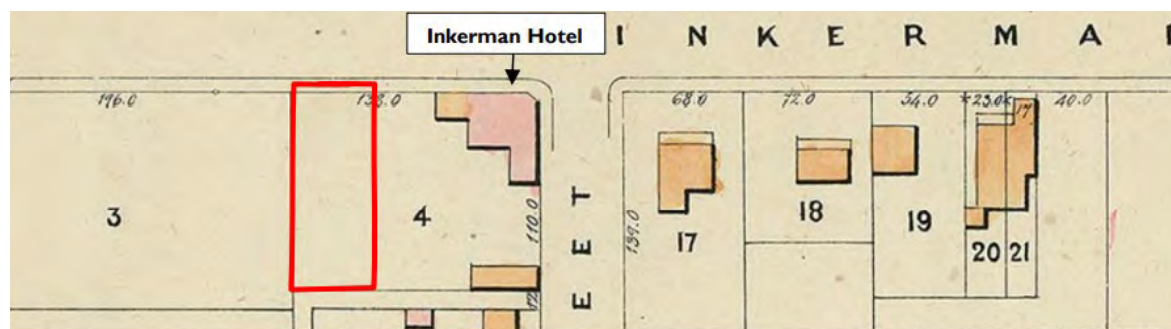


Figure 3 - Plan of the Borough of St Kilda, South Ward No. 3 (J.E.S. Vardy, 1873). Showing the south side of Inkerman Street, with the extent of the precinct indicated.

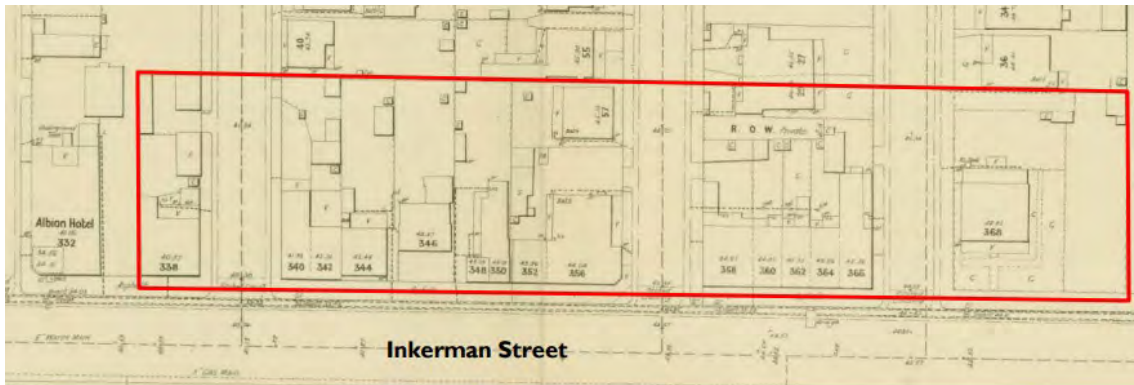


Figure 4 - MMBW detail plan no. 1421 (1898). Showing the north side of Inkerman Street, with the extent of the precinct indicated.

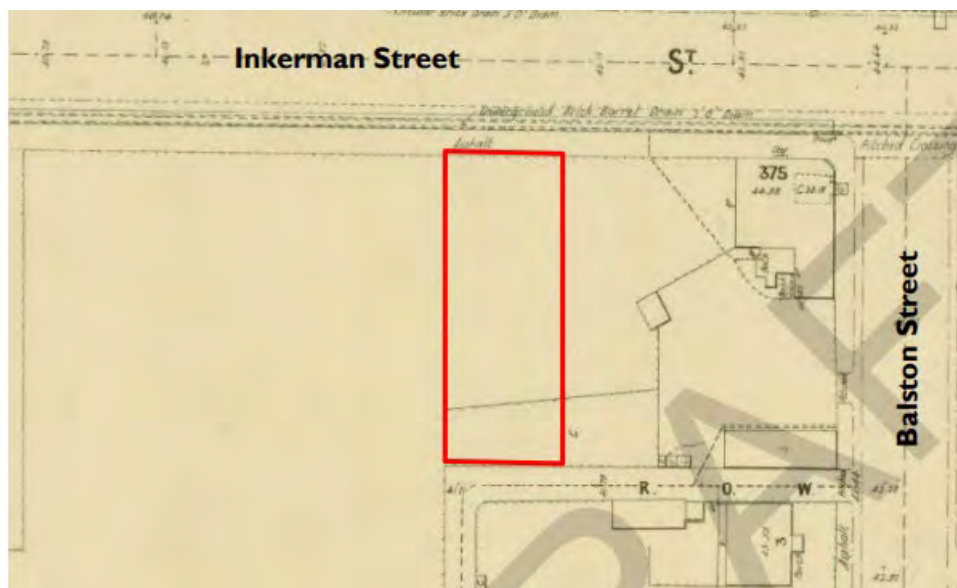


Figure 5 - MMBW detail plan no. 1426 (1898). Showing the south side of Inkerman Street, with the extent of the precinct indicated.

Several Victorian period buildings dating between 1859 and 1880 survive in the precinct. Historical information on these is outlined below:

244 Inkerman Street

In 1868, a brick shop with residence was built for Miles Farrington, butcher, who was the owner and occupant (RB Jan 1869 no. 1593). In 1887, thieves broke into the shop and made off with 100 pounds of meat (*Herald* 7 Oct 1887 p3). Following Miles' death in 1891, the building continued to be occupied by butchers until into the late 1930s.

In 1941, alterations were undertaken to adapt the building for factory use. During the 1950s and 1960s/70s, various substantial additions and alterations were undertaken, including a two-storey extension to the rear and a new two-storey building on the adjacent site at 240-242 Inkerman Street replacing an early 20th century house (BP 57/92, 2015, 1074, 57/760, 1959). In the 1940s and early 1950s, occupants included leather goods manufacturers and jewellery chain manufacturers, and from the mid-1950s it was used as a knitting factory.

248-250 Inkerman Street

In 1859, a brick building containing two premises (each comprised of a shop and dwelling) was erected on the east corner of Malakoff Street for James Reynolds. Early occupants of the shops included a grocer with post office (no. 248) and a bootmaker (no. 250).

Not long after their construction, in December 1859, both premises were advertised for auction and marketed to 'bakers, grocers, and others' (*Age* 28 Dec 1859 p7). They were described as 'capital brick-built houses and shops' each having a frontage of 15 feet to Inkerman Street and a depth of 90 feet with a right of way at the rear, and the eastern premises (i.e. no. 250) having a brick water tank and outhouse.

The sale was apparently not successful, as in mid-1860, James Reynolds was still the owner. At this time Reynolds lived at the back of one of the premises (no. 248) and was accused of twice attempting to burn down the building by depositing lighted rags inside while the tenants were at home (*Argus* 9 Jun 1860 p5; 16 Jun 1860 p4). Although he was ultimately discharged due to insufficient evidence, it was suggested that Reynolds, who had a large mortgage on the property, may have been motivated by the insurance money of £300.

By 1861, ownership had been transferred to Peter Langdon, along with properties adjacent to the north in Malakoff Street. Peter Langdon died in 1878, and the following year the whole building was advertised for sale, which was described at the time as 'a very substantial brick shop (upon a bluestone base) and dwelling' (*Argus* 15 May 1879 p2).

By 1950, the building was being used for manufacturing purposes, with a knitwear factory at no. 248 and a confectionery factory and later a button factory at no. 250.

268-276 Inkerman Street

In 1880, a row of five brick shops with dwellings was built for Dr. Ray, a surgeon, on land which had previously formed part of the grounds of a brick house to the north (*Telegraph St Kilda Prahara and South Yarra Guardian* 7 Aug 1880 p5). During construction of the buildings, Dr. Ray drew Council's attention to the 'necessity of kerbing the portion between Leslie and Prentice streets, and of asphaltting the same'. Four of the dwellings had four rooms and one had five rooms. Early tenants of the shops included a grocer, butcher, stationer, dressmaker and baker.

Although Dr. Ray had died by 1884, the executors of his estate retained the properties and continued to lease them until into the 20th century.

278 Inkerman Street

In 1877, a four roomed brick and weatherboard house was constructed on the east corner of Prentice Street for Robert Lateus and his wife Ann (RB Dec 1877 no. 744). It appears that Robert may have been 'Robert Latus' a cotton spinner from Lancashire, England, who in 1824 had been convicted of shooting and wounding a strike-breaker during an industrial strike and transported to Tasmania for life, despite doubts as to his guilt (*Cotton Factory Times [England]* 11 May 1888). He was pardoned in 1840 and settled in Melbourne where he apparently prospered. Following Robert's death in 1884 aged 76, Ann remained at the house for several more years (*Age* 16 Jun 1884 p1).

Interwar development

For a forty-year interval between 1880 and 1920, there was little, if any, development within the precinct. It was not until the Interwar period that a second phase of substantial development activity occurred, as new commercial buildings were introduced, either as replacements for earlier timber buildings or on land excised from the grounds of larger allotments. The 1945 aerial photograph below shows the development of the precinct at the end of the Interwar period.



Figure 6 - Aerial photograph dated 1945, showing the development of the precinct by the end of the Interwar period.

Historical information relating to the surviving Interwar period buildings dating between 1921 and 1930 is provided below.

258 Inkerman Street

This site was originally developed during the 1860s with a timber shop. In 1927 and 1929, building permits were issued to owner A Kay for 'brick and wood' additions costing an estimated £200, and then 'brick additions' for an estimated cost of £800 (BP nos 6988, 7645). Given the substantial amount of the 1929 works, it is more likely that a wholly or largely new building was constructed at this time.

Just 10 years later, in 1937, a further building permit was issued to a subsequent owner, R Lockwood, for a brick addition and alterations. Again, the estimated cost was substantial (£700), suggesting extensive works, if not rebuilding. The builder was P G Goldby of Elsternwick (BP no. 9823). During the 1940s and 1950s, the shop was occupied by a newsagency.

262-66 Inkerman Street

This site was first developed during the 1860s with a timber house fronting Leslie Street which was set back from Inkerman Street. Sometime between the 1870s and the 1890s, the house was replaced with a timber shop built to the corner.

In 1936 and 1938 two building permits were issued to owner W H Smeeton, a grocer who had occupied the site since the 1920s, for brick additions/alterations (BP nos 9161, 9874). Given the substantial estimated cost however (both £400), and the current appearance of the buildings, it is more likely that a wholly or largely new building was constructed. The builder cited in both permits was H McConnell of St Kilda East. Smeeton continued operating his grocery at the site until into the 1960s.

280 Inkerman Street

This site was previously part of the grounds of the adjacent house at no. 278. In 1921, a permit was issued to the owner Dunn Bros. motor engineers, for a brick garage (BP no. 4683). The 1935 Sands and McDougall's directory records it was occupied by female motor engineer, Doris Little (*Table Talk* 3 Dec 1936 p42).

The building has been continuously used as a motor engineering garage.

353-355 Inkerman Street

This site on the south side of Inkerman Street previously formed part of the grounds of the Inkerman Hotel, which was constructed in 1859.

In 1930, a pair of brick shops with dwellings above were erected for Herbert William Goldby of Bentleigh (BP 7771, 7766). The newly completed building can be seen on a 1931 aerial photograph. Early businesses included a dry produce store and later a hairdresser at no. 353, and a chemist at no. 355.

References

Certificates of Title: Vol. 4058 Fol. 552 (no. 244) and Vol. 1293 Fol. 425 (no. 248-250)

Council Building File (BF) for 244 Inkerman Street

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans nos. 1421 (1898) and 1426 (1898)

Newspaper Articles, various

Parish Plan (PP), at Elwood, Parish of Prahran, P81 (13)

Port Phillip Thematic Environmental History (TEH), February 2021

Rate Books for St Kilda (RB) 1859-1900

St Kilda Council building permit records (BP)

Sands and McDougall's Directories (SM) 1859-1965

3.0 Description





The Inkerman Street Commercial Precinct comprises a small group of buildings from the Victorian and Interwar periods, mostly commercial, situated on both sides of Inkerman Street in St Kilda East.

The original basalt kerbing and channelling survives in the side streets, as well as a basalt paved crossover at the rear of nos 248-250. The footpaths are asphalt and the kerbing to Inkerman Street is concrete. There are several street plantings of various species, including young saplings and older, moderately sized trees.

Victorian





The Victorian era buildings in the precinct include the two storey shops, with upper-level residences, at 244, 248-250 and 268-276 Inkerman Street and the house at 278 Inkerman Street.

The commercial buildings from this period are similar in form, materials, finishes and detailing - all are of masonry construction and are smooth rendered with upper levels detailed with cement-rendered ornamentation. Windows are double-hung sashes. Some original chimneys survive. No original Victorian shopfronts survive.

Details	Image
<p>244 Inkerman Street Built in 1868</p> <p>Shop residence, converted to factory use mid-20th century. First floor intact, although presumably the parapet detailing has been removed (with later roof alterations). Unusual beaded edges to window openings and pilasters, timber framed sashes, and projecting sills. Paired timber brackets to cornice. Tooled lines evident to rendered finish (overpainted). Elaborate mouldings to either end of ground floor cornice.</p> <p>Key additions and alterations undertaken in the 1940s-1960s include façade alterations at ground floor, replacement of the original hipped roof with an exposed gable roof (including gable end at front), and the two-storey rear extension.</p>	
<p>248-250 Inkerman Street Built in 1859</p> <p>Pair of shop residences. First floor intact, although likely original parapet detailing has been removed. Three arched window openings with moulded architraves and timber framed sashes. Rendered finish may not be original. Ground floor retains basalt columns (overpainted) – upper parts of shafts rusticated with picked faces and draft margins, lower parts of shafts rendered. Side walls in English bond brickwork (overpainted) and some original openings. Shopfronts are not original or early.</p>	
<p>268-276 Inkerman Street Built in 1880</p> <p>Group of five shop residences. No. 268 is the widest.</p> <p>First floor intact, although presumably parapet detailing removed. Paired console brackets with floriated panels, arched window openings with female classical head keystones. Rendered chimneys with moulded caps. Shopfronts are not original or early.</p>	
<p>278 Inkerman Street Built in 1877</p> <p>Bichrome brick house (Hawthorn brown with cream to quoining and cornice), hipped roof (likely originally clad in slate), symmetrical composition with central entrance and windows (timber framed sash) either side, timber brackets to cornice, verandah to full width of façade (timber posts and frieze not original), bichrome brick chimneys with rendered caps. Fence not original.</p>	

Interwar

The Interwar era buildings in the precinct include the single storey shops at 258 and 262-266 Inkerman Street, the motor garage at 280 Inkerman Street and the shop residences at 353-355 Inkerman Street.

Details	Image
<p>258 Inkerman Street Built in 1937 (may contain some earlier components, but the façade dates to 1930s). Single storey shop with stepped parapet – face red brick with rendered coping and decorative vertical fin-like elements reflecting an Art Deco influence. Shopfront and tiling not original.</p>	
<p>262-266 Inkerman Street Built 1936-38 (may contain some earlier components, but the façades date to 1930s). Single storey shops with rendered parapet featuring panels with Art Deco influenced chevron motifs, chamfered corner, canopy with original ridged soffit lining. Original or early shopfronts mostly survive. No. 266 has some original tiling (overpainted) and shopfront framing has manufacturers badge for 'N&N Shopfitters' (a Prahran based company active from the early 1930s).</p>	
<p>280 Inkerman Street Built in 1921-22 Broad semi-circular parapet, symmetrical composition, central arched vehicular entrance with timber doors, multi-paned timber-framed windows, textured glass to highlights. Remnant painted signage on side (date unknown). Façade has been overpainted.</p>	
<p>353-355 Inkerman Street Built in 1930 Shops with dwellings above. Clinker brick, stepped parapet, end piers, paired timber-framed windows with multi-paned upper sashes, rendered banding (lintels and sills). Shopfronts not original.</p>	

4.0 Comparative analysis

The Inkerman Street Commercial Precinct is significant as a small local commercial centre that comprises building stock from the Victorian and Interwar periods. Comparable commercial centres in the municipality include:

- Montague Commercial Precinct, South Melbourne (currently part of HO442 precinct, proposed separate HO through amendment C186port). Comprised of Victorian, Federation and Interwar period buildings dating between 1867 and 1935. Mostly two storey shop residences and single storey shops. There is also a house.
- 71-111 Brighton Road, Elwood - Victorian, Federation, Interwar (within HO7 precinct). Comprised of Victorian, Federation and Interwar period buildings dating between c.1880s and c.1930s. Mix of two storey shop residences and single storey shops.

The precinct is distinguished by its retention of two early shop residences dating to 1859 and 1868. Known examples of pre-1870 shop residences are rare in St Kilda and the broader municipality - in St Kilda there are the following:

- 264 St Kilda Road (1864) (Individual HO506)
- 170-172 St Kilda Road (1867) (Individual HO248)

Elsewhere in the municipality, other known examples of early shop residences include 98-100 Bay Street (PPHR citation 248, c.1860, within HO1 precinct), 397 Bay Street (c.1863, PPHR citation 241, HO1), 235-237 Bay Street (1869, PPHR citation 235, HO1), and 378 Coventry Street (c.1856, PPHR citation 1053, HO96).

The precinct is further distinguished by the retention of a house (no. 278) within a commercial area, where typically earlier residential development was replaced. Built in 1877, the house is notable as one of the earliest surviving residences in St Kilda East. Except for some remnant mansions, most houses date from c.1885 boom period and examples prior to 1880 are rare.

5.0 Statement of significance

What is significant?

The Inkerman Street Commercial Precinct includes 244-280 Inkerman Street (north side) and 353-355 Inkerman Street (south side). The precinct was developed during the Victorian and Interwar periods.

The following features contribute to the significance of the precinct:

- Victorian period development (1859-1880) including
 - two-storey shop residences (nos. 244, 248-50 and 268-276) with rendered finishes and decorative window settings
 - single storey house (no. 278) of bichrome brick with a hipped roof and front verandah
- Interwar period development (1921-1938) including
 - single storey shops (nos. 258 and 262-266) with decorative parapets and partly retaining original/early shopfronts
 - two-storey shop residences (nos. 353-355) of clinker brick with a stepped parapet
 - garage (no. 280) with a broad semi-circular parapet
- Basalt kerbing, channelling, and some crossovers in side streets

The Significant places within the precinct are:

- 248-250, 268-276 and 278 Inkerman Street

The Contributory places are:

- 244, 258, 262-66, 268-276 and 280 Inkerman Street
- 353-355 Inkerman Street

The Non-contributory properties are:

- 254 and 256 Inkerman Street

How is it significant?

The Inkerman Street Commercial Precinct is of local historical, rarity, representative and aesthetic significance to the City of Phillip.

Why is it significant?

The Inkerman Street Commercial Precinct is of historical significance for its association with the early phase of development in St Kilda East/Balaclava, following the Crown land sales of the 1850s. The earliest development in the precinct coincided with the 1859 opening of the Balaclava railway station which stimulated development in the area. The buildings at 244 and 248-250 Inkerman Street are rare surviving pre-1870 shop residences in the municipality recalling the earliest phase in the commercial development of this part of Inkerman Street. The 1877 house at no. 278 is a remnant of the residential development that characterised the east end of the precinct during the 19th century and amongst the earliest surviving houses in East St Kilda. The Interwar period shops and garage, which were introduced either as replacements for earlier Victorian period timber buildings or on land excised from the grounds of larger allotments, demonstrate the precinct's commercial expansion into the twentieth century. The precinct is notable for its strong continuity as a small local commercial area for over 160 years since 1859. (Criteria A and B)

The Inkerman Street Commercial Precinct is significant as a representative example of a small, but diverse, local commercial centre developed during the Victorian and Interwar periods which is largely intact to its late 1930s state. The Victorian period shop residences (nos. 244, 248-250 and 268-276) feature distinctive window treatments. The oldest surviving building in the precinct, no. 248-250, is distinguished by a rare example of basalt columns at ground floor. The house at no. 278 is an uncommon example of a surviving house within a commercial area, where earlier residential development was typically replaced. The garage (no. 280) is remarkably intact and a relatively early example of an industrial building retaining timber framed windows. The single storey Interwar period shops (nos. 258-266) have an Art Deco influence and are relatively elaborate façades for the period. Some Interwar period shopfronts survive. (Criteria D and E)

6.0 Recommendations

Include the Inkerman Street Commercial Precinct in the Schedule to the Heritage Overlay.

Transfer 268-276 Inkerman Street from individual HO 162 to new Inkerman Street Commercial Precinct HO.

7.0 Assessment

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2, 2022*

Ripponlea Commercial Precinct

Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

1.0 Thematic Context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing
6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs
6. Commerce, trade and work: 6.2 Markets, shops and retail

2.0 History

The Ripponlea Commercial Precinct formed parts of Crown portions 238 (on the north side of Glen Eira Road) and 255 (on the south side of Glen Eira Road) which were sold in the early 1850s (PP).

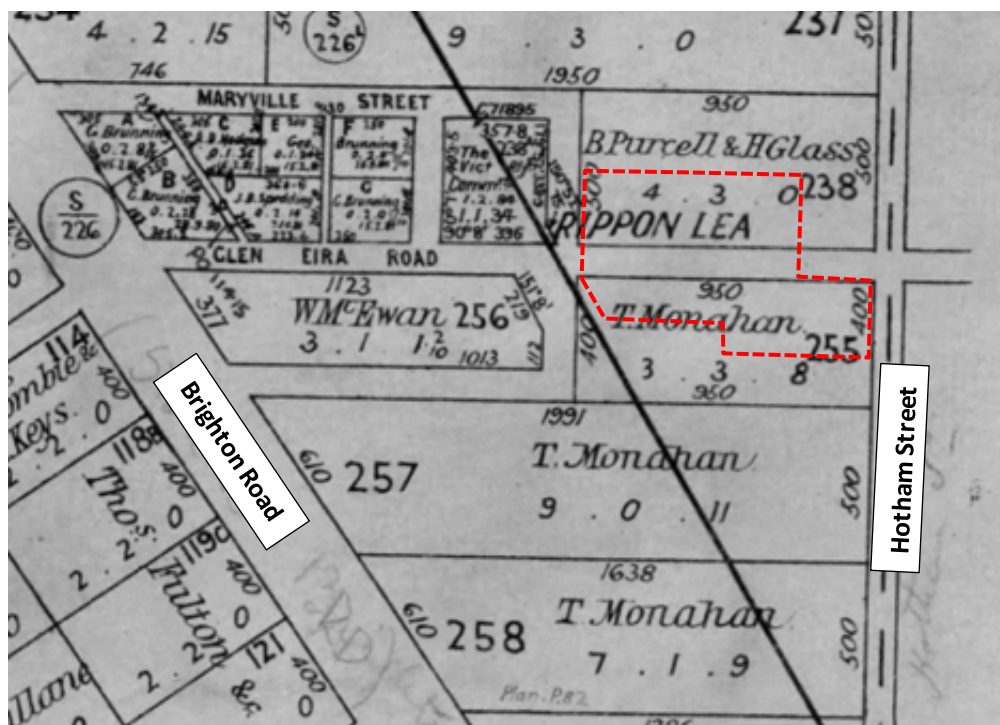


Figure 1 - Extract from Parish Plan (at Elwood Parish of Prahran P81 (13)) showing Crown portions. The approximate boundaries of the subject precinct in relation to Crown portions 238 and 255 are indicated. (Source: Landata)

Allotment 255 was purchased by Thomas Monahan, along with the adjoining allotments to the south, 257 and 258, which together totalled about 20 acres (PP). In 1854-55, Monahan, an Irish immigrant who made his fortune in Melbourne as a property owner, and his wife Mary had their substantial residence *Erindale* constructed facing Brighton Road (outside the precinct) (*Argus* 18 Oct 1854 p1).

By 1856, Monahan had also acquired allotment 238, another almost 5 acres, which had originally been purchased jointly by wealthy speculator Hugh Glass and auctioneer Brabazon Purcell.

In 1859, the railway to Brighton was opened, bisecting Monahan's land. Evidently a station at 'Glen Eira Road' was originally proposed, with reference to it featuring in advertisements for nearby land sales of that year (Age 7 Sep 1859 p7), however it did not eventuate at that time.

The 1864 Cox plan (Figure 2) shows the Brighton railway line and *Erindale*. The area of the subject precinct was undeveloped except for one small building on the north side of Glen Eira Road (the later Vardy Plan of 1873 suggests this was a timber outbuilding).

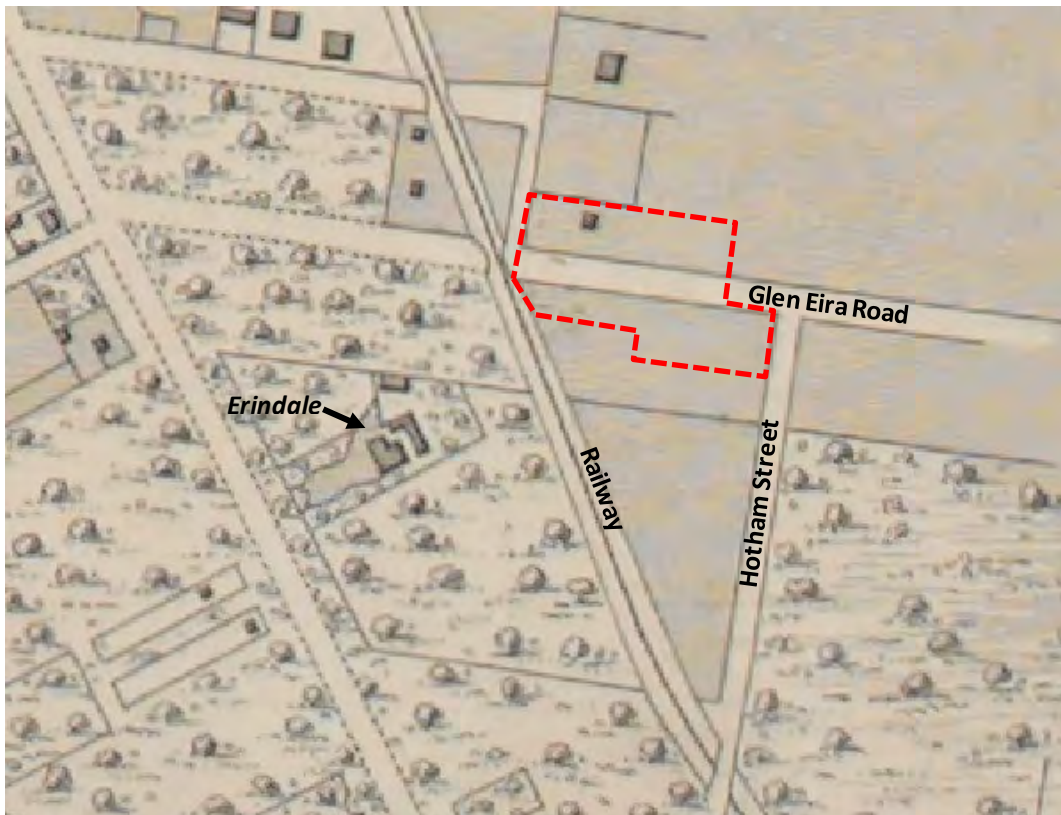


Figure 2 - Extract from 1864 plan of Melbourne, surveyed by H L Cox. The approximate boundaries of the subject precinct are indicated. (Source: State Library of Victoria)

In the latter part of the 19th century, seemingly spurred by the enduring hope of a station, some residential development occurred in Ripponlea (outside the precinct) predominantly on the west side of the railway line to north and south of the Erindale estate (Herald 31 Oct 1912 p3).

In 1890, following Monahan's death, his daughter Betsy Keogh had the substantial residence *Quat Quatta* built in the grounds of the Erindale estate on the east side of the railway line and fronting Glen Eira Road (outside the precinct) (PPHR citation no. 368).

The 1901 MMBW plan (Figure 3) shows the area of the Ripponlea Commercial Precinct yet undeveloped, except for some outbuildings and gardens associated with *Quat Quatta*.

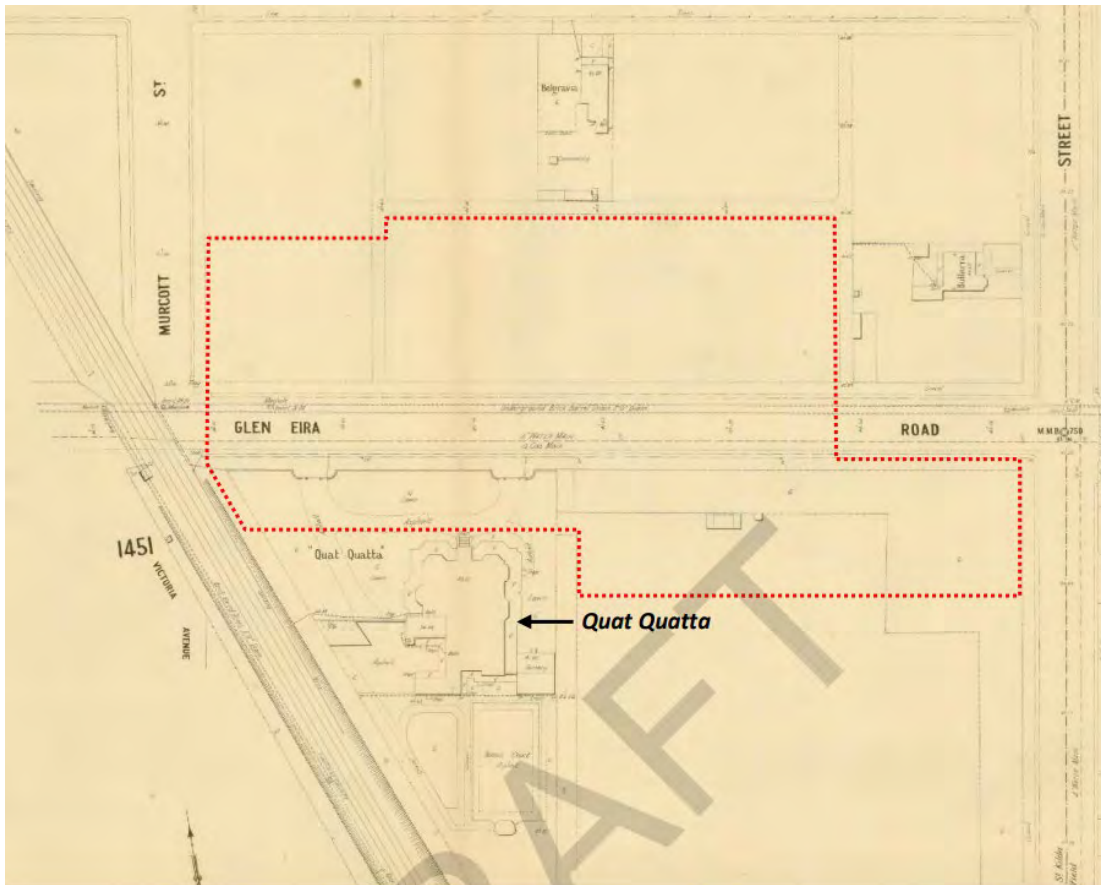


Figure 3 - MMBW detail plan no. 1452, dated 1901. Approximate boundaries of the subject precinct are indicated. (Source: State Library of Victoria)

In 1911, the decision was finally made to provide the long-awaited station at Ripponlea. The news of the station coincided with the October 1911 subdivisional sale of the Erindale and Quat Quatta estates (Figure 4) and naturally generated much interest, with the majority of the over 60 allotments offered sold including five (allotments 43 to 47) which comprise part of the Ripponlea Commercial Precinct on the south side of Glen Eira Road between Quat Quatta Avenue and Hotham Street (*Herald* 31 Oct 1912 p3). However, apart from no.66 which was constructed in 1913/14, this section of Glen Eira Road remained otherwise undeveloped until after World War One (SM).



Figure 4 - Subdivision notice for the Erindale and Quat Quatta estates. Allotments 43 to 47 which form part of the south side of the precinct are indicated in red. (Source: State Library of Victoria)

In May 1912 the new railway station opened for passengers (although the station buildings were not completed until the following year). The impact of the new station was immediate, with the consequent surge of commercial and residential development rapidly solidifying the suburb.

Development has come down on East St Kilda since the opening of the railway station at Rippon Lea, with something like the suddenness of a thunder clap. Values rose in a few weeks by several hundred per cent., and the realisation of the subdued hopes of 26 years loosened a great volume of building energy. Where open paddocks abounded a year ago a compact suburb stands, with several streets lined by modern villas and terraces of shops. (Herald 31 Oct 1912 p3)

Beginning in 1912, the commercial development in Ripponlea was centred on Glen Eira Road. The first building to be erected was the group of shops near the station at the corner of Glen Eira Avenue (15-27 Glen Eira Rd and 4 Glen Eira Ave) designed by Billing, Peck & Kemter (Figure 5). The north side of Glen Eira Road was generally developed earlier than the south side and contains mostly late Federation era buildings, with the only Interwar period shops being nos 57-67. Many of the buildings can be attributed to local builder/developer, J R Daley, who purchased much of the land on the north side, including nos 31-37 (1917), nos 39-43 (1916, demolished), nos 45-55 (1914) and nos 57-67 (1922). Remarkably, no. 53 has operated continuously as a fruit and vegetable shop since 1914/15 when it was established by first owner Louis Virgona (ME). Another shop that had a long-standing use is the former Brinsmead's Pharmacy at no. 73 (designed by Sydney Smith & Ogg) which operated continuously as a chemist for almost 90 years until into the 2000s.



Figure 5 - Photograph of the group of shops at 15-27 Glen Eira Road and 4 Glen Eira Avenue (built 1912) taken within a few years of its erection. (Source: Hawthorn, Kew, Camberwell Citizen, 19 February 1915, p5)

On the south side, development largely occurred during the early Interwar period, with the only Federation period buildings on the south side being no. 60 (1918), a distinctive corner building designed by architect Arthur Plaisted, and no. 66 (1913/14). In October 1920, further subdivision in front of *Quat Quatta* created 12 shop sites fronting Glen Eira Road (between the railway line and Quat Quatta Avenue) which were all developed within the next two years (*Argus* 20 Oct 1920 p2). By 1923, the centre was almost fully developed.



Figure 6 - Glen Eira Road Ripponlea in the late 1920s, looking west. Note the single storey shop/s at 74 Glen Eira Road (left foreground) prior to its 1930 remodelling for the Bank of Australasia. (Source: PROV, VPRS 12800/P0003, ADV 0466)

Amongst the last buildings to erected were three adjacent and distinctively designed bank buildings, being the State Savings Bank designed by Sydney Smith & Ogg and built in 1922 (no. 78), the English Scottish and Australian Bank designed by Twentyman & Askew and built in 1927/28 (no. 76), and the Bank of Australasia designed by A & K Henderson and built in 1930 (no. 74). All three banks had previously occupied other premises in Ripponlea (SM).

The 1931 aerial photograph shows the precinct had been fully developed by this time. In 1935, it was reported that shop sites in Glen Eira Road were valued at £30 a foot (*Herald* 22 May 1935 p12).



Figure 7 - Aerial Photograph (dated Nov. 1931) showing the precinct fully developed. (Source: Landata, Proj No 1931, Run 15, Frame 2750)

References

Eidelson, Meyer, *Ripponlea: The Village*, 2010 (ME)

Newspaper Articles (various)

Parish Plan (PP), at Elwood, Parish of Prahran, P81 (13)

Port Phillip Thematic Environmental History (TEH), February 2021

Sands and McDougall's Street Directories (SM)

St Kilda Council Building Permits Register (BP)

3.0 Description

The Ripponlea Commercial Precinct extends along Glen Eira Road from the railway line at the west end to Hotham Street at the east end, fully including the south side and part of the north side. It also includes a short section on the east side of Glen Eira Avenue.

Buildings which contribute to the significance of the precinct date from the late Federation and early Interwar periods, that is, between 1912 and 1930. The only non-contributory building in the precinct is the c.1960s replacement building at nos. 39-43 (this site was first developed with shops in c.1916) which nonetheless adopts the format of the surrounding earlier commercial buildings.

The buildings are mostly two-storey (commercial to the ground floor and residential to the upper floor) with some single storey examples from the 1920s. Many buildings consist of multiple premises (up to ten) though there are also individual buildings.

All the buildings are brick and the roofs are mostly clad in sheet metal (presumably corrugated) though some are clad in tiles. The roofs are generally concealed by a parapet though a couple of the tiled examples are expressed (nos. 71-73 and 84) or partly expressed (no. 60).

Stylistically, the influence of the Arts and Crafts from the 1910s and 1920s is the most prevalent, with examples of classical styles represented by the three former banks.

There are laneways on the north side which are basalt paved. The footpaths are asphalt and the kerbing is concrete. There are a few street trees and some small garden beds.


There are a few largely intact shopfronts (Figures 8 and 9) dating to the late Federation and Interwar periods, noted in the table below. They usually retain a recessed entry, stallboard (some with tiling, but may be over painted or rendered) and framing with highlights. In some instances, they bear the badge of the manufacturer. Some shopfronts partly survive (e.g. the configuration, some framing) while other shopfronts are early but not original. Also, some canopies survive.



Figures 8 & 9 - Intact original shopfronts at 23 Glen Eira Road (left) and 70 Glen Eira Road (right)

Late Federation Period (1912-1918)

The influence of the Arts and Crafts aesthetic is evident in the red brick and render (smooth and roughcast) material palette, which in some cases been overpainted or rendered over. Projecting piers tend to define the edge of the building/shop at least to the parapet. Windows are typically double-hung sashes, often with toplight windows, resulting in a longer opening.

Address	Image	Details
North Side		
8 Glen Eira Ave		<p>Built 1912 (BP 1672, 24 July 1912) Single storey rendered parapet with projecting piers and large dentillations. Built in front of a surviving Federation period house. Shopfronts replaced. Builder: Dunlop & Hunt</p>
15-27 Glen Eira Rd and 4 Glen Eira Ave		<p>Built 1912 (BP 1600, 28 May 1912) Two storey corner building comprised of ten shops. Red brick with render (although most now overpainted or rendered), corner turret, chamfered corner, tripartite windows at first floor with small upper sashes. Some original shopfronts survive or partly survive at 4 Glen Eira Ave and 15 and 23 Glen Eira Rd. There is a 1950s chrome finish shopfront at no. 21. Architects: Billing, Peck & Kemter Builder: Dunlop & Hunt Original owner: Lane and Morgan</p>
29 Glen Eira Rd		<p>Built c.1917 Two storey, red brick with rendered details including scalloped panel to parapet. Shopfront replaced.</p>


Address	Image	Details
<p>31-37 Glen Eira Rd</p>		<p>Built c.1917 (Likely BP 3254, 6 June 1917) Two storey building comprised of four premises. Red brick with rendered lintel/frieze, machicolation motif to parapet, paired windows with highlights, unusual chimneys and terracotta chimney pots integrated into parapets. Shopfronts replaced, but no. 35 retains a 1950s shopfront. Builder/owner: J R Daley</p>
<p>45-55 Glen Eira Rd</p>		<p>Built 1914 (BP 2383, 9 July 1914) Two storey building consisting of six premises. Red brick with render, distinctive, part scalloped profile to parapet incorporating chimneys and terracotta chimney pots. Shopfront of no. 55 partly intact, others replaced. Builder/owner: J R Daley</p>
<p>69 Glen Eira Rd</p>		<p>Built c.1916 Two storey, smooth rendered finish, moulded diamond shaped detail, curved parapet, tripartite windows. Intact shopfront.</p>




Address	Image	Details
<p>71-73 Glen Eira Rd</p>		<p>Built 1918 (BP 3640, 21 June 1918) Two storey building comprised of two shops. Asymmetrical composition with gable end to eastern half only. Roughcast render walls with projecting red brick window surrounds. Exposed transverse gable roof clad in terracotta tiles with central roughcast chimney and exposed rafter ends. Stepped parapets to side gable ends. Particularly fine intact shopfronts (also internal fittings and display furniture) manufactured by Thomas Duff & Brothers. Original canopy with pressed metal lining.</p> <p>Architects: Sydney Smith & Ogg</p> <p>Builder: Queever</p> <p>Original owner: Frederick Damyon</p> <p>PPHR citation 332</p>
South Side		
<p>60 Glen Eira Rd</p>		<p>Built 1918 (BP 3670, 29 July 1918)) Two storey corner shop. Red brick, wide rendered frieze with bracketed cornice, port hole openings with multi-paned glazing, recessed porch. Arched entry porch to Quat Quatta Ave has been bricked-in, amongst other alterations. Shopfront replaced. Architect: Arthur Plaisted</p>




Address	Image	Details
66 Glen Eira Rd		<p>Built c.1913/14 (BP 2025) Two storey, red brick and render to sill band and upper part of façade (parapet panel and projecting piers). Mostly intact shopfront (overpainted). Builder: J Hughes</p>




Early Interwar Period (c.1921-1930)





The influence of the Arts and Crafts style endured into the 1920s with red brick and render combinations common. There was however a shift with the inclusion of some clinker brick detailing. Other buildings are fully rendered with some simplified classicising detailing and two elaborate examples (former banks). Windows are usually double hung sashes often with a multi-paned upper sash. There are both single and double storey buildings.

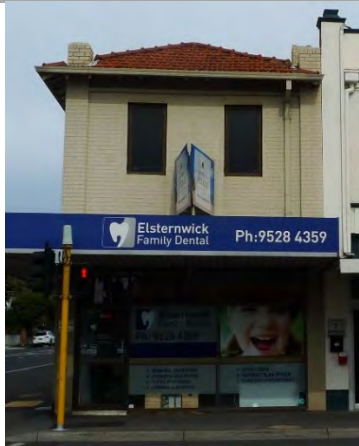
Address	Image	Details
North side		
57-67 Glen Eira Rd		<p>Built 1921/1922 (BP 4620, 3 October 1921) Two storey building consisting of six premises. Red brick with rendered frieze, paired windows with highlights, unusual chimneys and terracotta chimney pots integrated into parapets. Some early (but not original) shopfronts survive at 57-63 dating to 1946 manufactured by Silverwood & Beck (BP U185-U188) - although these shopfronts are later, they follow an Interwar format, albeit with a brighter palette. Owner/builder: J R Daley</p>
South side		

Address	Image	Details
<p>32 Glen Eira Rd</p>		<p>Built c.1921 (BP 4469, 22 March 1921) Single storey, rendered, arched window opening. Shopfront altered.</p>
<p>36 Glen Eira Road</p>		<p>Built 1922 (BP 4975, 7 September 1922) Single storey, rendered stepped parapet. Shopfront replaced. Builder: N J Brook</p>
<p>38 Glen Eira Road</p>		<p>Built c.1921 Single storey, simple face brick parapet (overpainted). Shopfront replaced.</p>
<p>40 Glen Eira Rd</p>		<p>Built c.1921 Single storey, simple rendered parapet. Shopfront replaced.</p>

Address	Image	Details
<p>42-54 Glen Eira Rd</p>		<p>Built 1922 (Possibly either BP 4815 or 4860)</p> <p>Group of seven single storey shops with simple rendered parapets and projecting piers. Organised into two groups – three and four premises - about the low curvature of the parapet profile. Parapet profile same as nos 56-58.</p> <p>Shopfronts replaced.</p> <p>Builder/owner: Possibly George Symons (given similarities with nos 56-58)</p>
<p>56-58 Glen Eira Rd</p>		<p>Built 1922 (Likely either BP 4815 or 4860)</p> <p>Two storey corner building with chamfered corner. Face brick and rendered frieze. Paired windows with multi-paned upper sashes. Parapet profile same as nos 42-54. Shopfronts replaced.</p> <p>Builder/owner: George Symons</p>
<p>62 Glen Eira Rd</p>		<p>Built c.1920</p> <p>Two storey shop. Roughcast render with brick detailing to the piers, crenulations, and framing of the semicircular window.</p> <p>Shopfront replaced.</p>

Address	Image	Details
<p>64 Glen Eira Rd</p>		<p>Built 1923 (Likely BP 5190)</p> <p>Two storey shop. Red brick with clinker brick detailing including dentillation, piers and lower lintels (highlight windows above canopy).</p> <p>Shopfront partly intact.</p> <p>Builder: Likely A C Johnston</p>
<p>68-72 Glen Eira Rd</p>		<p>Built 1923/1924 (Likely BP 5418, 9 August 1923)</p> <p>Two storey building comprised of three shops. Red brick with clinker brick detailing (banding lintels, sills) and dentillation. Single windows to each shop.</p> <p>Intact shopfronts manufactured by 'Trevorrow' (R Trevorrow & Co, shop fitters, were active from c.1924 to 1933). Round profile framing, timber doors, terracotta and umber tiling to entry, olive green tiles to stallboards, ribbed glass to hampers, mirrored glass to piers. Canopy has battened sheeting to soffit.</p> <p>Builder: Likely A C Johnston</p>
<p>74 Glen Eira Rd</p>		<p>1930 (remodelled) (BP 7831)</p> <p>Single storey, former Bank of Australasia. Building was originally a pair of mid-1920s shops which were extensively remodelled in 1930. Red brick, including herringbone panels, and rendered band with festoon motif. Multipaned windows.</p> <p>Architect: A & K Henderson</p> <p>Builder: W Machin</p>

Address	Image	Details
<p>76 Glen Eira Rd</p>		<p>1927-28 (BP 7030)</p> <p>Single storey, former ES&A Bank.</p> <p>Free Classical style, rendered, Tuscan order pilasters.</p> <p>Architect: Twentyman & Askew</p> <p>Builder: G Reid</p>
<p>78 Glen Eira Rd</p>		<p>1922 (BP 4818)</p> <p>Two storey, former State Bank. Free Classical style, Ionic order pilasters, rendered, extensively rusticated, prominent keystones, multipaned windows.</p> <p>Architect: Sydney Smith & Ogg</p> <p>Builder: C F Pittard or E H Plaisted (records vary)</p>
<p>80 Glen Eira Rd</p>		<p>Built 1920/1921 (BP 4163)</p> <p>Single storey garage. Stepped rendered parapet.</p> <p>Builder: C Boxall</p>
<p>82 Glen Eira Rd</p>		<p>Built 1921 (BP 4553 and/or 4584)</p> <p>Two storey shop. Roughcast and smooth render. Stepped parapet, projecting piers. Multipaned upper sashes.</p> <p>Builder: J Raymond Robinson</p> <p>Shopfront replaced.</p>

Address	Image	Details
84 Glen Eira Rd		<p>Built c.1921</p> <p>Two storey corner shop. Face brick (overpainted), expressed hipped roof clad in terracotta tiles, with eaves and exposed rafter ends.</p> <p>Shopfront replaced.</p>

4.0 Comparative Analysis

The Ripponlea Commercial Precinct is one of three main commercial precincts in the municipality which primarily date to the Federation and Interwar periods. Compared with the other two precincts, the subject precinct is the more intact, containing only one non-contributory building. Many of the buildings are face red brick with some contrasting render (smooth or roughcast) and clinker brick elements, reflecting a prevailing influence of the Arts and Crafts aesthetic. Several building groups were developed by the same builder and feature parapets with unusual integrated chimneys. Notably, there are a group of three elaborate adjoining former bank buildings. There are also several distinctive architect-designed buildings.

- Village Belle Commercial Precinct. The largest precinct of the three. Has several buildings dating to the 1930s, with a preponderance of those designed in the Moderne style, whereas the buildings in the other two precincts mainly date to the 1910s and 1920s.
- Glenhuntly and Ormond roads, Elwood (part of HO8, Elwood-Glenhuntly Rd, Ormond Rd). The commercial zone consists of two, separated sections – western and eastern. In the western section, many buildings have a combined palette of red brick and render except for the Free Classical style former bank, which is fully rendered. The unusual street configuration provides a landmark corner building with two oriel bays. In the eastern section (between Docker and Foam streets), several buildings are also indicative of the Free Classical style.

Most other commercial precincts have a core of Victorian period buildings in addition to those dating to the 20th century:

- The Carlisle Street Commercial and Public Precinct is distinguished from other commercial zones/precincts in the municipality by having an even mix of buildings from the three main periods of development – Victorian, Federation and Interwar – as well as having key examples from the Post-WWII and Late 20th century periods. There are considerable number of Federation and Interwar period examples as many of the 19th century buildings were timber construction as the area, with its poor drainage, initially attracted a lower socio-economic group. These buildings were replaced during the early 20th century. In addition, the commercial zone expanded into former residential areas at the eastern and western ends at this time.
- Fitzroy Street (part of HO5, St Kilda Hill) – mostly larger buildings, often part of larger residential buildings (multi-storey east of Grey Street). Due to the lack of narrow/standard suburban shopping centre allotments, it has a markedly different character. There are a few Victorian period buildings in the vicinity of the Grey Street intersection (including the part of the George Hotel) otherwise most of the graded buildings date to the Interwar period.

-
- Clarendon and Park streets, South Melbourne (part of HO440, Emerald Hill Residential Precinct) is another large commercial zone along a tram route and near a railway line (now light rail). It consists largely of Victorian, a few Federation and Interwar period examples.
 - Bay Street, Port Melbourne (part of HO1, Port Melbourne) is a large commercial zone with many Victorian, some examples from the Federation and Interwar periods, as well as some recent redevelopment, including multi-storey (south end).
 - Armstrong Street Commercial Precinct, Middle Park (HO445) is a small precinct with Victorian and Federation period buildings dating from circa 1888 to 1910.

5.0 Statement of Significance

What is significant?

The Ripponlea Commercial Precinct comprising 15-73 and 32-84 Glen Eira Road, and 4-8 Glen Eira Avenue (east side only) is significant.

The following features contribute to the significance of the precinct:

- Late Federation period development (1912-1918), including two storey shop residences.
- Early Interwar period development (c.1921-1930), including single storey shops and two storey shop residences.
- Brick walls (red or clinker), typically with some rendered elements (banding, etc.) or fully rendered.
- Timber-framed widows, both double-hung sash and casement.
- Mostly with parapets and a few with expressed roof forms (tile clad).
- Original or early shopfronts (some branded) and canopies.
- Basalt paved laneways.

The Significant places within the precinct are:

- 71-73 Glen Eira Road
- 74, 76 & 78 Glen Eira Road

The Contributory places are:

- 15-37, 45-69 and 32-72, 80-84 Glen Eira Road,
- 4 and 8 Glen Eira Avenue

The Non-contributory properties are:

- 39-43 Glen Eira Road

How is it significant?

The Ripponlea Commercial Precinct is of local historical and aesthetic significance to the City of Phillip.

Why is it significant?

Historically, the precinct illustrates the considerable and rapid growth of Ripponlea during the early twentieth century, directly following the opening of the railway station at Ripponlea in 1912. The precinct was developed over a relatively short period of time, eighteen years, between 1912 and 1930. It is in part representative of a typical pattern of land division in the St Kilda area, where large

Victorian holdings, in this case the Quat Quatta estate, were subdivided during the Federation and Interwar periods. (Criterion A)

Aesthetically, it is of significance as a local commercial centre developed during the late Federation and Interwar periods which is largely intact to its c.1930 state. Many of the buildings are face red brick with some contrasting render (smooth or roughcast) and clinker brick elements, reflecting a prevailing influence of the Arts and Crafts aesthetic, while others are fully rendered with some displaying classicising detailing. Some shops are enhanced by the survival of intact original or early shopfronts with recessed entries, tiling, framing and highlights. Several building groups (31-37, 45-55 and 57-67 Glen Eira Road) were developed by the same builder and feature parapets with unusual integrated chimneys. There are also several distinctive architect-designed buildings, including a group of ten shops with a landmark corner tower at 15-27 Glen Eira Road and 4 Glen Eira Avenue by Billing, Peck & Kemter, 60 Glen Eira Road by Arthur Plaisted, and 71-73 Glen Eira Road by Sydney Smith & Ogg. Notably, there are a group of three elaborate adjoining former bank building at 74, 76 and 78 Glen Eira Road displaying a diversity of architectural styles of the 1920s. (Criterion E)

6.0 Recommendations

Excise from HO7 to create separate precinct heritage overlay.

Remove 75-93 Glen Eira Road from the heritage overlay and the precinct

Transfer Adass Israel Synagogue 12-24 Glen Eira Avenue from HO7 to a new separate individual heritage overlay.

The following places with PPHR citations become Contributory to the precinct:

- 15-27 Glen Eira Road and 4 Glen Eira Avenue (PPHR citation 330)
- 31-37 Glen Eira Road (PPHR citation 1499)
- 45-55 Glen Eira Road (PPHR citation 331)
- 57-67 Glen Eira Road (PPHR citation 1501)
- 60 Glen Eira Road (PPHR citation 1502)

7.0 Assessment

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Baladava Ripponlea Precinct heritage review Stage 2, 2022*

Ripponlea Residential Precinct

Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

1.0 Thematic Context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.3 Suburban bungalows)

2.0 History

Early Land Sales

The Ripponlea Residential Precinct formed parts of Crown portions 232, 237, 238, 255, 256, 257 and 258 in the parish of Prahran (PP).

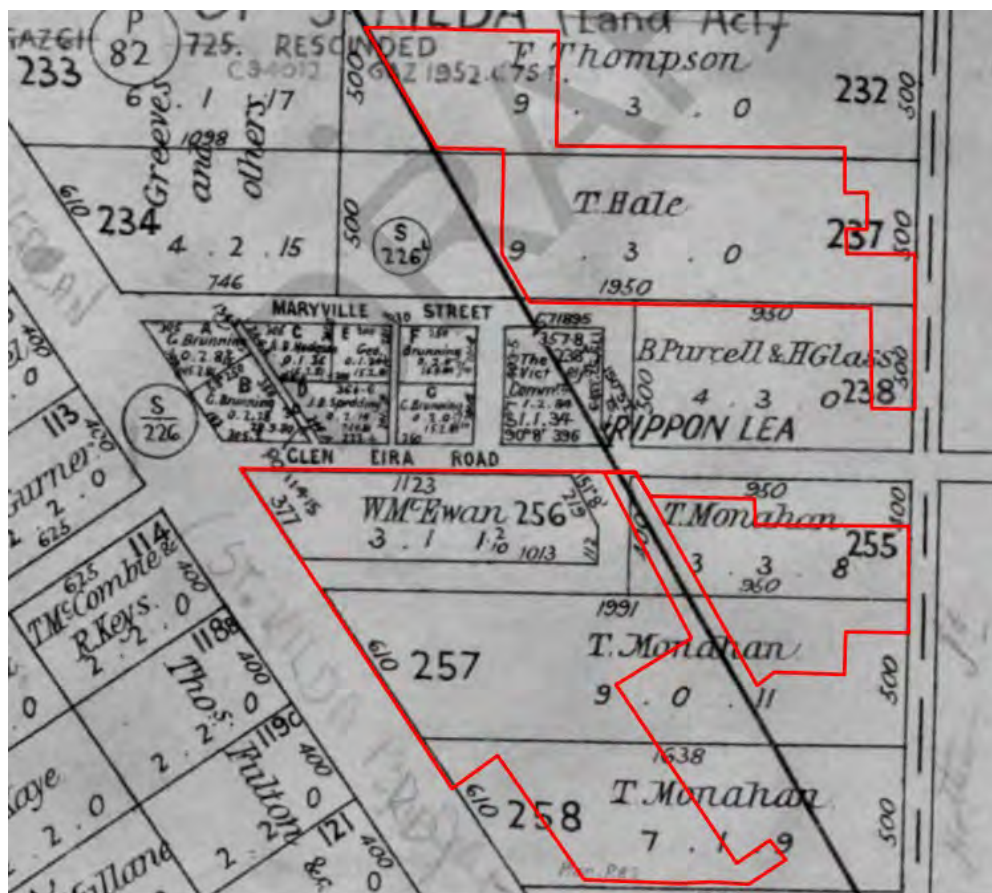


Figure 1 – Extract from Parish Plan (at Elwood Parish of Prahran P81 (13)) showing Crown portions. The approximate boundaries of the subject precinct are indicated. (Source: Landata)

Portions 255, 257 and 258, south of Glen Eira Road, were purchased by Thomas Monahan which together totalled about 20 acres. Monahan purchased portion 257 in November 1853, and probably the other two also around the same time. Monahan was an Irish immigrant who made his fortune in

Melbourne as a property owner. By 1856, Monahan had also acquired portion 238, on the north side of Glen Eira Road, another almost 5 acres, which had originally been purchased jointly by wealthy speculator Hugh Glass and auctioneer Brabazon Purcell.

Portions 232 and 237, north of Glen Eira Road, each comprised of almost 10 acres, were purchased respectively by F Thompson in November 1853 and Thomas Hale, of Robertson & Hale architects and estate agents prior to 1857.

Portion 256, at just over three acres, originally formed part of a larger public reserve that included land on both sides of Glen Eira Road. In 1864, it was subdivided into eleven allotments, all of which were purchased by W McEwan in 1866.

In 1859, the railway to Brighton was opened, bisecting the southern part of the precinct. Evidently a station at Glen Eira Road was originally proposed, with reference to it featuring in advertisements for nearby land sales of that year (*Age* 7 Sep 1859 p7), however it did not eventuate at that time.

The first houses in the precinct were constructed in the 1850s and 1860s, but only limited development occurred until the late nineteenth century. The 1864 Cox plan (Figure 2) shows the Brighton railway line, as well as Brighton Road, Glen Eira Road, and Hotham Street. None of the smaller roads within the precinct had yet been formed. The plan also shows two residences in the precinct, one to the south of Glen Eira Road and one to the north, neither of which survive. To the south was Thomas and Mary Monahan's *Erindale*, a substantial residence which they had constructed in 1854-55 designed by architect Joseph R Burns (*Argus* 18 October 1854 p.1). To the north was a brick residence which had been built by 1862 when it was owned by Joseph Collie and described in the rate books as having 10 rooms and a NAV of £90 (RB 1862 no.1810).

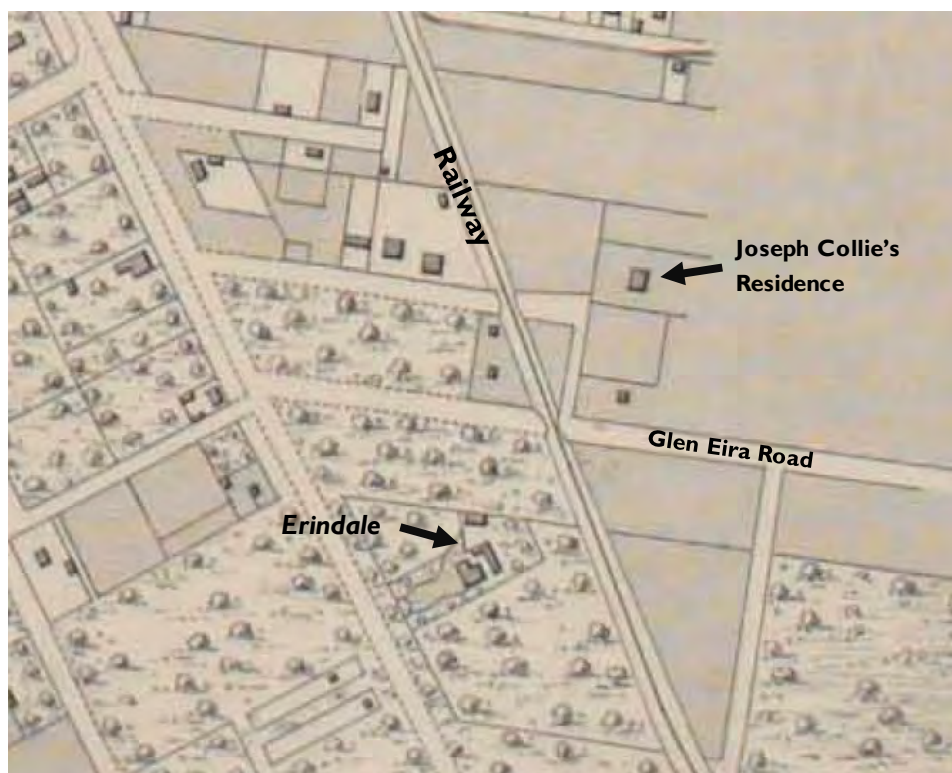


Figure 2 - Cox Plan, 1864. Showing development in precinct. (Source: State Library of Victoria)

The 1873 Vardy plan (not included) shows there had been no further development since the Cox Plan, although it is noted that the now demolished residence *Barholme* (which is shown on the later MMBW plan between Elm and Sycamore groves and partly within the precinct) may actually have

been built by this time but appears to be incorrectly located on the Vardy Plan (i.e. north of Sycamore Grove).

Development and subdivision north of Glen Eira Road (East St Kilda Estate)

In October 1888, about 100 sites were auctioned in the 'East St Kilda Estate' subdivisional sale of Crown portions 238, 237 and 232 between Glen Eira Road and Grosvenor Street (Figure 3. These were advertised as 'remarkably well-situated mansion and villa allotments' 'only five minutes' walk from Balaclava Station' (Age 13 October 1888 p.5).

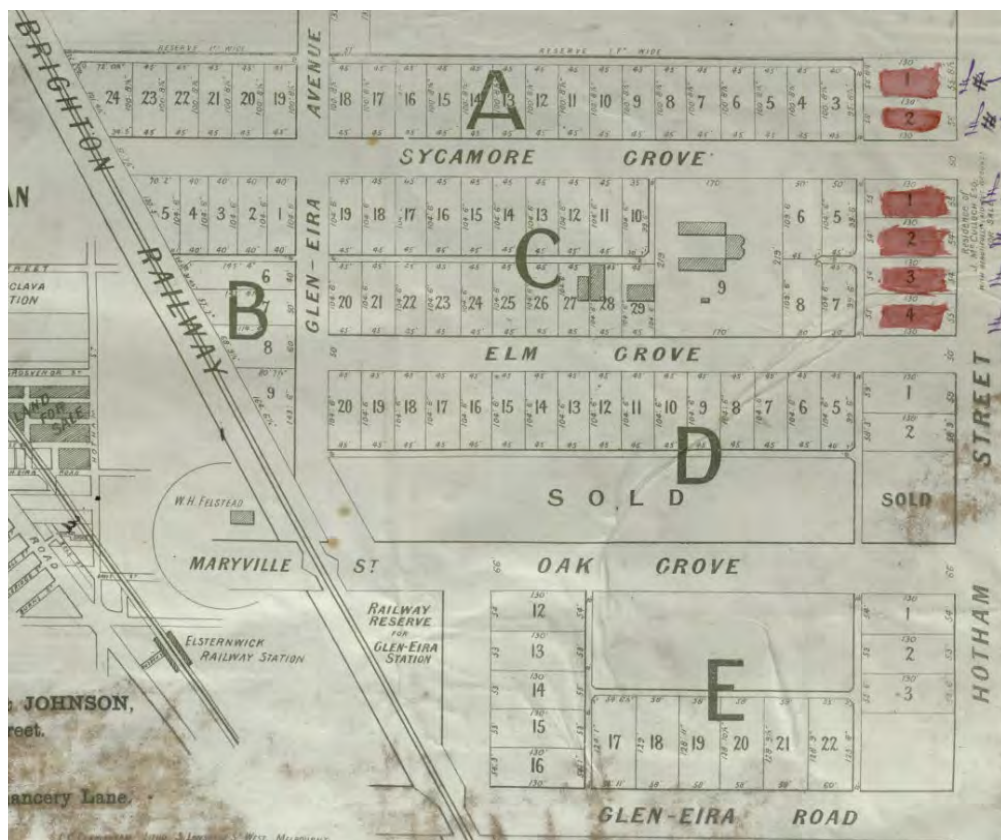


Figure 3 - 'East St Kilda Estate' (1888, published by L C Cunningham, from the Haughton Collection) (Source: State Library of Victoria)

The MMBW plans (Figures 4 and 5), dated variously between 1899 and 1904, show that limited development had ensued in the East St Kilda Estate subdivision since the sale some twelve years earlier. On the north side of Oak Grove, a substantial 12-roomed brick residence *Oakdene* was built in 1888 for auctioneer Robert Curtain at nos. 2-16 (RB 1888 no. 3707), later replaced, and another eight-roomed brick residence at no. 28 (RB 1897 no. 3775), later extended. On the south side of Oak Grove, a two storey six roomed brick residence *Belgravia* was built c.1890 (RB 1891 no. 3895) which survives at no. 11. On the south side of Elm Grove, six houses are shown, of which four survive (37, 39, 41, 47 Elm Grove), and on the north side of Sycamore Grove three houses are shown within the precinct which all survive (42, 44 and 46 Sycamore Grove).

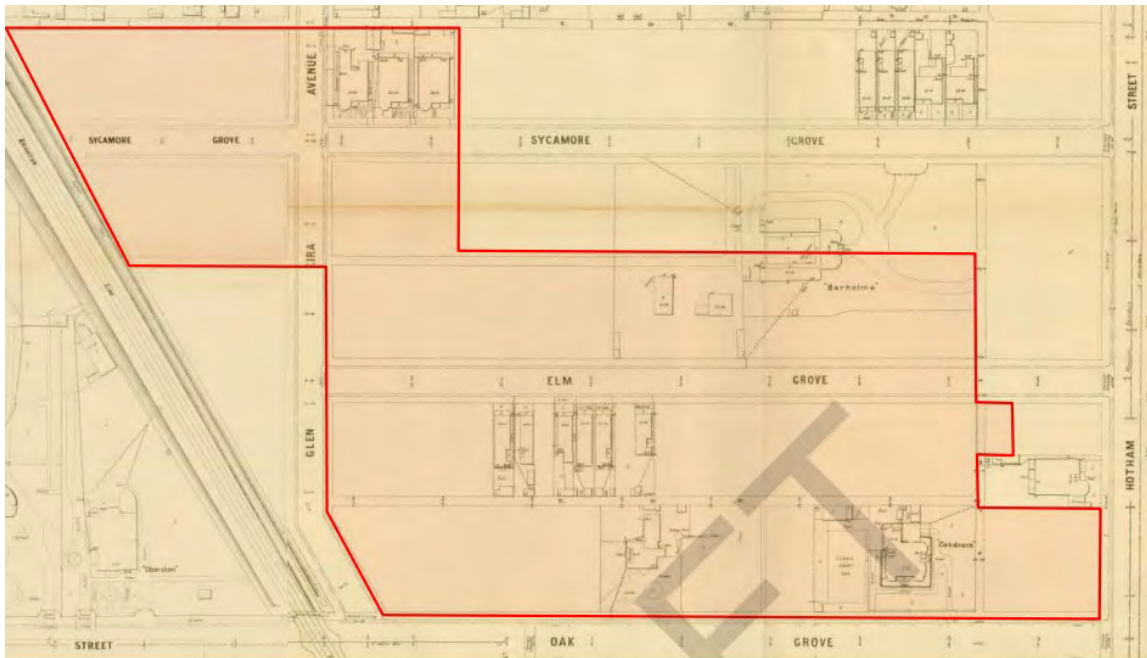


Figure 4 - MMBW Detail Plan No. 1450 at left (dated 1899) and No. 1449 at right (dated 1901). (Source: State Library of Victoria)

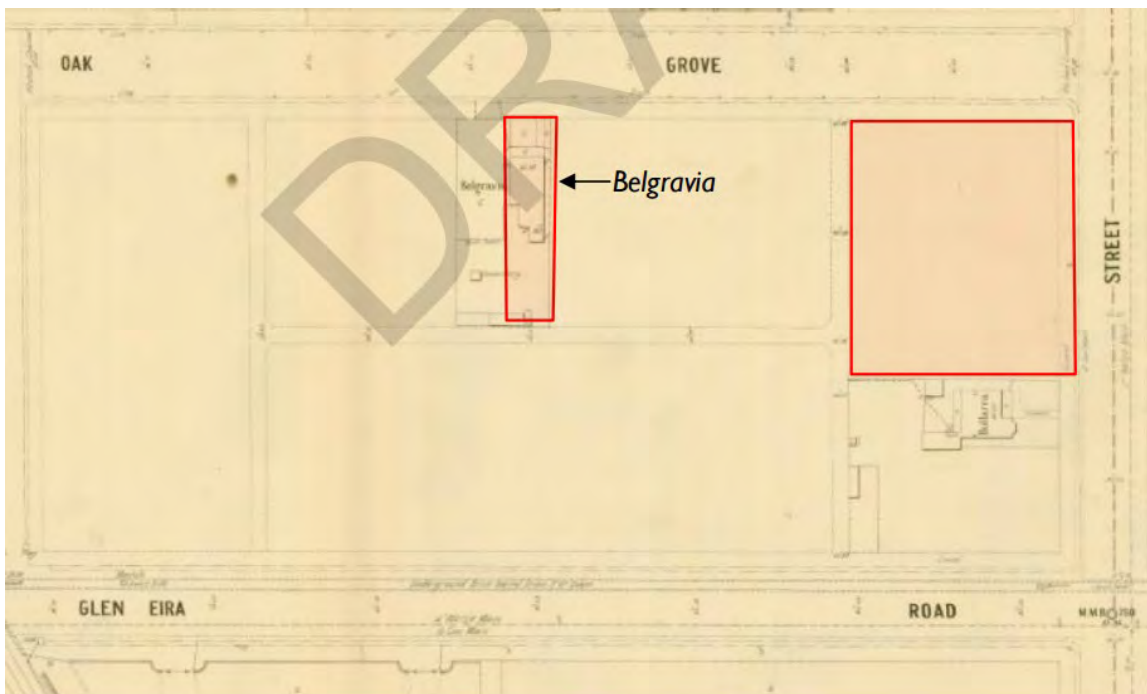


Figure 5 - MMBW Detail Plan No. 1452 (dated 1901), showing Belgravia on the south side of Oak Grove. (Source: State Library of Victoria)

Development and subdivision south of Glen Eira Road (Erindale & Quat Quatta estates)

In February 1876, eleven allotments (to be sold in one lot) between Glen Eira Road and Victoria Avenue, on the former public reserve, were auctioned (Argus 31 January 1876 p2). The following subdivisional plan (Figure 6), although undated, apparently relates to this auction. In the late 1880s (i.e. by 1890) some of these allotments were developed with five generous sized residences fronting Glen Eira Road. Of these, three survive *Tringham* (no. 2), *Taripta* (no. 10), and *Gleneira* (no. 12).

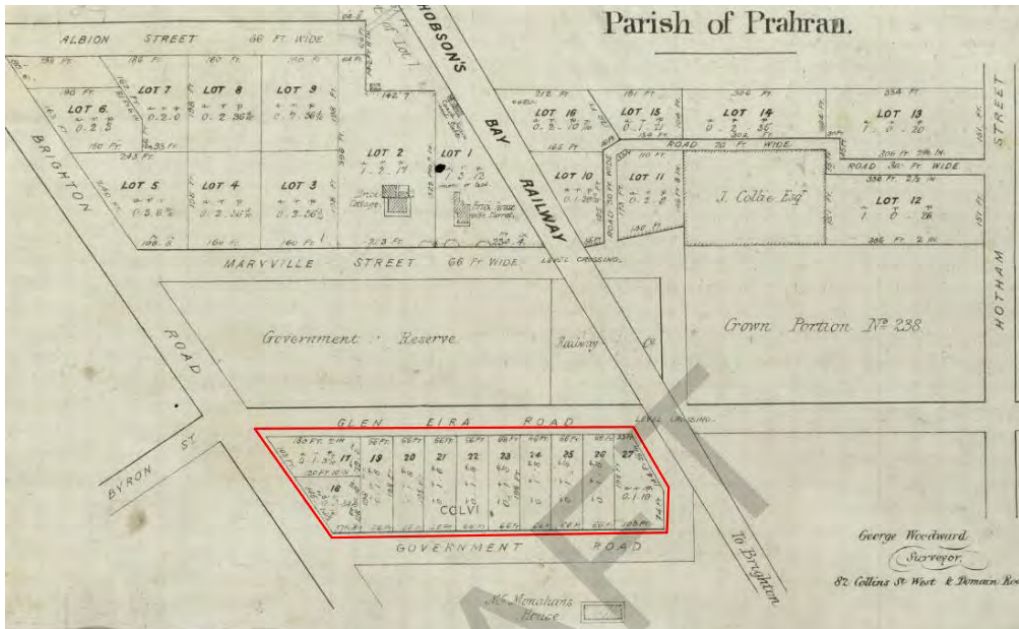


Figure 6 - 'Plan of valuable freehold properties, family residence and cottage adjoining, together with splendid villa sites'. Undated, but appears to relate to an auction held in February 1876. (Source: State Library of Victoria)

In 1890, following Thomas Monahan's death, his daughter Betsy Keogh had the substantial residence *Quat Quatta* designed by architect W H Cooper built in the grounds of the *Erindale* estate on the east side of the railway line fronting Glen Eira Road (Figure 8).



Figure 7 - MMBW Detail Plan No. 1451 (dated 1904) showing the houses on the south side of Glen Eira Road west of the railway line. (Source: State Library of Victoria)

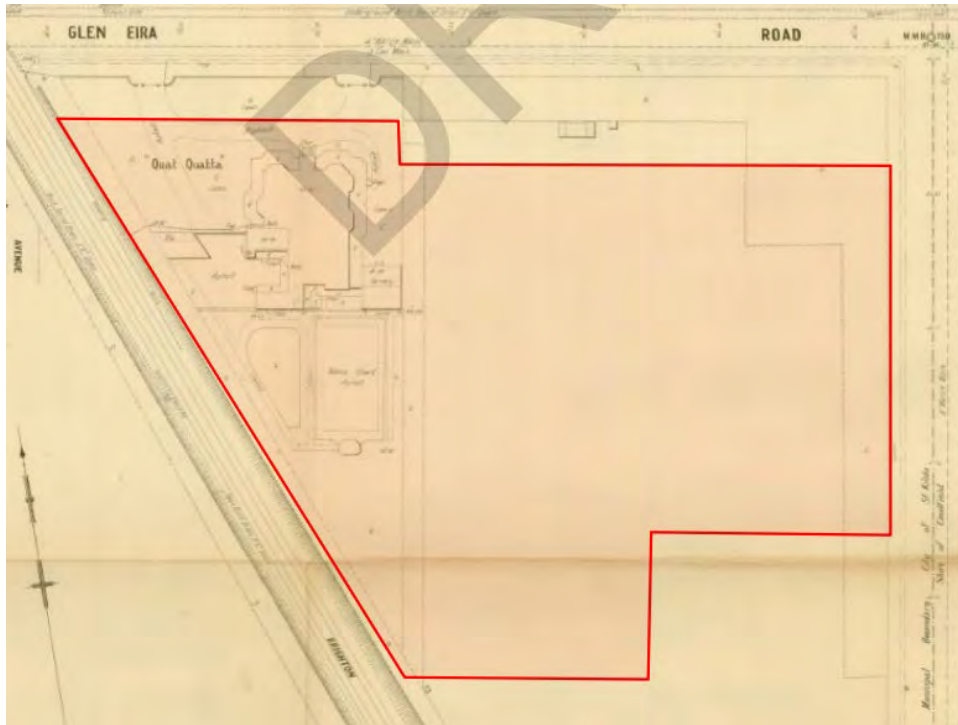


Figure 8 - MMBW Detail Plan No. 1452 (dated 1901), showing Quat Quatta. (Source: State Library of Victoria)

Twentieth Century development

Some limited development occurred in the north part of the precinct in the first decade of the 20th century, however it was not until the 1911 decision to finally provide the long-awaited station at Ripponlea, and its opening in 1912, that there was a strong surge of development in both the northern and southern parts of the precinct.

The west section of Sycamore Grove was mostly developed with weatherboard villas during the first decade of the 20th century. For example, a building permit was issued in 1908 for the attached weatherboard villas at nos. 48 and 50 (BP 620).

In Elm Grove, a flurry of building permits was issued, initially in 1912 mostly for weatherboard villas, and in subsequent years mostly for brick villas (freestanding and attached). Development in Oak Grove followed a similar pattern. In 1906 the Victorian era house at no.28 was altered and extended and between 1908 and 1914 permits were issued for more than 10 brick or timber houses (BP).

By the mid-1920s, the northern part of the precinct had been largely developed, as shown in the c.1925 photograph (Figure 9) which covers parts of Sycamore, Elm and Oak groves.



Figure 9 - Aerial Photograph c.1925 (W R Garrett) from the west showing the northern part of the precinct. Approximate precinct boundaries are indicated. (Source: State Library of Victoria, H98.129/21)

To the south of Glen Eira Road, the news that the Ripponlea railway station was to be built coincided with the October 1911 subdivisional sale of the Erindale and Quat Quatta estates (Figure 10). This naturally generated much interest and the majority of the over 60 allotments offered were sold (Herald 31 October 1912 p.3).

One of the most significant proofs of confidence in the Ripponlea proposition was the notable auction sale of the Quat Quatta Estate in October of last year. The public at that time had early advice of the fact that a railway station was a 'certainty' and attended in great numbers. On the day of the sale all but five of the 62 lots offered were sold at prices ranging from £11/7/6 to £5/1/5 a foot. The vendor's total realisation on the day was £11,000. (Herald 31 October 1912 p.3)

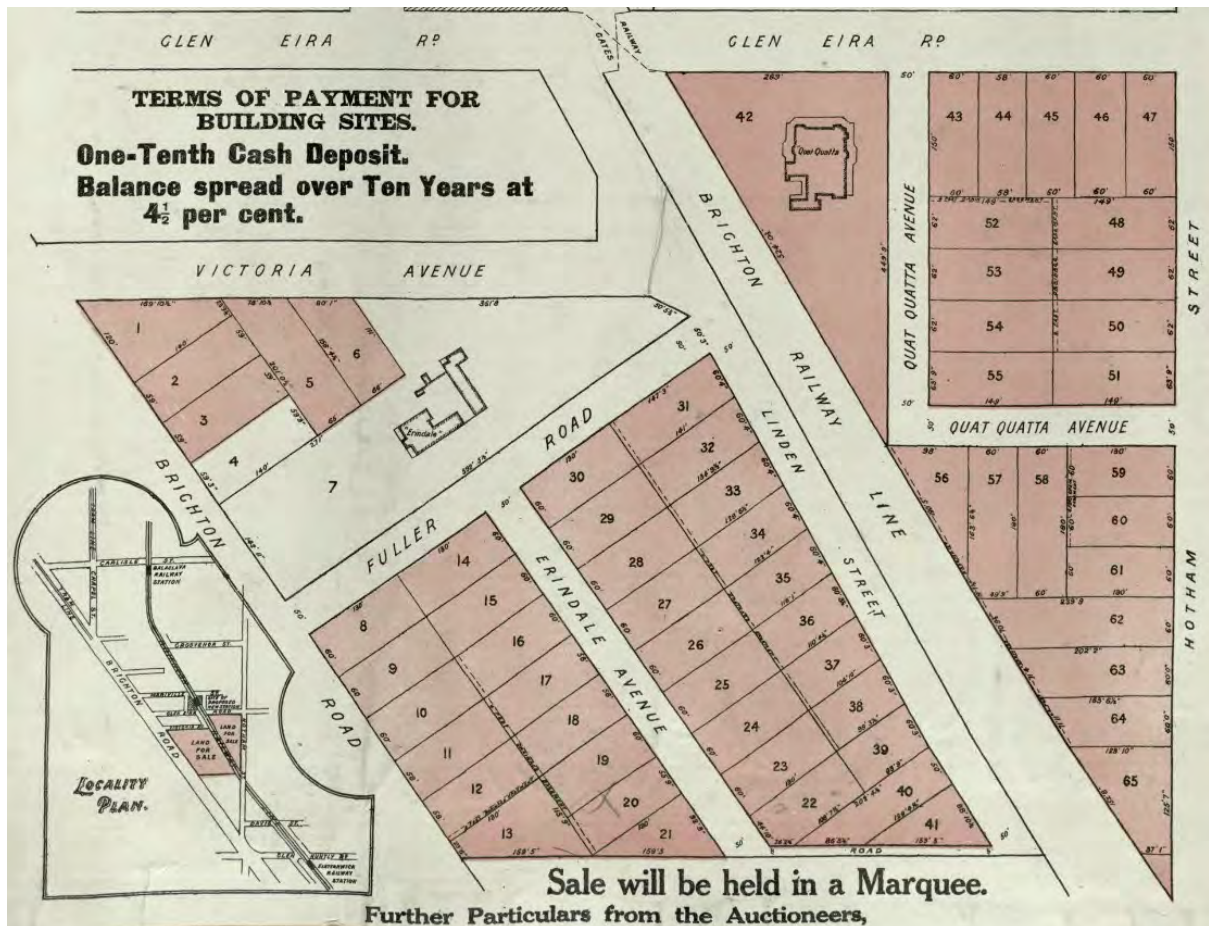


Figure 10 - Subdivision notice for the Erindale and Quat Quatta estates. (Source: State Library of Victoria)

The lots in the Erindale and Quat Quatta estates were developed from 1912:

Since the auction many blocks have been re-sold at advanced rates, and the whole property is rapidly being built over. (*Herald* 31 Oct 1912 p3)

Some of the earliest houses in the Erindale and Quat Quatta estates subdivision, built in 1912, include 191 Hotham Street (BP 1527), the attached pair at 193/195 (BP 1489) Hotham Street, and 16 Erindale Avenue which was built by C Trencher (BP 1514). The allotments were steadily developed into the early 1920s.

In October 1920, further subdivision of the remaining *Quat Quatta* holdings occurred, creating 12 shop sites fronting Glen Eira Road (outside the precinct) and four residential sites on the west side of Quat Quatta Avenue at nos 9, 11, 15A and 15 (*Argus* 20 October 1920 p.2). The following year, in 1921, further subdivision of the remaining *Erindale* holdings created eight allotments, including one larger containing the Erindale mansion, fronting Brighton Road, Fuller Road and Victoria Avenue, which is illustrated in the subdivision plan at Figure 11 (*Argus* 17 September 1921 p.3). The *Erindale* mansion was subsequently demolished and in 1923 its allotment was further subdivided into 6 lots, although a building permit had already been issued to builders Miller and Armfield in late 1921 for six villas fronting Fuller Road (nos. 1, 3, 5, 7 and 9) and Victoria Avenue (no. 10) (LP 9261, BP 4684).

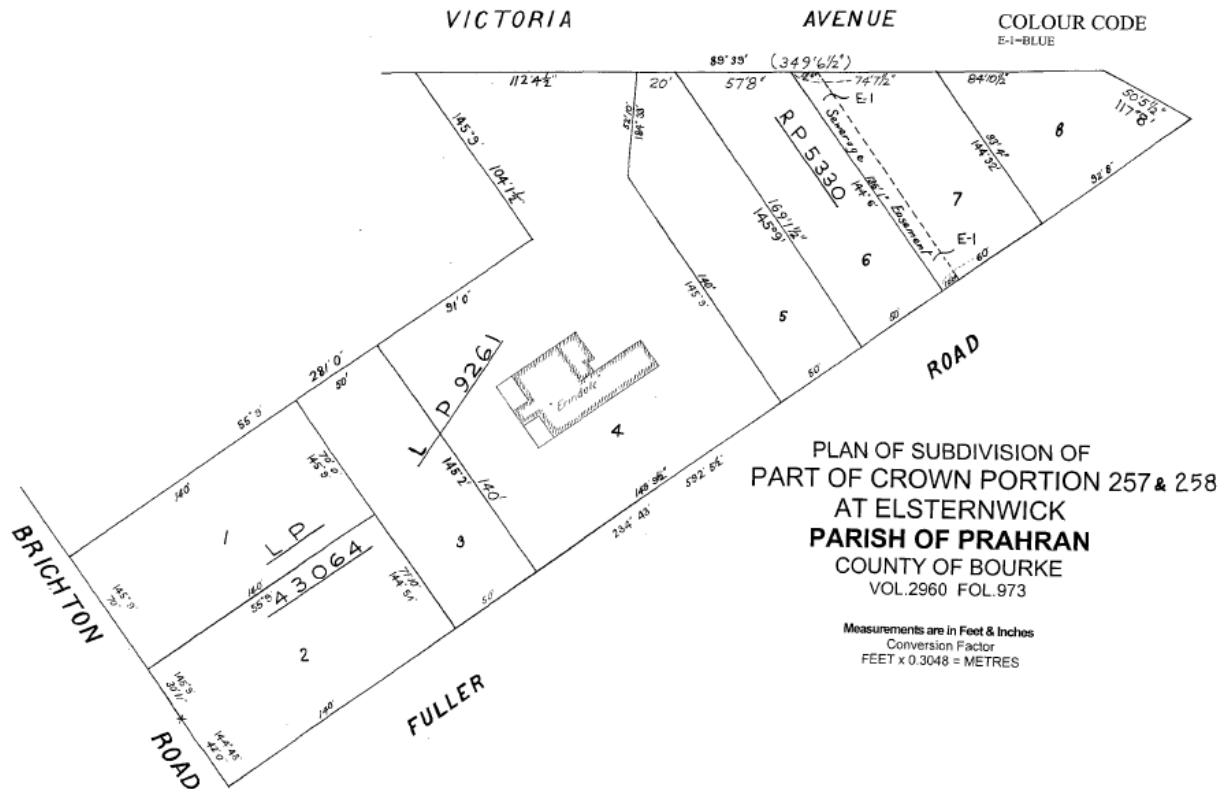


Figure 11 - Subdivision Plan LP 8559, further subdivision of Erindale holdings. Note Erindale mansion in centre. Dated 14/11/1921. (Source: Landata)

The electrification of the railway by 1919 (the first in Melbourne), resulting in quicker and more frequent services, and the opening of the Brighton Road electric tramway extension to Glenhuntly Road (previously it had terminated at Brunning Street) in August 1926, was a further encouragement for development in this area, including flat development. The earliest flats in the precinct were constructed at 1 Oak Grove in 1927 (BP 6761).

By late 1931, as evidenced by an aerial photograph of that year (Figure 12), almost all the sites within the precinct had been developed. More flats in the precinct were constructed during the 1930s, in some cases replacing earlier development, particularly to the main thoroughfares, including *Amelita* and *Brightlea* at 74 and 98 Brighton Road, 171 Hotham Street, and 18, 20 and 22 Glen Eira Road. Others were built in more discrete locations such as *Grovesend* at 60 Sycamore Grove and 1 Victoria Avenue. In 1935 *Oakdene* was demolished and replaced with three semi-detached houses, built for the St Moritz Investment Co. at nos. 6-16 Oak Grove.



Figure 12 - Aerial Photograph (dated Nov. 1931) showing the precinct. (Source: Landata, Proj No 1931, Run 15, Frame 2750)

References

Lodged Plans (LP) Nos LP 9261 and LP 8559

Longmire, Anne (1989), 'St Kilda – the show goes on', Hawthorn (AL)

Newspapers, various

Parish Plan (PP), at Elwood, Parish of Prahran, P81 (13)

Port Phillip Thematic Environmental History (TEH), February 2021

Sands and McDougall's Street Directories (SM)

St Kilda Rate Books (RB) 1859-1900

St Kilda Council building permit records (BP). Accessed via the Australian Architectural Index.

3.0 Description

The precinct is comprised of two parts – north and south- of Glen Eira Road, Ripponlea, and the southern part is further bisected by the Sandringham Railway Line. To the north, it is bound by Sycamore and Elm groves, to the east by Hotham Street, to the south by Erindale Avenue, and to the west by the railway and Glen Eira Avenue (northern part) and Brighton Road (southern part). The terrain very gradually slopes upwards from the south-west end to the north-east of the precinct.

Major thoroughfares either define the boundary or bisect the precinct with the other streets deriving from the three relevant subdivisions. Generally, the carriageway surface is asphalt, and the channelling and kerbing is basalt. Footpaths are either asphalt (northern part) or concrete (southern part) and crossovers are mostly concrete.

The street planting varies across the precinct and consists of both native and exotic species, in general relating to the north and south parts respectively. The planting is generally well-established except for Elm Grove. To the south, there is a mixture of mature London planes (*Platanus × acerifolia*) - for example, Erindale Avenue and Brighton Road – and Desert ash (*Fraxinus oxycarpa*), which are evident in the 1931 aerial photograph and for which there was a preference during mid-20th century in the municipality (AL, pp. 127, 161). The latter are evident in Oak Grove, parts of Fuller and Victoria streets, and Glen Eira Road. To the north, the planting, which is later, includes eucalypts on Hotham Street and paperbarks in Sycamore Grove.

Victorian Period

The few houses from the Victorian period in the precinct are concentrated in two groups in the northern part of the precinct in Sycamore Grove (nos. 42, 44 and 46) and Elm Grove (nos. 37, 39, 41 and 47), as well as one example in Oak Grove (no. 11). To the southern part of the precinct, there is the Quat Quatta mansion and three villas or mansions on Glen Eira Road (nos. 2, 10 and 12).

The houses are generally indicative of the Italianate style, regardless of their scale and wall material (rendered masonry or timber), as they feature some classicising decorative elements, often in combination with cast iron detailing to a verandah. The decorative elements include cornices with brackets and mouldings to windows. Roofs are typically hipped, clad in slate, mostly expressed though there are parapeted examples, and chimneys are usually rendered with a moulded cap.

The larger examples – villas and mansions - have an asymmetric façade. Windows are timber-framed, almost exclusively with double hung sashes, with those to the façade often having a tripartite configuration (wide central sash with narrow flanking side sashes). Front doors are panelled timber.

Quat Quatta at 17 Quat Quatta Avenue (Figure 13) (**PPHR 368**) is a gracious single storey, rendered mansion with prominent balustraded parapet with urns and corbelled course to the cornice. The verandah has distinctive columns which are flared to the lower part and its roof is unusually clad in slate.



Figure 13 - Quat Quatta, 17 Quat Quatta Avenue

Tringingham, 2 Glen Eira Road (Figure 15) (**PPHR 326**) is a rendered single storey villa with pointed arch (Gothic style) label mouldings and unusually with tiling to the cornice and chimney shafts in a high Victorian manner. Nearby at 10 and 12 Glen Eira Road are two storey mansions (Figure 14). The former is altered with a Moderne or Functionalist addition to much of the front. The latter, known as Gleneira (**PPHR 328**), is rendered with quoining, an arcaded loggia to ground

floor and cast iron detailing to the upper level (balconette over the bay window and balustrading to the verandah).



Figures 14 & 15 - 12 Glen Eira Road (left) and 2 Glen Eira Road (right)

In Sycamore Grove, there is a group of three villas, two of which are timber-framed (nos. 44 & 46) and one is rendered masonry (no. 42). They all have a similar façade configuration with a faceted bay window and bracketed cornice. The offset verandahs are intact to nos 42 & 44 with cast iron detailing however that to no. 46 was replaced during the interwar period.

The group of four cottages in Elm Grove (nos. 37, 39, 41 & 47) are all timber-framed and all retain slate roof cladding and rendered chimneys. Nos. 37-41 have hipped roofs and ashlar boards to the façade with nos. 37 and 39 are a pair with same bracketed cornice detailing. No. 47 is differentiated by having a gable roof and channelled façade cladding. Nos 41 & 47 (Figures 16 and 17) retain decorative cast iron elements.



Figures 16 & 17 - 41 Elm Grove (left) and 47 Elm Grove (right)

There is a lone, freestanding, two storey terrace-type house at 11 Oak Grove (Figure 18). It has a rendered façade, arched openings to the ground floor (including the stepped tripartite window) and cast iron detailing to the two level verandah.



Figure 18 - 11 Oak Grove

Federation Period

The Federation period housing differs from that of the late 19th century by being more informal and a prevailing use of 'natural' materials such as brick, roughcast render, and timber, and is generally devoid of classicising detailing. This design approach reflected the tenets espoused by the Arts and Crafts Movement, which originated in England. In Australia, this approach resulted in two inter-related styles – the Queen Anne as well as the Art and Crafts style.

The Queen Anne style is readily identified by picturesque roofscapes, typically consisting of a front gable end with gambrel or hipped sections behind, having a steeper pitch than 19th century roofs, and exposed rafter ends. More complex versions might include a corner accent. Roofs are clad in either terracotta tiles or slate with terracotta ridge tiles. The terracotta ridge tiles are often decorative and terminated with a finial. Chimneys are red brick with rendered or corbelled brick caps, typically with terracotta chimney pots. For the most part, masonry walls to the façade are of tuck-pointed red brick with some areas of render, either smooth or roughcast, such as a band or the upper part of the wall/gable end. Timber-framed examples often have some shingled boards and/or sections with roughcast sheeting to the walls and timber decks but otherwise the same detailing/material palette as their brick counterparts, although the roofs may be clad in corrugated metal sheeting.

Timber detailing was favoured to gable ends and verandahs. Verandahs were supported by turned posts and geometric patterns were employed to the friezes, usually timber (fretwork) though cast iron friezes are not uncommon (though typically wider than the 19th century type). Decks are often tiled decks with terracotta and cream (or a contrasting dark) tile. Front windows, often including a bay, were predominantly casements with toplights, often with some leadlight and decorative glass with floral motifs, the latter reflecting an Art Nouveau influence. The gable roof would typically project forward over the bay window. Hoods were also common as were picture/porthole windows to the larger examples. Front doors usually include an upper light and panelling to the lower part.

There are many semi-detached brick pairs in the precinct at 76-82 Brighton Road; 3-25, 6-16, 26-32, 51-53 Elm Grove; 7-9, 13-15, 21-23 Erindale Avenue; uneven pairs in terms of size at 18-20, 24-26 Oak Grove; 41-43 Sycamore Grove; and 2-4 Victoria Avenue. The pair at 30-32 Elm Grove (Figure 19) unusually have a slate clad roof for this typology.



Figures 19 & 20 - 30-32 Elm Grove (left) and 23-25 Elm Grove (right)

There are also some semi-detached timber pairs but these are on larger allotments and are commensurate with the scale of a typical timber villa. There are timber pairs at 48-50, 51-57 Sycamore Grove and at 28-30 Glen Eira Avenue, the latter forms a group with adjacent free-standing villa at no. 26. The latter group feature alternating panels of weatherboards and roughcast sheeting to the gable end and the pairs in Sycamore Grove have a timber screen to the gable end.

The timber villas are all located in the north-eastern part of the precinct except for the example at 25 Erindale Avenue. There are several in Elm Grove (nos 1, 36, 42-50, 45, 57), and at the west ends of Oak Grove (nos 34-38) and Sycamore Grove (nos 45, 47, 52). Most of those on the north side of Elm Grove include varying, but relatively large areas, of roughcast sheeting. 36-38 Oak Grove have similar facades with ashlar boards and bay window detailing.



Figures 21 & 22 - 50 Elm Grove (left) and 38 Oak Grove (right)



Figures 23 & 24 - 26 Glen Eira Avenue (left) and 51-53 Sycamore Grove (right)

There are several free-standing Queen Anne style villas located throughout the precinct, often with slate roof cladding. Many of the larger examples are distinctive such as 16 Glen Eira Road (Figure 25) which features an attic level with balcony and an original red brick fence. Two nearby examples in Hotham Street - nos 173 and 179 – are of a similar ilk with the former having brick piers supporting the verandah. The house at 28 Oak Grove is a distinctive example, with two gabled bays, contrasting face red brick and render, circular window, tiled gambrel roof and unusual battered chimneys with brick banding. Other examples are located at 12 +16, 15-19 Erindale Avenue, 16-18 Lyndon Street, and 29 Oak Grove.



Figures 25 & 26 - 16 Glen Eira Road (left) and 173 Hotham Street (right)

There are only a few examples of the Federation Bungalow in the precinct but they are located near each other on Brighton Road. This type dates to the mid to late 1910s and features several elements similar to the Queen Anne and/or Arts and Crafts styles, however they generally have broader and simpler gable roofs and masonry elements to a porch/verandah, with either full height columns or shorter versions on a pedestal or plinth wall. Gable ends feature timber shingles or the like rather than a roughcast finish and battening. Windows are more likely to be double-hung sashes than casements.

The house at 96 Brighton Road, designed by Twentyman & Askew in 1927, is a large example with an attic level, faceted porch with Tuscan Order columns and granolithic deck (BP 6811). 100 Brighton Road (Figure 28), built in 1923, has a porch with paired Doric Order columns, a dado of clinker (lower) and red (upper) brick with roughcast render above though with banding and quoining in brick, leadlight with lozenges. There are also smaller versions at 84 and 86 Brighton Road, the former with wide piers to a narrow gable ended porch and the latter, built 1915/16, with Tuscan Order columns (BP 2799).



Figures 27 & 28 - 86 Brighton Road (left) and 100 Brighton Road (right)

There are also a few examples of the Arts and Crafts style, which was popular during the end of the Federation period and beginning of the Interwar period. This style is generally distinguished by the extensive use of roughcast render, battened chimneys, and shingles. Whilst gable roof forms are employed, they are less elaborate than the earlier picturesque roof forms associated with the Queen Anne style, often singular and often incorporating an attic level. Generally timber shingles are employed to the gable ends and/or a bay, and windows are double-hung sashes with plain leadlight.

A key example is Bon Jours at 1 Erindale Avenue which was designed by Thomas W Pearce and constructed in 1917 (BP 3358, 9 August 1917). It is largely roughcast above a red brick dado with weatherboards to the gable end and exposed rafter ends. It has an asymmetric pair of windows to the façade – a faceted bay and box-framed group - and has a corner timber lych-gate.

Opposite at 15 Fuller Road is a latter example. It has red and clinker brick base, shingles to the gable end and skirts above the bay, less colourful stained glass to the upper window sashes, and possibly a concrete lintel to the entry, all of which are elements indicative of the early 1920s.

The house at 16 Erindale Avenue, built 1912, is an unusually late transitional example which is broadly Victorian in form but Federation in palette (BP 1514, 10 March 1912).

Interwar Period

The building stock from the Interwar period represents about a quarter of that in the precinct with most of the houses dating to the 1920s and indicative of the bungalow type, whereas the flats mostly date to the 1930s in some of the contemporary popular styles. Stylistically, some of the houses from the World War II years relate to the Interwar period.

Bungalows characteristically have an informal design which reflects the influence of the Arts and Crafts aesthetic, especially in their combination of 'natural materials'. Broad gables predominate with the main ridge being either transverse (parallel to the street front) or perpendicular to it, and are typically clad in unglazed terracotta tiles with exposed rafter ends to their timber lined soffits. The chimneys tend to be relatively short and simply detailed with a square cross-section. The wall finish is usually brick (red and clinker), and often tuck-pointed, in combination with render (often roughcast), though they may also be mostly rendered. There is often some decorative brickwork to the walls and arches including bands, diamonds, etc. Windows are timber-framed often in groups with some detailing to the upper sash (multi-paned or leadlight) with a feature bay window and/or boxed-framed windows being common. Porches typically are masonry and consists of a low balustrade wall and piers and/or columns. Some have ached porches, usually indicative of the Arts and Crafts bungalow sub-type.

There are groups of bungalows in Quat Quatta Avenue (nos. 4-14, 9-15), in Erindale Avenue on the west side (nos. 4-10) and east side (nos. 29-31), to most of the north side of Fuller Road (nos. 1-11), a few on Brighton Road (nos. 84, 92 and 94) and a smaller pair at 29-31 Elm Grove. Some of the

group on the east side of Quat Quatta Avenue feature splayed timber brackets to their verandah/porch. 4 Erindale Avenue (Figure 30), built in 1918 by P Cope, is indicative of the Craftsman Bungalow sub-type by way of its dormer to a single transverse gable ridge. Both 29 and 31 Erindale Avenue were designed and built by architect and builder P S Walsh in 1915 and 1916 respectively (BP 2769; BP 2812). In Quat Quatta Avenue, the gable-fronted bungalow at no. 12 was designed by Arthur Plaisted and constructed in 1916 by W B Plaisted (BP 2914), no. 14 was designed and constructed in 1914 by Dunlop & Hunt (BP 2466), and the attic bungalow at no. 6 was designed and built by F G Tucker in 1921 (BP 4627).



Figures 29 & 30 - 10A Quat Quatta Avenue (left) and 4 Erindale Avenue (right)

Distinctive examples in the precinct include the Arts and Crafts type at 72 Brighton Road (Figure 31), designed and built by Reginald F. Cream in 1926 (BP 6629 8 Nov 1926), which has an attic and arched openings/porches with a brick label moulding. Similarly, the house at 175 Hotham Street (Figure 32) (in conjunction with the adjacent flats at 1-3 Oak Grove) are also indicative of the Arts and Crafts type with its roughcast render, attic level and jerkinhead roof (hipped gable), it has boxed-framed windows with lozenge quarrels to the upper sashes.



Figures 31 & 32 - 72 Brighton Road (left) and 175 Hotham Street (right)

Tintara, designed by noted architect E.F. Billson and constructed in 1923, at 20 Lyndon Street (Figure 33) (PPHR 346) is the among most distinctive houses in the precinct. This austere red brick example has an attic wing with an encompassing gable roof extending forward with deep soffits and pronounced piers framing the gable ends. Attached at the east end is single storey, hipped roof wing. The crystalline glazing bars to the upper part of the casement windows are a hallmark of the Griffin school.



Figure 33 – *Tintara*, 20 Lyndon Street

The substantial two-storey Mediterranean style house at 112 Brighton Road is one of the few 1920s houses not in the Bungalow idiom. It was designed and constructed in 1928 by C.T. Suhr (BP 7327).

There are only a few houses dating to the 1930s in the precinct, which typically have a hipped roof clad in glazed terracotta tiles, unless they are reflective of the Tudor Revival style, and so feature a gable end. *Moir* at 16 Glen Eira Road (Figure 34) (**PPHR 1497**), designed by H V Gillespie and built in 1936, is a hybrid example that is largely demonstrative of the Mediterranean style by way of its arched openings, including a balconette, and Tuscan order columns to the porch. It is mostly rendered with tapestry bricks trims to the openings and is distinguished by its unusually stepped form and large steel-framed windows. 4 Glen Eira Road is broadly Tudor-Moderne with its gable roofs, steel-framed windows, porthole window, and side porch with a flat roof and steel pole.



Figures 34 & 35 - 16 Glen Eira Road (left) and 16 Oak Grove (right)

There are a few groups of semi-detached pairs including those at 6-16 Oak Grove, with the outer pairs with some Tudor Revival style elements. This group is rendered with tapestry brick highlights (lintels, random/vestigial quoining, etc.) and retain original masonry front fences (the fences to nos. 10-12 feature unusual wrought ironwork, which may have been salvaged from the Oakdene mansion that previously occupied the site). A clinker brick pair is located at 37-39 Sycamore Grove.

The eight blocks of flats in the precinct are generally two storey with some retaining an original low masonry fence.

Two small blocks, both designed by Schreiber & Jorgensen, are indicative of the Arts and Crafts style at 1-3 Oak Grove built in 1927 (**PPHR 748**) and *Glen Flats* at 18 Glen Eira Road built in 1929 which has an unusual split/alternating stair design. The former retains unpainted roughcast render over a red brick plinth, exposed rafter ends, and multi-paned upper sashes and retains its original steel gate

and post and wire mesh fence. The latter is largely obscured but has a part crenulated parapet, red brick walls and box-framed windows.

Amelita at 74 Brighton Road, designed by Dickson & Yorston and built 1933, is indicative of the Mediterranean style with its symmetrical façade and central tower with an arched opening. It is mostly rendered above a clinker brick plinth and its recessed balconies have been filled in with steel-framed windows.

The other flats date to the mid to late 1930s and are indicative of either the Moderne or Tudor Revival styles, or the hybrid Tudor-Moderne style, which is evident in nearby parts of the municipality, such as Elwood.

Yolande Flats at 20 Glen Eira Road is a small, Moderne style block with rendered walls, a curved corner, and flat roof section to the front.

Milverton at 22 Glen Eira Road (Figure 36) is long Tudor-Moderne block in a stepped form which cascades along Lyndon Street. It has a red brick dado with render above and various types of brick detailing (banding, random quoining, patterned to the central gable end with half-timbering over), hip and gable tiled roofs and a section with a crenulated parapet. Most of the windows feature horizontal glazing bars though a few have diamond quarrels. It is complemented by a low brick fence and a shaped privet hedge, which is a typical interwar planting.



Figures 36 & 37 – *Milverton*, 22 Glen Eira Road (left) and *Brightlea*, 98 Brighton Road (right)

Brightlea at 98 Brighton Road (Figure 37) is another Tudor-Moderne example, constructed in 1937 as substantial additions to an earlier Federation house (BP 9682). With clinker brick to the base and as bands to the rendered walls, chimneys and gables, it features curved balconies (one with *Brightlea* in raised letters) and limestone or sandstone piers to the side elevation.

171 Hotham Street (Figure 38) is the only three storey flats in the precinct. This Moderne style block features cream and clinker brick banding to the front, porthole windows, and horizontal glazing bars to the window sashes.



Figures 38 & 39 - 171 Hotham Street (left) and 4 Glen Eira Road (right)

There are three blocks in clinker brick from the end of the 1930s. *Merildene Flats* at 1 Victoria Avenue, designed by Gordon EE Gibbon and constructed in 1938, features a chimney breast with herringbone brickwork to the front indicative of the Tudor Revival style. The block at 60 Sycamore Grove (*Grovesend*, previously *Ziona Flats*) is largely obscured, but it is clinker brick with a hipped roof.

4.0 Comparative Analysis

The Ripponlea Residential Precinct retains a few Victorian period mansions and houses, however the area underwent rapid development during the Federation period and then consolidation during the Interwar period, including some blocks of flats particularly along the main thoroughfares. The styles represented span the breadth of these periods. Most of the houses are free-standing except for groups of semi-detached pairs in the eastern half of Elm Grove and the southern end of Erindale Avenue (east side only). The precinct is representative of a common settlement pattern in this part of the municipality where large holdings were subdivided for more intensive development. Compared with most other precincts in the southern part of the municipality which contain building stock from similar development periods it contains a high proportion of houses.

The Elwood-Glenhuntly Rd, Ormond Rd precinct (HO8) has significant buildings from the Victorian, Federation and Interwar periods with a similarly small proportion from the Victorian, primarily two mansions in Tiuna Grove and another in Beach Avenue. Whilst Federation period villas and Interwar period bungalow types are well-represented, there is a much higher proportion of flats, generally two storey. It also includes a central commercial centre with both Federation and Interwar period shops.

St Kilda Botanical Gardens & Environs Precinct includes some similar housing stock but is a larger and more diverse precinct in terms of its periods of significance and the range of residential types. It retains several Victorian period mansions, terraces, villas and cottages and from the Federation period, large and small villas, as well as paired cottages. From the Interwar and Post-WWII periods, there is a preponderance of blocks of flats, both two and three storey.

St Kilda East precinct (HO6) is another large precinct which retains several Victorian period mansions, some incorporated into school complexes, and villas such as in Odessa Street. Most of the residences from the early 20th century are freestanding, however there are pockets of paired semi-detached Federation period brick cottages, such as in Lambeth Place, and Interwar period flats, such as in Charnwood Road. It has a more diverse range of building stock as it includes a commercial area to St Kilda Road and a few churches throughout.

St Kilda Hill precinct (HO5) also contains significant buildings from the Victorian, Federation and Interwar periods. Several Victorian period mansions survive on Grey and Princes streets as well terrace groups and villas throughout. The narrow streets at the south-west end (Havelock, Fawkner

and Clyde) have smaller residences - timber cottages (Victorian and Federation period) and paired brick houses (Federation period) – whereas the larger residences and blocks of flats are located on the wider streets further north. In the Eildon Road area, the building stock (houses and flats) mostly dates to the Interwar period. There are also commercial buildings on Fitzroy, Grey and Acland streets.

Addison Street /Milton Street Precinct (HO403) results from an early 20th century government land release. It includes mostly Federation period development, generally semi-detached pairs and small villas, with some Interwar period housing, mainly dating to the 1920s.

5.0 Statement of Significance

What is significant?

The Ripponlea Residential Precinct comprising approximately 180 residential properties in Brighton Road (part), Elm Grove, Erindale Avenue, Fuller Road, Glen Eira Avenue (part), Glen Eira Road (part), Hotham Street (part), Lyndon Street (part), Oak Grove (part), Sycamore Grove, Quat Quatta Avenue (part) and Victoria Avenue, in the suburbs of Balaclava and Ripponlea is significant.

This precinct consists predominantly of Federation and Interwar period residential development, with some Victorian period representation, derived from subdivision of estates in 1888 (north part) and 1911 (south part), with some smaller subdivisions in 1864 (former public reserve) and the 1920s. The building stock includes single houses, attached pairs and flats. Brick is the predominant building material, with some timber houses (mostly located in the north part) typically dating to pre-1912.

The following features contribute to the significance of the Ripponlea Residential Precinct:

- Houses and flats dating from the Victorian, Federation and Interwar periods (1880s-1945),
- The single storey scale with some interspersed attic or two storey examples,
- Roof forms (hipped, gabled) and roof cladding including terracotta tiles (glazed and unglazed), slate and corrugated sheet metal,
- Chimneys (face brick or rendered),
- Detailing to gable ends including timber battening, roughcast finish and shingling,
- Timber or face brick (red, clinker) walls, and/or rendered finishes, and contrasting detailing,
- Porches and verandahs,
- Timber framed windows (some with decorative glass or glazing bars), steel framed windows, and timber doors,
- Original or early masonry front fences,
- Front garden settings,
- Basalt kerbing and channelling,
- Mature street trees – Plane trees and Ash trees.

The Significant places within the precinct are:

- *Tringham*, 2 Glen Eira Road (PPHR 326)
- *Gleneira*, 12 Glen Eira Road (PPHR 328)
- *Moir*, 16 Glen Eira Road (PPHR 1497)
- *Tintara*, 20 Lyndon Street (PPHR 346)

-
- House and flats, 175 Hotham Street and 1-3 Oak Grove (PPHR 748)
 - *Quat Quatta*, 17 Quat Quatta Avenue (PPHR 368)

The Non-contributory properties are:

- 88 Brighton Road
- 2, 5, 14 and 31 Erindale Avenue
- 6 – 8 Glen Eira Road
- 2 – 4 Oak Grove
- 18, 34, 38, 40 and 55 Elm Grove, Balaclava
- 54 and 49 Sycamore Grove, Balaclava

All other properties not listed above are Contributory places within the precinct.

How is it significant?

The Ripponlea Residential Precinct is of local historical and aesthetic significance to the City of Phillip.

Why is it significant?

The Ripponlea Residential Precinct is of historical significance as illustrative of the suburban growth and consolidation of Ripponlea and Balaclava during the Federation and Interwar periods, particularly following the opening of the long-awaited Ripponlea Railway Station in 1912. It is representative of a common settlement pattern in this part of the municipality where large holdings were subdivided for more intensive residential and commercial development, in this case, the East St Kilda Estate in 1888 and the Erindale and Quat Quatta Estates in 1911. The surviving pockets of Victorian period houses are remnants of an earlier phase of development in the precinct which is now largely removed. (Criterion A)

The Ripponlea Residential Precinct is of aesthetic significance as a large residential area containing a mix of Victorian, Federation and Interwar period development. The styles represented span the breadth of these periods; these include Italianate during the Victorian period, Queen Anne and Art and Crafts during the Federation period, and Arts and Crafts, Bungalow, Mediterranean and Old English/Tudor Revival during the Interwar period. Most of the flats date to the 1930s and are indicative of either the Moderne or Tudor Revival styles, or the hybrid Tudor-Moderne style. Many of the larger houses, in the southern part of the precinct, are distinctively designed. Some properties retain their original brick front fences. The precinct is enhanced by the street settings which includes original basalt kerbing and channelling for the most part and some streets with mature trees. (Criterion E)

6.0 Recommendations

Excise from HO7 to create separate precinct heritage overlay.

Extensions recommended (that is, not currently within the HO as part of HO7):

- 39-57 and 42-60 Sycamore Grove.

Removals recommended (that is, currently part of HO7) include:

- The south side of Oak Grove (nos. 5, 7, 9, 13, 15, 17, 19) because of the overall low integrity. (The Victorian residence at 11 Oak Grove is retained in the precinct and the heritage overlay).
- 181, 185, 197, 197A Hotham Street, and
- 2, 2A, 2B, 2C, 2D Quat Quatta Avenue.

Transfer the flats at 169 Hotham Street from HO7 to the Feldhagen Flats Group Listing I HO (together with 247 Inkerman Street, Balaclava and 99 Westbury Street, Balaclava).

The following places with PPHR citations become Contributory to the precinct:

- *Milverton*, 22 Glen Eira Road (PPHR 1498)
- 173 Hotham Street (PPHR 2020)
- 1 Victoria Avenue (PPHR 947)
- 100 Brighton Road (PPHR 439)
- 1 Erindale Avenue (PPHR 906)

7.0 Assessment

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2, 2022*

St Kilda Botanical Gardens Environs Precinct

Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

1.0 Thematic Context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Markets and retailing

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.1 Mansions and grand villas, 5.3.3 Suburban bungalows, 5.3.5 Higher density housing)

6. Commerce, trade and work: 6.2 Markets, shops and retail

2.0 History

Land sales - Nineteenth century

The precinct includes numerous Crown Allotments (Figure 1) which were mostly sold during the early 1850s, with some parts at the western and southern ends during the late 1860s and early 1910s.

The area on the north of Carlisle Street (nos 72D and 72E) was sold first in May 1850 (*Argus* 16.05.1850 p2). Three years later, land to the south side of Carlisle Street and west of Mitford Street/Broadway (lots 73-114, 118B, 119C) were sold at two sales held in September and November 1853 (*Argus* 02.09.1853 p5 and 25.11.1853 p5). The area of the most allotments was in the order of 2 to 3 acres, with some larger allotments, up to about 6 acres, in the south-west part.

The size of the allotments in later land releases were smaller. The allotments on the west side of Mitford Street (nos 287 to 306), generally with an area of about 1/3 acre, were mainly sold during the late 1860s. The lots at the west end of Dickens Street (nos 311 to 313) were likely sold at a similar time.



Figure 1 – Parish Plan, P81 (13) At Elwood Parish of Prahran, showing most of the allotments which are either fully or partly included within the precinct area, except those on the west side of Barkly Street

Several purchasers acquired multiple allotments such as F G (Frederick Gonnerman) Dalgety, T Fulton, William Green, and Henry Field Gurner, and James Smith, who acquired nearly all of the north side of Blessington Street. William Kaye (of Kaye and Butchart, cattle auctioneers) however acquired the most allotments – ten – mainly along Tennyson Street, south of Dickens Street. Some of the purchasers were part of a group of land developers who acquired extensively holdings across the city and state (e.g. Thomas Fulton and Hugh Glass). Of this group, Kaye lived in the precinct - initially in a portable house (1853).

At time the Municipality of St Kilda was proclaimed in 1855 (VGG, 1855, p1026), the Kearney Plan (Figure 2) shows that minimal development and/or subdivision had occurred in the precinct area, and principally at the north end along Carlisle Street (then Beach Road), which had been sold earlier. Few of the roads had been laid out to the south – only Milton and Byron streets, and the northern end of Southey Street. The original portable iron house by William Hutchinson & Son for William Kaye is evident (SKHM), and (part of) the building at 58 Carlisle Street might have been erected (RB).

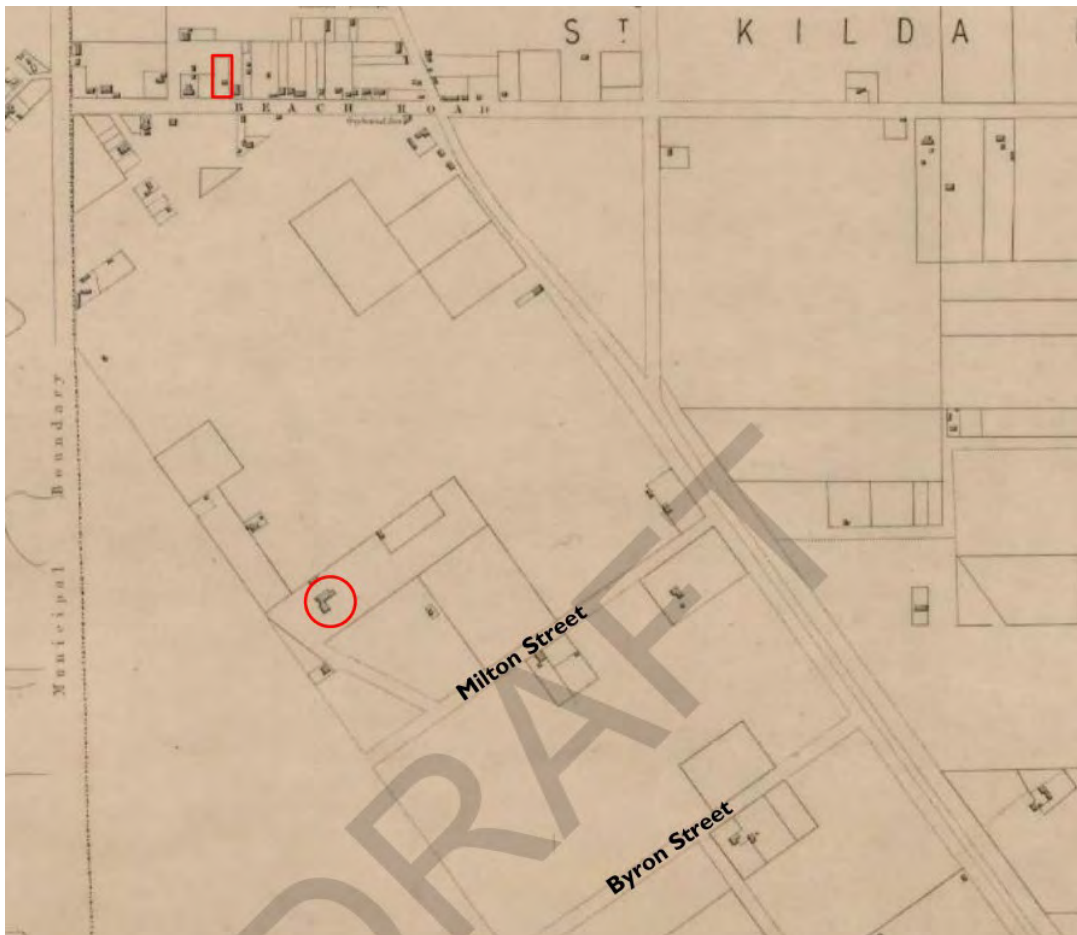


Figure 2 – 1855 James Kearney, 'Melbourne and its Suburbs' plan. Kaye's portable house and 58 Carlisle Street (then Beach Road) highlighted (SLV)

Over the next few years, other streets were laid out and the Botanical Gardens were established. By 1859, the St Kilda Council had established a gravel pit in Mitford Street and tree stumps were awaiting to be 'grubbed out' in Southey Street. In 1861, when Blessington Street was being formed, a bed of red gravel/sandstone was found, which yielded more than 470 tons that was used in the construction of various streets including Dickens and parts of Inkerman. Red gravel roads were a feature of early St Kilda but have long been removed/covered over. Similarly, gravel was extracted from what became the gardens site that was then being employed as the town's rubbish dump. The stone was presumably extracted quickly as in September 1859, the council decided to seek a grant for the land for a Botanical Gardens. A 6-foot picket fence was erected, and the design of the German architect Mr Gloystein was accepted for which he was paid £10. By September 1861, 'a considerable proportion of the walks, and paths in the Public Gardens have been formed and gravelled, and the beds laid out, and several hundred plants and shrubs, principally contributed by the Botanical Gardens, and also by private gentlemen, have been planted, and a gardener is now kept at work, the Government having contributed £100 as a grant in aid.' A year later it had been opened and was said to be attracting 'a great many visitors' (JBC).

A contemporary description outlines the design of the Botanical Gardens and the various elements of which it was comprised.

Mr Tilman W Gloystein ... accepting a tender from Mr. Kidner for the fencing in of the gardens at a cost of £424. Mr. Gloystein's design, although somewhat elaborate, is not marked by that formality that so frequently characterizes plans of a similar kind, and whilst avoiding the mistake of dividing the ground into too small plots, for plants, &c, lays out ample space both for promenade and riding or driving, interspersed by numerous shrubberies. The only approach to formality is immediately in the centre of the gardens, where he proposes to place a pavilion for a band, and which is surrounded by circular

walks and beds. Mr. Gloystein has adorned the place by a couple of fountains, and has selected spots for the erection of hot-houses, a lodge, a superintendent's residence, and other buildings, which it will probably be too costly to carry out at present. (*Argus*, 25 July 1860, p4)

By 1864 according to the Cox Plan (Figure 3), the remaining principal/government streets had been laid out (Blessington, Dickens, Herbert, Mitford, Southey and Tennyson). Also recorded are a few buildings that survive including 3/3A Mitchell Street, 26 and 58 Carlisle Street, and possibly the original building at 60 Carlisle Street which was incorporated into the extant block of flats on that site (Glenmore Court).

To the northern end, most of the secondary streets are evident (Foster, part of Mitchell, and Smith), which had been introduced with the greater degree of subdivision that had occurred over the previous decade in that part of the precinct. On the other hand, most of the original Crown allotments remained intact to the south with only limited pockets of subdivision (for instance, corners of Herbert and Dickens streets and Brighton Road and Blessington Street). Houses/mansions had been established on a few of these large holdings/estates by this time. The 16 acres of the Gardens was permanently reserved at this time (P).



Figure 3 - 1864 Henry L. Cox 'Hobson Bay and River Yarra leading to Melbourne' (Source: SLV)

The 1873 plans by the surveyor J E S Vardy (Figures 4-7) show extensive development at the northern end of the precinct, in the vicinity of Carlisle Street (V, SW1 and SW5). On the north side of Carlisle Street, three brick houses at nos 26, 58 & 60 (partly) survive. At this time, there were approximately equal proportions of timber and masonry buildings in the precinct area.

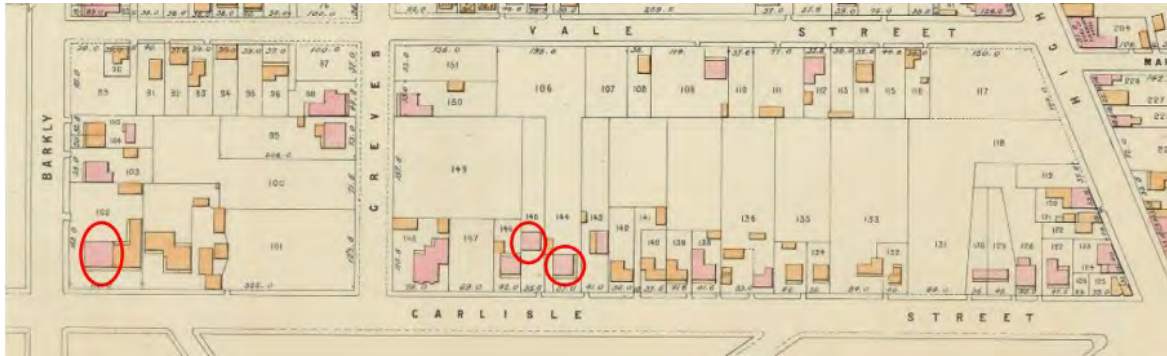


Figure 4 - Vardy Plan SW1 (1873), north side of Carlisle Street. Three houses that (partly) survive highlighted.

Further south, holdings were generally larger, several relating to established mansion estates, particularly along Tennyson Street. A few pockets of more intense development were evident for instance at the intersections of Herbert, Dickens and Mitford streets and the triangle bound by Milton, Southey and Tennyson streets. Other areas of subdivision were underway, though they had not necessarily been developed for instance the west side of Mitford, upper end (V - SW6, SW9, SW10, SW13, SW14).

A few houses of the pre-1873 houses depicted survive between Carlisle Street and the Botanical Gardens at 55 and 74 Blessington, 55 Carlisle, and 3/3a Mitchell streets. Some are mostly intact, but others have been altered or enlarged, for example 3/3a Mitchell Street. This house may have been constructed by 1858 for William Charles Biddle (RB 1861, V). It was named *Barnesfield House* by 1865. Biddle died in 1875, when it was offered for sale being described as a two-storey house in the Lombardo-gothic style (*Argus* 19.01.1875 p2). Subsequently George Buzzard lived there for over forty years (RB 1881, WT, 24.01.1925 p10). The house was later referred to as *Ingleside* (WT, 25.11.1916, p14). Similarly, 74 Blessington Street was possibly had been a single storey house built for C B Fisher. A bay was added by 1897 (MMBW1373).



Figure 5 - Vardy Plan SW5 (1873), north end of the precinct. Four houses that (partly) survive highlighted.

Only one house in the north-east part of the precinct survives at the rear of the flats at 27 Brighton Road (Figure 6).

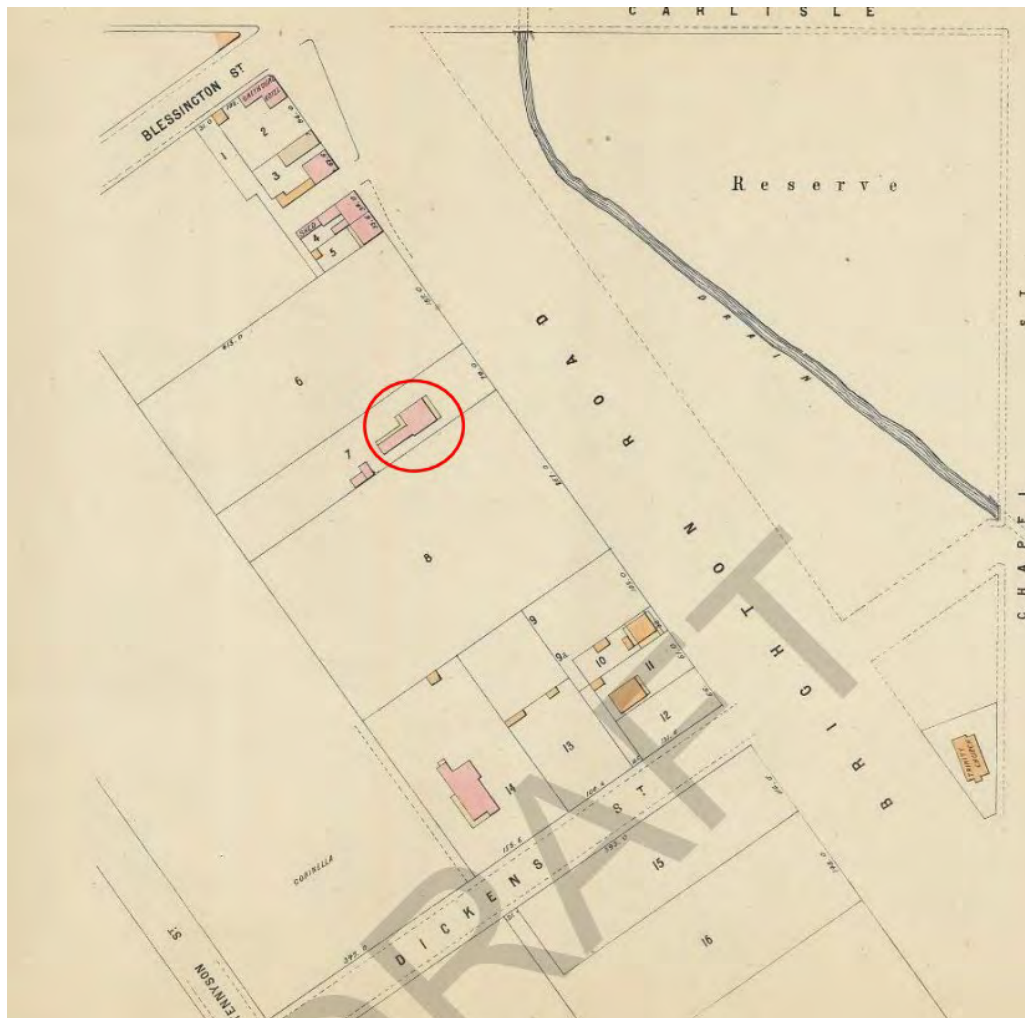


Figure 6 - Vardy Plan SW6 (1873), north-east end of the precinct. The house that survives to the rear of the flats at 27 Brighton Road is highlighted.

Three mansions established by this time survive in the south-east part of the precinct. **Ravelston** at 17A Tennyson Street was designed by John Felix Matthews in 1869 for tobacconist Frederick Heinecke (*Argus* 19.02.1869 p3). **Hartpury** at 9 Milton Street was designed circa 1865 by Crouch & Wilson for Capt. Howard S. Smith. **Wimbledon** (formerly 75 Brighton Road, now 2 Wimbledon Avenue) was erected in 1869 for merchant Charles Berghoff.

Further north at the corner of Tennyson & Dickens streets, there are remnants of two other pre-1873 mansion/houses. The rear part of *Chesterfield* survives near the south-west corner (1A Tennyson Street), and the earlier house on the opposite corner, 19 Dickens Street, has been incorporated into the extant block of flats.



Figure 7 - Vardy Plan SW9 (1873) Note the subdivision on the west side of Mitford Street, and a small pocket of development opposite. Ravelston (circled) and two houses which partly survive (square). Wimbledon and Hartpury are just out of view (arrows).

An early subdivision in the area – the Bay View Estate (SLV), – that included what is now 18-24 Mitford Street was auctioned in January 1882 (*Argus* 17 January 1882 p2). The lack of development in the area is highlighted in the description of the 16 lots being offered in ‘two really superb paddocks.’

By the end of the 19th century, according to the MMBW plans prepared at that time which document the northern end of the precinct, only Carlisle Street was extensively developed, though some of the original building stock has since been replaced. On the north side of the street, the brick half of pre-1873 house at no. 26 survives as does part of the former mansion at no. 60, which has been subsumed into a block of flats (MMBW 1372, 1897), as well as the house at no. 55 on the south side.

Considerable development had also occurred along Blessington Street (north side), where several late Victorian period houses survive. Between Carlisle and Blessington streets, the group of timber cottages at 39-43 Smith Street, which initially included no. 45 (MMBW 1373, 1897, Figure 9) had been erected. At this time, there were several houses to west side of Foster Street, however these have all been replaced, though there were none to the east side (MMBW 1374, 1897). The west side of Barkly, south of Blessington Street was vacant land (MMBW 1376, 1898).



Figure 8 - MMBW plan 45 (1896), north end of precinct. (Source: SLV)

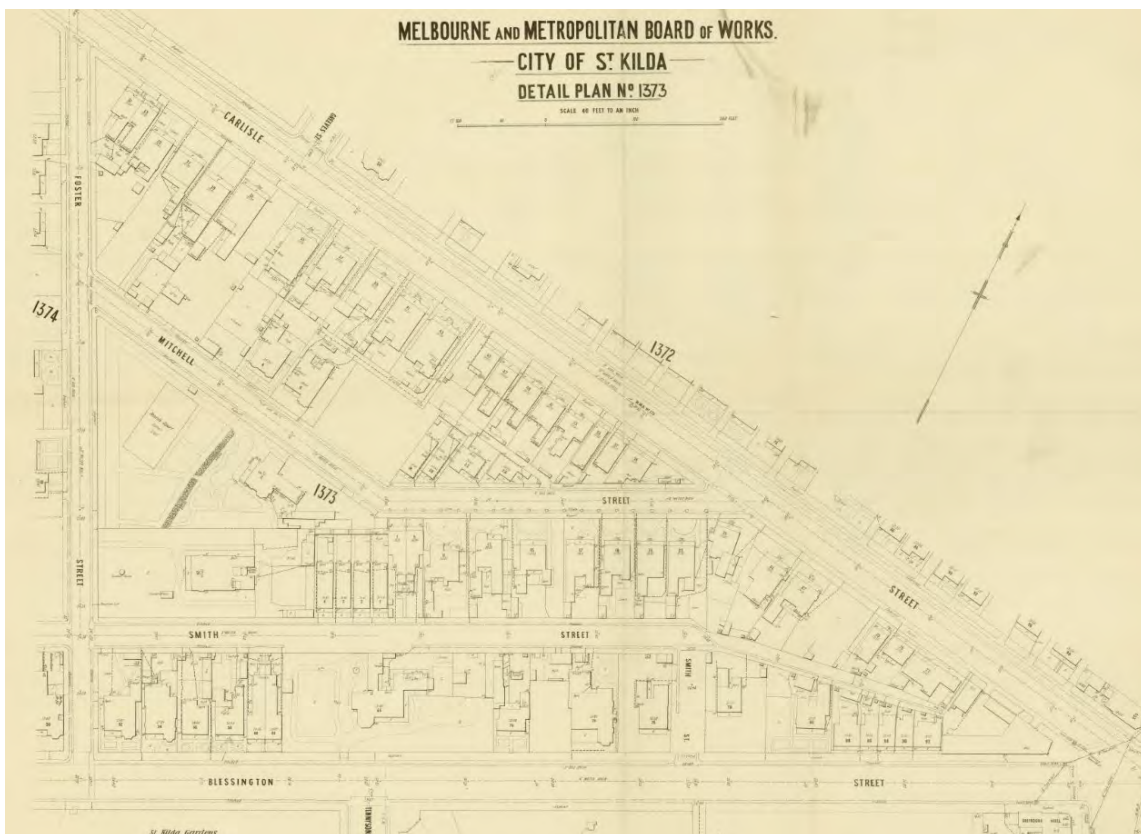


Figure 9 - MMBW detail plan 1373 (1897) Carlisle to Blessington streets. (Source: SLV)

West of the Botanical Gardens, there was considerable Victorian period development on holdings of varying scale. Most of the original buildings have been replaced with only houses at **55 Blessington**, 24 Mitford, and 22 Dickens streets surviving (MMBW 1380, 1897).

South of Blessington Street, more mansion estates had been developed over the ensuing 25 year period, especially in the eastern part, some of which survive but have generally been converted to flats. These elaborate houses were built for elite figures of the commercial, financial and political spheres of the late 19th century, and as might be expected they were designed by some of the leading architects of the time.

Adjacent to each other on Milton/Southey streets were *Whinbank* and *Ascog*. *Whinbank* was initially designed by J A B Koch in 1875-76 but modified/enlarged by Richard Speight in 1890-91 (MMD). *Ascog* which was developed as mansion from about 1865 for William Kaye (SKHM), though there was an earlier house from 1853, was eventually demolished to create Avoca Court.



Figures 10 and 11 – *Ascog* (left) and *Pladda* (right) (Source: SKHM)

East of the gardens, there were five mansions opposite on Tennyson Street. Two of these survive, both of which have been converted to flats: **Bundalohn** (no. 6) by Reed, Henderson & Smart (1884-85) and **Himalaya** (no. 10), likely by Smith and Johnson (1880s). The three mansions that have been demolished were *Corinella* and *Pladda* (Lloyd Tayler, 1880s), and another near the corner of Blessington Street.

In this section, there were also villas to Dickens Street - **no. 6** by E Crouch of 1891-92 survives as does a substantial house opposite (*Oberon* at no. 3) – as well as villas and a few terraces to Brighton Road (for example, pair at nos 35-37). The east half of Mozart Street was laid out at this time with only **2-4 Mozart Street** constructed in 1890 (MMBW 1382, 1897).

South-east of the gardens (Dickens to Milton streets), the pattern was similar to the circumstance immediately to the north. There were two mansions with extensive holdings to the east side of Tennyson Street: **Rotherfield** (now 14 Hennessy Avenue), which was designed by David Askew of Twentyman & Askew, 1890, and *Evora*, demolished though designed by Crouch & Wilson, 1865, (SKHM). They backed onto another three on Brighton Road - *Sydenham* (demolished), **Wimbledon** (2 Wimbledon Avenue), and *Corvey* (demolished). The latter at no. 79 was designed by Alfred Kursteiner in 1872 (SKHM). Demolition of *Sydenham* and *Corvey* allowed for the creation of Hennessy and Wimbledon avenues in the early twentieth century.

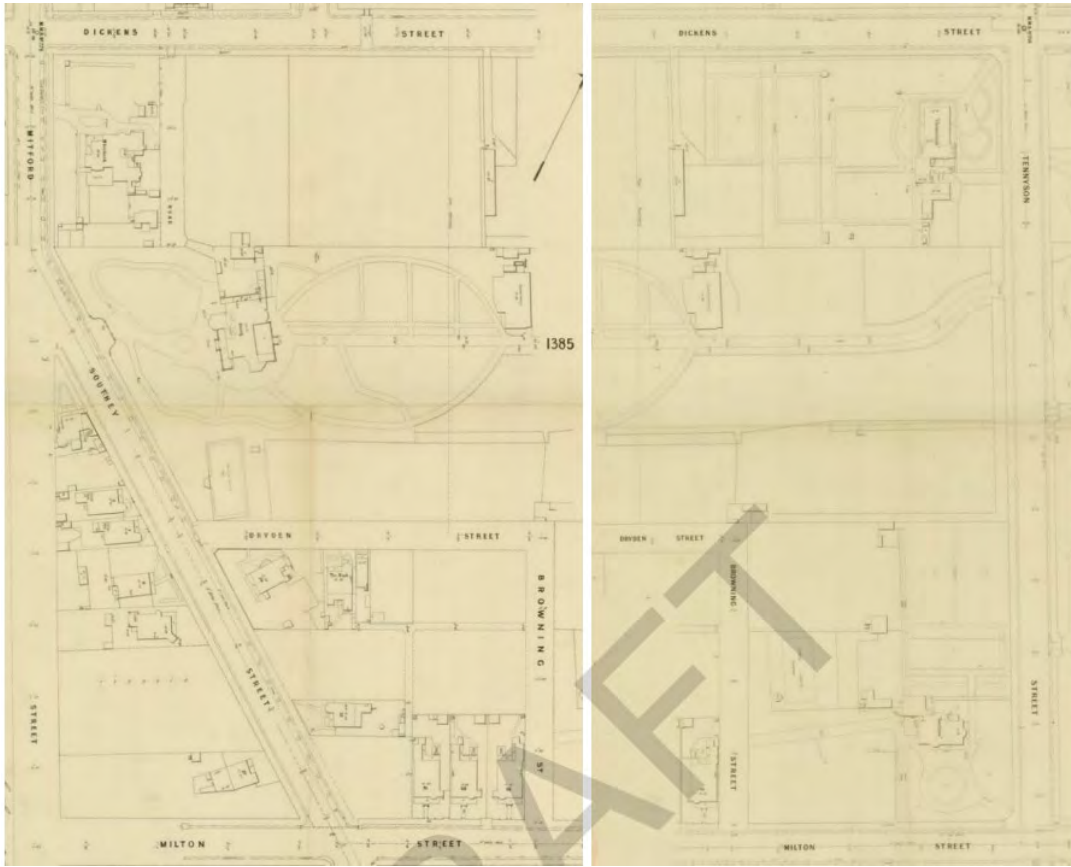


Figures 12 and 13 - Evora and Corvey (Source: St Kilda's Historic Mansions)

Further south along Brighton Road, there were four villas at nos 49-55 (then nos 55-61), and the nascent shopping centre was evolving with the construction of the group of six shops at nos 91-101. Nearby was the extant group of four terraces at 2-8 Milton Street (MMBW 1384, 1898) and one of the four villas south of Milton at 113 Brighton Road survives (MMBW 1397, 1905).

South of Byron Street on Brighton Road there was sparse development - a villa and four terraces (now no. 179, then nos 209-215). The facades of the latter have been remodelled (MMBW 1398-99, 1905).

East of Southey Street two villas survive at 2 Dryden Street (*the Nook*) and 46 Milton Street, and another timber cottage at 4 Dryden Street. Nearby on the west side of Southey Street were several villas, all of which have been replaced (MMBW 1385 [1905] and 1386 [1904]).



Figures 14 and 15 - MMBW detail plans 1386 (1904, left) and 1385 (1905, right) (SLV). Although dating to the early Federation period, these two plans depict the Victorian period development

The western part of the precinct south of Milton Street was the least developed. There were a few mansions or houses on large holdings including *Ellimo* (demolished) on the east side of Southey Street (MMBW 1396, 1905). Between Mitford and Southey streets, there were mainly large paddocks (MMBW 1394, 1905).

Federation period

Whilst considerable development occurred in the precinct area during the Federation period, little of that construction was undertaken prior to the middle years of the first decade of the 20th century, as captured in the MMBW detail plans of the southern part of the precinct prepared during 1904 and 1905. This was when Victoria was starting to revive after a decade of economic stasis. Subsequently the subdivision of the mansion estates commenced, and other pockets of closer development occurred.

Accessibility of the area increased with the development of the electric tram network. This began with the construction in 1906 of the Mitford Street tram, whose route continued along Broadway (ME) and the electrification in 1913 of the tram along Carlisle Street and Balaclava Road (TEH, p72).

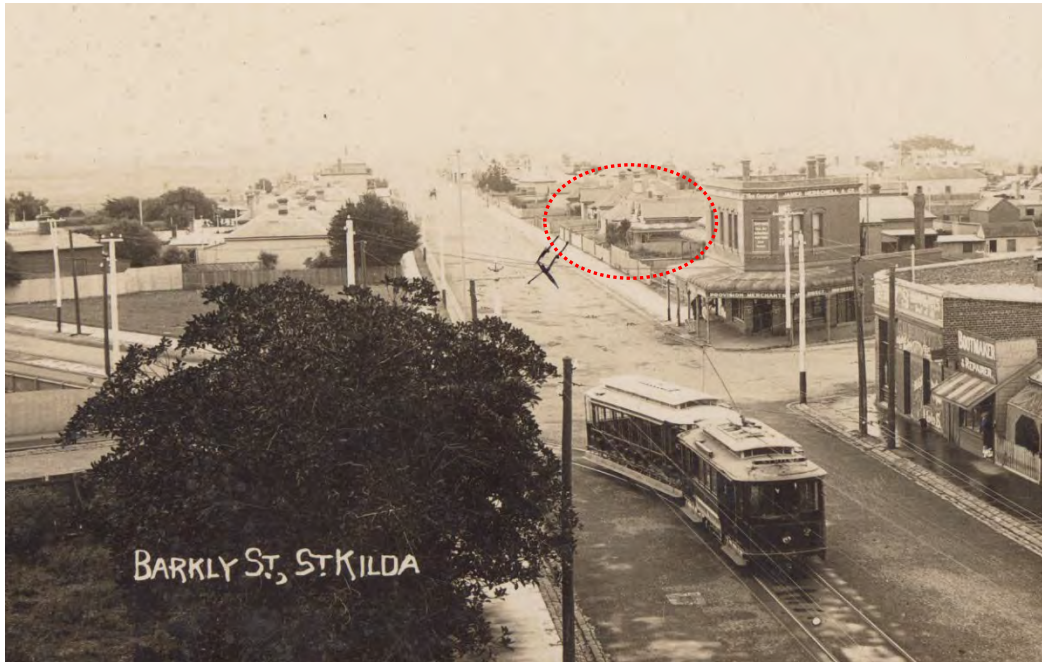


Figure 16 – c.1909, corner of Barkly and Blessington streets, showing the new tram service. Highlighted are 237 and 241-243-245 Barkly Street built on the Baker Estate (Source: SLV, H84.233/195).

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, VI, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (PT 18 October 1919 p4)

Flats first appeared in Melbourne around 1906 and slowly spread to the suburbs. They followed a strong pattern of development, appearing close to transport routes, particularly along or within walking distance of tram routes, to allow easy travel to the city. With their proximity to the beach and parklands, good public transport networks and seaside character, the suburbs of St Kilda and Elwood were especially popular locations for flats. Flats became a dominant characteristic of St Kilda and Elwood, and still make up a high percentage of dwellings in those areas. They include some of the earliest surviving flats in Melbourne, some of the best examples of architectural styles and types of flats, and as a group demonstrate the increasing popularity of the lifestyle of flat living from the early twentieth century (TEH).

Examples of 19th century mansions being repurposed as guest houses and the like include *Whin Bank* (34 Mitford Street), which in the August 1917 edition of *Punch* was advertised as an 'exclusive guesthouse on tram route; spacious grounds; commanding magnificent views'. In the same edition, details of *Ascog* (adjacent to *Whin Bank*, later demolished) and *Hartpury Mansions* – 'furnished rooms, board and residence' at 9 Milton Street – were provided (*Punch* 30 August 1917 p2).

Many subdivisions of the mansion estates were undertaken in the precinct area during the Federation period and during World War I, with development typically occurring soon after. The details of some are outlined:

- 1908, Chesterfield Estate - 7 lots opposite the Botanical Gardens in Dickens Street, with the mansion being lot 1. The lots were developed with houses, later replaced with the extant blocks of flats.

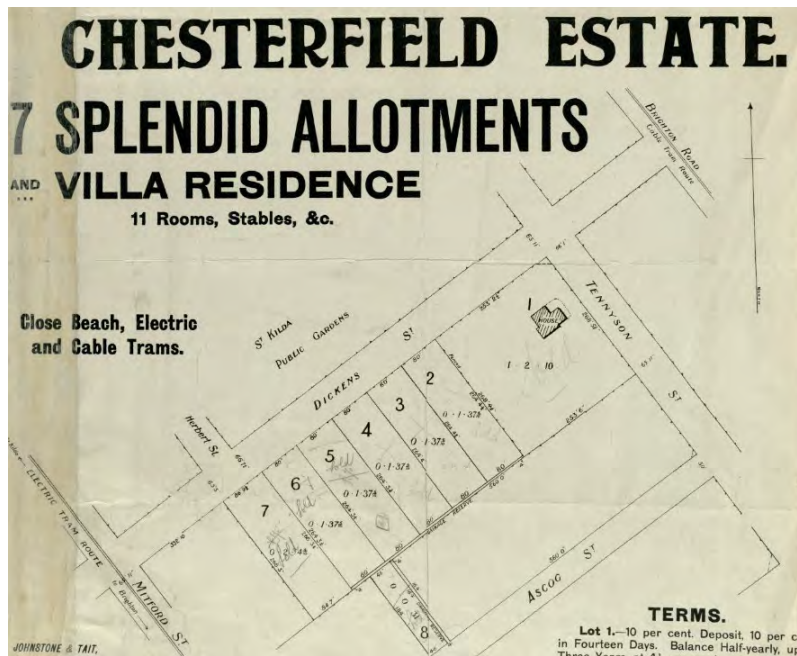


Figure 17 - 1908 subdivision of the Chesterfield Estate on Dickens Street. Lots 2-7 equating approximately to nos 27-35. (Source: SLV, va002325)

- 1908, Ascog Estate - unsold allotments were offered (Age 12.08.1908 p2). This subdivision was comprised of 29 allotments and established Avoca Street (initially Ascog Street).



Figure 18 – Ascog Estate subdivision, phase 1 of 1908 (Source: SLV, va002318)

- 1909 Corinella Estate: west end of Mozart Street. In May 1912, Whelan the wreckers was offering all the building fabric of the 50-room mansion including 50,000 bricks, doors, sashes, and timber boards (deal – fir or pine) (*Age* 25.05.1912 p10). In August of that year, 'building blocks' were being offered for sale (*Herald* 16.08.1912 p6). Almost all lots in Mozart Street were built on by the end of World War I.
- 1911, **Hartpury** Estate - 25 lots to Milton, Tennyson streets [nos 58-78], and Hartpury Avenue [nos 2-14, probably 13-25] offered at auction, at which 12 were sold (*Argus* 04.12.1911 p5). Considerable development had occurred by 1915 (SM).
- 1915, **Ravelston** Estate – 17A Tennyson Street. 12 allotments offered in Browning, Milton and Tennyson streets in late 1915 (*Argus*, 18.09.1915, p2). When the mansion was sold in 1921, it was on 1.5 acres of land (*Argus* 26.11.1921 p2). Most sites were developed by 1918 (SM).
- 1916, Sydenham Estate – Brighton Road (Hennessy Avenue, east end), 16 lots, (*Argus* 02.12.1916 p2). Five houses were built in 1917, and a further six during 1918-20.
- 1916, **Rotherfield** Estate – originally addressed Tennyson Street, now located at 14 Hennessy Avenue, after the owner J C Syme died in 1916. Relates to the west end of Hennessy Avenue and adjacent part of Tennyson Street, which was developed during the 1920s and 1930s.
- Circa 1917 - Wimbledon Avenue, developed during the 1920s and 1930s.

Other subdivisions not relating to mansions include:

- Baker Estate, from 1900, included land on the west side of Barkly Street south of Blessington Street. It was developed soon after as evident in a circa 1909 image (above).



Figure 19 - Baker Estate, northern part (1900), showing extent within precinct. (Source: SLV Batten & Percy collection)

- 1907, Carlisle Street – 7 lots on the north side between Barkly and Greeves streets. By 1910, most of the extant houses, villas and terrace rows at 30, 40-48 Carlisle and 41-43 Greeves streets had been constructed.
- 1910, 7 allotments at corner of Southey and Milton streets (*Age* 17.12.1910 p3).

- 1910s, Irymple Avenue; possibly in two phases – northern and southern parts. A contract for the construction of the street was issued by the St Kilda Council in late 1918 (*Prahran Chronicle* 12.10.1918 p5)
- 1910 to 1914 (P, S226-01), the area west of Mitford Street to Barkly Street was a government subdivision. A section on the east side of Mitford Street, south of the corner with Milton Street, comprised of 5 small allotments was sold in March 1912, one in 1947.

Among other subdivisional developments that occurred during the 1910s was the north side of Mason Avenue (previously Moy Street) and the block at the south end of that street (nos 39-45) where it backs onto Tennyson (nos 84-90) and Byron (nos 26-30) streets. The latter group of 11 buildings were designed and constructed by a C H Marsham (SM, BP). Also Gordon Avenue, which had been established by 1908 according to a tender for 'forming and channelling' (*Argus* 11.11.1908 p3), was mostly developed between 1912 and 1915 (SM).

Among the Victorian period houses being converted to flats was the pre-1873 house at 74 Blessington Street. By 1915, when the address was no. 64, it had been converted to flats (SM). In 1918, it was however enlarged to accommodate six flats by the architects Sydney Smith & Ogg (*Herald* 20.06.1918 p14), whilst Sydney F Smith was residing there. The building may have been single storey initially (MMDB).

Some of the other early blocks of flats in the precinct area are also located on Blessington Street, as well as on Mitford/Southey streets, along or near the new tram route. They were likewise designed during the mid to late 1910s by noted architects who were active in the municipality: Joseph Plottel (**Clarendon**, 26-28 Blessington), H R Lawson (**Clairvaux** at no. 44, and 46 Blessington), W A Tombs (**Birnam**, 15 Mitford Street), Schrieber & Jorgenson (73-75 Mitford Street), and J J Meagher (13 Southey Street).

The shopping centre on Brighton Road expanded and the extant buildings were mostly erected by 1915, except for nos 71-77, which were constructed during the Interwar period.

Interwar Period

There was immense growth in flat development across St Kilda and Elwood during the 1920s and 1930s, attracting migrants, single people, and people of diverse sexuality. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda municipality. By 1925 this had increased to 884 flats in 164 blocks, including large complexes such as the Ardoch flats in Dandenong Road. By 1935, despite a slowing of development due to the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (TEH).

An early aerial of the area of 1924 (Figure 20) shows much of the precinct area (as far south as Milton Street). Considerable development had occurred, but several large holdings remained intact. By that time, Foster Avenue had not been created but most of the extant buildings in Irymple Avenue and Mozart Street had been erected. The east end Hennessy Avenue is evident but not the west end or Wimbledon Avenue. Victorian period mansions and villas remain opposite the Botanical Gardens along Tennyson Street, with **Himalaya** at no. 10 not yet remodelled, and Dickens Street, though the late Federation period house at the corner of Mitford Street (**no. 32**) is evident. The subdivision of **Hartpury** on Milton Street was complete.



Figure 20 - 1924 aerial (SLV, E Ebell, H91.365/3)

A circa 1925 aerial (Figure 21) of the north-east corner of the precinct provides further detail. The group of Federation and early Interwar period houses on the south side of Blessington Street between Tennyson Street and Irymple Avenue are evident. Only the south-east corner of Irymple Avenue was vacant (later the attached group, nos 15-19). Mozart Street to the south had been fully developed.

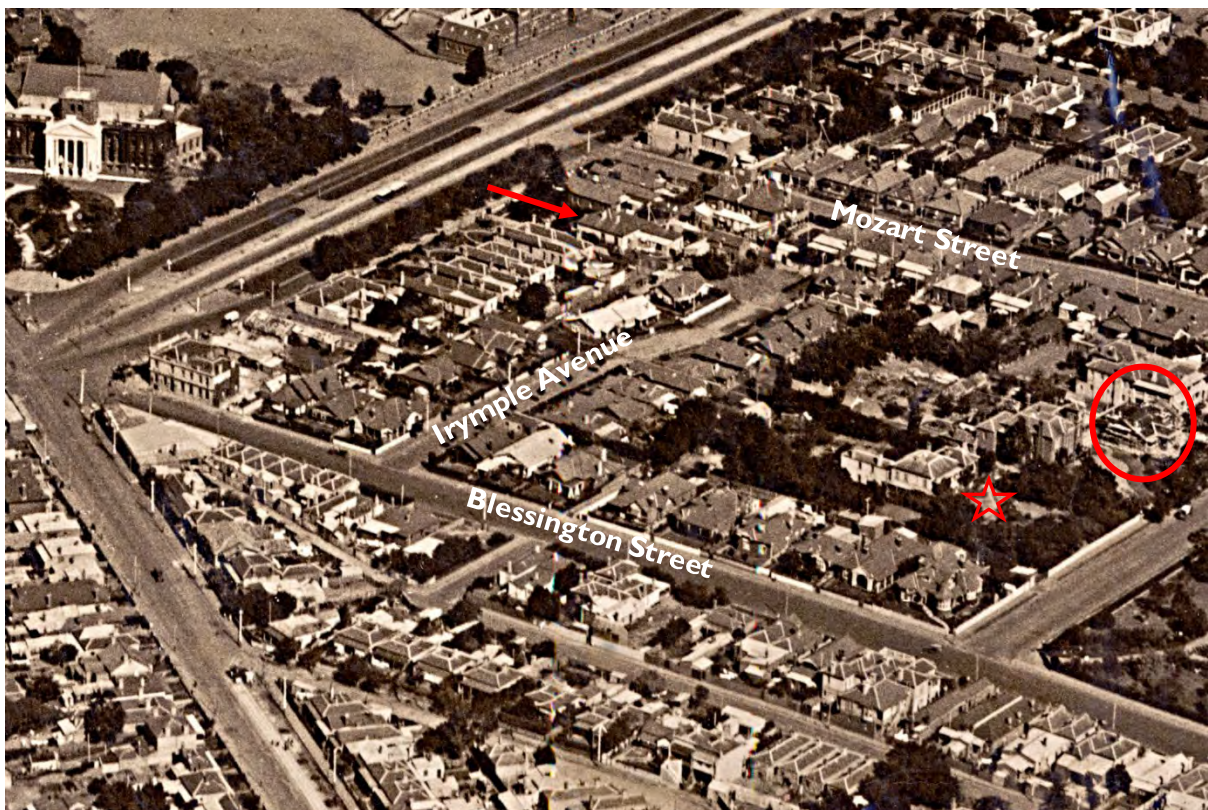


Figure 21 - Circa 1925 aerial (SLV, W R Garrett, H98.129/21). The house at 27 Brighton Road is evident before the extant flats were built in front of it (arrow) and the mansion on from which Bundalohn Court was mainly created still stood (star). The new house at 8 Tennyson Street is also evident (circled).

Subdivision continued during the 1920s but at a less frantic pace than the 1910s. In 1927 Bundalohn Court and 2 and 4 Tennyson Street were created by the subdivision of an unnamed mansion and the rear part of **Bundalohn**, with the subdivision being known as the Bundalohn Estate (PT 16.09.1927

p6). By this time, the southern-west portion of Bundalohn had been subdivided to create 8 Tennyson Street, on which a house had been built.

A range of street improvements were agreed to by the Council in 1929. Oriental (long) planes were to be introduced along the full length of Tennyson Street and the same species was to replace the pre-existing elm trees in Dickens Street. It was also recommended to introduce 'grass lawns on the outer sections of footpaths' (PT 07.06.1929 p2). By the late 1930s, ash trees were being employed, often replacing some existing species which had been deemed unsuitable by Councils parks and gardens committee (Age 18.08.1938 p14).

A 1931 aerial (Figure 22) shows some original estates not yet built upon, for instance Bundalohn Court, although it had been offered for sale four years prior. Also, the four Milton tennis courts are evident (now 2 Southey Grove site), which were established by 1926 (Record 24.07.1926 p7).

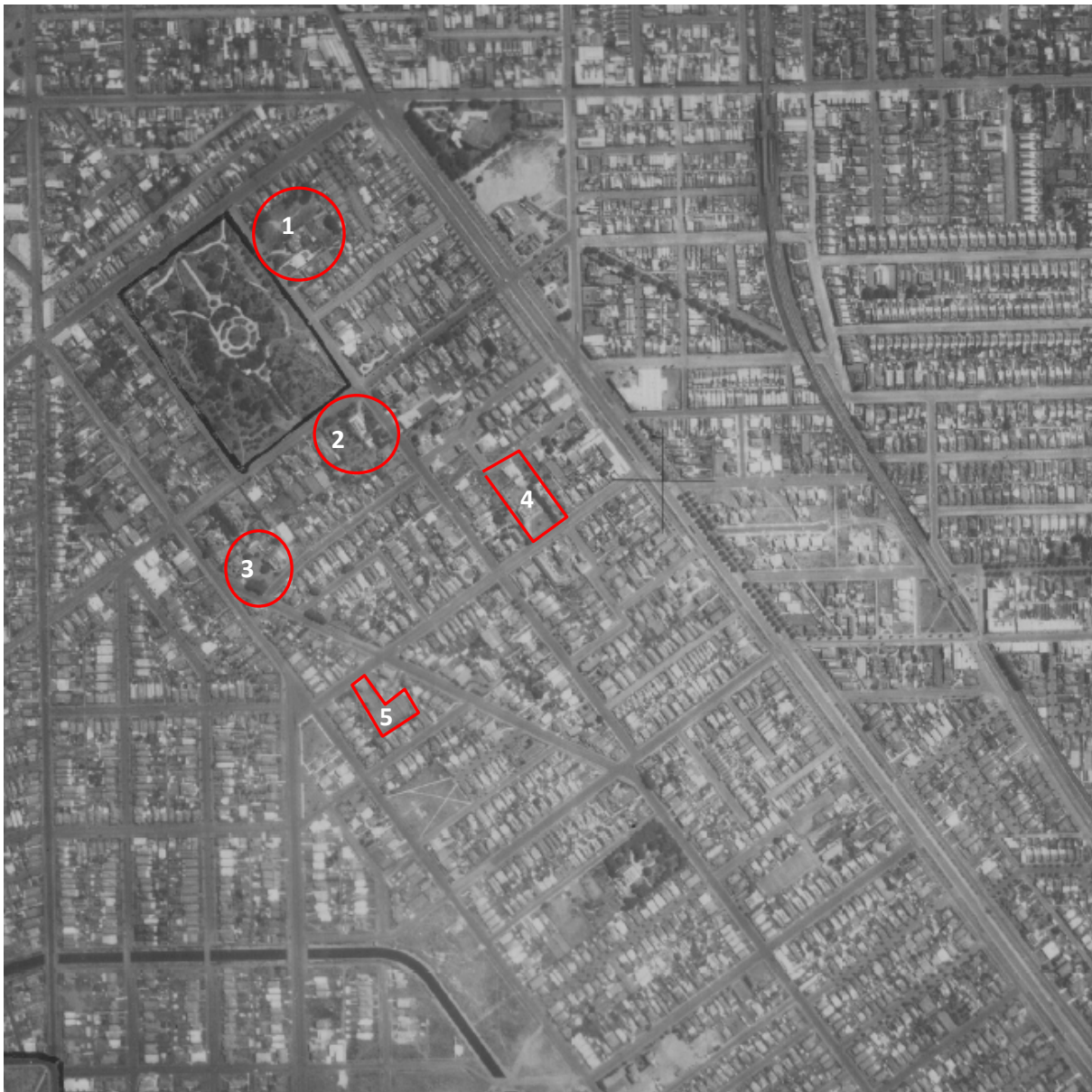


Figure 22 - 1931 aerial. Remaining large holdings highlighted in the precinct – Bundalohn (1), Chesterfield (2), Ascog (3) and Evora (4), and the Milton tennis courts (5) (Source: Landata, Project No. 1931, Run 15, Frame 2750)

In 1936, the second phase of the subdivision of the Chesterfield holdings (mostly demolished post-World War II) included eight allotments, being 23 and 25 Dickens Street, all of Garden Court, and 1

Tennyson Street (*Herald* 07.03.1936 p38). The rear part of *Chesterfield* was retained at 1A Tennyson Street and flats were erected between 1936 and 1940 on all the new lots in Garden Court and at 23 and 25 Tennyson Street.

By 1939, zoning laws were operating in the St Kilda Council area outlined in six schedules, most of which provide for 'brick or stone construction, ... stipulating one, two or three stories as a maximum. Another regulation, to prevent possible development of slum pockets, prohibits new buildings in certain streets' (Age 05.12.1939 p4).

The final subdivisions in the precinct resulted in the creation of two further courts at the end of the Interwar period. Phase two of the Ascog Estate yielded nine further lots in 1939, creating Avoca Court (Age 22.11.1939 p12). Items from the estate being offered for sale in late 1938 were the 'imposing iron entrance gates which were imported from Glasgow many years ago, a massive carved walnut buffet, and a Sheraton rosewood mantel' (*Herald* 06.12.1938 p4). The subdivision of Southey Court into six allotments occurred in the following year (*Herald* 06.11.1940 p12). Flats were quickly built on all the lots in both subdivisions during 1939-40.

The following 1945 aerial (Figure 23) captures much of this development. It shows Garden Court fully developed, but *Chesterfield* still standing at the corner of Dickens and Tennyson streets. All the flats in Avoca Court and the adjacent blocks on Mitford Street (nos 2-6A) had been erected except for 2A Avoca Street. All of Southey Court had been developed except the two blocks of flats flanking its entry (40 and 44 Southey Street).

A multitude of architects were commissioned to design buildings in the precinct during the Interwar period, especially from the late 1920s onwards when blocks of flats accounted for much of the construction. Among those responsible for more than one building in the precinct include (refer to Description for further details): I G Anderson, J H Esmond Dorney, Bernard Evans, B S W Gilbertson, Archibald Ikin, Harry R Johnson, Walter Mason, W H Merritt, S & M S Nelson, Leslie J.W. Reed, Edwin J Ruck, and James H Wardrop.

Many builders were also designing good examples in the contemporary styles, although usually less stylistically pronounced than their architect counterparts. Both Sinclair & Yoxon and J H Soderberg are known to have constructed more than one building in the precinct. Soderberg was especially prolific - in the 1920s he constructed (and likely designed) no fewer than six blocks of flats on adjoining sites including Santa Fe (1928) and Las Palmas (1929) in Mitford Street, Diana Court (1927) and Knights Court (1927-28) in Dickens Street, and Kingsford Court (1928-29) and Silverton (1928-29) in Ruskin Street.

Given the great number of known architect and builders who designed buildings from this period, details of the relevant designer and date of construction are generally provided in the description section rather also being repeated in the history.



Figure 23 - 1945 aerial. Courts established during late 1930s highlighted – Garden (1), Avoca (2) and Southey (3) – as well as the Milton tennis courts [arrow] (Source: Landata, Project No. 5, Run 16, Frame 57850)

The aerial of 1946 (Figure 24) shows the contemporary circumstance at the north end of the precinct. From this viewpoint, the Interwar period development is evident in Foster Street, the various blocks of flats to the west side, and the bungalows to Foster Avenue. All of Bundalohn Court had been developed except the block of flats at no. 5.



Figure 24 - January 1946 aerial of north end of precinct (SLV, C Pratt, H91.160/464)

Post-World War II

After World War II, there was a massive demand for housing fuelled by population growth and a housing shortage, but the permit process was a limiting factor and it was not until the mid-1950s another boom in flat-building began. Changes to building codes and the introduction of company title (and later stratum and strata-title) enabled flats to be sold individually as 'own your own' units (TEH). There was no further subdivision in the area with the new blocks of flats usually replacing an earlier building on a large allotment of which there are many in the precinct area.

In a 1956 article entitled 'St Kilda Grows as Flat Centre' the zeitgeist was well articulated (*Argus* 27 April 1956 p17):

In recent years the major portion of new building work in St. Kilda has been in flats, and this will continue.

The district can still do with many more flats to meet the demand of the big floating population associated with a quickly growing city like Melbourne. St. Kilda has all the advantages for flat life of a big city. It is well-served by transport from and to the city – less than four miles distant. Shops have developed to meet the needs of "flatites;" and there are now numerous cafes serving meals at all hours.

Real estate agents have- waiting lists of tenants for flats and apartments of all kinds. ... A feature of real estate activity in St. Kilda at present is the sale, of "own-your-own" flats. Since it has become possible for each flat owner to have a certificate of title, sales have been made more freely.

The buildings which are being subdivided in this manner must be of modern construction with concrete floors, and comply with certain regulations.

Between 1961 and 1971, flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increased by 10,000 people at a time when the populations of other inner-city suburbs were declining (TEH).

Of the architects designing flats, the Australian-born Bernard Evans remained active in the area (he had been building flats from the 1920s and in 1949 he designed the Georgian Revival style Deansgate, a block of 29 'minimum' flats with a communal restaurant and laundry at 9 Southey Street), however émigré architects took over the mantle during this period especially Ernest Fooks (originally Fuchs, Slovakia born and educated in Vienna), Michael R E Feldhagen (Polish-born, German trained), and Kurt Popper (Viennese born and trained).

The émigré architects designed prolifically for a mostly Eastern European migrant clientele from the expanded Post-war Jewish community in St Kilda, injecting the area with a European-influenced modernism. Often, flats replaced earlier houses for instance, most of *Chesterfield* at the south-west corner of Dickens and Tennyson streets was demolished with Feldhagen responsible for the flats at 21 Dickens Street and Fooks for no. 21A adjacent. Further along Dickens Street, Popper designed Dickens Park at no.27.

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3.0 Description

General

The large precinct is bound to the north by Carlisle Street, to the east by Brighton Road, to the south broadly by Byron Street, and to the west generally by Mitford Street and Broadway. The topography is generally flat with the highest point in the precinct being in the Botanical Gardens near the intersection of Dickens and Tennyson streets, from which the land slopes to the south-west.

The precinct is overlaid with a series of primary and secondary streets. The former, defined on the Parish Plan, are limited to Carlisle, Blessington, Dickens, and Milton streets (from north to south); and Barkly, Mitford, Southey, Tennyson streets and Brighton Road (from west to east). All the remaining streets have come about through subdivision. The secondary streets - Avoca Avenue, Gordon Avenue, Mozart Street - were established by the end of the Federation period, though Mozart Street had been part established during the Victorian period. The courts (Avoca, Bundalohn, Garden, Southey) date to the Interwar period phase of subdivision, generally relating to the last vestiges of the mansion estates. Generally, the carriageway surface is asphalt, and the channelling and kerbing is basalt. Footpaths are either asphalt or concrete with the exception being gravel to Irymple Avenue. Crossovers are mainly concrete.

The street planting varies but London Planes are the most common type (e.g. Broadway, Irymple Avenue, Blessington, Dickens, Mitford, Southey, and Tennyson streets). There was a preference for Desert Ash during mid-20th century in the municipality (AL, pp 127, 161), which is evident in Avoca and Foster avenues, as well as parts of Brighton Road. Other species include paperbarks in the western end of Wimbledon Avenue.

The 6.4-hectare Botanical Gardens is located centrally within the precinct. The Gardens contain significant landscape features and structures from the Victorian, Federation and Interwar periods, such as the central north-south axial avenues between Blessington and Dickens Streets, including the unusual alternating palm avenue, the central crescent shrubberies and bedding displays, and the Blessington Street gates (1918). Some of the mature specimen trees are rare or among the finest of their species in Victoria.



Figure 25 - F L Dawkins reserve

There are two reserves near each other on Broadway – F L Dawkins and E C Mitty - both of which were named after local Councillors. Planting is evident on the 1945 aerial and most of these specimens survives. The former reserve is much larger and contains exotics primarily Canary Island

Date Palms (*Phoenix canariensis*), London Planes (*Platanus × acerifolia*), and ash. There are only palms to the latter reserve.

The precinct has contributory buildings from four key periods: Victorian, Federation, Interwar and Post-World War II. The buildings are nearly all residential but range in scale from cottages to mansions, with a high percentage of flats, and are either single, two or three storeys. Brick is the predominant wall material though the few timber examples date to the Victorian and Federation periods. Visible roofs are mostly clad in slate or tiles, with metal sheeting primarily reserved Post-WWII period buildings with flat roofs. The openings (windows and doors) are generally timber, with some steel-framed from the mid-20th century.

Victorian period

There are scattered examples from the Victorian period across the precinct, though concentrated at the northern end and eastern edge, Brighton Road, and nearby sections of the cross streets. In terms of scale, this period has the greatest variety of building stock from the humble to the grand.

The precinct retains several relatively early examples from the Victorian period, dating to the mid-1850s to early 1870s at 27 Brighton Road, 2 Wimbledon Avenue and 26, 55, 58 (and possibly 60) Carlisle, 3/3a Mitchell, 55 and 74 Blessington, 9 Milton, and 17A Tennyson streets.

Most of the houses are generally indicative of the Italianate style regardless of the wall material or finish - timber, face brick or render. There was a shift to face brick towards the end of the 19th century - either bi-chrome (brown with cream highlights) or polychrome (also with some red). Whilst an asymmetric façade with a tower or another feature would define the larger examples, classicising decorative elements were standard. These included parapets with pediments, bottled balustrading and urns or similar; cornices with brackets and panelling; and mouldings to windows, such as keystones if arched. Within terrace groups, name plates and wing walls with brackets were common. Roofs are typically hipped, clad in slate, and chimneys (face brick/or and rendered) have moulded caps. Verandahs with cast iron detailing (fluted columns and friezes) were typical - offset to an asymmetric façade and across the width if a symmetrical façade - also with cast iron balustrades to the two storey examples. Windows were timber-framed, almost exclusively with double hung sashes, with those to the façade often having a tripartite configuration (wide central sash with narrow flanking side sashes, separated by columns). Front doors were always timber and panelled (either four or six). Only a few places retain an original cast iron palisade fence on a basalt plinth.

Only a few timber houses survive from the Victorian Period in the precinct. They usually have more detailed cladding to their facades, with standard weatherboards to the other walls. The verandahs to some have been modified.

- 32 and 52 Blessington Street: villas with channelled boards or the like to their facades.
- 73 Carlisle Street: symmetrical villa with ashlar boards, large tripartite windows, roof cladding altered.
- 22 Dickens Street: ashlar boards with quoining, pilasters to the windows. (Figure 27)
- 4 Dryden Street: gable end cottage with cast iron fringe.
- 46 Milton Street: with a projecting bay and distinctive timber frieze to the verandah.
- 12-18 Mitchell Street: a varied group but all retaining their chimneys.
- 39-43 Smith Street: three timber cottages with ashlar boards. (Figure 26)



Figures 26 & 27 - 39-43 Smith Street (left) and 22 Dickens Street (right)

Among the single storey brick villas, some of the more distinctive examples are:

- 50 Blessington Street: bi-chrome, tiling to a broken bed gable end. (Figure 28)
- 55 Blessington Street: an early example, bi-chrome brick, although largely obscured, the apex of pointed Gothic arch mouldings to the windows are evident.
- 49 Brighton Road: incised patterns to the render, inset barley twist columns to the windows.
- 51 Brighton Road: rusticated pilasters, band of vermiculation.
- 53 Brighton Road: gable end, red brick with elaborate rendered settings to openings, and cast iron palisade fence. (Figure 29)
- 6 Dickens Street: tower over projecting bay, small gable end over verandah, inset barley twist columns to the windows, non-original cast iron fence.



Figures 28 & 29 - 50 Blessington Street (left) and 53 Brighton Road (right)

Other brick villas are located at 42, 58 and 62 Blessington Street; 113 Brighton Road; 51, 55 and 67 Carlisle Street; and 2 Dryden Street.

There are a few terrace groups, mostly pairs located at:

- 35-37 Brighton Road: two storey, rendered, arched windows to ground floor, cast iron fence to no. 35.
- 45-47 Carlisle Street: two storey, rendered, cornice with festoons. (Figure 31)
- 2-8 Milton Street: group of four, two storey (Milton and Elgin terraces), parapet with triangular pediments, cast iron fences retained to nos 4 and 6.



Figures 30 & 31 - 64-66 Blessington Street (left) and 45-47 Carlisle Street (right)

There are several mansions or substantial two storey houses, many of which have undergone some change and have been converted to flats.

The early mansions are as follows:

- 55 Brighton Road: obscured but partly altered to the front.
- 53 Carlisle Street: symmetrical façade, rendered, paired sashes to lower level, converted to flats.
- Barnesfield/Ingleside, 3/3A Mitchell Street (c.1860): altered, rendered, two level timber verandah to west side.
- **Hartpury**, 9 Milton Street (1865-66, prob. Crouch and Wilson, **PPHR 2098**): channelled render, two storey verandah, converted to flats.
- **Ravelston**, 17A Tennyson Street (1870, J F Matthews, **PPHR 371**): setback from the road and obscured, converted to flats.
- 2 Wimbledon Avenue (1869, **PPHR 2299**): rendered with vermiculated quoining and two-level cast iron verandah, gable roof addition, converted to flats.

The largest and/or more elaborate mansions generally date to the later part of the 19th century (mid-1870s to 1890s):

- **Himalaya**, 10 Tennyson Street (1878, Smith and Johnson, **PPHR 932**); Italianate style concealed by Interwar period (1920s) two level masonry porch.
- Oberon, 3 Dickens Street (by 1890): rendered with quoining, partly altered.
- **Rotherfield**, 14 Hennessy Avenue (David Askew, 1890-91, **PPHR 336**): rendered with cast iron columns to the two-level loggia, converted to flats.
- Whin Bank, 34 Mitford Street (1875-76, J A B Koch and 1890-91, Richard Speight): a combination of Italianate and Queen Anne styles - rendered, two-level arcaded corner loggia with differing columns, slate clad hipped roof. Gable ended bay with Queen Anne style elements including the eponymous sills, pediments over windows, strapped chimneys. Converted to flats. (Figure 33)



Figures 32 & 33 - 55 Carlisle Street and Whin Bank, 34 Mitford Street

There are a few examples of the Anglo-Dutch style, which evolved at the end of the 19th century from the English Queen Anne Style, which became popular in England from about 1870. At this time, architects sought inspiration from the domestic architecture of the late 17th and early 18th century during the reigns of the monarchs William of Orange/III (reigned 1689-1702) and Mary, and subsequently Queen Anne (reigned 1702-14). The style that developed was greatly influenced by precedents from the Low Countries (Belgium and the Netherlands) resulting in an architecture of fine brickwork with Dutch gables (a gable surmounted by a pediment) at the roofline and some Renaissance detailing, which was often freely interpreted. In Victoria, red brick was favoured in combination with cement dressings, ornamentation in either brick or terracotta and timber sash windows. The interest in the architecture from the Low Countries permeated more broadly in that much of the brickwork at this time was highly decorative – bichrome or polychrome – usually in Flemish bond (alternating headers and stretchers), and often featured characteristic diamond patterning.

- 2-4 Mozart Street (**PPHR 2119**): an unusual Anglo-Dutch style pair with pedimented gables, red brick and rendered bands, timber detailing to the verandahs. The original terracotta tiles to the roof would have been an early use of this material (the French Marseilles type), but they have been replaced.
- **Bundalohn**, 6 Tennyson Street (Reed, Henderson and Smart, 1884-5, **PPHR 2154**): distinguished design, red brick with rendered trim but largely devoid of classical detailing, tower. Influence of the Queen Anne style
- 64-66 Blessington Street: single storey, Flemish patterning to the polychrome brickwork (overpainted to no. 66), rendered parapet with segmental arched pediment.

Among the few commercial buildings from the Victorian period in the precinct, is a row of six shops at 91-101 Brighton Road (Figure 34), displaying a variety of moulded elements typical of the period including keystones to the arched windows (single or paired), string moulding with acanthus leaf or the like, and parapet with overlapping circular motif.



Figure 34 - 91-101 Brighton Road

Federation period

The variety among the Federation period building stock is less pronounced than from the earlier Victorian period though nonetheless ranges from modest to substantial examples. Whilst there are examples throughout the precinct, much of the housing in some of the through streets such as Mozart Street and Gordon Avenue date to this period, as well as parts of other streets such as the southern end of Tennyson Street (nos 58-75) and southern side of Avoca Avenue.

Whilst the Queen Anne style was standard for most of the Federation period, during the early 1900s, there was some remnant use of characteristics usually associated with the Victorian period – either the Victorian Survival style or a Transitional mode.

Victorian Survival style buildings are largely Victorian in their appearance. They typically have a slate clad roof but often with a terracotta ridge. Windows are often longer and paired to the front. There is an example at 237 Barkly Street

Transitional mode buildings combine characteristic elements of both the Late Victorian and Federation periods. Elements indicative of former include classicising/Italianate details such as a chimney with a rendered cap, a cornice with decorative brackets, the use of vermiculation or rosettes to panels or a band, and/or a verandah with cast-iron frieze but with turned timber posts, and a bullnose roof. The buildings however are red brick construction in stretcher bond with white tuck-pointing indicative of the Federation period. The chimneys might be tall and faceted with corbelled caps and have gable ends with a finial, battening and/or a timber screen. The highly intact and distinctive group of three at 44-48 Carlisle Street (Bondi, Como and Manly) and pair at 41-43 Greeves Street are indicative of this type. They are linked by a consistent rendered band with rosettes and same tiling (terracotta and cream) and nearly all retain slate roof cladding.



Figures 35 & 36 - 44 (left) and 46 (right) Carlisle Street

The Queen Anne style is readily identified by picturesque roofscapes, typically consisting of a front gable end with gambrel or hipped sections behind, having a steeper pitch than 19th century roofs, and exposed rafter ends. More complex versions might include a turret or other corner accent, often diagonal. Roofs are clad in either terracotta tiles or slate with terracotta ridge tiles. The terracotta ridge tiles are often decorative and terminated with a finial. Chimneys are red brick with rendered or corbelled brick caps, typically with terracotta chimney pots. For the most part, masonry walls are of tuck-pointed red brick with some areas of render, either smooth or roughcast, such as a band or the upper part of the wall/gable end. Timber-framed examples often have some shingled boards and/or sections with roughcast sheeting to the walls and timber decks but otherwise the same detailing/material palette as their brick counterparts, although the roofs may be clad in corrugated metal sheeting.

Timber detailing was favoured to gable ends and verandahs. Verandahs were supported by turned posts and geometric patterns were employed to the friezes, usually timber (fretwork) though cast iron friezes are not uncommon (though typically wider than the 19th century type). Decks are often tiled decks with terracotta and cream (or a contrasting dark) tile. Front windows, often including a bay, were predominantly casements with toplights, often with some leadlight and decorative glass with floral motifs, the latter reflecting an Art Nouveau influence. Hoods and porthole windows or similar were also common. Front doors usually include an upper light and panelling to the lower part.

Overall, the aesthetic is less formal than the late 19th century and reflective of the tenets espoused with the Arts and Crafts Movement, with its emphasis on the employment of 'local/natural' materials.

There are fewer timber examples in the precinct than brick. These include several cottages in Dryden Street, with no. 16 being distinguished by cross-battening and a few at west end of Dickens Street - no. 34 has a slate roof and no. 36 has a symmetrical façade with gable ends flanking a central porch. The mirrored pair at 8 and 10 Hartpury Avenue have shingled boards to the dado and roughcast sheeting above, whilst those at 241-243 Barkly Street have roughcast finish to the gable end, ashlar boards below, and a cast iron frieze. There are a few timber villas such as in the middle section of Gordon Avenue (nos 8, 9, 10), west end of Dickens Street, at 2 Hartpury Avenue, and 35 and 37 Milton Street.



Figure 37 - 16 Dryden Street (left) and 8 Gordon Avenue (right)

There are several clusters of brick Queen Anne style houses of varying scale in Blessington Street (east end, south side), Southey Street (just north of Milton Street to Gordon Avenue), and Tennyson Street (south of Milton Street). Gordon Avenue and Mozart Street also mainly contain Federation period housing. Other smaller pockets, generally of modest-scaled villas, survive on the east side of Browning Street and at the west end of Dickens Street.

There are many groups of semi-detached brick pairs, including much of Gordon Avenue where several pairs have a decorative timber frieze at the entry and a central bay (round, square, faceted) featuring stained glass to the highlights. Nos 1-3 and 5-7 have slate clad roofs. The group of houses (some paired) at 1-13 and 6-8 Mozart Street, with their highly distinctive bi-chromatic patterned brickwork to the dado and/or frieze with vertical bands of dogtooth or recessed brickwork. Other groups are also located at 7-17 Dryden Street, 15-21 Hartpury Avenue, the south-east corner of Milton/Southey Streets, 44-62 Mitford Street, and 15-29 Smith Street. However, there also scattered examples/smaller clusters throughout the precinct (e.g. 153-155, 165-167 Brighton Road and 60-66 Tennyson Street).

A few houses throughout the precinct retain original red brick fences, typically having a rendered coping and raked slots (e.g. 42 Carlisle, 22 Mozart and 28 Tennyson streets).

To Blessington Street, there are generally larger Queen Anne style villas:

- No. 57 (1910, **PPHR 428**): with archetypical candle snuffer roofed tower over a circular bay.
- No. 63: featuring cast iron detailing to the verandah and hood.
- No. 78: unusual symmetrical façade.
- Nos 59, 65, 67 also good examples.

To Southey Street, are also mostly substantial villas:

- No. 18 (c.1910): a slate roof with mitred ridges, curvilinear strapwork.
- No. 34: slate roof and paired brackets below the gambrel roof section.
- No. 36: terracotta clad hood and verandah with a small projecting gable at the entry. (Figure 38)
- No. 37 (1916, W H Smith, **PPHR 922**): picturesque attic roof, corner turret.
- Nos 35 and 41 also good examples.



Figures 38 & 39 - 36 Southey Street (left) and 29 Tennyson Street (right)

Tennyson Street, especially between Milton Street and Hartpury Avenue, forms a distinctive group from the period:

- No. 12: with large rising sun motif to gable end with unusually wide projecting roof.
- No. 29: picturesque roof with the tall chimneys being an exemplar of their type. (Figure 39)
- No. 58 (c1915, **PPHR 936**): vertical proportioning suggests the influence of the American Stick style. (Figure 40)
- Nos 60-62, 64-66: two pairs with cream brick banding and wide roughcast rendered coving above the bay windows. (Figure 41)
- No. 70: wide splayed corner to verandah, oval windows, cream brick banding
- Nos 10, 14, 16, 24, 27, 68, 72 and 74: all good examples.



Figures 40 & 41 - 58 Tennyson Street (left) and 64-66 Tennyson Street (right)

Other distinctive Queen Anne style examples throughout the precinct include:

- 233 and 235 Barkly Street: mirrored pair with cream brick to the banding and arched lintels, windows with turned semi-engaged columns and double-hung sashes.
- 2 Broadway: squat tower with circular bay and roof lined in metal sheeting.
- 30 Carlisle Street: extensive narrow hood, tall chimneys and distinctive timber frieze to the porch.
- 42 Carlisle Street: notable terracotta ridge cresting and retains original fence.

-
- 18 Dickens Street: square tower with pyramidal roof.
 - 6 Hartpury Avenue: polychrome with cream banding with a brown highlight, two porches.
 - Mozart Street: no. 18 with central porch and flanking wide curved bays; no. 24 plain posts/columns to the verandah.

During the latter part of the period, that is the mid to late 1910s, the Arts and Crafts and Federation bungalow styles were common. Most of the buildings in these two styles are located near aforementioned Queen Anne examples.

Arts and Crafts style residences are generally distinguished from the Queen Anne style examples by the extensive use of roughcast render, battened chimney forms, and shingles. Whilst gable roof forms are employed, they are less elaborate, often singular and often incorporate an attic level. Timber shingles are usually also employed, to the gable ends and/or a bay, and windows might be double-hung sashes rather than casements with diamond quarrels or the like rather than Art Nouveau inspired glass. Examples include:

- 245-245A Barkly Street (1914, Richardson & Wood, **PPHR 192**): an attached two storey pair.
- 48 Blessington Street (1918, Gawler & Drummond **PPHR 426**): is a relatively early example of Old English influence.
- *Eumana*, 76 Blessington Street (1914, **PPHR 297**): has scalloped terracotta tiles to the gable end.
- 57 Dickens Street (1916, designed/constructed by builders Trencher & Stevens). Substantial attic bungalow with Tuscan order columns to the corner porch.
- 10 Hennessy Avenue (1918, Sloan & Goss): corner arched porch, shingles to gable ends and bay windows.
- 11 Hennessy Avenue (1918, Carleton & Carleton, **PPHR 2014**): distinctive chimney and side gable. (Figure 42)
- 40 Milton Street: square quarrels to upper sashes.
- 20 Mitford Street (1918, Edwin Ruck): symmetrical façade with central gablet to porch and flanking bowed bays.
- 13 Tennyson Street: box-framed windows with square quarrels.
- 17 Tennyson Street: singled skirt to gable ends, distinctive chimney detailing.

Within the precinct, the Arts and Crafts style is associated with several early blocks of flats:

- *Clarendon*, 26 Blessington Street (1915, J Plottel, **PPHR 427**): multi-paned sashes, unusual with an internal stair.
- *Clairvaux*, 44 Blessington Street (1917, H R Lawson, **PPHR 425**): diamond quarrels to the sashes.
- 46 Blessington Street (1917, H R Lawson): has a restrained, symmetrical façade and an enclosed stair.
- *Bimam*, 15 Mitford Street (1914, W A Tombs, **PPHR 41**): recessed balconies, semi-circular arch to upper level.
- 13 Southey Street (1917, J J Meagher): shingled skirt to front bay, original fence.



Figures 42 & 43 - 11 Hennessy Avenue (left) 44 Blessington Street (right)

The group of small houses built by C H Marsham at 39-45 Mason Avenue, 86-90 Tennyson Street, and 26-30 Byron Street dating to 1916 and 1917 reflect either Arts and Crafts and/or bungalow style characteristics. Several details are repeated across the group such as the window type/s and distinctive curve to some of the porches.

Whilst Federation Bungalows display several features continuous with the Queen Anne and/or Arts and Crafts styles, their less complicated, broader gable roofs reflect the rising interest in the bungalow type. They typically have masonry elements to a porch/verandah with either full height Tuscan order columns or shorter versions on a pedestal or plinth wall. Gable ends feature timber shingles or the like rather than a roughcast finish and battening. Windows are more likely to be double-hung sashes than casements. Examples of the Federation Bungalow style include:

- 163 Brighton Road: wide fluted columns, distinct chimneys, toothed profile to lower edge of gable end.
- 44 Dickens Street: pedestals and splayed timber posts.
- 12 Hennessy Avenue (1918, Sloan & Goss): two porches with short columns with a plain cylindrical shaft and squared capital on a pier. (Figure 44)
- 32 Mitford Street, Marks House (1917-18, Ballantyne & Hare): paired columns to the verandah, whose roof is continuous with the main part of the building, intact balcony. (Figure 45)
- 5 Tennyson Street: red brick with splayed timber frieze above brick balustrade, matching fence.



Figures 44 & 45 - 12 Hennessy Avenue (left) and 32 Mitford Street (right)

Unusually, there are some early examples of the use of concrete in the residential domain in the precinct at 2-6 Browning Street (1912-13, likely built by Verney Alexander Wilson, **PPHR 2325**) and 21 Mozart Street (1915, F W Thomas, **PPHR 744**). Another notable building – a block of flats

at 73-75 Mitford Street (1917, Schreiber & Jorgensen, **PPHR 353**) - is an early example of the use of a flat roof (Figure 46). Whilst its roughcast rendered exterior is indicative of the Arts and Crafts style, its cuboid form suggests the influence of Prairie or Chicago school. Another distinctive building, *St Alban's* flats at 74 Blessington Street (Sydney, Smith & Ogg, 1918) is a remodelled house with decorative panels (possibly terracotta) (Figure 47).



Figures 46 & 47 - 73-75 Mitford Street (left) and 74 Blessington Street (right)

During the late Federation/early Interwar period (the late 1910s to early 1920s) semi-detached pairs were often designed to appear as one house with an asymmetric façade, that is they were paired under one roof. There are examples at 40-50 Broadway, with 44-50 having pantiles to the roof (probably concrete), and to the north side of Mason Avenue. There are also several symmetric examples such as at 123-125 Brighton Road, as well as paired gable end examples at 169-171 and 173-175 Brighton Road.



Figure 48 - 48-50 Broadway

About half of the buildings in the Brighton Road commercial section (between Hennessy Avenue and Milton Street) date to the Federation Period. No. 107, which has a recessed balcony, is the most distinctive and indicative of the Edwardian Baroque with its simplified classicising detailing and scalloped parapet (Figure 49). There are other good two storey examples at nos 83 and 89 which reflect the relatively restrained palette typical of the period of red brick and render with limited ornamentation (Figures 50 & 51). There are single storey examples at nos 85 and 87.



Figures 49, 50 & 51 - 107 (left), 89 (middle) and 83 (right) Brighton Road

Interwar period

The building stock from the Interwar period represents nearly half of that in the precinct. There are high concentrations in the streets that are the result of late Federation or interwar subdivisions such as Foster Street, Hennessy Avenue, Irymple Avenue, Tennyson Street (south of Dickens Street), and Wimbledon Avenue, as well as several courts – Avoca Court, Bundalohn Court, Foster Avenue, and Southey Court. In other streets, the examples tend to be interspersed or in small groups.

The Interwar period building stock is diverse in scale and includes semi-detached pairs, typically designed to appear as a single dwelling, many bungalows, and only a few substantial houses. This period however is dominated by two storey blocks of flats, a few of which had been Victorian period terraces or mansions – for example, **Himalaya** at 10 Tennyson Street (**PPHR 932**) and **Malinar** at 181-183 Brighton Road.

The full gamut of styles that were popular at this time are represented – Bungalow, Mediterranean and the closely aligned Spanish Mission, Art Deco/Moderne, and Tudor Revival. There are several examples that combine elements of the two styles that were most popular at the end of the Interwar period (late 1930s) – the Moderne and Tudor Revival - with the flats by the architect J H Wardrop exemplifying this trend. There only a few examples that reveal the influence of the Georgian Revival style, which was more popular in more suburban/conservative parts of Melbourne - a late example showing the Georgian Revival influence is Deansgate 9 Southey Street designed by Bernard Evans in 1949.

A distinctive, early house from the period at 8 Broadway (1918) was designed by the architect H R Johnson for himself. This two-storey house has a battered chimney in clinker brick which contrasts with the red brick walls and the imposing rendered two level porch, which has some classicising detailing.

Bungalow style

At the beginning of the Interwar period, that is much of the 1920s, the Bungalow style was all pervasive, with its various sub-types- the most common being the Californian and Arts and Crafts – with other types (such as the Indian, Japanese, Swiss) being unusual.

Bungalows characteristically have an informal design which reflects the influence of the Arts and Crafts aesthetic, especially in their combination of 'natural materials'. These buildings have broad gable or hipped gabled roofs (including jerkinhead types), with the main ridge being transverse (parallel to the street front) or perpendicular to it, and are typically clad in unglazed terracotta tiles with exposed rafter ends to their timber lined soffits. The chimneys tend to be relatively short and simply detailed with a square cross-section. The wall finish is usually brick (red and clinker), and often tuck-pointed, in combination with render (often roughcast), though they may also be mostly

rendered. There is often some decorative brickwork to the walls and arches including bands, diamonds, etc. Windows are timber-framed often in groups with some detailing to the upper sash (multi-paned or leadlight). Bay windows are also common and arched porches, the latter usually indicative of the Arts and Crafts bungalow sub-type.

Good examples of the Bungalow style in the precinct can be found at 3 Broadway (Schrieber & Jorgenson, c1920), 5 Broadway, all of Foster Avenue, east side of Foster Street (nos 2-8), a few in Irymple Street, 64 and 66 Mitford Street, 8 Tennyson Street (J R & E Seccull, c.1925), and 10 Wimbledon Avenue (Flannagan & Nolan, 1922-23). There are duplexes or co-joined groups at 15-19 Irymple Street, 5-5A Mitchell Street (*Waiora*, B S W Gilbertson, **PPHR 2065**), and 19-21 Tennyson Street. Another notable example is that at 23 Mitford Street which also has a WWII air raid shelter (Edwin J and C L Ruck, 1921-1941, **PPHR 351**). The house and front fence at 11 Tennyson Street (1925, builder/designer Matthew Sherlock) is also a fine example.



Figures 52 & 53 - 8 Foster Street (left) and 15 and 17 Irymple Avenue (right)

The bungalow style was largely related to single storey buildings, or those with an attic. When applied to two storey buildings (mainly flats in the precinct area), the roofs tend to be a single gable form and often could be said to be more indicative of the Arts & Crafts style. Examples are located at 121 Brighton Road, 26 Dickens Street (Lowan Courts, 1927, E. Jennings & Sons), 25 Hartpury Avenue (*Rochelle flats*), 1 Meredith (*Hollywood*), and 15 Tennyson Street (1919, *Kelburn Flats*).

Darjeeling at 15 Foster Street (1924, H V Gillespie, **PPHR 1490**) has a pergola gate. Among the most distinctive blocks is **Hartpury Court** (1923, Arthur Plaisted, **PPHR 381**) at 11 Milton Street in the Old English style. The roofs are clad in terracotta shingles, the walls are a mixture of roughcast render (with some half-timbering) and clinker brick (e.g. oriel bays). It also has a lych-gate. *Lloydon* at 23 Herbert Street (Sloan & Jenkinson, 1922) and *Camelot Court* at 1 Wimbledon Avenue (J H Wardrop, 1933) are more formal with some abstracted classicising detailing.

With the range of popular architectural styles that followed that of the bungalow from the late 1920s through the 1930s, there is often some overlap of detailing typically associated with a particular style. For instance, *Carene Court* at 177 Brighton Road has margin lights indicative of the influence of the Georgian Revival style.

During the late 1920s and early 1930s, the Mediterranean style, and the closely aligned Spanish Mission style were predominant, and to a lesser degree, the Georgian Revival style, which has limited representation in the precinct. The hip roof predominated at this time and was always tile clad, generally in terracotta, increasingly glazed, and some concrete. Chimneys often did not have a pronounced cap. Walls were largely rendered, often with a clinker brick plinth and some other brick highlighting. Openings were timber-framed double hung sashes organised in groups of two or three, often with a differentiated upper sash (stained glass, etc.). Front fences are typically low, masonry in a manner similar or complementary to the main building.

The Mediterranean style is well represented in the precinct, likely perceived as appropriate given the location close to the bay, with some key examples being **Del Mont Rose** at 1 Broadway, idiosyncratic with crenulations and faceted bottles to the balustrade (1934, J H Esmond Dorney, **PPHR 443**) and **Mount Tabor flats** at 23 Dickens Street (1936, Archibald Ikin, **PPHR 2081**) with similar parapet detail to Ikin's **Masefield Court** at 115 Brighton Road and retain garages. Other examples are located at 7 Goldsmith Street (*Torquay*), 41 Milton Street (Figure 54), *Southey Court* (1925, B S W Gilbertson, **PPHR 2064**), *Kersdale Court* at 26 Tennyson St (1929, I G Anderson), as well as a partly mirrored pair at 8A-8 Dickens Street (1933 and 1935, Archibald Ikin) – flats (*Strand Court*) and a house. Examples designed by builders include *Dynevor Court* at 12 Wimbledon Avenue (Alexander Miller, 1933) and 14 Wimbledon Avenue (J E Powell, 1929-30), and *Dickens Court* at 47 Dickens Street.



Figure 54 – *Southey Court*, 41 Milton Street designed by B S W Gilbertson

There were often some Georgian Revival style elements incorporated into largely Mediterranean style buildings. Hallmarks of this style are a symmetrical façade, which contrasted with the prevailing use of asymmetric form, and a central, columned porch such as the Tuscan order. **Masefield Court** at 115 Brighton Road (1934, Archibald Ikin, **PPHR 440**) consists of a series of symmetrical bays and distinguished by the extensive use of Tuscan order columns and central parapets above the entry bays (Figure 55). The elongated facades of 15 and 17 Wimbledon Avenue (*Arawa* and *Regno*, early 1930s) with columned porches/balconies are noteworthy. Other examples are located at 139 Brighton Road, 41A Dickens Street (*St Ives Flats*), and 5A *Southey* (1934, B Evans).

The large Mediterranean style house **Saret** at 31 Mitford Street (1930, **PPHR 2066**) has a fine piers of Roman tapestry bricks at the pedestrian entry and decorative metal work (gates and balcony to projecting bay) (Figure 56).



Figures 55 & 56 - Masefield Court, 115 Brighton Road (left) and Saret, 31 Mitford Street (right)

Spanish Mission style buildings characteristically feature Roman or pan tiles to the roof, barley twist columns, and triple arcades. Some key flats in this style are located at 51 Blessington Street (Winnipeg, J H Johnson, 1930); 52 Broadway (*Strathmore*), which has barley twist columns and shells to the tympanum; 5 Goldsmith Street (*La Casita*); 1 Milton Street (Sinclair & Yoxon, 1933); Rialto Flats, 26 Mitford Street (Harry R Johnson, 1933); and the adjacent pair at 43 Mitford Street (**Las Palmas**, J H Soderberg, 1929, PPHR 2438) and 45 Mitford Street (**Santa Fe**, J H Soderberg, 1928, PPHR 2438) (Figure 57), both of which have less decoration than most examples. The houses and flats at **38 Tennyson Street** (1929, Gordon J Sutherland, **PPHR 373**) features elaborate decorative metalwork to the front fence and distinctive chimneys.

A few examples reflect a Continental Spanish origin, rather than Spanish Mission (that is derived from North American-based precedents) – *Yvonfuray* flats at 30 Tennyson Street (1934, Leslie Reed, **PPHR 933**) and *Granada* flats at 34 Tennyson Street (1930, Archibald Ikin, **PPHR 934**).



Figures 57 & 58 - Santa Fe, 45 Mitford Street (left) and 38 Tennyson Street (right)

There are some amalgams (part Georgian/Mediterranean/Spanish Mission and/or Moderne), usually two storey, from the late 1920s onwards evident across the precinct, such as nos 7 and 9 Wimbledon Avenue. A distinctive example is located at 5 Wimbledon Avenue (Walter Mason, 1941, **PPHR 911**), which is rendered with Roman/tapestry bricks at the entry, has an unusual lozenge-shaped window, and is part cantilevered on the east elevation.

By the mid-1930s, the Moderne and Tudor Revival styles became dominant but by the end of the Interwar period, a stripped-down idiom was evolving under the influence of Modernism, with the eschewing of decoration or unnecessary detailing.

The Moderne style is characterised by curved corners especially to balconies, a pronounced horizontal emphasis with speed lines or banding. Often the latter is contrasted with a vertical accent

at the entry bay. Walls were face brick, render, or a combination of both. Cream brick was the colour most commonly employed, though also tapestry (patterned, unusual colours). Windows were initially timber-framed, often with horizontal glazing bars, but towards the end of the 1930s, steel-frames with their finer components were increasingly used. The Moderne style is probably the most represented style of the 1930s in the precinct area and with its associations of progress and modernity, was a good fit for blocks of flats in particular. There are notable clusters of Moderne Flats around the Southey/Milton/Avoca intersection, and in Garden Court.

The following key Moderne style flats in the precinct reflect the range of materiality employed:

- *Monton*, 2 Avoca Ave (H M Brett, 1941): render and clinker brick.
- *Avoca Lodge*, 1 Avoca Court (likely by R C Callander, 1940): alternating cream and clinker brick. (Figure 59)
- 2 Avoca Court (Lydster Bros, 1940): cream/salmon brick with clinker brick plinth and tapestry brick banding.
- *Elnor*, 3 Avoca Court (Lydster Bros, 1940): render and alternating clinker and tapestry brick bands.
- *Harrowlea*, 86 Blessington Street (Walter Mason, 1937): clinker and cream brick, with rendered balconies.
- 117 Brighton Road (Archibald Ikin, 1936-37): render and tapestry brick.
- *Monly*, 3 Bundalohn Court: (overpainted) brick and render, speed lines.
- **La Rochelle**, 1A Dickens Street (W H Merrit, 1935-36, **PPHR 2439**): mostly render with Roman brick to the entry bay.
- 25 Dickens Street (I G Anderson, 1938, **PPHR 894**): render and roman brick mullions/piers.
- *Woolindra*, 3 Foster Street (Sinclair & Yoxon, 1937): render and clinker brick.
- 21 Southey Street (Archibald Ikin, 1937): render and clinker brick.



Figures 59 & 60 - 1 Avoca Court (Avoca Lodge) 1A Dickens Street (La Rochelle)

A Moderne/Art Deco style hybrid is **Garden View** at 60 Blessington Street (J H Esmond, 1935, **PPHR 429**) which is boldly articulated and features Dorney's characteristic faceted balusters.

The Tudor-Moderne style was not a common hybrid but is relatively prevalent in the precinct area and all examples are blocks of flats. These buildings typically have gabled bays indicative of the Tudor Revival style but with horizontal glazing bars and/or curved elements (usually balconies) characteristic of the Moderne style. A few may have an Art Deco flourish (decorative panels). Examples of this hybrid type are:

- **Zaneth Manor**, 33 Brighton Road (J H Wardrop, 1935, **PPHR 432**): salmon brick, tapestry brick decoration. (Figure 61)
- **La Touelle**, 47A Brighton Road, (W H Merritt, 1935, **PPHR 2439**): four storey corner tower, geometric motifs to railing and panel on tower.
- *Glenlamour*, 2A Foster Street (builders/designers Lydford Bros., 1940): two storey version with Tudor arch at the entry, crenulations to south end, and horizontal glazing bars to the windows.
- 44 Milton Street (builder/design G.O. Carrick, 1936): two storey, variegated salmon bricks with cream to the curved entry bay, tapestry brick trims, concrete balconies with metal railing, and horizontal glazing bars to the windows.
- *Reigate* (1938-39), 10A Mitford Street: brick alternating with rendered bays, steel-framed windows, tall chimneys with pots.
- *Oberon*, 28 Mitford Street (Harry R Johnson, 1933): Tudor Revival herringbone brickwork panels and Moderne by way of its faceted balcony with speedlines.

The Tudor Revival style is identifiable by gabled ends with corbelling. When applied to blocks of flats, as are all the examples of this style in the precinct, battened sheeting has not been employed rather decorative effect is provided by patterning with tapestry bricks. Some examples feature traditional leadlight (often diamond quarrels) to the windows. Key examples are:

- *Sefton* (J H Wardrop, 1934), 4 Broadway: roughcast with tapestry brick trim to openings, ribbed panels, corbelling.
- *Edleigh Court*, 6 Broadway (builder J H Eddy, 1933, **PPHR 444**): tapestry brick trims, slate roof.
- *Woondahra Flats*, 4 Bundalohn Court: rendered upper level, clinker brick to the lower level, tapestry brick trims, and windows with Tudor arched upper sash.
- *Greenmount Flats*, 24 Dickens Street (builders/designers J R & E Seccull, 1938): prow windows, Tudor arches.
- **Camberley Flats**, 17A Milton Street (H D Berry, 1934 and 1936, **PPHR 2063**): trim in clinker brick and retains garages.
- *Marlo*, 30 Mitford Street (Harry R Johnson, 1936): triangular Anglo-Saxon arches.
- *Belmac*, 77 Mitford/I Goldsmith streets (J H Wardrop, 1935): similar ribbed panel to Sefton.
- *Leith*, 6 Southey Court: plainer version with wide rendered band, upper horizontal glazing bar.

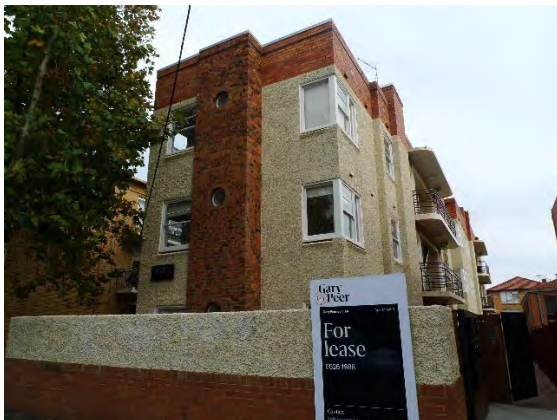


Figures 61 & 62 - 33 Brighton Road (left) 17A Milton Street (right)

Towards the end of the 1930s, a purer Modernist, more rectilinear version evolved (though curved corners were sometimes included), being the Functionalist style. The material palette is more restrained (less decorative) than the related Moderne style examples and salmon bricks began to be

employed. The roof is often more/fully concealed by a parapet. Examples of this type, all of which are flats, include:

- *Malinar*, 181-183 Brighton Road: rendered with steel-framed windows.
- *Winton flats*, 189 Brighton Road: may have a flat roof concealed by parapet, roughcast and brick (tapestry and salmon) with porthole windows to the front. (Figure 63)
- *I Garden Court* (I G Anderson, 1937): salmon brick with narrow banding with tapestry bricks.
- *Braeside Flats*, 5 Garden Court: salmon brick with tapestry (piers) and clinker (banding) brick trims.
- *Deltham*, 3 Meredith Street (J H Esmond Dorney, 1936): has metal balustrading, mostly brick.
- **Poets Corner**, 38 Mitford Street (L J Cumming, 1939, **PPHR 2067**): V-shaped footprint, cream brick and steel-framed windows. (Figure 64)
- 2-6 Southey Street. S & M S Nelson, 1939, no. 2 (*Ascog*), no. 4 (*Glenore*), no. 6 (*Wavell*): with varying brick work and window types.
- *Theorose*, 6A Southey Street (1939, Wells & Janeba): cream brick with a large window of glass bricks above the entry framed in tapestry bricks.



Figures 63 & 64 - 189 Brighton Road (left) and 38 Mitford Street (right)

Similarly at this time, late 1930s, houses were imbued with less stylistic affectation. Often these houses have hipped roofs clad in variegated glazed tiles, rendered walls on a brick plinth, concrete hoods over the front windows, and a wide porch, possibly with shouldered arch. Examples of this typology are located at 2 and 6 Bundalohn Court. There is also a small, attached group at the corner Goldsmith Street (no. 78) and Gordon Avenue (nos 18 and 20).

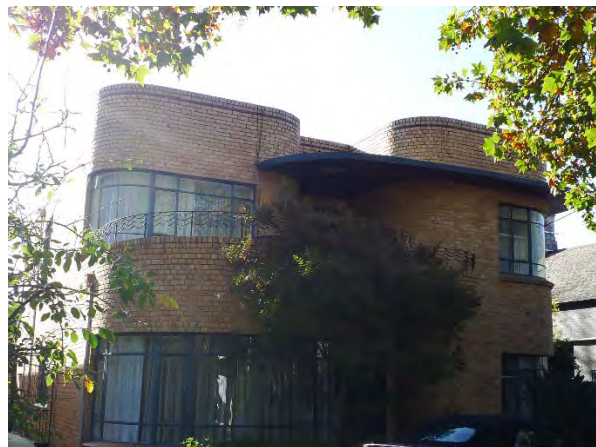
Post-World War II period

The Post World War II period represents a smaller phase however continues the tendency for high-end examples that were often designed by architects. Known examples of which include a group in Dickens Street opposite the gardens (nos 21A, 27, 29), 157 and 161 Brighton Road, 2A Avoca Court, 76 Mitford Street, 7 and 9 Southey Street, and 3 Wimbledon Avenue.

The early Post-World War II period examples (late 1940s-early 1950s) tend to reflect, or be a continuation of, the Moderne/Functionalist mode that was popular in the precinct at the end of the Interwar period and into the early 1940s. Roofs may be flat behind a parapet or at least partly concealed by a partial parapet if hipped. The building envelope is (mostly) rectilinear, though some have a curved corner. Walls are usually either cream or salmon/orange brick and lintels are undefined. Windows are either timber-framed with horizontal glazing bars or steel-framed. The work of the émigré architects commences during this phase, primarily Kurt Popper.

Examples include:

- *Marguerite*, 80 Blessington Street: umber brick vertical accents.
- *Castleton Flats*, 5 Bundalohn Court (Stephan Kovacs, 1953-55): cream brick and steel-framed windows. (Figure 65)
- 6A Dickens Street (Leslie J W Reed, 1954, **PPHR 893**): a substantial house in cream brick with curved corners and large steel-framed windows. (Figure 66)
- 5 Foster Street: salmon brick, steel-framed windows.
- 21 Mitford Street (1949-50, Kurt Popper): cream brick, steel-framed windows, concrete to balconies. (Figure 67)
- 28 Milton Street (Bernard Evans, c1948): cream brick including ribbed panels, steel-framed windows.
- 74 Mitford Street: cream brick, steel-framed windows.
- 40 and 44 Southey Street, flanking Southey Court (1941-50, H R Johnson): cream brick with some rendered elements, flat roofs, steel-framed windows.
- 1 Tennyson Street (1947, builder/designers J.R. & E. Seccull): salmon brick with lightly contrasting clinker brick banding and Roman tapestry bricks to windows.
- *Rajon*, 3 Tennyson Street (1950, Kurt Popper, built by J.R. & E. Seccull): U-shaped footprint, cream brick and steel-framed windows.
- 49 (*Kai*) and 49a (*Arbet*) Tennyson Street (1941, builder/designer A.J. Day): red and cream brick banding, steel-framed windows.



Figures 65 & 66 - 5 Bundalohn Court (left) and 6A Dickens Street (right)



Figure 67 - 21 Mitford Street

From the mid-1950s to the early 1960s, the flats are generally three storey and cuboid in form with a flat roof, though two storey examples often have a hipped roof. When located on a large site, the opportunity was taken to configure advantageously, for example about a central courtyard (U-shaped). Face brick is the predominant wall material, mainly cream brick (sometimes with limited use of contrasting brown/manganese brick to the plinth and/or sills) though later examples are often in brown or tan brick, the latter reflecting the influence of burgeoning Brutalist movement in Australia. Areas of glazing are more extensive than previous periods and consists of either large steel-framed windows (a mixture of casements and fixed panes) or banks of timber-framed (awning and fixed panes, likely manufactured by Stegbar). Spandrel panels (below the windows) are often differentiated in some way – sheeting, coloured glass, tiled or rendered. Bespoke balustrading – panels or railing, with a geometric pattern/motif – are another key distinguishing element of individual blocks.

The émigré/Jewish architects – Berman, Feldhagen, Fooks, and Popper - were responsible for many of the distinct buildings of this phase.

Theodore Berman, whose work ranged from restrained to more varied:

- 76 Mitford Street (1962): cream brick with areas of stacked umber brickwork to the façade, metal pole screen with '76', and diamond motif to balustrading.
- 2 Southey Grove (1957, **PPHR 920**): unusual single storey, studio flats.

Michael Feldhagen, whose work is typically more varied or elaborate:

- 21 Dickens Street (1965-66): A relatively late cream brick example with recessed balconies featuring faceted metal panels to the balustrade.
- 1 Hartpury Avenue (1970): tan brick, concrete screen with parabolic arches.
- 8 Southey Street (builder J & R Wittenberg, 1964): orange brick with varying geometric pattern to spandrel panels.

Dr Ernest Fooks, whose output was generally restrained:

-
- 119 Brighton Road (1958): brick (overpainted), flat roof, stair bay with staggered glazing bars, façade recessed with projecting balconies.
 - 157-159 Brighton Road (1957): cream brick, concrete framing to banks of windows, undercroft car parking.
 - 21A Dickens Street (1965): brown brick and render, symmetrical façade with recessed balconies.
 - 12 Milton Street (1961): cream brick, spandrel panels, elongated window proportions.

Kurt Popper, whose work is typically restrained however these two examples are more varied than much of his oeuvre:

- *Dickens Park*, 27 Dickens Street (1960): overlapping square motif to balustrading, steel-framed windows.
- 3 Wimbledon Avenue (1959): U-shaped footprint, green glass spandrels, balustrading and gates with diamond motifs (open and small panels).

Other good examples include:

- 2A Avoca Avenue (1957, 'Building Design Studio') Brown bricks to projecting stair bay. Hip roof (though initial design was for a flat roof).
- 161 Brighton Road (1959): concrete balconies with diamond motif to balustrade.
- 29 Dickens Street (Aron Aloni, 1960): concrete trim, recessed balconies, timber windows.
- 3 Goldsmith Street (Harry Ernst, 1957): blue glass spandrels, wide soffit over stair and gallery.
- 12 Hartpury Avenue: mosaic tiled spandrels.
- 17-19 Milton Street (1959): mosaic tiled spandrels, balcony railing with rectangular motif.
- Rear of 44 Milton Street (Kurt Elsner, 1960) International style on a small-scale.
- 19 Mitford Street (Norman Roth & Associates, 1970): Brutalist, brown brick, arched screen at entry.
- 39 Southey Street (L.G. Grant & Associates, 1959): recessed balconies, diamond and panels to balustrade, screens to entry, stacked brickwork. (Figure 69)
- 7 Tennyson Street (1964): panels with concrete (some textured) Roman bricks, recessed balconies, original fence.
- 9 Tennyson Street (1962, built Rudolph Kalish): recessed balconies with geometric balustrade, breeze block to fence and side wall.
- 25 Tennyson Street (Aron Aloni, 1964): flat roof, mosaic tiled spandrels, altered balconies.



Figures 68 & 69 - 76 Mitford Street (left) and 39 Southey Street (right)

4.0 Comparative Analysis

The St Kilda Botanical Gardens Environs Precinct is significant for its high concentration of distinctive buildings from four key periods – Victorian, Federation, Interwar and Postwar (into the Late 20th century, circa 1970) ranging in scale from cottages to mansions however with a preponderance of larger buildings. This has resulted in part due to the proximity to the amenity provided by the Botanical Gardens, which is in the central part of the precinct. The high percentage of architect-designed residential buildings is without parallel in the City of Port Phillip and much of the State, except for parts of South Yarra (City of Melbourne) such as Marne Avenue, Park Street, Toorak Road etc. From the early 20th century, it started to become an epicentre of flat development, gathering pace across the Interwar and Postwar periods, often as the large holdings of remnant mansion estates were subdivided and/or earlier houses replaced. A notable aspect is the many good examples of post-war flats, some of the most distinctive in Port Phillip.

HO6 St Kilda East is the precinct in the municipality which most closely aligns with the subject precinct. It likewise includes a centrally located park – Alma Park - however the precinct overall has an elongated footprint. Its periods of significance are the same, though with less of a contribution of the Postwar period than the St Kilda Botanical Gardens Environs Precinct. The development of this precinct has further parallels as it partly relates to mansion estate subdivisions. This large precinct also retains several Victorian period mansions, some incorporated into school complexes, and has a mixture of freestanding residences and blocks of flats from the 20th century periods. It retains some more extensive streetscapes of Victorian period development such as Odessa Street. There are pockets of paired semi-detached Federation, primarily brick cottages in Lambeth Place, and Interwar flats such as in Charnwood Road. It contains a wide range of flats including good post-war examples by émigré architects such as Kurt Popper and Mordecai Benshemesh. Its commercial area to St Kilda Road is larger with more building stock dating to the Victorian period, some of it grander and it includes a few churches, a building type which is not represented in HO7.

HO5 St Kilda Hill precinct also contains significant buildings from the Victorian, Federation and Interwar periods. Several Victorian period mansions survive on Grey and Princess streets as well terrace groups and villas throughout. The narrow streets at the south-west end (Havelock, Fawcner and Clyde) have smaller residences - timber cottages (Victorian and Federation period) and paired brick houses (Federation period) – whereas the larger residences and blocks of flats are located on the wider streets further north. In the Eildon Road area, the building stock (houses and flats) mostly dates to the Interwar period. There are more commercial buildings on Fitzroy and Grey streets and others than in the subject precinct.

HO8 Elwood-Glenhuntly Rd, Ormond Rd has significant buildings from the Victorian, Federation and Interwar periods though with only a small proportion from the Victorian. It retains two mansions in Tiuna Grove and has a larger commercial centre, consisting of many Interwar period shops.

Federation period villas and Interwar period bungalows and flats are well represented throughout the precinct. The flats however are mostly two storey, whereas in the subject precinct there are many three storey examples.

Some of the Federation period development in the subject precinct compares with HO403 Addison Street /Milton Street Precinct (Elwood), which is adjacent to the south-western part. HO403 however consists mostly paired and smaller villas, whereas the St Kilda Botanical Gardens Environs Precinct has areas with large and distinguished examples such as Blessington and Tennyson streets.

HO258 St Vincent Place Precinct has a high percentage of large houses but many in terrace groups and largely dating to the Victorian period.

5.0 Statement of Significance

What is significant?

The St Kilda Botanical Gardens and Environs Precinct covers a broad area from Carlisle Street to the north, to Brighton Road in the east, broadly to Byron Street to the south, and generally by Mitford Street and Broadway to the west.

Initially development occurred at the northern end near Carlisle Street, and subsequently in the close vicinity of the Botanical Gardens, where a multitude of mansions were constructed, several of which survive. Commencing during the Federation period, subdivision of the many large holdings gradually was undertaken, continuing through the Interwar period, resulting in some of the cross-streets and all the courts respectively being created. Whilst some pockets of cottages and the like were established during the Federation period, the tendency was for commodious houses and blocks of flats to be constructed during the 20th century.

The following features contribute to the significance of the precinct:

- Houses from the Victorian, Federation, Interwar and Postwar periods.
- Flats from the Federation, Interwar and Postwar periods.
- Shops from the Victorian, Federation, and Interwar periods.
- Victorian period buildings are either of face brick (often polychrome) or (part) rendered, or timber-framed construction, often with ashlar boards to the façade. Roofs mostly hipped and slate clad. Chimneys are evident. Windows are timber (usually with sashes) and doors are four-panelled. Verandahs with cast iron detailing are typical.
- Federation period buildings are either masonry - red brick and/or (part) rendered (including roughcast), with a few concrete, or timber-framed construction (usually with shingled or ashlar boards to the façade. Roofs, either clad in slate or terracotta tiles, feature gable ends, often with exposed rafter ends. Chimneys are evident. Windows are timber (sash and/or casements) often with leadlight and doors are panelled. Verandahs with timber detailing are typical, though there are a few with cast iron detailing.
- Interwar period buildings are either face brick (mainly red, clinker or cream, some with tapestry) or render. Roofs are pitched (gable and/or hipped) and tiled clad, often with exposed rafter ends (bungalows). Chimneys are evident. Gable ends often feature timber shingles. Openings are either timber, often with leadlight/timber glazing bars, or steel framed (sashes or casements). Masonry porches are typical.
- Postwar periods buildings and brick, either face brick (mainly cream) or render. Roofs are either hipped, tiled clad, or flat. Openings are either timber or steel framed (sashes or casements).
- Late 20th century period buildings are usually either brown or tan brick with a flat roof. Openings are either timber or metal framed.

-
- Original/early front fences - only a few from the Victorian period, more from the Federation period, and generally low brick from the Interwar and Postwar periods.
 - Early street infrastructure including basalt kerbing and channelling.
 - F L Dawkins and E C Mitty Reserves and mature trees including Canary Island palms.
 - Mature street trees (London planes and Ash).

The Significant places within the precinct are:

- 26 Avoca Avenue (War Memorial Scout Hall)
- 26-28, 44-46, 48, 57, 60, 76 Blessington Street
- 27, 33, 47A, 115 Brighton Road
- 1 & 6 Broadway
- 1A, 6, 6A, 23, 25 Dickens Street
- 15 Foster Street
- 11, 14 Hennessy Avenue
- 9, 11, 17A, 41 Milton Street
- 5 & 5A Mitchell Street
- 15, 23, 31, 38, 43, 45, 73-75 Mitford Street
- 2-4, 21 Mozart Street
- 2, 37 Southey Street
- 6, 10, 17A, 30, 36 & 38, 58 Tennyson Street
- 2, 5 Wimbledon Avenue

The Non-contributory properties are:

- 3 Avoca Avenue
- 30, 36, 38-40 & 84 Blessington Street
- 29-31 & 103-105 & 185 Brighton Road
- 10 & 38 Broadway
- 28 & 32 Carlisle Street
- 20, 24A Dickens Street
- 23 Foster Street
- 6, 11, 16 & 25-27 Gordon Avenue
- 1A & 23 Hartpury Avenue
- 27-31 Herbert Street
- 5, 14 & 14A Irymple Avenue
- 42, 48, 58A Milton Street
- 7 Mitchell Street
- 1, 2 & 3 Mitford Place

-
- 16 & 22 Mitford Street
 - 15 Mozart Street
 - 31 & 45 Smith Street
 - 7, 11, 12, 14, 15 & 20 Southey Street
 - 33, 43 & 84 Tennyson Street
 - 3A, 4 Wimbledon Avenue

All other properties not listed above are Contributory places within the precinct.

How is it significant?

The St Kilda Botanical Gardens Environs Precinct is of local historical and aesthetic significance to the City of Phillip.

Why is it significant?

Historically, the precinct illustrates the high desirability of this part of the municipality as a residential area from the mid-19th century and throughout much of the 20th century, demonstrated by the quality of the constituent building stock of which an unusually high proportion was architect designed. During the late 19th century, the area attracted a particularly affluent class illustrated by the preponderance of mansions in generous grounds - *Rus in Urbe* (country in the city) - reflecting an important theme in St Kilda's development but exemplified in this precinct. With changing economic circumstances, the fate of these estates, as in neighbouring areas, was for the holdings to be subdivided and for the large houses to be re-employed as boarding houses, and later converted to flats, some being remodelled in the process. Whilst during the Interwar and Postwar periods, flat development increased to much of the municipality, the precinct reflects that trend to a high degree with the relatively large scale of the blocks erected. Many of the Postwar flats were designed by émigré architects often for an Eastern European migrant clientele from the expanded Post-war Jewish community, injecting the area with a European-influenced modernism. (Criteria A and D)

Aesthetically, the precinct contains a wide range of distinguished buildings from each of the four periods of significance, though especially from the Interwar period, forming streetscapes of an unusually high architectural excellence and interest, which are complemented by the historic infrastructure and street plantings. Whilst the grandest buildings of varying periods are typically located on the main/original streets or roads (especially Blessington, Brighton, Mitford, Southey, Tennyson), the secondary streets and courts, resulting from subdivision, tend to be more consistent to either the Federation or Interwar periods.

From the Victorian period, there are ornate timber villas, brick villas and terraces, and mansions illustrative of the prevailing Italianate style but also some examples reflecting the Anglo-Dutch style, or its influence, at the end of the 19th century.

From the Federation period, there are semi-detached pairs, medium and large-scaled villas reflecting the predominant employment of the Queen Anne style and towards the end of the period, the Arts and Crafts style, including for some flats, and the emergent bungalow style in a mode known as the Federation bungalow. Unusually there are a few concrete examples. The commercial buildings of this period are most distinctive.

From the Interwar period, there are 1920s bungalows, and then from the late 1920s mostly blocks of flats in the popular styles of the day with distinctive examples of the Mediterranean (with an overlay of the Georgian Revival style in some instances), Spanish Mission, Moderne and Tudor Revival (or Old English). The Moderne style, with its associations of progress, is particularly

prevalent in the precinct. The latter two styles are often associated with three storey buildings and sometimes combined in a less common variant – the Tudor-Moderne.

From the Postwar period, there are fine blocks of flats, typically three storey and in cream brick, displaying the influence of Modernism either in a Functionalist/Moderne mode or representing the shift to a more varied detailing often with geometric motifs to the balconies towards the end of the 1950s. From about 1960, brown and tan brick and a more robust articulation were preferred under the influence of Brutalism. (Criterion E)

6.0 Recommendations

Excise from HO7 to create separate precinct heritage overlay.

Extensions recommended (that is, not currently within the HO as part of HO7):

- 69, 80-84 Blessington Street,
- 151-189 Brighton Road,
- 3, 5 Broadway,
- 8, 5-13 Browning Street,
- 27, 29 Dickens Street,
- 5, 7 Foster Street,
- 1-23, 2-20 Gordon Avenue,
- 1, 3, 8-14, 15-23 Hartpury Avenue,
- 10-12 Hennessy Avenue,
- 1-19, 2-20 Irymple Avenue,
- 2-40, 39-45 Mason Avenue,
- 12, 17-33, 28-44 Milton Street,
- 10A-16, 11-23, 78, 80 Mitford Street,
- 3, 4, 5, 6 Southey Court,
- 7-9A, 33 (front part), 37-51, 78-90 Tennyson Street,
- 3, 3A Wimbledon Avenue.

Transfer the following places from individual heritage overlays to the new St Kilda Botanical Gardens & Environs precinct heritage overlay:

- 2, 4, 6 Browning Street (from individual HO411)
- 15 Mitford Street (from individual HO192)

Also transfer:

- 51 & 58-64 Milton Street from HO7 to the adjoining HO403 precinct,
- 37-39 Dickens Street (Elwood Talmud Torah Congregation) from HO7 to an individual HO.

Removal of rear part of 35 Tennyson Street and 58 Carlisle Street

The following places with PPHR citations become Contributory to the precinct:

- 51 Blessington Street (PPHR 427)
- 49 & 49A Carlisle Street (PPHR 451)
- 57 Carlisle Street (PPHR 452)
- 60 Carlisle Street (PPHR 453)
- 32 Mitford Street (PPHR 2272)

-
- 36 Mitford Street (PPHR 2271)
 - 18 Southey Street (PPHR 921)
 - 34 Tennyson Street (PPHR 934)
 - 5 Wimbledon Avenue (PPHR 911)
 - 15 Wimbledon Avenue (PPHR 912)
 - 17 Wimbledon Avenue (PPHR 913)

7.0 Assessment

RBA Architects & Conservation Consultants, *H07 Elwood St Kilda Balacava Ripponlea Precinct Heritage Review Stage 2, 2021*

Village Belle Commercial Precinct

Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

1.0 Thematic Context

Victoria's framework of historical themes

5. *Building Victoria's industries and workforce: 5.3 Marketing and retailing*

6. *Building towns, cities and the garden state: 6.3 Shaping the suburbs*

Port Phillip thematic environmental history

5. *Buildings and cultural landscapes: 5.2 Shaping the suburbs*

6. *Commerce, trade and work: 6.2 Markets, shops and retail*

2.0 History

In 1842, the Village of St Kilda – bounded by the bay, Fitzroy and Barkly streets - was established and land on the Esplanade, and nearby streets, sold. Over the next decade, land in the other parts of the original village area was sold in phases.

Land within the precinct was offered for sale from the early 1850s onwards. In 1851, land on the north side of Acland Street was sold, consisting of three large allotments in the order of 3 acres as well as a four-acre municipal reserve at the corner of Acland and Barkly streets (Figure 1). Allotment 35 was acquired by J C Riddell, no. 36 by N Gutheridge, and no. 37 by C B Peed. The land on the south side of Acland and adjacent part of Barkly Street (west side) was part of the foreshore reserve, and Carlisle Street was not yet defined.

Land on the east side of Barkly Street was sold in 1853, being parts of three allotments – no. 76 acquired by T Earle and C Palmer, no. 77 by J Smith, and no. 86 by J Sutherland (P2).

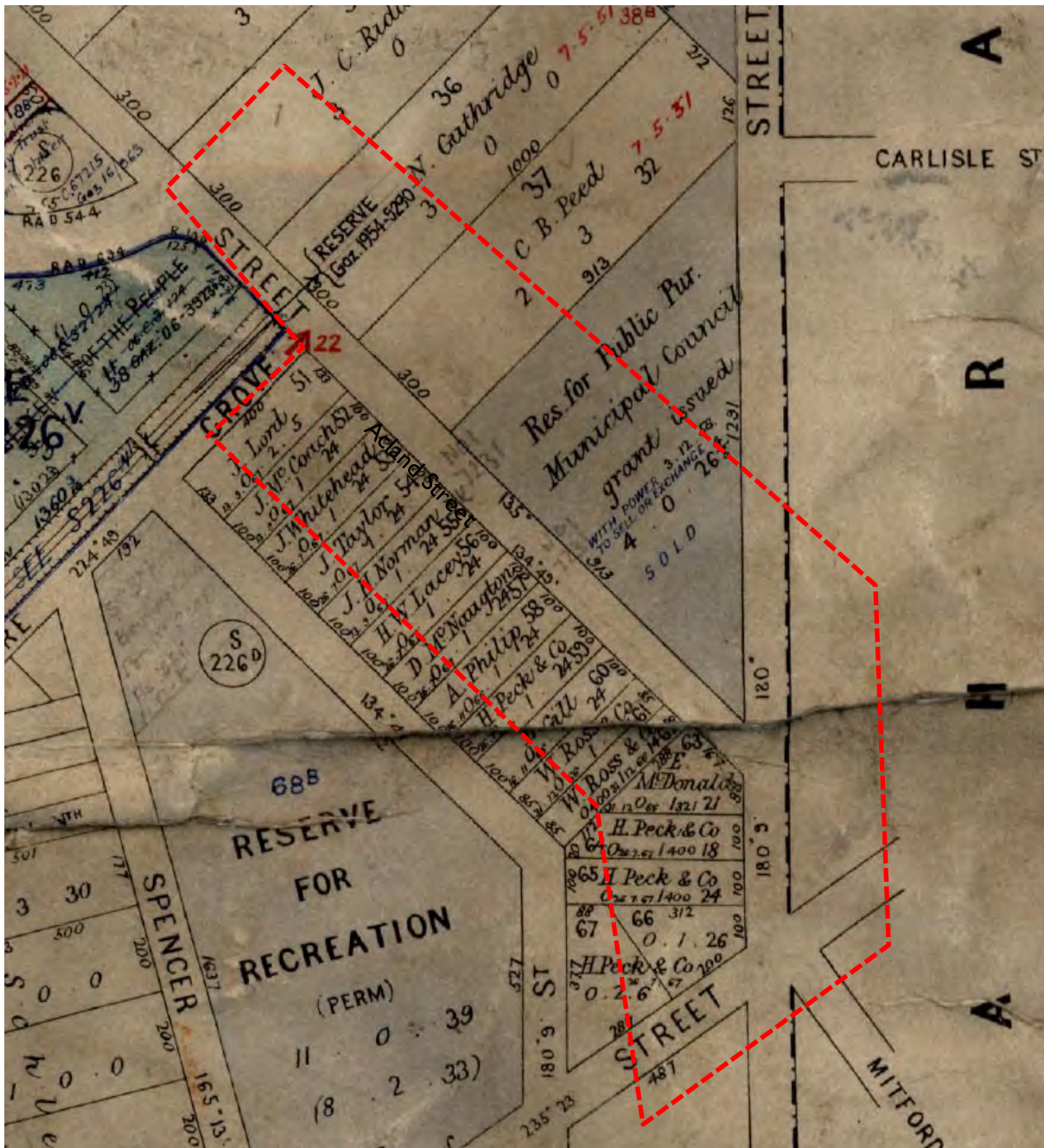


Figure 1 - Parish Plan, M333(25) at Elwood (+ St Kilda) Parish of Melbourne South (Source: Landata) showing the approximate boundaries of the precinct area in relation to the Crown portions

The first building in the area was the Village Belle Hotel. In 1854, an application for a hotel license was rejected, though one was issued in the following year (BA). On the contemporary Kearney plan (Figure 2), the Village Belle was the only building depicted in the precinct area.

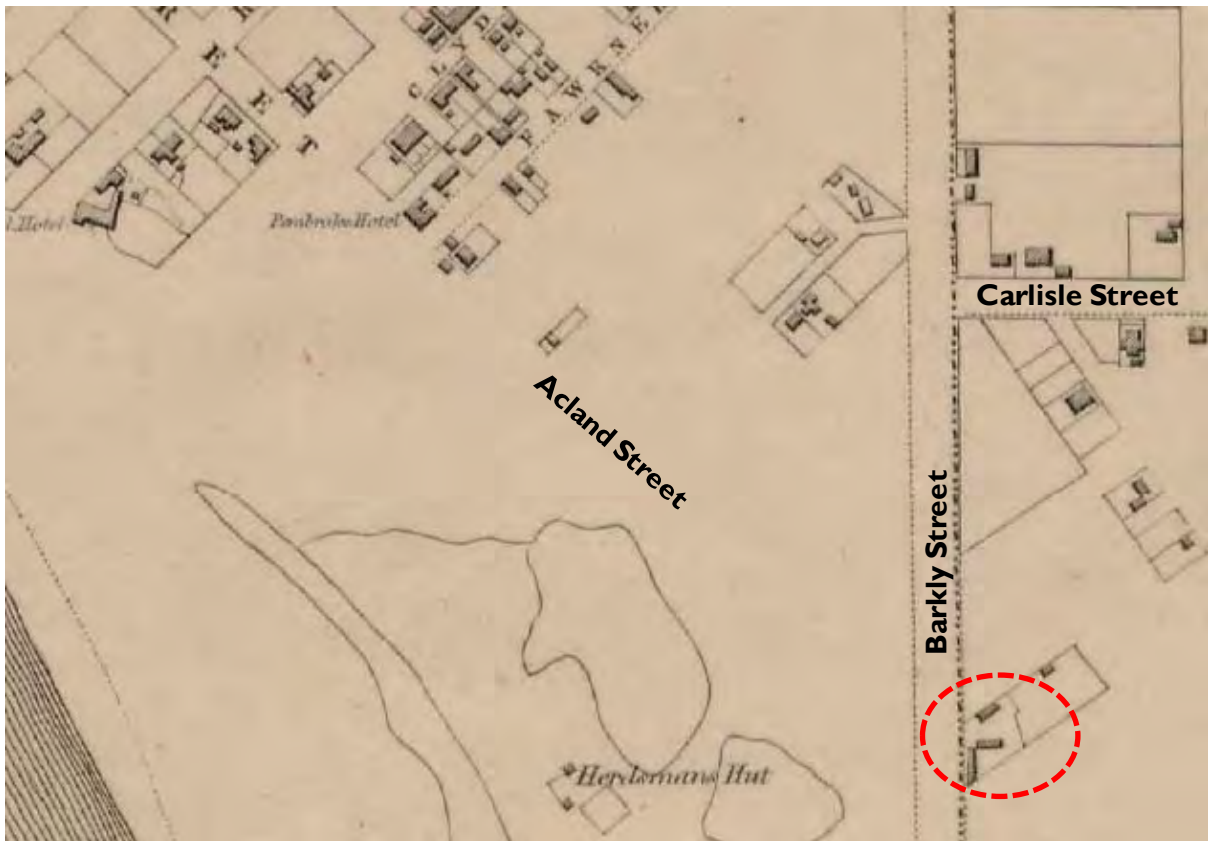


Figure 2 - 1855 Kearney Plan, Village Belle Hotel highlighted (Source: SLV)

One of the early features in the precinct area was the main drain (now enclosed under Albert Street and Shakespeare Grove) which was being constructed by 1858 (refer to 1864 Cox plan, Figure 4, for route) requiring a widening of the existing bridge over Acland Street (JCBI, p139). 'In 1861, the bridge at Acland Street had been widened from 25 feet to 66 feet, and stone piers placed to same' (JCBI, p151).

The municipal reserve, north corner of Acland and Barkly streets was able to be sold in 1858 (P1) and a subdivision plan dating to the following year survives. Bedford Street was created at that time and a house, Merryvale, had already been constructed on what is now 110 Acland Street (west corner of Bedford Street, outside the precinct area). Whilst 14 allotments were offered at the triangular block bound by Bedford Street, they were later combined into 3 holdings (Figure 7). This 1859 plan also shows the westward extension of Carlisle Street from Barkly Street to the link with the Esplanade.

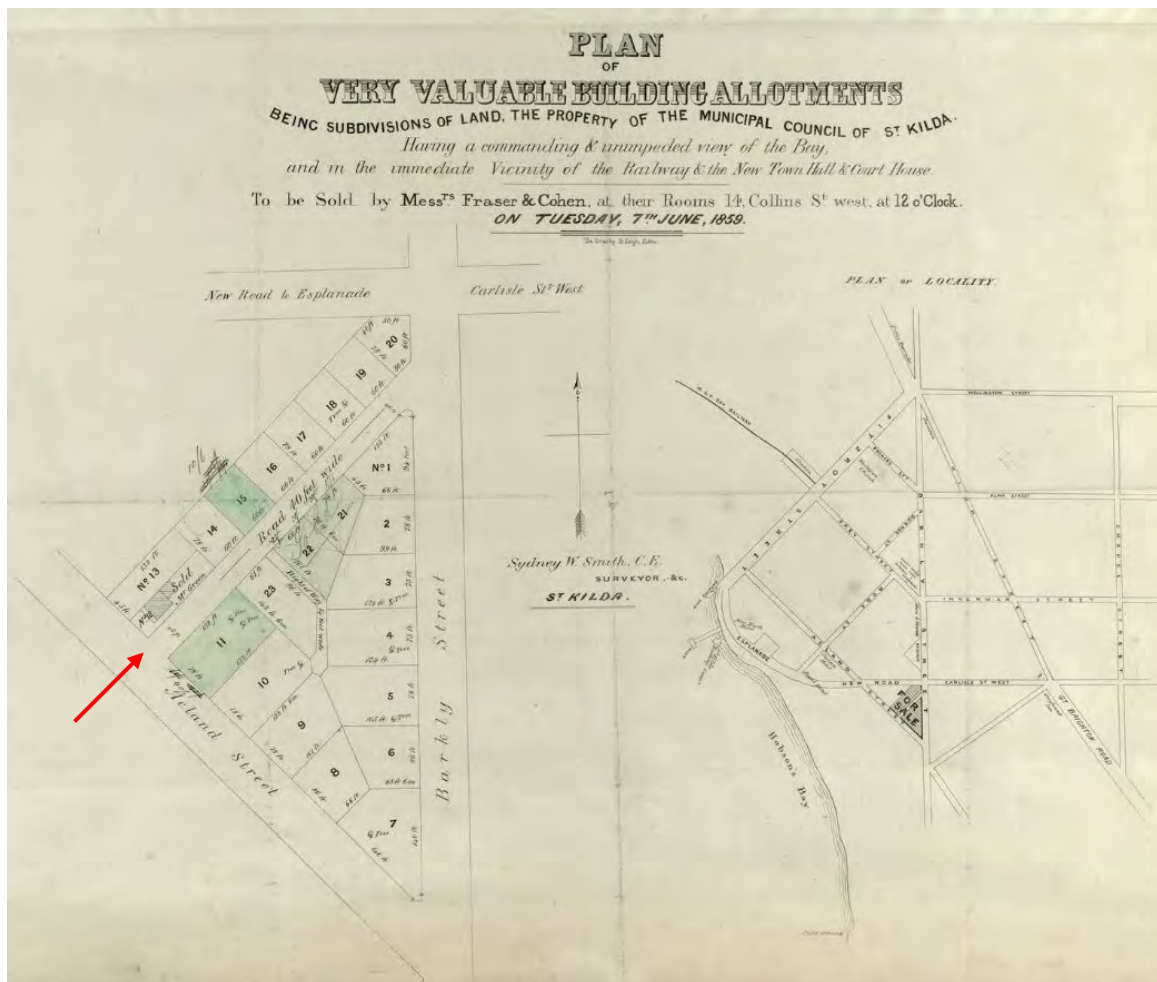


Figure 3 – 1859 subdivision of land at the corner of Acland and Barkly streets, Bedford Street highlighted (Source: SLV, va001270)

The Cox Plan of 1864 (Figure 4) shows that Irwell Street had been established as had Smith Street, off Barkly Street (next to the Village Belle). The two houses in the triangular block had been constructed with the one facing Acland Street being occupied by Benjamin Cowderoy, a leading figure in the early days of the municipality including being Chairman of the St Kilda Council (SM 1864 and Age, 28 May 1864, p.1).



Figure 4 – 1864 Cox Plan, route of main drain highlighted

Soon after, in December 1865, the earliest surviving building in the precinct was erected at 188 Barkly Street (**PPHR 293**). The basalt school building was designed by the noted architects Crouch & Wilson (MMDb, 911 and 7123) for James Bothwick – the noted teacher, author, historian and archivist (ADB). Bothwick opened his Hofwyl School (Figures 5 & 6) with a limited number of boarders and day pupils (*Argus* 22 Dec 1865 p3). Bothwick advertised that ‘the system pursued is founded on that of Pestalozzi, as developed at Hofwyl, in Switzerland, regarding the moral training and practical education of youth’ (*GG* 4 June 1868 p.2). Bothwick retained the site into the early 1880s when it became Queens College (*Age* 16 August 1881 p.4) and operated until the early 1920s and by 1925 was converted into flats (SM).



Figures 5 & 6 – 1865 perspective of the Gothic style, Hofwyl School (Source: nla.obj-135234922-1) and 19th century image (PPCC, sk0692.1-2)

During 1866-67, the parkland on the south side of Acland Street between Shakespeare Grove and Blessington Street (and extending through to Chaucer Street) was subdivided into 17 allotments (nos. 51-67) mostly 100 feet wide (P1). H Peck & Co, a freehold home company with holdings

across Melbourne and the state, purchased five allotments at the east end (Age 27 December 1867 p.1).

The 1873 Vardy plans (Figure 7) show that over the previous decade a few villas had been erected on the south side of Acland Street, however surprisingly the original crown allotments had not been further subdivided. In Barkly Street, the Hofwyl School (no. 188) and two other villas between it and the Village Belle are evident (V).



Figure 7 - 1873 Vardy plans, WW9 (left) and SW5 (right) (Source: SKHS)

Soon after a mansion, Victoria House (now demolished but indicative of the type in the area), was constructed on Acland Street at the east corner of Irwell Street (now nos. 96-104), which in 1876 was described as follows in a sale notice.

The house, which is quite new, having only been built about 16 months, is substantially built of brick, stuccoed, on bluestone foundations, with slate roof, and contains 10 large and lofty rooms (two 20 x 16 and two 17 x 16, with 13ft collings), commodious outhouses, stable with slate roof, &c. A double verandah and balcony surrounds the house on two sides, facing Acland and Irwell Streets. The land has the fine frontage of 80ft to Acland-street by a good depth along Irwell-street (Argus, 24 August 1876, p2).

At this time, the architect John Vardy added a new verandah to the Village Belle Hotel (Figure 8), which initially was a timber building with two dormers (BA). In 1891, it was replaced by the extant masonry version designed by William Pitt (PPHR 294).



Figure 8 - Village Belle, circa 1881 (Source: JCB, v1, opp. p256)

Expansion of the cable tram network into the precinct was undertaken by the Melbourne Tramways Trust during 1885-91 (VHI), with the service from the city along Chapel Street to Carlisle Street completed in late 1888 and the route from South Yarra Station along Chapel and Wellington streets, thence along the Esplanade and terminating at Acland and Barkly commenced during 1889 (TG, 29 December 1888 p4).

The MMBW plans of 1897-98 (Figures 9 & 10) provide a snapshot of the development that had occurred in the precinct area by the end of the 19th century. In Acland Street, the development was more intensive at the north end as there were six premises (one shop and five residences) between Carlisle and Albert streets, three of which survive at nos 74-78. The shop at no. 74 was built in 1885 and the terraces during the 1890s (SM). There were however only another five houses between Albert and Barkly streets, all mansions or on large holdings and all since demolished (MMBW 1375). From north to south, they were respectively (though not necessarily known as such at that time) – Tallageira (nos. 88-94), Victoria House (nos. 96-104), Merryvale House (no 106-110), Taroona (nos. 112-144), and Oakrood (nos. 144-166).

On the east side of Barkly Street, there were three buildings north of the Village Belle including the school then known as Queens College (now no. 188, then no. 192). Between Smith and Blessington streets, there was garden area of a house (then no. 208) which was well set back from the street (MMBW 1374). Similarly, there was paddock at the corner of Blessington and Mitford streets (MMBW 1380).

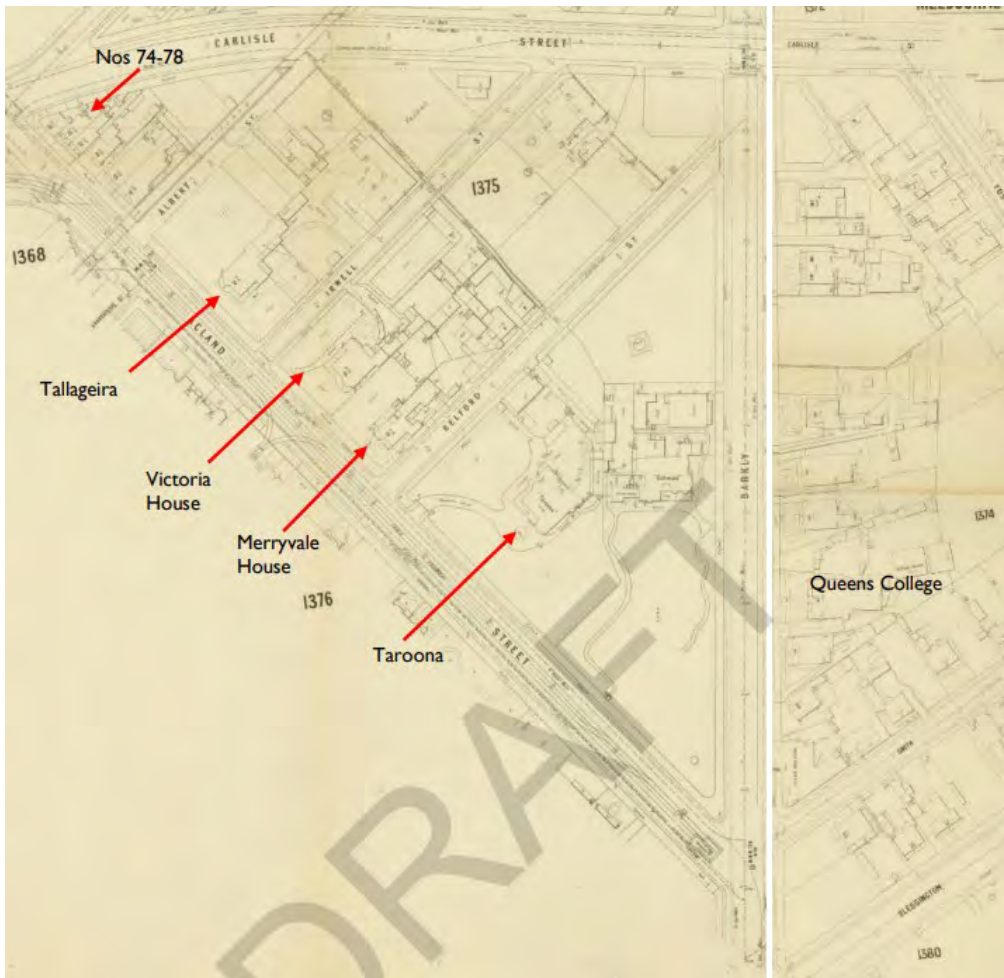


Figure 9 - 1897 MMBW detail plans 1374 (right) 1375 (left), north side of Acland Street and nearby part of Barkly Street (Source: SLV)

On the south side of Acland Street, twelve houses had been erected as well as the tramway shed at the west end (opposite between Irwell and Bedford streets). None of these buildings survive today, except for the house, which has been retained at the rear of/behind the shop at no. 137 (then no. 97). There were two smaller houses at the corner of Blessington Street and a large paddock at the corner of Barkly Street (MMBW 1376).



Figure 10 – 1897 MMBW detail plan no. 1376, south side of Acland Street (Source: SLV), part of the house remaining at 137 Acland Street is highlighted (then no. 97).

In 1900, the site at the south-west corner of Barkly and Blessington streets came into being as part of the subdivision of the Baker Estate and two storey shops and residences were constructed on this corner by c.1905 (Figures 11 & 12). The sale notice identifies the names of houses on south side of Acland Street (a common practice at this time for even modest-scaled dwellings), east of the tram terminus – which were Wairona, Mawhera, Heretanga, Deyn, and Mordon Villa. Queens College on Barkly Street (no. 188) was also identified.



Figure 11 - Baker Estate, northern part (1900), showing 229-231 Barkly Street within the precinct. (Source: SLV Batten & Percy collection)

Commercial development during the early 20th century – Barkly Street

With the improving economic conditions after the turn of the century, commercial development commenced at the south end of the precinct opposite the Village Belle (west side of Barkly Street, between Acland and Blessington streets). By 1905, two shops had been established and this had

increased to six by 1910 (SM). A contemporary photograph (Figure 12) of this section of Barkly Street shows the early phase of commercial development and the original appearance of 229-231 Barkly Street built on the Baker Estate and the recent tram service (1906) along Mitford Street (ME).



Figure 12 – c.1909, corner of Barkly and Blessington streets, showing original facade of 229-231 Barkly Street (highlighted) and new tram service (Source: SLV, H84.233/195).

The pair of shops at 221-223 Barkly Street whose construction date of 1912 is shown on the parapet were designed by architect T G Rankin (BP 1661). These shops replaced a house whose verandah is partially visible in the extreme right of a c.1909 photograph (Figure 12).

In keeping with the expanding range of entertainment venues that were established during the early 20th century in the St Kilda area, a roller-skating rink – the Elite Skating Rink - was constructed at the north corner of Acland and Barkly streets (BP 1170), preceding Luna Park which opened in 1912. A circa 1910 photograph of the Elite Skating Rink (Figure 13) under construction indicated that the single storey pair at 205-207 Barkly Street had been erected, as well as the adjacent two-storey buildings at nos. 209-211. By 1914, films were being shown at Luna Park at the Palais Cinema, but this venue was relocated to the skating rink site in 1915 (PT 27 June 1914 p.5, 20 March 1915 p.6).



Figure 13 – circa 1910s, Barkly Street, possibly Elite Skating Rink under construction, rear of 205-211 Barkly Street highlighted (Source: SLV, H84.233/30)

By 1915, the pace of commercial development was increasing. The west side of Barkly Street was fully developed by that time with 14 commercial premises and a few shops nearby on Acland Street - at the east end on the south side (SM). In the following year, the group of eight single storey, brick shops at 35-49 Blessington Street were constructed by the builder A E Watson (BP 3074).

By mid-1917, the precinct was being referred to as 'the Village' after the hotel and was 'steadily growing to an important business centre' (PT 21 July 1917 p.4). At this time, the Palais Cinema was renamed the Barkly Theatre, so as not to be confused with another nearby venue, the Palais de Danse on the Esplanade (PT 15 December 1917 p.7).

A 1920 image (Figure 14) shows the original Federation period buildings in Barkly Street (west side) including the original pair at the corner - 193 Acland and 203 Barkly streets, and the adjoining surviving buildings between nos. 205 and 213. The original verandahs, likely cast iron, are also evident.



Figure 14 – 1920, corner of Acland and Barkly streets. Original building at 193 Adand and 203 Barkly streets highlighted (Source: SLV, H21880)

During the interwar period, the two buildings on the west side at the corners of Blessington Street were altered. In 1928, the architect H V Gillespie designed the shopfront of 227 and 227A Barkly Street, which suggests he may have designed the extant two storey building (previously it had been single storey). In 1934, Hughes and Orme remodelled and enlarged the building at 229-231 Barkly Street (Figure 15), converting it from three shops and an upper-level dwelling to seven shops and large flat (*Herald* 17 January 1934 p18).



Figure 15 - Remodelling of 229-231 Barkly Street in 1934 (Source: *Herald* 17 January 1934 p.18)

On the east side of Barkly Street, in 1939, the new branch of the Commonwealth Bank was established in the existing building at no. 204 at the corner of Smith Street. 'The site was previously occupied by two shops, which have been converted and modernised into the new building' (*Age* 28 July 1939 p.11).

Commercial Development during the early 20th century – Acland Street

Beginning in the first decade of the twentieth century shops began to replace the villas and mansions constructed in the late nineteenth century. For example, building permits for four shops built by or for E Naylor (the mayor of Prahran) were issued in 1906, 1909, 1910 and 1912 (BP 462, 833, 1067, 1571).

Probably the largest holding on the north side of Acland Street, relating to *Taroona*, was sold in 1911 facilitating more intensive development in its place. *Taroona* was described as 'a brick stuccoed villa, of imposing appearance. It has a slate roof, and about 9 main rooms, together with motor shed and all conveniences' (*Punch* 2 November 1911 p.18, includes a poor-quality image). In 1913, a scheme for flats by A H Fisher in Belford Street or Acland Street was depicted, indicating the scale of development that was then being contemplated, either within or adjacent to the precinct. In the article, it was stated that 'it has been long recognised by realty investors that St Kilda presents about the best opportunity in Australia for the development of the residential flat.' The large brick rink at corner of Acland and Barkly streets was planned to be converted 'into a large shop and motor garage' (*Herald* 24 July 1913 p4).

Following the sale of *Taroona*, permits were issued from the end of World War I - for six shops at 134-144 Acland Street (since demolished) in 1918 (BP 3539), the row of six shops at nos. 146-154 in 1919 which were constructed by builder J Brown for owners Davis & Yisbord (BP 3830), and five brick shops and dwellings at nos 112-122 (since demolished) in 1922 (BP 4949). Other permits issued in Acland Street at this time for multiple premises included a block of eight brick shops in 1919 (BP 4041), a group of four brick shops in 1920 (BP 4322), five brick shops in 1922 (BP 4958), and six brick shops – nos. 96-104 - in 1923 (BP 5392).

By 1922, there was demand for a local market, which the contemporary owners of the Barkly Theatre sought to take advantage of. At that time, both the Barkly Theatre and the Victory Theatre (now the National Theatre) were owned by the same group and the Barkly Theatre was possibly not profitable (*PT* 15 December 1922 p6). It was not until 1928 however that one was established on the cable tram shed site (*PT* 22 June 1928 p3).

Another mansion - *Tallageira* (Figure 16) at 88- 94 Acland Street - was offered for sale in April 1923. According to the sale notice, the grand, late 19th century edifice on the west corner of Irwell Street, was described as such:

Comprising 17 rooms, including 3 magnificent rooms 28 x 18, and balcony rooms 15 x 15, With stately portico, hall, stairway, and a wide tiled balcony and a massive tower.

As a shop and residential proposition, to construct seven shops on Acland Street frontage and with additions convert into a similar construction to "Summerland Mansions" would spell "Big RETURNS." (Argus 14 April 1923 p2)



Figure 16 – *Tallageira*, west corner Irwell Street c1900. Victoria House is visible in the background (Source: SKHS)

The sale of *Tallageira* allowed for the further commercial development in the precinct beginning with the construction of the St Kilda Memorial Hall (**PPHR 113**) by R L Phillips at 88-90A Acland Street), which commenced later that year to the design of Hudson and Wardrop, and included shops along the Acland Street frontage. The foundation stone of the hall was laid in November 1923 by the Governor-General. Subsequently two blocks of shops (nos. 92 and 94) were erected, with the first being nos. 94-94A during 1928 by the noted architect Harry Norris (BP 7306).

An aerial (Figure 17) dating to about the start of 1924 shows how far the commercial precinct had developed by that time showing the mixture of commercial buildings and residential buildings on the north side of Acland Street. The ground floor of the St Kilda Memorial Hall (no. 88) was under construction, to which the tower of *Tallageira* (nos. 92-94) was then in close proximity. On the opposite corner of Irwell Street, Victoria House still stood but the single storey block at nos. 96-104 had been constructed in front. Further east on Acland Street, the single storey block at nos. 134-44 and the two-storey block at nos 146-152 Acland Street had been erected and others, since replaced including the lower scale, former skating rink (later market buildings) at the corner of Barkly Street. Other two or three storey residential buildings are evident between Irwell and Bedford streets.

Similarly, the buildings on the east side of Barkly Street are captured. The façade of the two-storey mansion/school at no. 188 with a non-original, masonry two level verandah with arched openings, added as part of the conversion to flats; the two Victorian period villas at nos. 192 + 196 (the former survives behind shops); two x two storey shops at no. 198 (demolished), the Village Belle (no. 202), the earlier group of shops that extended between Smith and Blessington streets (nos. 204-214), and the extant single storey block at 35-49 Blessington Street are visible.



Figure 17 - 1924 aerial photograph (1926 in record) 'Just above St Kilda ...' (Source: SLV, E Ebell, H91.365/3)

The transition to retail continued on the south side of Acland Street from the mid-1920s onwards. The architect Lewis Levy designed two pairs of shops and dwellings in Acland Street at nos 171-73 in 1925 (BP 6212) and nos 87-89 in 1926 (BP 6441). In the latter year, the longest group of shops in the precinct consisting of 10 premises, were constructed for the Latrobe Investment company at 95-

103 and 107-115 Acland Street (Figure 18), on the old cable tram site (BP 6438). The construction of this block likely cemented the commercial evolution of the precinct. Designed by Leslie Perrot, 'each of the new shops will have a five-roomed dwelling for the use of the occupants. This shows recognition of the fact that the day of lock-up shop building is ended. A return to the time-honoured practice of suburban shopkeeper living on their business premises will be welcomed by many who have felt the burden of paying two rents — one for a shop and another for a suburban residence' (*Herald* 21 July 1926 p12). In that year a new market was established on site of the cable tram sheds at the rear of 95-115 Acland Street (*PT* 15 June 1928 p3).

Also, in 1927 the local traders formed the Village Belle Trader's Progress Association and in October of that year held its first 'shopping week' to promote the centre (*Age* 29 October 1927 p.13), which was emerging as a rival to the historic shopping strip along High Street (now St Kilda Road). Cooper in his history of St Kilda noted: 'Even today the place of the Village Belle has official recognition. Almost unnoticed it appears as if a place name for a municipal district is in the course of evolution, or that the place name is already evolved' (Cooper, vol. 1 p.266)

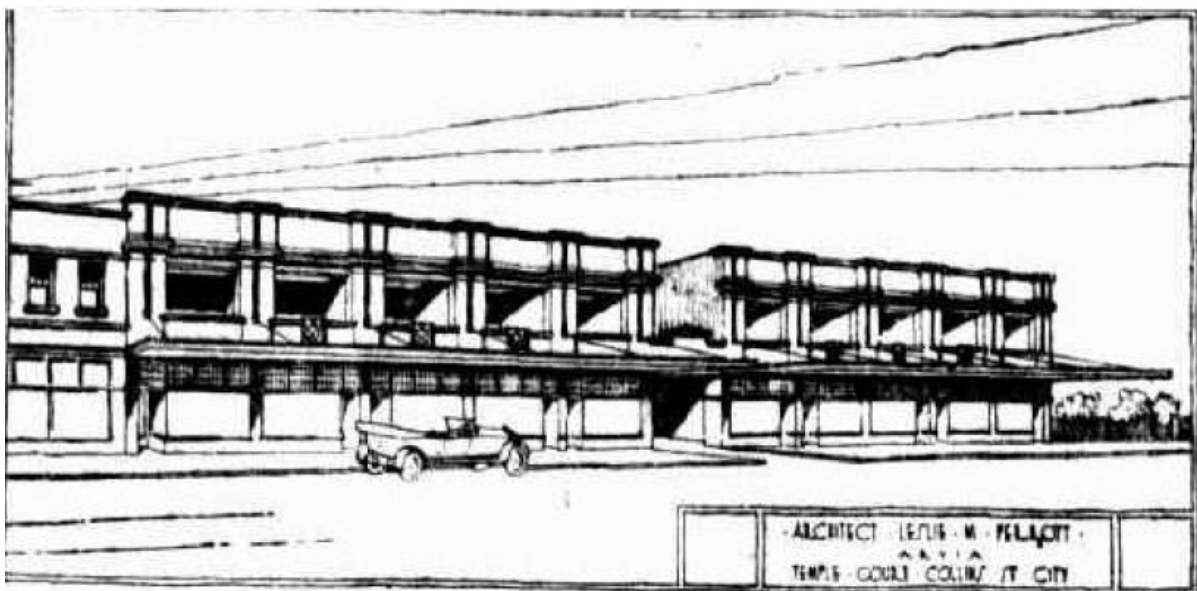


Figure 18 - 1926 perspective of the 10 shops at 95-115 Acland Street (Source: *Herald* 21 July 1926 p12)

A c.1930 aerial photograph (Figure 19), from a similar perspective to the 1924 aerial. The St Kilda Memorial Hall (no. 88) had been completed as had the shops nearby at 94-94A Acland Street (1928) on the corner of Irwell Street with the *Tallageira* mansion visible in between. 23-33 Blessington Street had not yet been altered (1934).



Figure 19 – circa 1930 aerial ' St Kilda showing ... c1948' 94+ 94A Acland Street had been constructed (arrow) but 23-33 Blessington Street (circled) had not been altered (Source: SLV, C D Pratt, H91.160/361)

In 1933, a new attraction opened in the precinct at 130 Acland Street, which was modelled on American precedents, being Ye Kynge's Galleone Coffee Lounge (later the Galleon). Within three years, this music venue had expanded into adjacent premises to include nos. 126-132 (AL, p55).

During the mid to late 1930s, several of the finest buildings in the precinct were erected in styles such as the Spanish Mission and the progressive Moderne style, both of which had a particular resonance in the bayside location. These buildings filled in the few remaining gaps in the retail streetscape. In 1935, Acland Court at 91-93 Acland Street (**PPHR 112**) by Leslie J.W. Reed, who was responsible for multiple buildings in the municipality, was erected with the most elaborate surviving shopfront in the precinct by the leading company Duff (BP 8833). In the following year, Leslie Perrott (already responsible for nos. 95-103, 107-115), designed the group of four premises at 92A-92D Acland Street (BP 9391, Age 23 June 1936 p17) (Figure 20) and is thought to also be responsible for a group of three opposite at 81-85 Acland Street, also for the Posner family (BP 9430).



Figure 20 – 92A-D Adand Street, 1936 perspective (Source: Age 23 Jun 1936, p17)

In 1938, the architect Harry Norris designed the Coles store at 160 Acland Street (Figure 21) (**PPHR 97**), on the former Barkly Picture Theatre (formerly Elite skating rink) site (BP 9712). The Coles store was one part of the redevelopment of this large corner site with the buildings either side of it being designed by A G Hedley (*Herald* 6 August 1937 p14).



Figure 21 – Shows two buildings under construction in 1938, the Coles store at 156-160 Acland Street, as well as the building to left, part of the St Kilda Market site (now 181-89 Barkly Street). (Source: *Colesanco 1938*, vol. 10, issue 47)

The Plaza Coffee Lounge, another music venue was established on the upper level (AL, p119). Whilst most of the construction in the precinct area had occurred, it was said that ‘by 1938, shops were opening almost weekly’ and it had become ‘one of the busiest shopping centres in Melbourne’ (AL, p61). About this time, Jewish proprietors began to transform the precinct into a food destination, for instance the Monarch Cakes (103 Acland Street) was established in 1938 as a branch of their Lygon Street operation (JB, p80).

During the early part of WWII in 1941, G. J. (Gordon) & Bruce Sutherland designed the three-storey block comprised of shops and flats at 188 Barkly Street in front of the 1865 school by then converted to flats (**PPHR 293**).

On the following aerial photograph from 1945 (Figure 22), buildings constructed at the end the 1930s are evident including: 92(A-D) and 160-164 (Coles) Acland Street and the adjoining new buildings on the former Barkly Theatre site. In Barkly Street, the block at the front of no. 188 and the former Commonwealth Bank at no. 204 can be discerned. Also note this aerial shows that some shops on the south side were constructed in front of the original residences, one of which survives at 137 Acland Street.



Figure 22 - 1945 aerial Project No. 5, Run 17E, Frame 58011 (Source: Landata)

The following aerial photograph (Figure 23) was taken about the same time as the latter, when nearly all of the extant buildings in the precinct had been constructed. The Barkly Street frontage of Coles is captured as is the remodelled group at 23-33 Blessington Street, on the corner of Barkly Street.

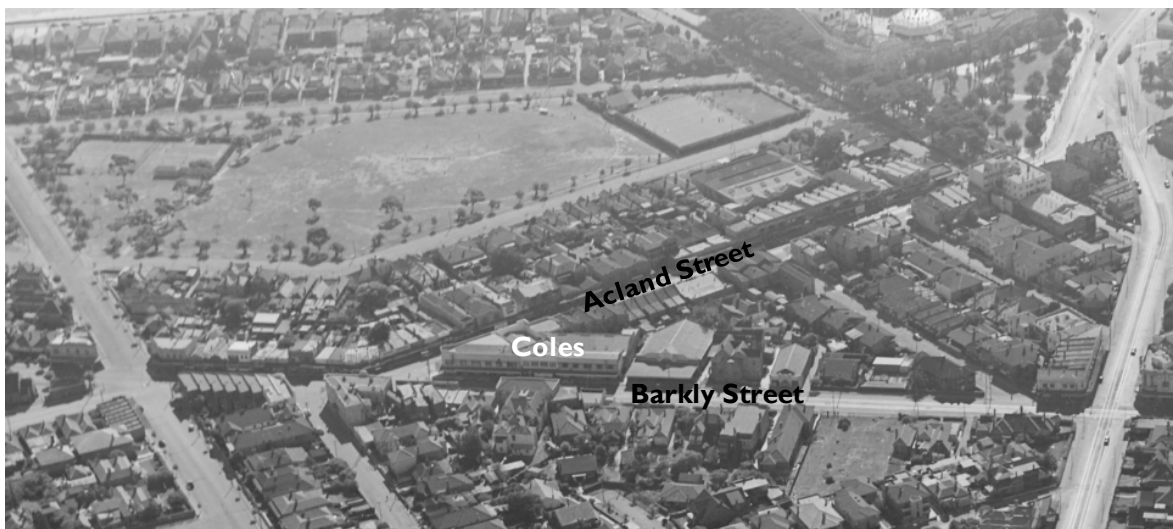


Figure 23 - January 1946 aerial (Source: SLV, C D Pratt, H91.1601464)

After World War II, the character of the precinct as a food and entertainment destination was consolidated, for instance in 1951, there were 83 shops in Acland Street, 34 of which were food related (JB, p100). At this time, many Jewish immigrants established businesses in the precinct area, creating a cosmopolitan milieu. Among these were cafes offering a range of alternative fare deriving from their European origins, such as Scheherazade, which opened in 1958 at 99 Acland Street. Issues arose however with the restrictive, permitted shopping hours, especially the limited weekend trading hours (closure at 12pm on Saturday) for a community observing the Sabbath (AL, p174-5). The local music venues - the Plaza and Melba coffee Lounges - became incubators to bop in post-WWII Melbourne (AL, p119). By 1947, the Commonwealth Bank also had a branch at 189 Acland Street and alterations and/or additions were taken out at that time and in 1952 (BP U301, U1457). Remodelling/changes were also undertaken to 175 Acland Street in 1956 by Dickson & Yorston (BP U2964).

The last notable building to be constructed in the precinct was the (former) State Savings Bank of Victoria (SSBV) at 133-135 Acland Street, designed by Best Overend in 1969 (**PPHR 95**). After the collapse of the SSBV in 1990, this became the Commonwealth Bank and that bank's nearby branch in Barkly Street was closed.

In October 1977, after persistent lobbying by local traders and the Council, the State government approved Sunday trading in the precinct as it was a designated tourist area, further increasing its popularity (AL, p286).

During the mid-1990s Acland Street was repaved and landscaped by Port Phillip Council, which included the planting of mature Canary Island palms (*Phoenix canariensis*) at either end of the street, as well as juvenile specimens of Washingtonia palms (*Washingtonia filifera*). The new paving and street furniture featured ceramic tiles created by local artist, Maggie Fookes, which were inspired by the shop tenants at the time. For example, the Eatmore Poultry store featured a tile with chicken, while there was a piggy bank in front of the ANZ bank, and a sheaf of wheat in front of a bakery.

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Parish Plan 2 (P2) - P81 (13) At Elwood Parish of Prahran

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3.0 Description

This precinct is comprised of commercial buildings mainly in Acland and Barkly streets, and in Blessington Street on either side of the intersection with Barkly Street.

In Acland Street, the following are included:

- north side between Carlisle and Barkly streets, 74-104, 128-162
- south side, Shakespeare Grove to Barkly Street, 77-193

In Barkly Street (north of Acland Street to Blessington Street):

- west side, 203-231A
- east side, 188-206

Blessington Street, south side (either side of intersection with Barkly Street): 27-33A (west) and 35a & 35-49 (east).

The carriageway of Acland Street unusually has been raised to the level of the footpath, such that the original channelling has been covered over (or removed). Basalt kerbing however remains in situ, though was likely relocated to create wide footpaths. The carriageway is relatively narrow, being not much wider than the tram tracks. Concrete bollards with a square cross-section separate the carriageway from the pedestrian zone in the western part, with no vehicular access west of Bedford

Street. The pedestrian zones are surfaced with alternating dark and light concrete with diamond or circular patterning, dating to the 1990s. Street planting was also introduced at that time incorporating palm trees, including mature Canary Island palms (*Phoenix canariensis*) at both the east and west ends with Washingtonia palms (*Washingtonia filifera*) in between.

The public domain in Barkly Street section of the precinct differs in that there is both a basalt kerb and channel with an asphalted carriageway and footpaths. With the narrower footpaths, there is no street plantings in this section.

Most buildings date to the Federation and Interwar periods, with a small number of Victorian buildings, and some post-World War II replacement and infill.

As typical in historic suburban shopping zones, the buildings extend to their street and side boundaries at the front of their respective sites. The building stock is mostly two storey, with a few single storey and one four storey.

Roofs are predominantly concealed by a parapet and clad in sheet metal, though a few are clad in terracotta tiles, two instances of which are visible.

The following provides an overview of the architectural styles found in the precinct area. Refer to the tables for specific descriptions of each Contributory building.

Victorian period

The earliest building in the precinct survives to the rear of 188 Barkly Street. Contemporary real estate photographs reveal that the basalt Gothic style mansion is considerably intact though the original front porch and verandah have been removed (during the early 20th century). It is not clear how much of the adjoining villa to the rear of 190-192 survives. The nearby Village Belle Hotel (no. 202) is intact to its late 19th century iteration.

In Acland Street, there is a shop at no. 74, on the corner of Carlisle Street, and two adjoining terraces at nos. 76-78 which have been altered to the front although to the rear (Carlisle Street) they remain largely intact. Part of the original house to the rear of 137A Acland Street also survives.

Federation Period

The Federation period buildings are generally red brick, with a rendered frieze/parapet and/or bands, and timber-framed windows.

Many reflect the 'Free' style, albeit at an unpretentious or modest level. The Free style was an eclectic urban design approach that incorporated, to varying degrees, elements from several contemporary architectural currents - namely an often impure, or sometimes exaggerated, adaptation of the classical tradition, the Art Nouveau, Romanesque (Richardsonian), Queen Anne revival, and the Arts and Crafts style. Characteristic elements evident in the precinct are curvilinear parapets, piers (often faceted) projecting above the parapet, some short and corbelled (that is projecting from the upper part of the wall).



Figures 24 & 25 – 211-209 (left) and 207-205 (right) Barkly Street



Figures 26 & 27 – 177-179 (left) and 146-152 (right) Acland Street

Interwar Period

Buildings dating to the early 1920s are often a continuation of the earlier Free style in red brick with some elements indicative of an overlapping Arts and Crafts such as an area of roughcast render. The windows are timber-framed double hung sashes but might be boxed-frame with multi-paned upper sashes and supported on brick corbels.



Figure 28 - 139-145 Acland Street, early 1920s with some Arts and Crafts elements

Much of the building stock in the precinct dates to the 1920s, many of which are designed in a Free Classical mode. Typically, the facades are symmetrical and rendered and display a variety of

traditional classical elements and motifs often in simplified and/or exaggerated manner. There is a prevailing use of parapets, sometimes stepped, with flanking projecting piers, cornices and panels. A simplified projection on the piers or pilasters is suggestive of a vestigial, capital-like element.



Figure 29 - 107-115 Acland Street, Free Classical style



Figure 30 - 94-94A Acland Street, distinctive example of the Free Classical style

There is one example of the Spanish Mission style identifiable in a commercial context by characteristics such as barley twist columns and arched windows.

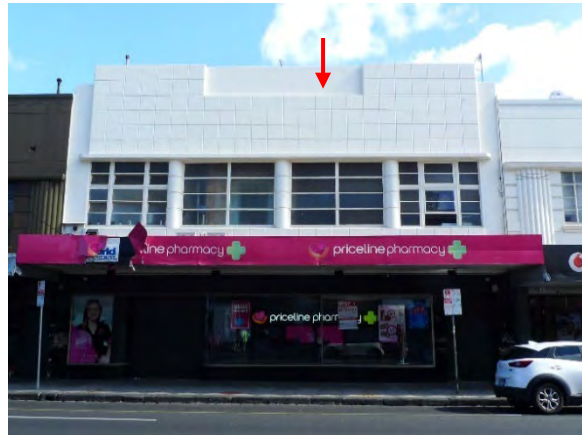


Figure 31 - 91-93 Acland Street, Spanish Mission style (PPHR citation 114)

The Moderne style is well-represented in the precinct. Streamlined Moderne buildings generally have a horizontal emphasis, sometimes with a contrasting vertical component. The horizontal emphasis is typically provided by banding and horizontal glazing bars (or muntins) to the windows. Whilst curved corners are a typical feature of this style, there is usually limited opportunity to incorporate in a shop building but this is achieved at 92 Acland Street with a central projecting bay. Wall finishes are either smooth render and/or bricks (clinker, tapestry or Roman). Ornamentation is otherwise limited but sometimes an Art Deco influenced panel/s may be incorporated. Windows are either timber or steel-framed.



Figure 32 – 81-85 Acland Street, Moderne style



Figures 33 & 34 – Sections of the Barkly Street elevations, north of Acland Street, both Moderne style. Coles site (PPHR citation 97) on left, note recess in parapet where the original signage was located.

Shopfronts

The earliest surviving shopfront (mostly intact) in the precinct is probably that at 74 Acland Street, which may date to the late Federation period.

Several largely intact shopfronts dating to the Interwar period survive in the precinct. They usually retain a tiled recessed entry, a tiled stallboard, original metal framing (various finishes including copper, brass, silver, etc.) with toplights, a few with decorative glass (lead lighting and stained glass). Some also retain their original timber-framed door and pressed metal to the soffit/ceiling in front. The Acland Court shopfront (Figure 35) designed by Duff is the most outstanding example in the precinct.



Figure 35 - Acland Court, 91-93 Acland Street (PPHR citation 112)

In a several instances the badge of the manufacturer survives. Of the remaining identified shopfitters, the most can be ascribed to Brooks Robinson, which were one of the largest companies. Other companies represented are N & N Shopfitters, Federal and Duff.

Several original cantilevered canopies also survive with pressed metal ceilings/soffits in Acland Street (nos 111) and Barkly Street (nos 188, 213).



Figures 36 & 37 – 23-33 Blessington Street, 1930s shopfronts

A few shopfronts with chrome frames and/or tiling survive dating to the post-WWII period. The shop at 103 Acland Street (Monarch Cake Shop, Figure 38) is a fine example with a canted window.



Figure 38 - Monarch Cake Shop, 103 Adand Street. 1950s shopfront

A few shopfronts are partially intact, in that they retain their original format with a stallboard and recessed entry and some original fabric.

Acland Street – north side

No.	Period/date	Details
74	Victorian	Two storey, corner building, Italianate style, rendered with parapet embellished with panels of vermiculation, etc. Shopfront – tiled stallboard (overpainted) and entry, timber-framed.
76-78	Victorian	Pair of two storey terrace houses, converted to shops. Altered to the front, intact to the rear with chimney.
80	Interwar 1923	St Kilda Memorial Hall, Commercial Palazzo style. Four storey, rendered, tall order pilasters to extended piano nobile, frieze with Greek key pattern, temple pediments (bays and entry canopy), attic, windows with margin lights. (PPHR citation I 13)
92 A-D	Interwar 1935	Four two-storey, Moderne style. Rendered and Roman bricks, horizontal and vertical banding, central pair project with curved corner, steel-framed windows (middle two altered).
94+ 94A	Interwar 1928	Two two-storey, distinctive Free Classical style, roof with terracotta tiles, part expressed; classical detailing (guilloche-like to bands), pilasters, multi-paned windows, and tiled spandrels. Original metal-framed shopfront to no. 94 with tiled stallboards (overpainted), door and leadlight to toplights. The maker's badge is illegible.
96-104	Interwar 1923	Six (two cojoined) single storey, Free Classical style, rendered, stepped parapet with piers.
134-144	Interwar By 1924	Six single-storey, Free style, parapet with wide arch pediment across between flanking piers across 2 premises. Originally had gable roof with transverse ridge.
146-156	Late Federation/early Interwar 1919	Five two-storey, Free style, red brick (3 overpainted), roughcast render to frieze, fine engaged columns pilasters to projecting piers of nos 146-148, stilted Romanesque arch windows with varying timber tripartite frames, slotted panels below windows and to parapet of no. 146.

No.	Period/date	Details
(part of 181-189 Barkly Street)	Interwar 1937	Moderne style, two storey rendered building with band of steel-framed windows framed by wide reed/fluted pilasters and narrow hood with horizontal banding and scalloped motif below projecting coping.
160 (also extends through to Barkly Street)	Interwar 1938	Moderne style, two storey rendered building with panelling to parapet, narrow concrete hood over bank of steel-framed windows, flagpole. Original Coles shopfront - black tiles to stallboards with curved corners, metal-framed, granolithic thresholds. Some original internal elements also survive. (PPHR citation 2448)
162-170 (and 193-197 Barkly Street)	Interwar 1938	Moderne style, two storey rendered building with band of steel-framed windows framed by wide reed/fluted pilasters and narrow hood with horizontal banding and scalloped motif below projecting coping.

Acland Street – south side

No.	Period/date	Details
81-85	Interwar 1936	Moderne style, three two-storey, banded face brick (overpainted), fins on rendered panel above faceted oriel bays with steel-framed windows.
87-89	Interwar 1926	Two single-storey, Free Classical style, rendered parapet (no. 87 truncated) with dentillated cornice
91-93	Interwar 1935	Acland Court - two storey, mirrored pair, Spanish Mission style, rendered with brick highlights (clinker to arches, Roman to parapet panels), balconies with barley twist columns and tiled roof, arched steel-framed windows. Shopfront by Duff – metal framing, granolithic entry, timber door, curved corner, tiled stallboard, stained glass to toplights. (PPHR citation 114)
95-115	Interwar 1926	Ten two storey in two groups of five, Free Classical style, red brick (several overpainted) and rendered coping and bands, simplified classical detailing, cornice and pilasters

No.	Period/date	Details
		<p>with keystone-like capital, originally had recessed balconies though all but one infilled.</p> <p>Shopfronts:</p> <p>97 – largely intact, tiled stallboard etc, (overpainted), metal-framed, toplights.</p> <p>103 – post-WWII, canted window, tiled entry and stallboard, chrome finish, toplights.</p> <p>111 by Federal – tiled stallboard and entry, metal-framed.</p>
133-135	Late 20 th 1969	<p>International style</p> <p>Former SSVBV, single storey however with tall parapet. At ground level the facade is setback slightly from the front boundary beneath the paired wide, segmental arched concrete canopies. The façade is completely clad in off-white marble panels except for glazed entry. The terrazzo floor tiling at the entry are possibly not original (meant to be concrete tiles)</p> <p>(PPHR citation 95)</p>
137	Post-WWII	<p>Two two-storey, overpainted brick, large timber window. Victorian period house to rear.</p>
139-145	Interwar	<p>Four two-storey, Free style, red brick, mirrored group, tile clad roof concealed, roughcast render to curved parapet, piers, concrete lintels. No. 145 with original boxed-frame, sash windows (upper sash multi-paned), though others replaced.</p>
159-163	Interwar 1923	<p>Three two-storey, Free Classical style, rendered, moulded brickwork to parapet coping and projecting piers, boxed-frame window with sashes.</p>
165	Interwar	<p>Single storey, Free Classical style, asymmetrical curve to rendered parapet, simplified classical detailing including rusticated piers.</p>
167	Interwar	<p>Two storey, Free Classical style, tiled roof extending forward to canopy between piers, rendered, geometric leadlight to sash windows.</p> <p>Shopfront by N & N – partly intact, stallboard tiles and granolithic entry.</p>

No.	Period/date	Details
169-173	Interwar 1925	Pair with gabled façade, Free Classical style, rendered, altered, windows mostly concealed by blinds 173 shopfront – frame with copper finish, stained glass to highlights with vines, tiled stallboard.
175	Interwar + Post-WWII 1927 + 1956 (facade)	Two storey. Interwar building with Post-WWII facade, consisting panelled parapet, band of windows, flagpoles to side piers, tile clad roof.
177-179	Federation	Pair of single-storey with different central parapet profiles, Free style, overpainted tuck-pointed brick
183-187	Interwar	Three single-storey, Free Classical style, rendered, parapet with panels and piers
189	Post-WWII 1947 + 1952	Single storey with tall parapet, panelled with umber Roman brick edge
191	Post-WWII	Tall parapet clad with metal sheeting

Barkly Street – west side

No.	Period/date	Details
181-189 and 193-197 (and 162-170 + Acland Street)	Interwar 1938	Moderne style, two storey rendered building with band of steel-framed windows framed by wide reed/fluted pilasters and narrow hood with horizontal banding and scalloped motif below projecting coping. Nos 193-197 - Original shopfronts by Duff + N & N shopfitters with black tiles, metal-framed, granolithic thresholds.
205-207	Federation By 1911	Single storey, pair, rendered parapet with faceted corbelled piers/tourelles, Art Nouveau drop motifs Shopfront no. 207 by Federal – tiled stallboard and entry, metal-framed,.
209	Federation	Two storey, face brick (overpainted) and rendered, faceted brick piers with conical caps, four Art Nouveau

No.	Period/date	Details
	By 1911	drop motifs, tripartite window with decorative glass to toplights Shopfront mostly intact – Brooks Robinson, metal-framed, tiled stallboard and threshold, altered doorway.
211	Federation	Similar to no. 209, two storey, brick with render frieze and bands, squared piers, three Art Nouveau drop motifs, concrete lintel to a wider window. Shopfront – intact, tiled threshold and stallboard, metal-framed, timber door.
213	Federation	Single storey, rendered, scalloped/curved parapet.
221-223	Federation 1912	Single storey, Free style, brick (overpainted) rendered parapet with dated pediment (1912) and some classicising detailing. Shopfront no. 221 – mid-20 th century, tiled entry, sliding timber door, chrome frame, toplights.
227-227A	Federation/Interwar	Two storey, rendered, curved parapet, projecting corbelled piers, diamond motifs and fluted niche to chamfered corner Shopfront no. 227A – largely intact, Brooks Robinson, tiled stallboard and entry, metal-framed, toplights.
229-231A + 23-33A Blessington	Interwar 1919 + 1934	Extended and remodelled, lightly rendered with an entablature (cornice and frieze) and panels below windows. Art deco panels to lintels to western extension. Shopfronts - intact, Brooks Robinson, metal framed, tiled thresholds and stallboards/walls, timber doors.

Barkly Street – east side

No.	Period/date	Details
188	Victorian 1865 Late Interwar 1941	Two storey, (Rustic) Gothic style mansion to rear with basalt walls and cream brick quoining, slate-clad, gable roof, original verandah removed. Other sections in garden setting, separated and linked to front. Moderne/Functionalist style, three storey, cream brick, tile clad roof concealed by stepped parapet with dogtooth

No.	Period/date	Details
		band. Central bay with rendered bands and timber-framed windows with horizontal glazing bars and rusticated edges. Shopfronts - marble thresholds and tiled, ribbed glass to toplights, canopy with pressed metal to soffit. (PPHR citation 293)
190-192	Victorian Interwar	Villa to rear, U-shaped roof clad in sheet metal, façade presumably removed. Single storey, façade with rendered parapet featuring simplified classical including pilasters and central panel, the detailing of which has been removed to no. 192.
194-196	Interwar	Single storey, parapet consistent with no. 190 however with central pediment. The original parapet of no. 196 likely survives but is concealed by metal sheeting.
202A	Victorian	Village Belle Hotel Ornate two storey rendered building, rusticated to the lower level, with fluted keystones and recessed arcaded balcony to the upper level, and parapet with bottled balustrade and open segmental pediment.
204-206	Interwar 1939	Former Commonwealth Bank, two storey Moderne style, rendered, curved corner entry bay, contrasting horizontal and vertical recessed banding, narrow sash windows with horizontal glazing bars.

No.	Period/date	Details
35-49 Blessington Street	Interwar 1916	Seven single-storey, Free Classical style, rendered, parapet featuring simplified classical detailing. Shopfronts – Duff, black tiles, metal-framed, textured glass to highlights,

4.0 Comparative Analysis

The Village Belle Commercial Precinct is one of three main commercial precincts in the municipality which primarily date to the Federation and Interwar periods. The subject precinct is larger than the other two and further distinguished by having several buildings dating to the 1930s, with a

preponderance of those designed in the Moderne style, whereas the buildings in the other two precincts mainly date to the 1910s and 1920s.

- Ripponlea Commercial Precinct (also proposed to be separated from HO7) on Glen Eira Road. Many of the buildings have face red brick with some contrasting render (smooth or roughcast) and clinker brick elements, reflecting a prevailing influence of the Arts and Crafts aesthetic. It also contains a group of three elaborate adjoining bank buildings.
- Glenhuntly and Ormond roads, Elwood (part of HO8, Elwood-Glenhuntly Rd, Ormond Rd). The commercial zone consists of two, separated sections – western and eastern. In the western section, many buildings have a combined palette of red brick and render except for the Free Classical style former bank, which is fully rendered. The unusual street configuration provides a landmark corner building with two oriel bays. In the eastern section (between Docker and Foam streets), several buildings are also indicative of the Free Classical style.

Most other commercial precincts have a core of Victorian period buildings in addition to those dating to the 20th century:

- The Carlisle Street Commercial and Public Precinct (also proposed to be separated from HO7) is distinguished from other commercial zones/precincts in the municipality by having an even mix of buildings from the three main periods of development – Victorian, Federation and Interwar – as well as having key examples from the Post-WWII and Late 20th century periods. There are considerable number of Federation and Interwar period examples as many of the 19th century buildings were timber construction as the area, with its poor drainage, initially attracted a lower socio-economic group. These buildings were replaced during the early 20th century. In addition, the commercial zone expanded into former residential areas at the eastern and western ends at this time.
- Fitzroy Street (part of HO5, St Kilda Hill) – mostly larger buildings, often part of larger residential buildings (multi-storey east of Grey Street). Due to the lack of narrow/standard suburban shopping centre allotments, it has a markedly different character. There are a few Victorian period buildings in the vicinity of the Grey Street intersection (including the part of the George Hotel) otherwise most of the graded buildings date to the Interwar period.
- Clarendon and Park streets, South Melbourne (part of HO440, Emerald Hill Residential Precinct) is another large commercial zone along a tram route and near a railway line (now light rail). It consists largely of Victorian, a few Federation and Interwar period examples.
- Bay Street, Port Melbourne (part of HO1, Port Melbourne) is a large commercial zone with many Victorian, some examples from the Federation and Interwar periods, as well as some recent redevelopment, including multi-storey (south end).
- Armstrong Street Commercial Precinct, Middle Park (HO445) is a small precinct with Victorian and Federation period buildings dating from circa 1888 to 1910.

5.0 Statement of Significance

What is significant?

The Village Belle Commercial Precinct comprising 74-104, 128-162 & 77-193 Acland Street, 203-213A & 188-206 Barkly Street, and 27-33A and 35A & 35-49 Blessington Street (south side, either side of intersection with Barkly Street) in St Kilda is significant.

During the 19th century, this area was residential except for the Village Belle Hotel and the shop at 74 Acland Street (corner of Carlisle Street). There were a few mansions on the north side of Acland Street and nearby on the west side of Barkly Street, only one of which survives – the former Hofwyl School (later Queens College) at the rear of 188 Barkly Street. The south side of Acland Street (and

adjoining part of Barkly Street) developed later, as this land was initially part of the nearby reserve, and generally with villas and the like. The completion of the tram service in 1889 was however an impetus for change.

About the turn of the 20th century, individual and paired commercial buildings began to be constructed at the east end of the precinct initially opposite the Village Belle so that by about 1920 the Barkly Street section had become largely commercial. Subsequently commercial development progressed along Acland Street, including several larger multiple premises. By the beginning of World War II, there were only a few of the original houses – with or without a commercial building to the front - surviving in the precinct.

The following features contribute to the significance of the precinct:

- Single and two-storey masonry buildings, mostly commercial, with a broad period of significance: predominantly the Federation and Interwar periods, but with examples from the Victorian, Post-WWII and Late 20th century periods.
- Parapets, with a variety of detailing, and some expressed roof forms (tile clad).
- Wall finishes including render (smooth and/or roughcast) and/or brickwork (often overpainted).
- Decorative rendered/pressed cement elements to cornice, frieze, windows, etc.
- Original timber-framed (double-hung sash [including boxed-frame] or casements), and steel-framed windows.
- Shopfronts dating to the Federation, Interwar and Post-WWI I periods, with recessed entries (often retaining a pressed metal ceiling), metal framing, original decorative glass to toplights, tiling to entry floor and/or stallboards, and timber-framed doors.
- Cantilevered canopies with pressed metal soffits and/or brackets/framing.

The Significant places within the precinct are:

- 84-90 Acland Street (St Kilda Memorial Hall)
- 91-93 Acland Street (Acland Court)
- 133 Acland St (former State Savings Bank Victoria)
- 160 Acland Street (former Coles)
- 188 Barkly Street (flats & shops and 19th century basalt building)
- 202A Barkly Street (Village Belle Hotel)

The Non-contributory properties are:

- 73-77, 117, 131, 147-153, 193 Acland Street.
- 203, 217, 219, 225 Barkly Street.

All other properties not listed above are Contributory places.

How is it significant?

The Village Belle Commercial Precinct is of local historical, representative and aesthetic significance to the City of Phillip.

Why is it significant?

Historically, the precinct illustrates the significant growth of St Kilda during the early twentieth century, especially with the increased density associated with flat development in the vicinity

requiring the need for a local shopping centre in addition to servicing the patrons of the nearby entertainment venues. It also became a tourist destination in itself, initially with a skating rink and cinema and later music venues and eateries. It does however have a partly concealed layer associated with the earlier, mainly residential 19th century phase when the precinct was developed with a few mansions, several villas and the like.

It is a representative example of a typical pattern of land division in the St Kilda area, where large Victorian holdings were subdivided during the Federation and Interwar periods, often with the associated mansion being demolished. The precinct is however notable for the retention of one original mansion, albeit concealed from the public realm, illustrating a key aspect of the 19th century development of this area. The former Hofwyl School, later Queens College, operated as a private school for over half a century, and is a rare surviving example of such a building type, and has further distinction by its material palette of basalt, which is uncommon south of the Yarra. (Criteria A, B & D)

Aesthetically, it is primarily an early twentieth century commercial area, consisting of many fine examples from the Federation and Interwar periods. The Federation period examples, mainly near the south-west corner of Acland and Barkly streets, are often indicative of the Free style and feature distinctive parapet detailing, some revealing the influence of the Art Nouveau. The Interwar period buildings reflect some of the popular, contemporary commercial styles with those from the 1920s invariably in a Free Classical mode, and the St Kilda Memorial Hall in the related Commercial Palazzo style, whereas during the mid to late 1930s, the Moderne style was commonly employed with some distinctive examples (e.g. 81-85, 156-160 Acland Street) though there is also a good example of the Spanish Mission style (91-93 Acland Street), a building which retains a fine shopfront. The consistent use of brick and/or render provides a cohesiveness to the streetscapes as does the largely single and two storey scale, with two taller buildings effectively bookending the precinct. The significance is enhanced by the survival of several intact shopfronts, many original to the period of construction of the building. The Village Belle Hotel from the Victorian period is a local landmark and notable. A few buildings dating to the later part of 20th century also contribute to the aesthetic significance of the precinct, in particular the former SSBV. (Criterion E)

6.0 Recommendations

Excise from HO5 and HO7 to create separate precinct heritage overlay.

Extensions recommended (that is, not currently within the HO as part of HO7 or HO5):

- 96-104, 95-131, 147-181 Acland Street.
- 35A & 35-49 Blessington Street.

Removal from HO and precinct (that is, currently part of HO7): 208-218 Barkly Street.

Delete individual HO33 applying to 202 Barkly Street (Village Belle Hotel) and transfer property to new Village Belle Commercial Precinct HO.

7.0 Assessment

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balacava Ripponlea Precinct heritage review Stage 2, 2022*

Westbury Close Precinct

Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

1.0 Thematic Context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.3 Suburban bungalows)

2.0 History

The Westbury Close Precinct formed part of Crown allotment 215A in the Parish of Prahran, East of St Kilda, County of Bourke (PP). The five-acre allotment was purchased in the 1850s (by 1857) by T L M Winter, a land agent and territorial magistrate.

Subsequently, the allotment was subdivided in half lengthways, and developed with two substantial residences fronting Carlisle Street: *Kinnord* c.1859 for (Hon.) George Rolfe, merchant and politician, and *Irona* c.1869 for Edmund S Parkes, inspector of the Bank of Australasia (MMD record nos 5556 and 3558).

Both properties changed hands several times during the latter part of the 19th century and into the 20th century. By the early 1890s, *Irona* had been renamed *Willyama*.

In 1894, a hydropathic facility 'for the treatment of all diseases' was established at *Willyama*, with baths provided in a separate dedicated building at the rear (*Prahran Telegraph* 10 October 1894 p.3). Interestingly, between 1914 and 1921 *Willyama* was owned and occupied by Thomas Duff, whose company Thomas Duff and Bros. manufactured many of the early shopfronts that survive in nearby commercial areas.

The MMBW plan (Figure 1), dated 1898, shows the two residences on their substantial grounds, with an orchard at *Kinnord* and a tennis court at *Willyama*.

In November 1922, the two properties were purchased by a group of five local men: Samuel Gorton McGuinness, investor, Arthur Apps, undertaker, Louis Epstein, tailor, Charles Thomas Hackett, plumber, and Henry Hall, plumber (CT Vol. 4676 Fol. 055). Around this time, *Kinnord* and *Willyama* were demolished.

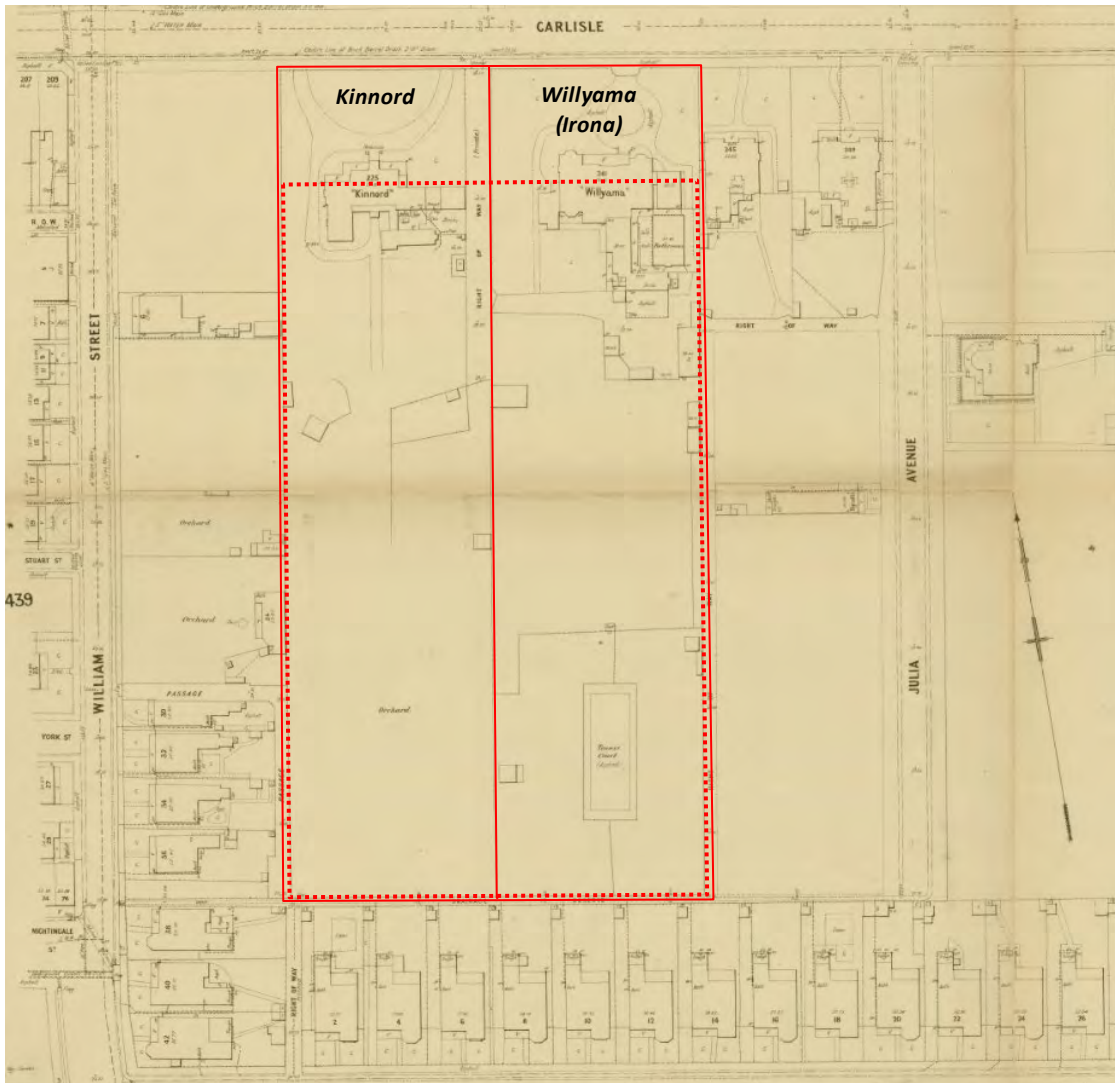


Figure 1 - MMBW Detail Plan No. 1438 (dated 1898) showing Kinnord and Willyama. Indicated are the boundaries of the two properties (solid red line) and the approximate boundaries of the Westbury Close Precinct (red dash). (Source: State Library of Victoria)

The land was then consolidated and subdivided, creating 16 commercial allotments fronting Carlisle Street and 22 residential allotments in Westbury Close. A notice for the December 1922 auction of the 'Westbury Estate' provided the following favourable description:

Gas, water, electric light and sewerage are all on the estate. The Westbury Estate is the heart of a prosperous, fast growing district, and Carlisle Street business centre is going ahead by leaps and bounds, and is sure to rival Glenferrie Road, Malvern and Glenhuntly Road, Elsternwick. (Argus 8 November 1922 p.2)

All the residential allotments were developed between 1923 and 1929, mostly with single storey bungalow style houses. The c.1925 photograph (Figure 2) shows that by this time eleven allotments within the precinct had been developed, while the 1931 aerial photograph (Figure 5) shows the street fully developed.



Figure 2 - Aerial Photograph c. 1925 (W R Garrett) showing Westbury Close just over half developed. (Source: State Library of Victoria, H98. 129/21)



Figure 3 - Aerial Photograph (dated 1931) showing Westbury Close fully developed. The London Plane trees appear to have been planted. (Source: Landata, Proj No 1931, Maldon Prison, Run 15, Frame 2750)

Three of the allotments (nos 126, 128 and 137) were purchased by local builder Joseph William Fairbanks (and his wife Agnes) who was likely responsible for the construction of these houses (CT Vol. 4676 Fol. 055). The only two storey building, 'Westbury Court' (Figure 4) at no. 147 containing three flats (one at ground floor and two at first floor), was constructed in 1928 by builder R Jones for owner Mrs R Kingham (BP 7225).



Figure 4 - From the original drawing for 'Westbury Court' 147 Westbury Close, showing the east/front elevation (Source: Council Building File)



Figure 5 - Aerial photograph dated 1945. The street trees are clearly apparent. (Source: Landata, Proj No 5, Melbourne and Metropolitan Area Project, Run 17E, Frame 58014)

References

Certificates of title (CT): Vol. 4676 Fol. 055; Vol. 1622 Fol. 373; Vol. 1504 Fol. 678; Vol. 839 Fol. 701; Vol. 3348 Fol. 465; Vol. 3058 Fol. 459; Vol. 1954 Fol. 746.

Council Building File for 147 Westbury Close

Lodged Plan No 9271 (10 April 1923)

Melbourne Mansions Database compiled by Miles Lewis (MMD)

Newspapers, various

Parish Plan (PP), at Elwood, Parish of Prahran, P81 (13)

Port Phillip Thematic Environmental History (TEH), February 2021

Sands and McDougall's Street Directory (SM)

St Kilda Building Permits Register (BP)

3.0 Description

The Westbury Close Precinct was created from an Interwar subdivision of two former nineteenth century mansion estates. It is comprised of 21 properties of a consistent size on both sides of the street. The contributory buildings, of which there are 19, all date to the Interwar period (built between 1923 and 1929).

The street is lined with mature London planes (*Platanus x acerifolia*), which are most likely contemporary with the houses. The original basalt kerbing and channelling has been retained. The carriageway and footpaths are asphalt, while the crossovers are a mix of concrete (including some which may be original, identifiable by their high aggregate content) or asphalt.

Overall, the streetscape is highly intact and cohesive. There are no visible rear additions, and there are relatively few alterations. There are only two non-contributory places in the precinct; an extensively altered 1920s house at no. 135 and a single storey late 20th century house at no. 114.

All the buildings in the precinct are free-standing and set back several metres from the front boundary in a garden setting consistent with most contemporary suburban development. Except for the two storey flats at no. 147 (Figure 6), all are single storey (some with attics).



Figure 6 - Two-storey flats 'Westbury Court' at no. 147

Front fences are generally low and masonry (face brick or rendered) and many are original. Only the flats at no. 147 are without a front fence.

The roof forms are usually either gabled, hipped or jerkinhead (hipped gable), with many having a combination. All the roofs are clad in tiles, mainly terracotta and generally unglazed, and some have

finials. The eave soffits are lined in timber boards, and some have exposed rafter ends. All places retain original chimneys, which are either face brick, roughcast rendered or a combination of both.

Most buildings have asymmetrical façades, but some are symmetrical, or largely so, such as nos 129 and 133 (Figure 7). The walls are of brick construction and are either face brick (red and/or clinker), rendered or a combination of both. Gable ends feature timber shingling, brick detailing or battening. Porches are a standard element and there is a considerable variety in their expression.



Figures 7 & 8 - No. 133 (left) with symmetrical façade and no. 126 (right) with asymmetrical façade.

Windows are timber-framed with double hung sashes. The windows to the front façade are typically grouped and some have decorative glass such as leadlight quarrels/designs or stained glass, or multipaned upper sashes. Bay windows, faceted or curved, are common.

Styles

The houses in the precinct are in the prevailing Bungalow style of the 1920s, with two examples revealing the influence of the Spanish Mission style (nos. 118 and 141).

The Bungalow style buildings have predominately broad gable or hipped gabled roofs, usually with exposed rafter ends to their timber lined soffits. The gable ends typically feature battening (giving a half-timbered effect) or timber shingles, and the walls and other elements are commonly expressed in contrasting brick and roughcast render. Porches are often a prominent element. Overall, the informal design of the bungalows reflects the influence of the Arts and Crafts aesthetic, especially in their combination of 'natural materials'.



Figures 9 & 10 - No. 127 (left) and no. 131 (right), examples of the Bungalow style.



Figure 11 - No. 141 Spanish Mission influence

The Bungalow style as expressed in suburban Melbourne during the Interwar period is a regionalised adaption of (primarily) west coast American bungalow elements and well-established Federation period idioms. The influence of the American 'Californian Bungalow' is indicated by a horizontal emphasis, broad and often tiered gable roofs and prominent porches (often with battered piers). The bungalow was promoted across Australia by building magazines and institutions and was quickly embraced as the preferred type of development for middle-income families, its desirability bolstered by a perceived informality, scope for variation and strong associations with the suburban ideal.

The following table summarises the key details of each original house in Westbury Close that contributes to the precinct.

Address	Year	Details
East Side		
116	c.1926	Bungalow style, transverse ridge, dormer window, exposed rafter ends, contrasting brick detailing in gable ends, curved bay window, lead lighting, original fence.
118	c.1928	Spanish Mission influence, hipped roof, triple arched porch with barley twist columns and medallions, curved bay window with timber shingle skirt above, original fence.
120	c.1924	Bungalow style, return porch, exposed rafter ends, red brick with bands of contrasting clinker brick sailor courses, rendered band, curved bay, original fence (overpainted).
122	1924	'Langunyah' Bungalow style, transverse ridge, prominent porch with exposed projecting rafter ends, indented pattern to gable end, bay window, leadlight diamond quarrels, original roughcast rendered fence (including taller piers to driveway) and metal gates with an unusual design. Built by E Jennings and Sons (Building Permit no. 5619 dated 18 Feb 1924) Allotment was originally in the same ownership as no. 124.
124	c.1927	Bungalow style, jerkinhead roof with transverse ridge, contrasting brick detailing, bay windows, original fence. Allotment was originally in the same ownership as no. 122.
126	c.1924	Bungalow style, prominent porch with exposed rafter ends and battered piers, timber shingling to main gable end and contrasting brick detailing (overpainted) to the other, roughcast render walls (appear overpainted), curved bay windows, original fence.

Address	Year	Details
		Allotment was originally in the same ownership as nos. 128 and 137.
128	c.1924	Bungalow style, triple gable ends with battening to front two, side porch with extension of roof as a hood across the façade, faceted bay window, lead lighting, original fence. Allotment was originally in the same ownership as nos. 126 and 137.
130	c.1924	Bungalow style, projecting porch with jerkinhead roof and pointed arch, timber battening in gable end, bay windows, side garden wall with sloping top, non-original fence.
132	c.1928	Bungalow style, fluted Tuscan order columns to porch, curved bay and squared bay, timber shingling to gable end, contrasting clinker brick banding, original fence.
West Side		
127	c.1924	Bungalow style, finials, corner bay window, timber shingles, lead lighting, original fence.
129	c.1926	Bungalow style (Arts and Crafts type), roughcast rendered walls with brick detailing, bay windows, lead lighting, timber shingling, prominent porch with battered piers and arched entrance, original fence. Allotment was originally in the same ownership as no. 131.
131	c.1927	Bungalow style (Arts and Crafts type), roughcast rendered walls with brick detailing, bay windows, lead lighting, timber shingling, prominent porch with battered piers and arched entrance, original fence. Allotment was originally in the same ownership as no. 129.
133	c.1923	Bungalow style, symmetrical façade, finial, timber shingling to gable ends, bay windows, leadlight diamond quarrels, original fence.
137	c.1925	Bungalow style, timber shingling in gable end, prominent separately massed porch, combination of roughcast and smooth render, geometric detailing, lead lighting, original fence. Allotment was originally in the same ownership as nos. 126 and 128.
139	c.1924	Bungalow style, timber shingling to gable end, multi-paned upper sashes, walls have contrasting roughcast render (overpainted) to upper part and face brick to lower part, original fence (overpainted).
141	1929	Spanish Mission influence, hipped roof, roughcast rendered walls, multi-paned upper sashes, prominent arched entrance with decorative parapet, side garden wall with canted pantiles or similar, original fence. Built by J Evans (Building permit no. 7512, dated 3 July 1929)
143	c.1923	Bungalow style but altered (that is, openings enlarged/changed, walls fully rendered), gable roof clad in terracotta tiles, fence probably altered or postwar.
145	c.1926	Bungalow style, jerkin head roof, curved bay window with timber shingling above, lead lighting, fence probably altered.
147	1928	'Westbury Court' Two storey flats, hipped roof, prominent battered chimneys with roughcast rendered finish, slatted timber soffit, roughcast rendered walls with contrasting smooth render (all overpainted), multipaned detail to some

Address	Year	Details
		windows, Tuscan order columns, no fence. Later alterations (date unknown) include introduction of stairs on north side and infill of balcony openings – broadly sympathetic. Built by R Jones (Building Permit 7225, dated 9 July 1928)

4.0 Comparative Analysis

The Westbury Close Precinct is significant as a highly intact enclave of Interwar period development. Comprised predominantly of Bungalow style houses as well as a block of flats, that were all built between 1923 and 1929 on consistently sized allotments created from the subdivision of two nineteenth century mansion estates. The two storey flats building is modestly sized and has a similar façade width to the houses.

The precinct can be compared to a number of areas and streets within the municipality which contain Interwar residential development and are included within heritage overlays, mainly concentrated in the southern parts of the municipality. Interwar residential development is often interspersed amongst building stock from earlier (Victorian and Federation) or later (Post-war) periods. Where Interwar residential development is dominant, areas typically comprise a mix of building types (i.e. houses and flats) and, like the subject precinct, commonly derive from mansion estate subdivision.

- The St Kilda East: Murchison Street & Wavenhoe Avenue Precinct (HO391). An intact area of mainly Interwar bungalow-style houses built during the 1920s, supplemented by some Federation period houses and Interwar period flats built during the 1930s. The area was formerly occupied by several nineteenth century mansions, two of which survive.
- Eildon Road, which forms part of the St Kilda Hill Precinct (HO5). Comprises buildings of the Interwar period with a high proportion of flats, built on subdivisions created from nineteenth century mansions of which one ('Eildon') survives today.
- Wimbledon and Hennessy avenues area within the St Kilda Botanical Gardens & Environs Precinct (HO7). Interwar period flats and houses (several altered) built within the grounds of two nineteenth century mansions ('Wimbledon' and 'Rothermere') that still remain.
- Heaton Avenue and Burns Street within the Brighton Road (Elwood) Precinct (HO318). Heaton Avenue is probably the most comparable to the subject precinct, having been fully developed in the 1920s with bungalow style houses, but it is a smaller group than the subject precinct, a couple of houses have been considerably altered, and few original fences survive. The Interwar streetscape of Burns Street also includes a few earlier houses (Victorian and Federation) and later development including flats. Like the subject precinct, both streets have basalt kerbing and channelling, and mature plane trees.
- The Elwood-Glen Huntly Rd, Ormond Rd Precinct (HO8). Large precinct with Federation/Edwardian and Interwar residential development, but streetscapes are typically heterogeneous in terms of period and contain a mix of houses and flats.
- Mooltan Avenue Precinct (HO390). A cul-de-sac subdivision in the grounds of a 19th century mansion estate containing an intact group of seven houses all with a Spanish Mission influence built between 1928 and 1930.
- Albion St, Brighton Rd (east side between Albion and Glen Eira), Los Angeles Ct, Maryville St, Monkstadt Ave, Morres St and Somers St within the Brunnings Nursery Estate & Environs Precinct. An Interwar residential area developed on the land that was formerly the Brunnings Nursery which was subdivided in 1926. Mostly houses, but with some flats. Generally intact, but

the period of development is later than the subject precinct, being from the latter half of the 1920s and the 1930s.

The Westbury Close Precinct is distinguished from the other streets/precincts reviewed above by its high proportion of 1920s Bungalow style houses built within a relatively short period and by its highly intact and cohesive streetscape which is complemented by many original front fences and mature street trees. It is like many of the other streets/precincts in that it derives from mansion estate subdivision of the Interwar period.

5.0 Statement of Significance

What is significant?

The Westbury Close Precinct comprising 114-132 and 127-147 Westbury Close, Balaclava is significant.

The Westbury Close Precinct derives from the 1922 subdivision of two 19th century mansion estates (*Kinnord* and *Willyama*), which created residential allotments in Westbury Close (and other commercial allotments fronting Carlisle Street which are outside the precinct). The contributory building stock is comprised predominantly of single storey, brick Bungalow style houses, as well as a small two-storey block of flats, all of which were constructed between 1923 and 1929.

The following features contribute to the significance of the Westbury Close Precinct:

- Dwellings dating between 1923 and 1929,
- The consistent subdivision pattern dating to 1922,
- The predominant single storey scale,
- Roof forms (hipped, gabled, jerkin head) and roof cladding, predominantly terracotta (unglazed and glazed), finials and exposed rafter ends,
- Original chimneys, some with terracotta pots,
- Original detailing to gable ends including timber battening, brick detailing and shingling,
- Walls of face brick (red, clinker), rendered finishes (roughcast and smooth) and contrasting detailing,
- Original porches,
- Original timber windows (some with decorative glass or glazing bars) and original timber doors,
- Original low front masonry fences and metal gates and front garden settings,
- Basalt kerbing and channelling, and some original or early vehicle crossovers and driveways,
- London Plane street trees.

The Contributory places are 116-132, 127-133 and 137-147 Westbury Close.

The Non-contributory properties are 114 and 135 Westbury Close.

How is it significant?

The Westbury Close Precinct is of local historical and representative significance to the City of Phillip.

Why is it significant?

The Westbury Close Precinct is of historical significance as illustrative of the suburban growth and consolidation of Balaclava during the Interwar period. It is representative of a common settlement pattern in this part of the municipality where large Victorian properties were subdivided during the Interwar period for residential and commercial development. (Criterion A)

The Westbury Close Precinct is of representative significance as a highly intact enclave of Interwar period development built over a concentrated seven-year period between 1923 and 1929. It is comprised predominantly of Bungalow style houses, including two with a Spanish Mission influence, that collectively display notable cohesion in terms of scale, composition, materials and detailing, with many properties retaining their original low front fences. The flats, the only two storey building, have a similar façade width to the houses. The precinct is enhanced by the consistent subdivision pattern and the street setting, which includes original basalt kerbing and channelling and mature street trees. (Criterion D)

6.0 Recommendations

Excise from HO7 to create a separate precinct heritage overlay.

The following place becomes Contributory to the precinct:

- 122 Westbury Close (PPHR citation 908)

7.0 Assessment

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2, 2022*