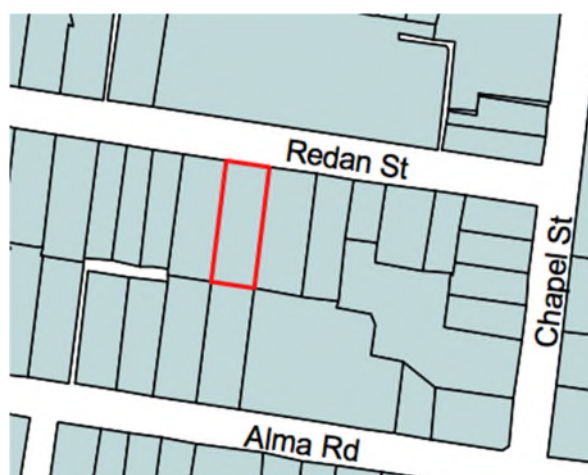


## Statement of Significance: Maisonettes

<b>Address:</b>	21 Redan Street, St Kilda	<b>Name:</b>	Maisonettes
<b>Place type:</b>	Residential: Flats	<b>Grading:</b>	Significant
<b>PS map ref (Heritage Overlay):</b>	HO503	<b>Constructed:</b>	1958
<b>Heritage precinct:</b>	Not applicable	<b>Citation no:</b>	785



### What is significant?

The maisonettes, designed by John and Phyllis Murphy and constructed in 1958, at 21 Redan Street, St Kilda are significant. This comprises twelve two-storey dwellings of identical or similar layout arranged in two groups of six and circumnavigated by a driveway. The complex is distinguished by its plain brick walls and square window openings designed to have the right proportions for each room. However, within this inherent simplicity there is order and functionalism and the unassuming and consistent detailing allows the basic planning and design principles of the building to be expressed. The front elevation reflects the floor planning with its angled walls meeting at the centre, however even this is crafted in a supremely functional manner creating a bold effect through understatement. In plan the building is off-set to ensure that all units have northern orientation at both ground and first floor level. Internally, there is an open-plan living and kitchen area on the ground floor connected by a staircase to the bedroom and ensuite bathroom on the first floor. The ground floor opens via large glass doors on to a small courtyard and the entry is defined by a flat-roofed porch with a feature wall of roughcast concrete panels. Other windows include a high level slot window in the side wall to the ground floor living area and a window above the porch to the bedroom, and a small square window to the bathroom. At the rear is a small laundry block and two garage blocks, all built at the same time as the maisonettes.

Non-original alterations and addition and the front fence are not significant.

### How is it significant?

The maisonettes at 21 Redan Street, St Kilda are of local historic, architectural and aesthetic significance to the City of Port Phillip.

### Why is it significant?

They are significant as a fine and intact example of the work of John & Phyllis Murphy who are remembered for their contribution to the residential architecture of Melbourne in the post-war era. The distinctive form, unusual planning, and the simplicity and economy of the design are all characteristic

of the residential designs by the Murphys. The building is notable for its bold and functional planning with each unit offset to allow access to north light, and the plain brick walls and well proportioned windows demonstrate an affinity with European (especially Scandinavian) examples of multi-unit housing, reflecting the architects' interest in developments overseas. (Criteria A, D & E)

### **Primary source**

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Helms, David, *HO6 St Kilda East Precinct heritage review*, 2020.

*Port Phillip Heritage Review – Volumes 1-6, Version 32, July 2020.*