

Inkerman Street Commercial Precinct Statement of Significance

Address:	244-280 Inkerman Street., St Kilda East and 353-355 Inkerman Street, Balaclava	Name:	Inkerman Street Commercial Precinct
Place type:	Heritage precinct	Grading:	Significant (Precinct) Individual property gradings apply
PS ref no:	HO534	Constructed:	c. 1859-1938
Heritage precinct:	Inkerman Street Commercial Precinct	Citation No.:	Inkerman Street Commercial Precinct Citation

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

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

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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)

Primary source

RBA Architects & Conservation Consultants, *Review of Heritage Precinct HO7 – Elwood, St Kilda, Balaclava, Ripponlea - Stage 2 Report (2022)*

Place schedule

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