

Statement of Significance: Sheffield Manor & Wansbeck Group Listing

Address:	110 & 125 Westbury Street, Balaclava	Name:	Sheffield Manor & Wansbeck
Place type:	Residential: Flats	Grading:	Significant
PS ref no:	HO561	Constructed:	1938
Heritage precinct:	Not applicable	Citation No.:	2431



What is significant?

Sheffield Manor at 110 Westbury Street and Wansbeck at 125 Westbury Street, Balaclava, designed by James H Wardrop are significant.

Sheffield Manor was constructed by J A Trencher for owners Myer and Sarah Lasky in 1937-38. It is a brick building with a terracotta tiled roof, expressed as two volumes: a single-storey section at the front and double-storey behind it. The front section is clad in clinker brick, while the two-storey section employs clinker and salmon bricks used in bands and other decorative patterns. Both sections have a hipped roof, though the two-storey volume also has gables to two elevations. Applied ornament to both sections consists of large timber brackets supporting window and door hoods. The driveway is

entered via a clinker brick gateway, with the building's name in mild-steel lettering. The garages are also contributory elements.

Wansbeck was created out of the conversion and extension of a 1914 single-storey house for owner John Clough in 1938. It is a two-storey apartment building with a complex hipped roof and projecting front gabled volume, all clad with terracotta tiles. There is a front chimney, sitting to one side of the front gable. Walls are of red brick, with a vertical band of clinker and salmon bricks to the front façade. The north side of the front façade has a curved balcony, set below a tiled hood on large timber brackets. The garages, brick fence and metal pedestrian gate are also contributory elements.

Alterations and additions are not significant.

How is it significant?

The flats at 110 (Sheffield Manor) and 125 (Wansbeck) Westbury Street, Balaclava are of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Sheffield Manor and Wansbeck are of historical significance as representative of flats constructed during the Interwar period when huge growth in flat development characterised St Kilda and Elwood as the transition from detached single family dwellings to flat living became increasingly popular encouraged by the proximity to the beach, parklands and good public transport networks. Sheffield Manor was designed to appear like 'one large home', with a single-storey front volume transitioning to a two-storey rear section. This contextual design allowed it to fit into the Westbury Street streetscape which was still transitioning from single-family homes to denser development. Wansbeck illustrates another characteristic manner in which this transition took place: the conversion of an earlier dwelling into flats, which is a distinctive building typology in the St Kilda. While some conversion designs were of poor-quality, both aesthetically and in regard to amenity, Wansbeck was designed seamlessly with great skill, resulting in a skilfully massed composition that incorporates the red-brick materiality and window details of the 1914 house. (Criterion A)

Sheffield Manor and Wansbeck are of aesthetic significance as intact examples of the late 1930s fashion to combine historicising styles, in this case Old English/Tudor Revival, with the ahistorical Moderne style. They exemplify the idiosyncratic approach of the architect James H Wardrop who was adept at working with these two styles, both individually and in combination to create hybrid designs, and who was responsible for a number of flats in the municipality. Both buildings exhibit characteristics of Old English, such as vergeless gables, and timber brackets to porches and hoods, and characteristics of Moderne such as multicoloured brickwork in horizontal and vertical bands, and the use of small parapets and chimneys as vertical accents. The curved rendered balcony, with incised horizontal lines at Wansbeck is also strongly Moderne. Both flats are distinguished by their lively use of multicoloured brickwork. Wansbeck employs a broad vertical band of alternating soldier courses of salmon and dark clinker bricks on a backdrop of red bricks with a curved brown glazed centre element. Sheffield Manor features salmon and clinker brickwork, used as banding, recessed vertical lines and in soldier courses. Sheffield Manor is further aesthetically distinguished by the sculptural massing of the two-storey volume, with a vergeless gable abutting a short length of parapet and a corner chimney. (Criterion E)

Primary source

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

Place schedule

Name	Address	Grading
Sheffield Manor	110 Westbury Street, Balaclava	Significant
Wansbeck	125 Westbury Street, Balaclava	Significant