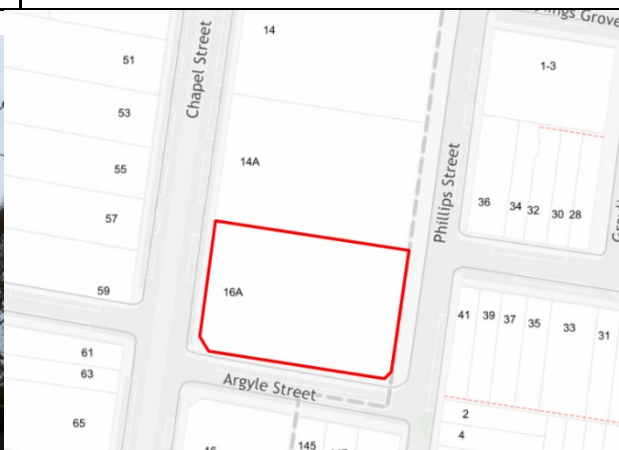


## Chapel Lodge Flats Statement of Significance

<b>Address:</b> 16A Chapel Street, St Kilda	<b>Name:</b> Chapel Lodge Flats
<b>Place type:</b> Residential: Flats	<b>Grading:</b> Significant
<b>PS ref no:</b> HO540	<b>Constructed:</b> c. 1950
<b>Heritage precinct:</b> Not applicable	<b>Citation No:</b> 2425



### What is significant?

Chapel Lodge at 16A Chapel Street St Kilda, designed by Bernard Evans and constructed c. 1950 by Norman Adderley, is significant.

Chapel Lodge is a five-storey red brick, but currently overpainted, building with a cruciform footprint. It has a flat roof that is predominantly concealed behind a parapet though projects slightly forward over the terraces on the south side (Argyle Street) relating to the two penthouses. There are two short chimney breasts, one each to the west and east elevation, below which are two circular recesses. There are balconies to each of the four wings, paired to the large east and west wings, with concrete decks/canopies and the original windows are steel-framed. To the rear/east wing, there is undercroft car parking.

The low brick fence to the front boundaries also contributes to the significance of the place.

Alterations and additions are not significant. The current paint colour scheme is not significant.

### How is it significant?

Chapel Lodge at 16A Chapel Street, St Kilda is of local historic and aesthetic significance to the City of Port Phillip.

### Why is it significant?

Chapel Lodge is historically significant as an 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. There was a dire need for housing during the late 1940s due to the downturn of construction activity during World War II, when residential construction was severely curtailed by government decree. The site is also significant for its associations with the architect, Bernard Evans, who was responsible for many significant flat buildings in the municipality and an influential figure in this sphere, as he was often quoted in contemporary newspapers regarding flat development. There are also distinctive or unusual aspects about Chapel Lodge's historical development, in that by contrast to most Post-World War II

flats, which typically replaced Victorian period houses or mansions, it was constructed on a rare piece of undeveloped land, though part of the extensive holdings which had been associated with the nearby mansion, Aldourie, at the corner of Alma Road. Furthermore, projects of this scale typically received considerable press however Chapel Lodge surprisingly did not, likely because in addition to much of the building being employed for serviced/rented flats, there was a purpose-built, clandestine SP bookie operation to the uppermost level, run by the owner, former St Kilda councillor Norman Adderley until police raided it in 1956. (Criterion A)

Chapel Lodge is of aesthetic significance as a prominent and early example of the Functionalist style, which was employed for much of the progressive contemporary flat design through to the mid-1950s. The rigorous volumetric and horizontal expression in face brick with balconies and steel-framed windows in discrete configurations but with an unusual cruciform plan to optimise views and privacy, is unique at this time in the municipality (as most examples had more varied massing and were on more constrained sites) and is a forerunner to the wider adoption of the International style. (Criterion E)

### **Primary source**

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