

Attached Houses Statement of Significance

Address:	79 & 81 Chapel Street, St Kilda	Name:	Attached Houses
Place type:	Residential: House	Grading:	Significant
PS ref no:	HO542	Constructed:	c. 1904
Heritage precinct:	Not applicable	Citation No:	2419



What is significant?

The attached houses at 79 & 81 Chapel Street, St Kilda, constructed c.1904 by builder W Ryall for Donald and Jane McGregor, are significant.

The building is comprised of an attached pair of single storey houses with attics. Contributory features include the high-pitched gambrel roof clad in terracotta tiles with ridge cresting and finials, rear hipped roofs, gabled dormer windows with roughcast and timber battens, corbelled brick chimneys with roughcast shafts featuring brick banding and strapping, terracotta chimney pots, face red brick walls, original window openings, porches supported by turned timber posts and with slatted timber frieze and curvilinear brackets, square bay windows with timber framed windows and top lights, timber framed entrance ensembles (sidelights etc.).

Alterations and additions are not significant.

How is it significant?

The attached houses at 79 & 81 Chapel Street, St Kilda are of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

They are of historical significance as a pair of attached houses constructed during the Federation period when intensive development occurred in St Kilda/St Kilda East in the context of local population expansion and smaller detached dwellings, duplexes or flats were sought after. Consolidation in this area was often achieved through the subdivision of larger Victorian period properties, as in this case where the subject land was excised from the grounds of the villa Ardleigh. (Criterion A)

They are of aesthetic significance as a highly intact Federation period pair of attached houses in the Queen Anne style. Although a common building type in St Kilda and the municipality, they are distinguished by being an unusually substantial and refined example. The corner porches and varied

nature of the high-pitched gambrel roofscape with dormers to the fronts and sides are suggestive of a picturesque composition characteristic of the Queen Anne Style, despite being symmetrical. The pair share the main roof giving the impression of a larger single building, a design approach which became more common during the Interwar period. (Criterion E)

Primary source

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