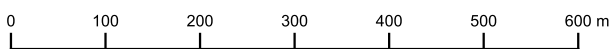


Amendment C206port to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 1 of 9

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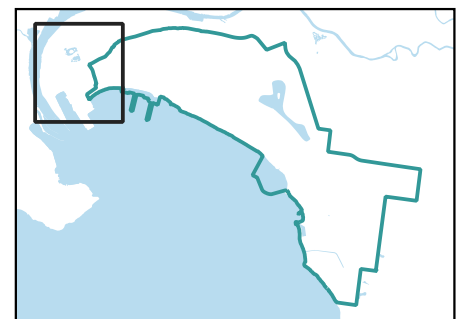
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Current

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- Contributory Heritage Place - inside HO

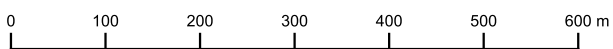
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Amendment C206port to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 2 of 9

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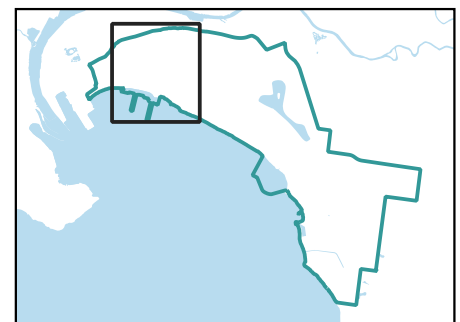
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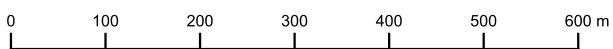
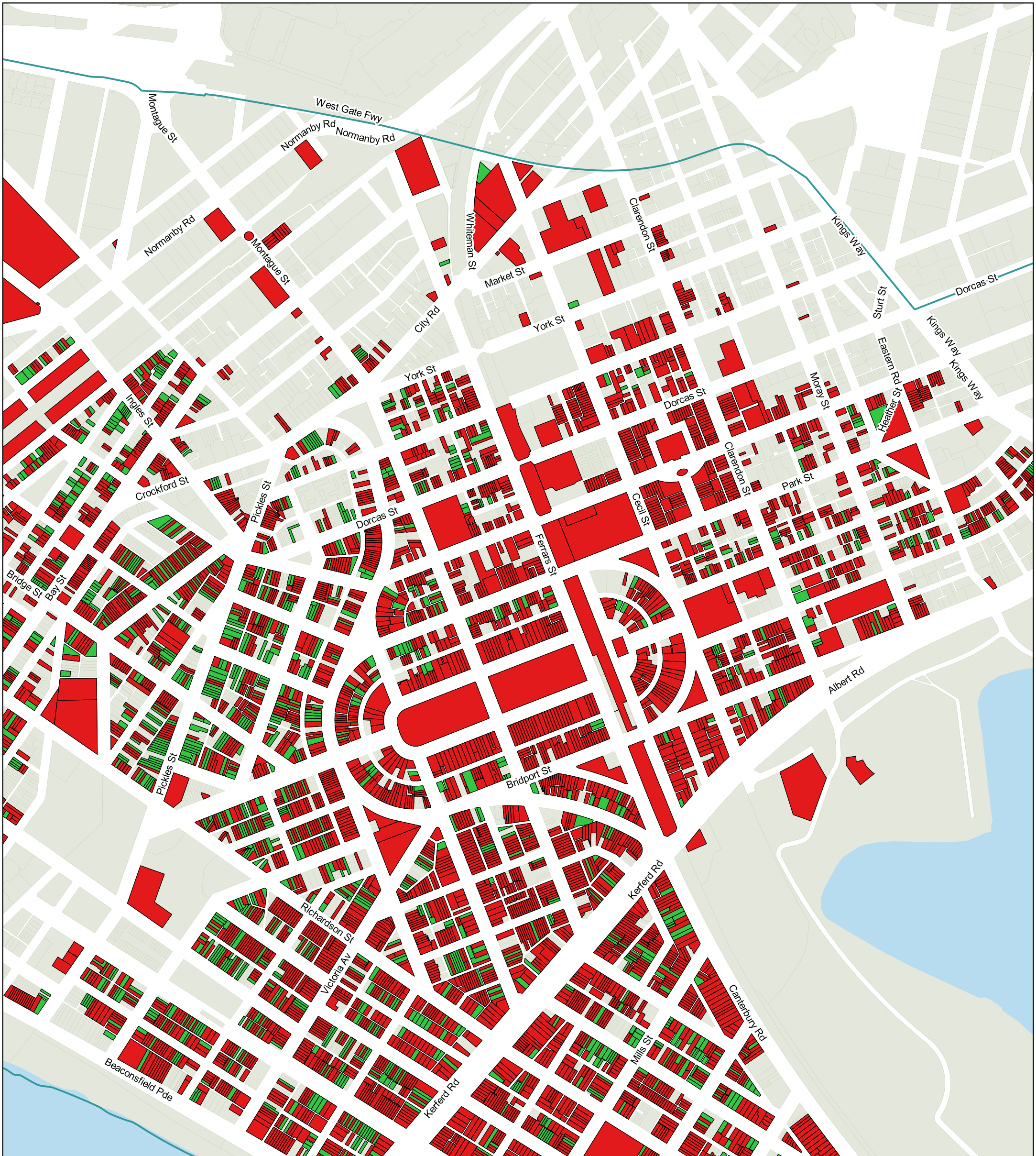
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Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



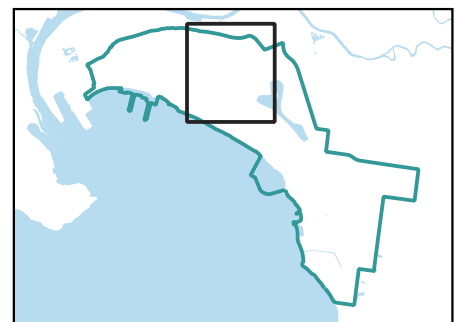
Map 3 of 9

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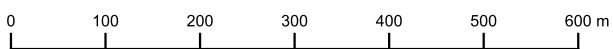


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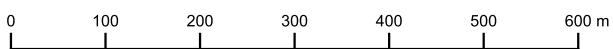
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Amendment C206port to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 5 of 9

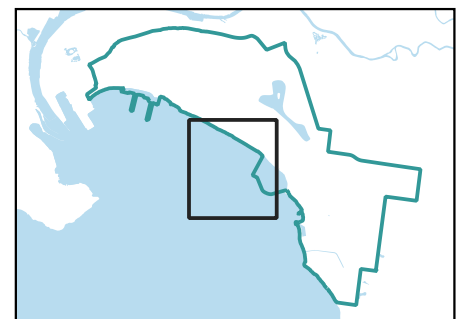
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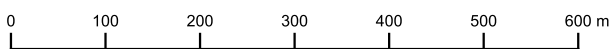
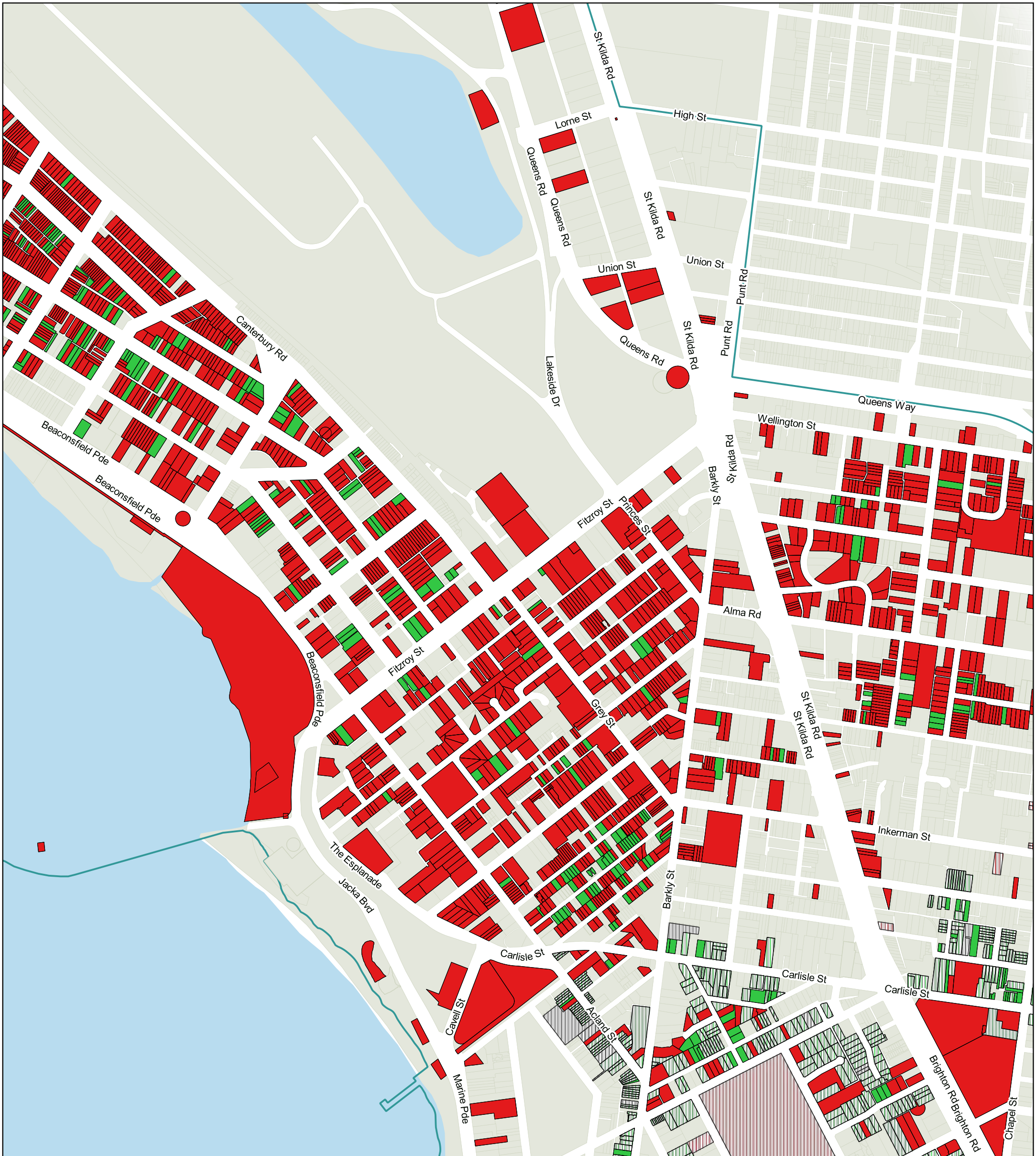
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Amendment C206port to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 6 of 9

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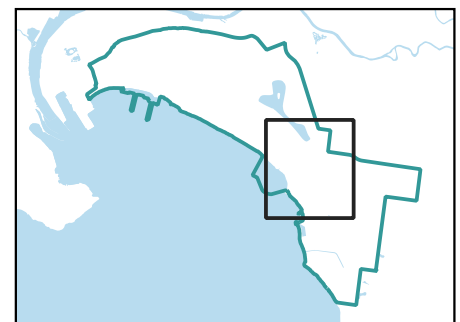
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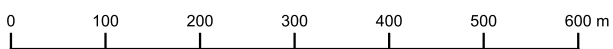
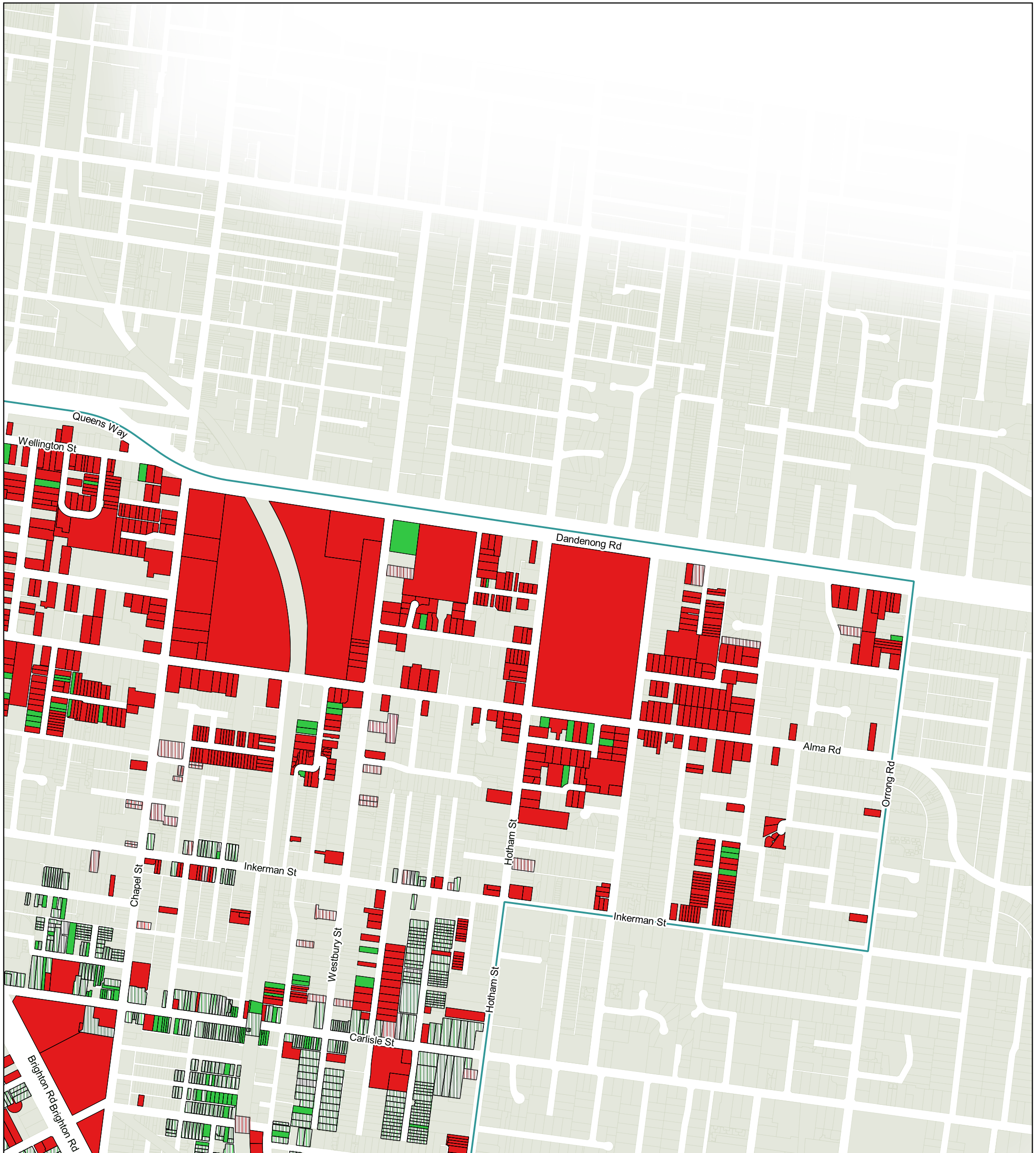
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Amendment C206port to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 7 of 9

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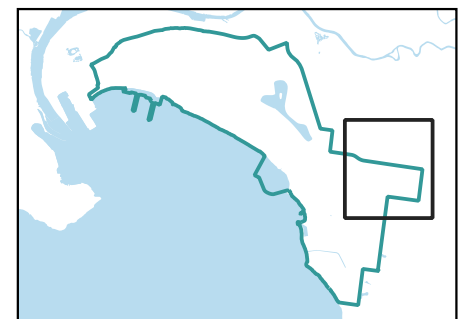
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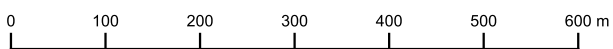
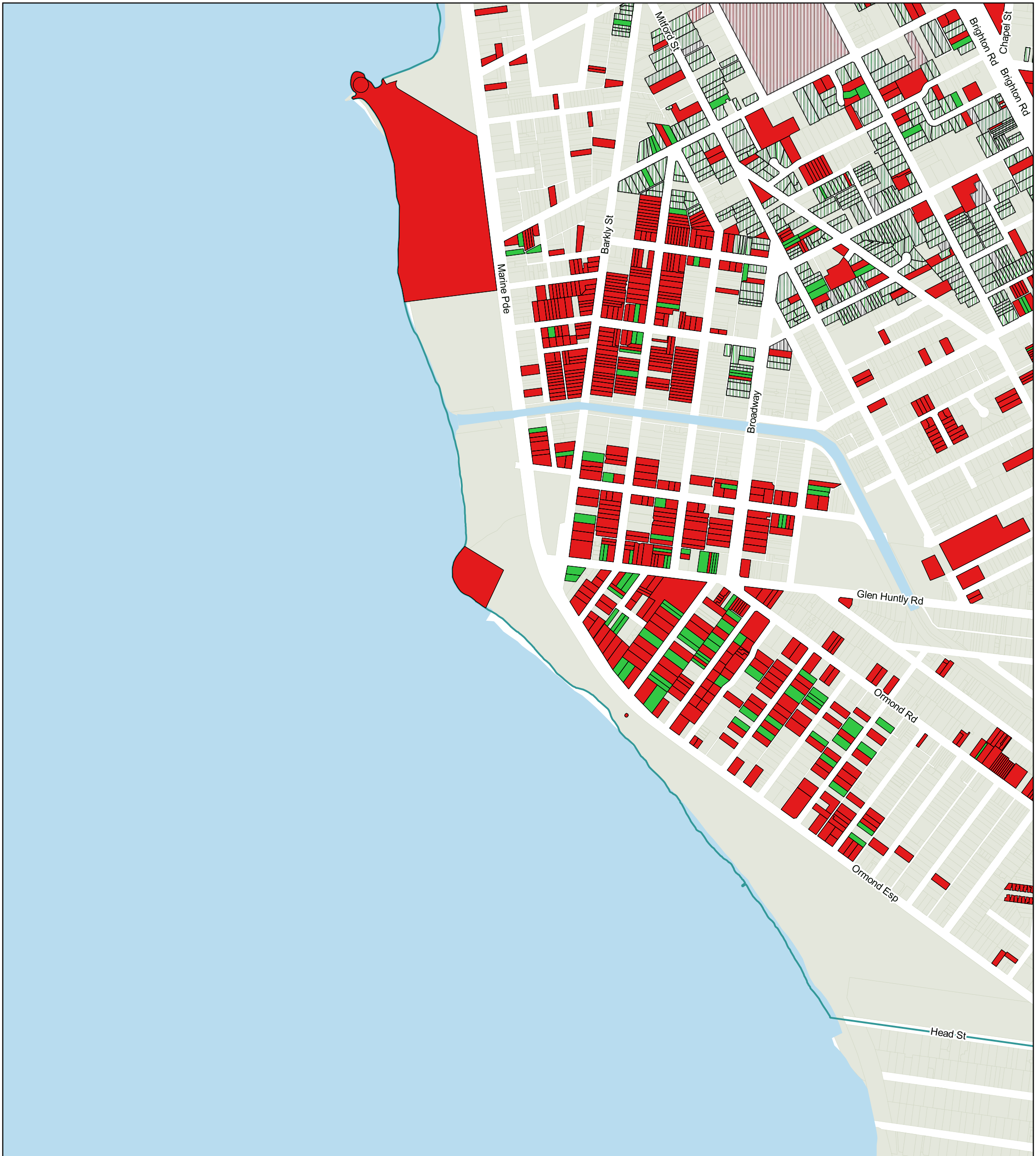
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Amendment C206port to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 8 of 9

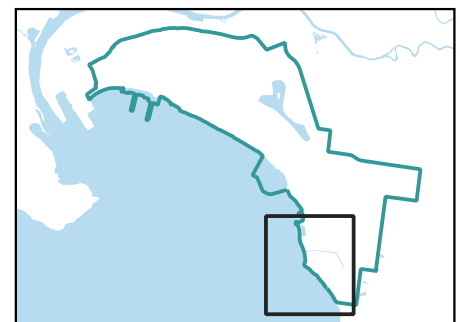
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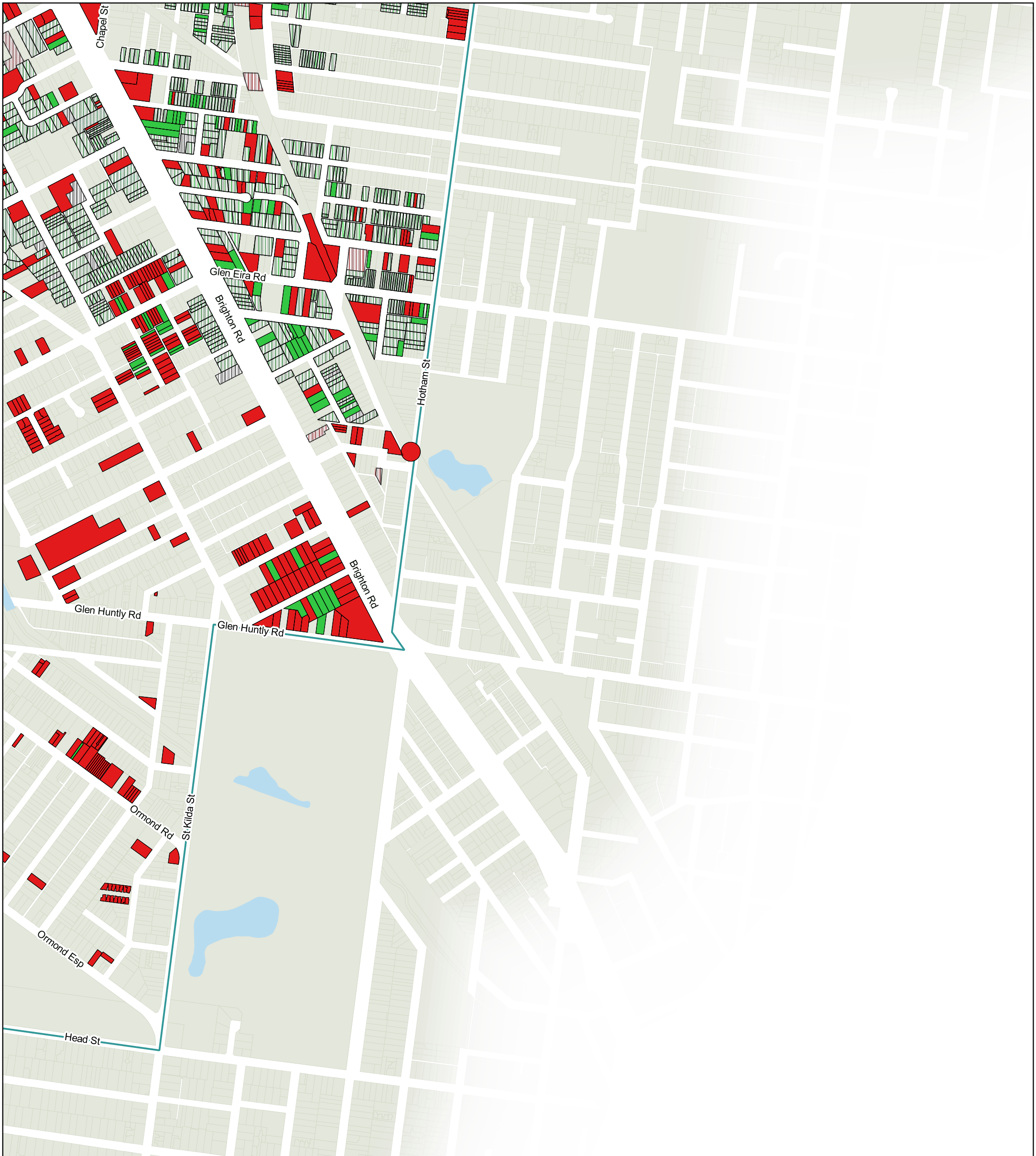
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Amendment C206port to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Heritage Policy Map (Incorporated Document)



Map 9 of 9

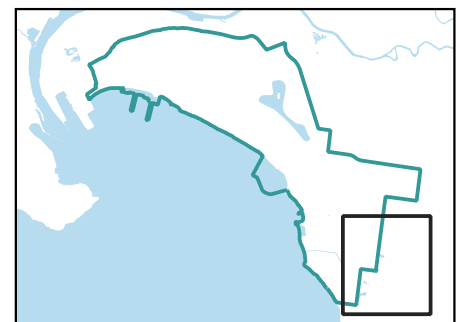
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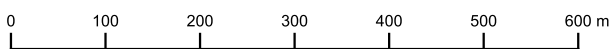
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Amendment C206port to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



Map 1 of 9

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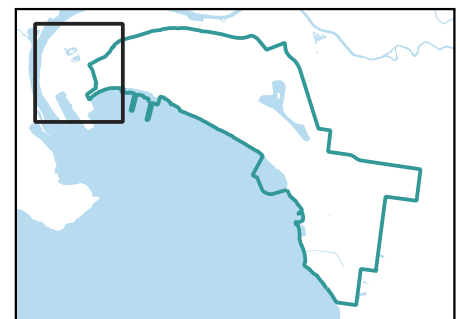
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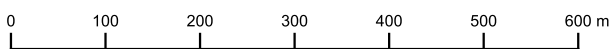
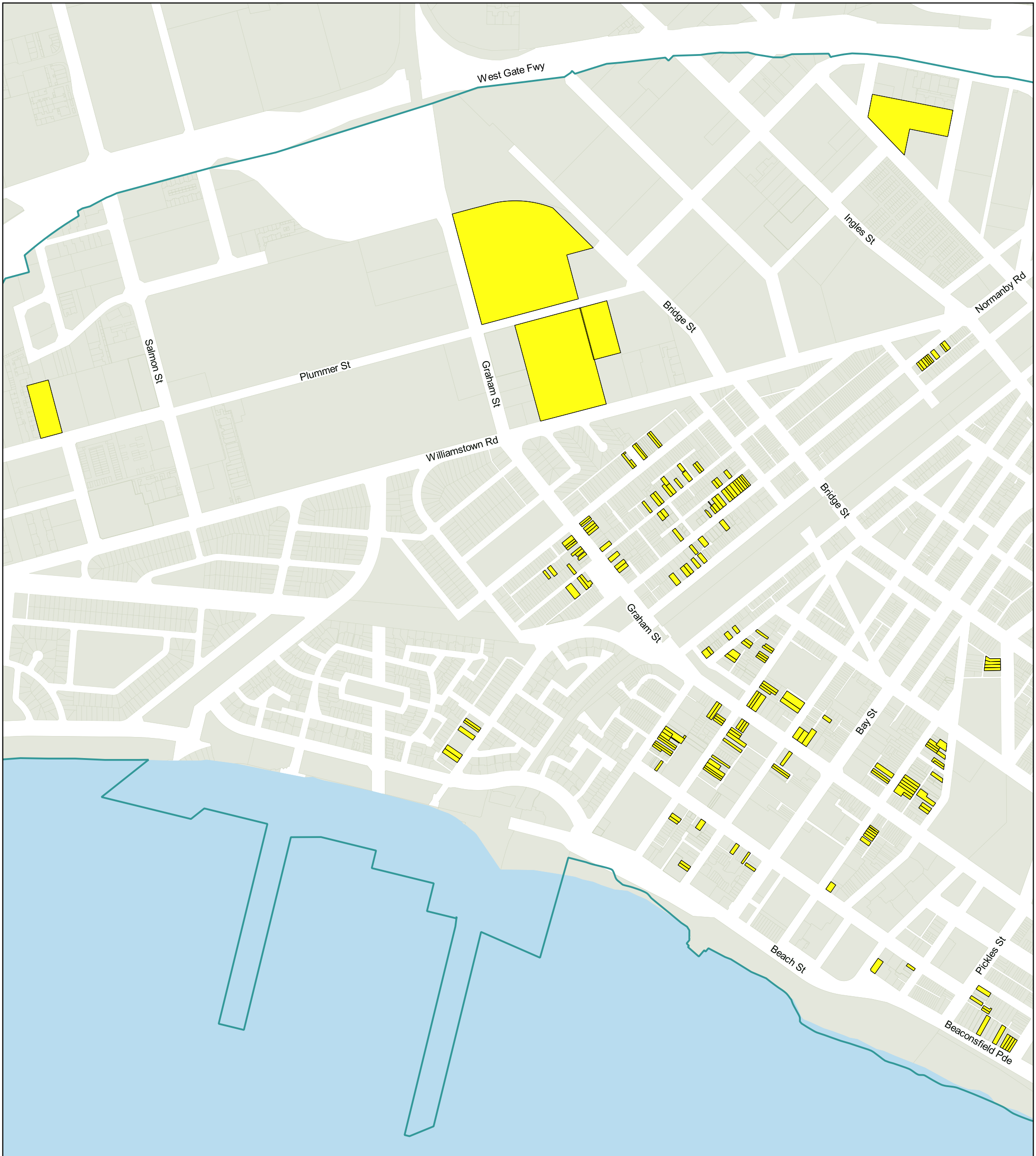
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Amendment C206port to the Port Phillip Planning Scheme

Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



Map 2 of 9

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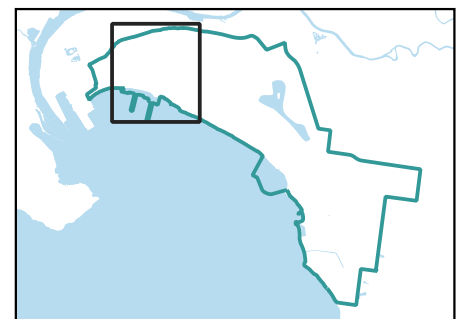
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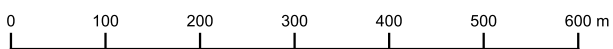
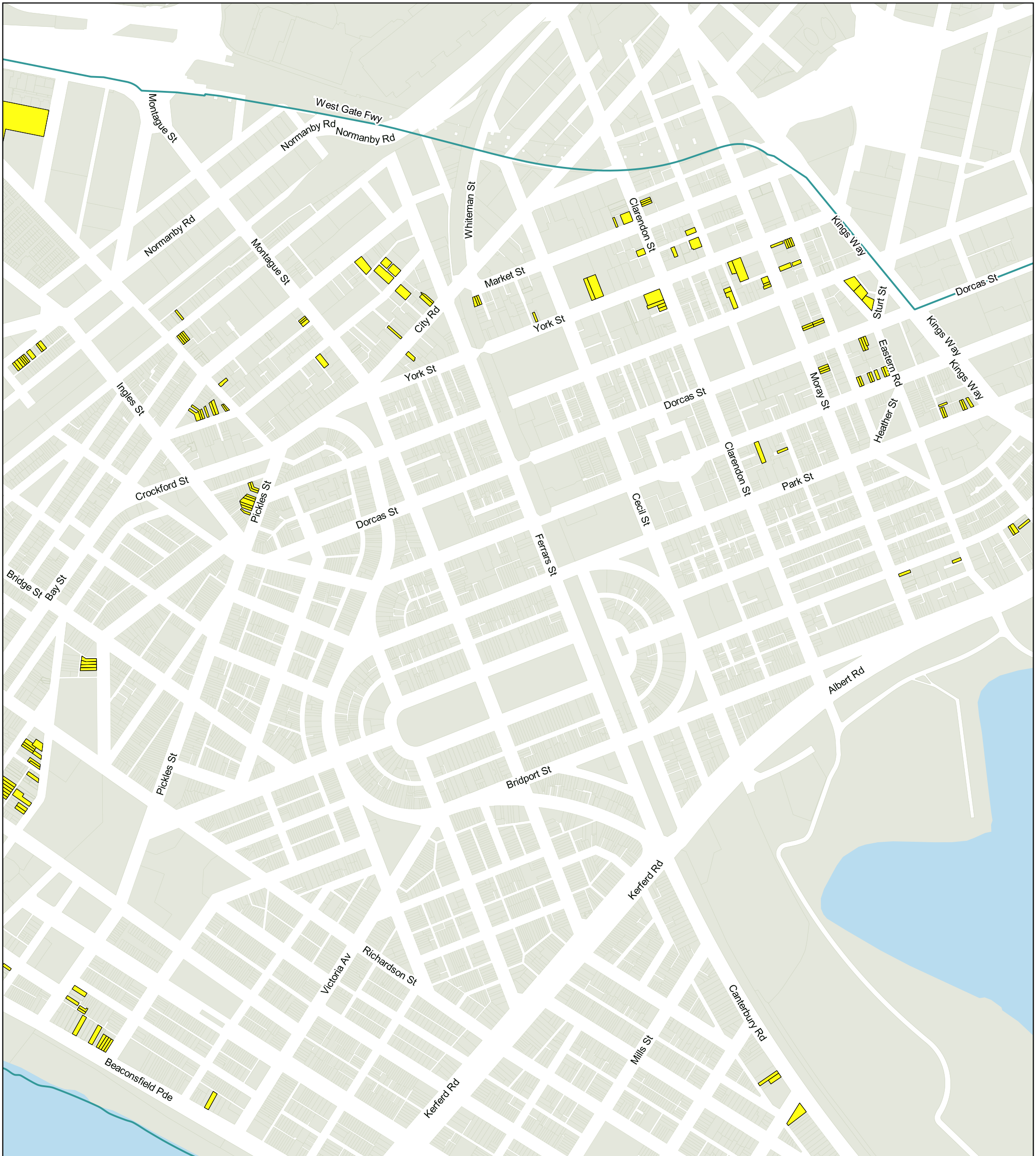
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Proposed Changes to the City of Port Phillip Neighbourhood Character Map (Incorporated Document)



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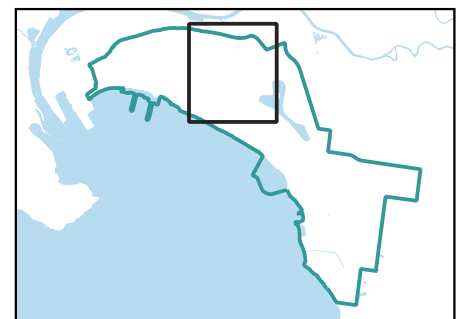
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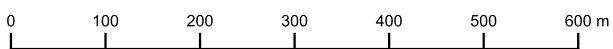
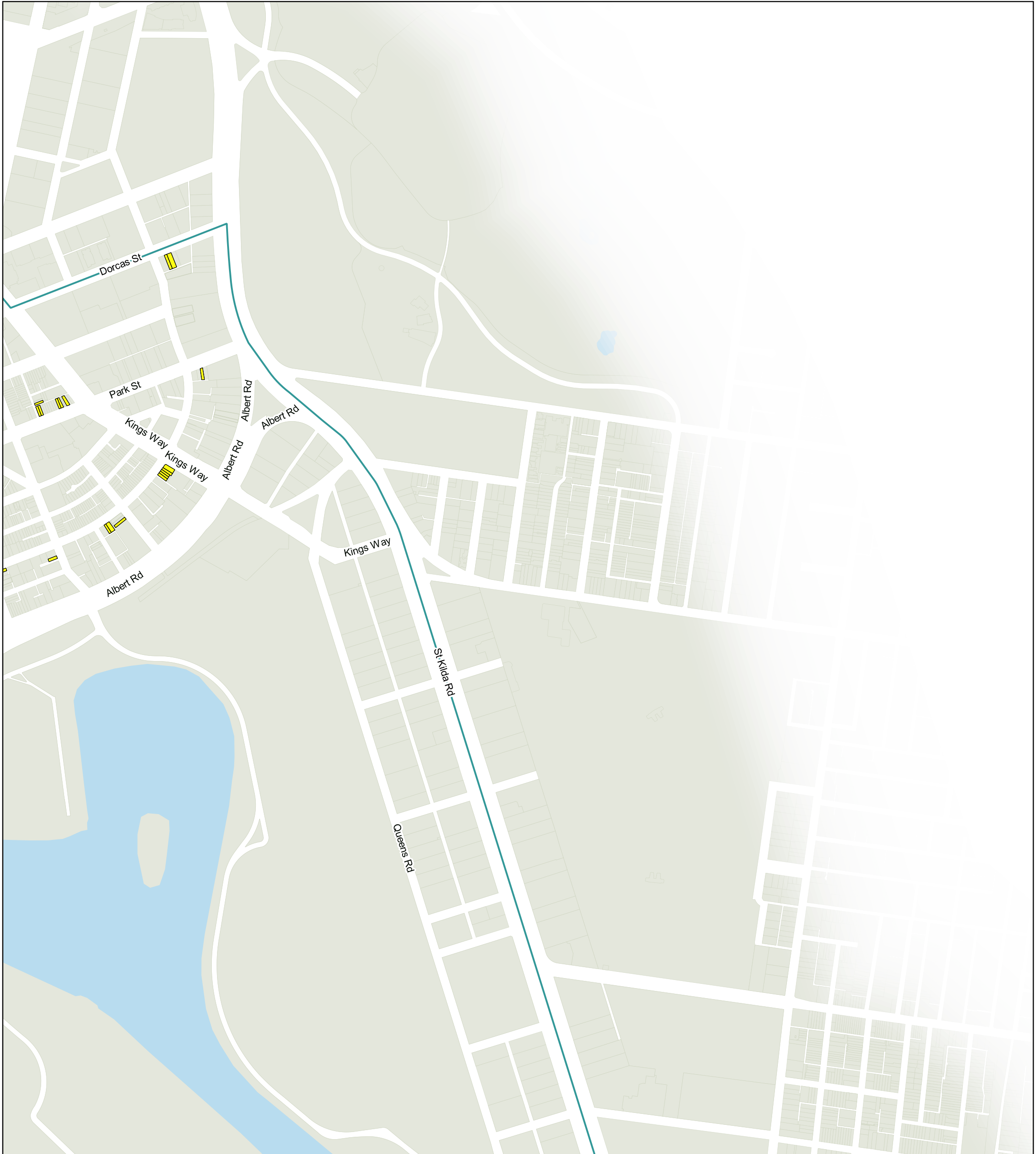
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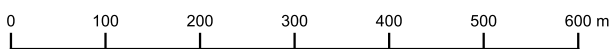
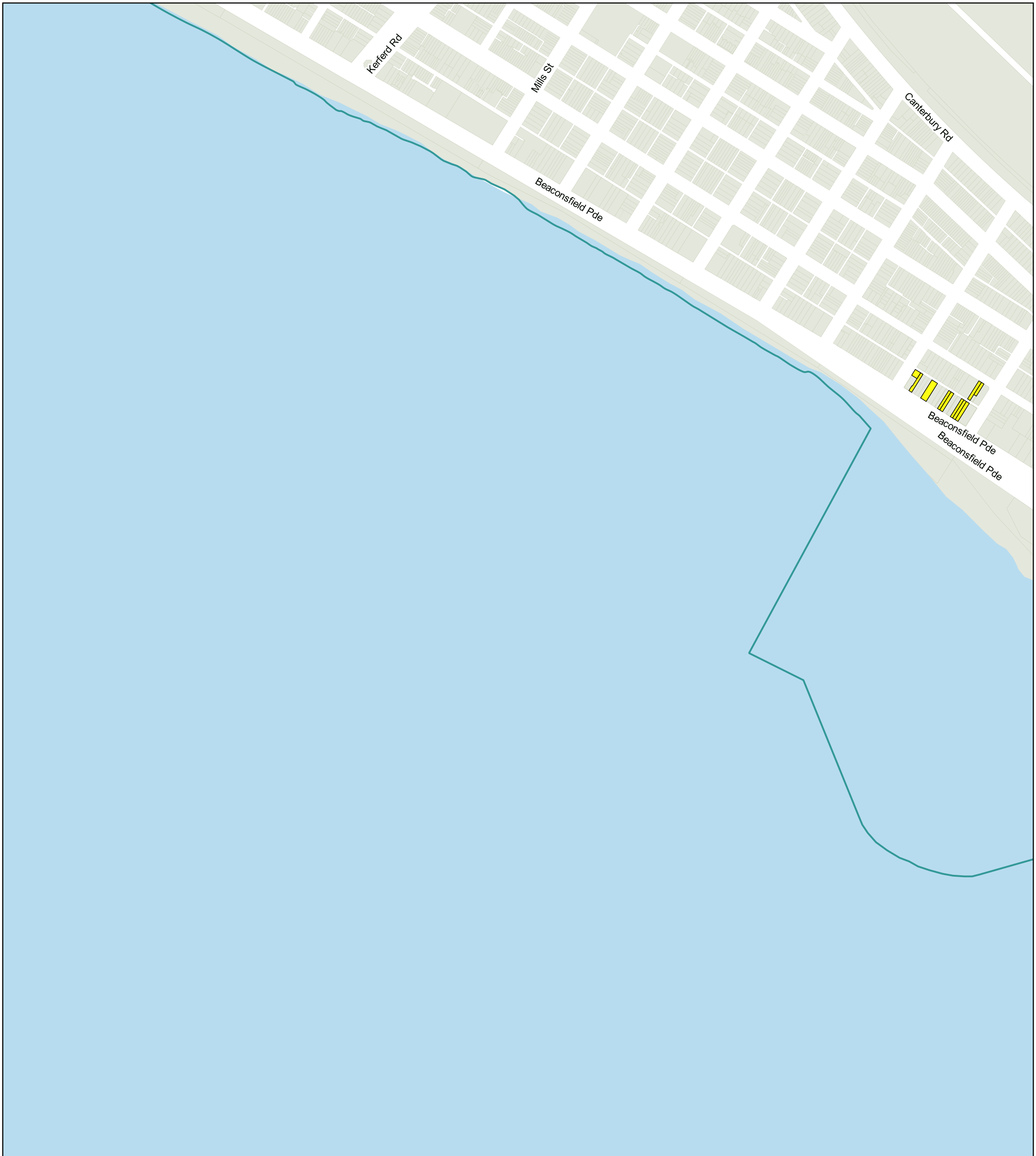
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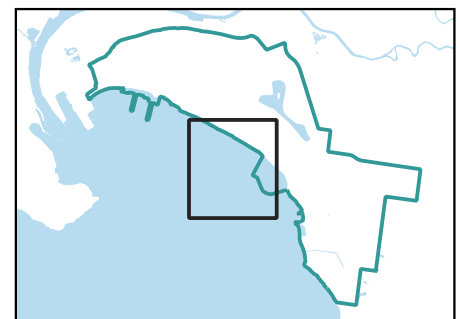
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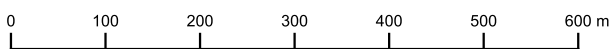
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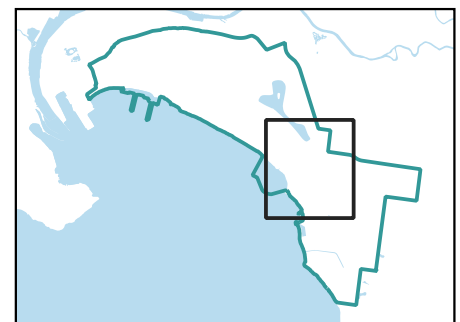
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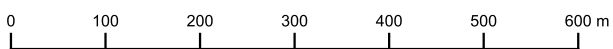
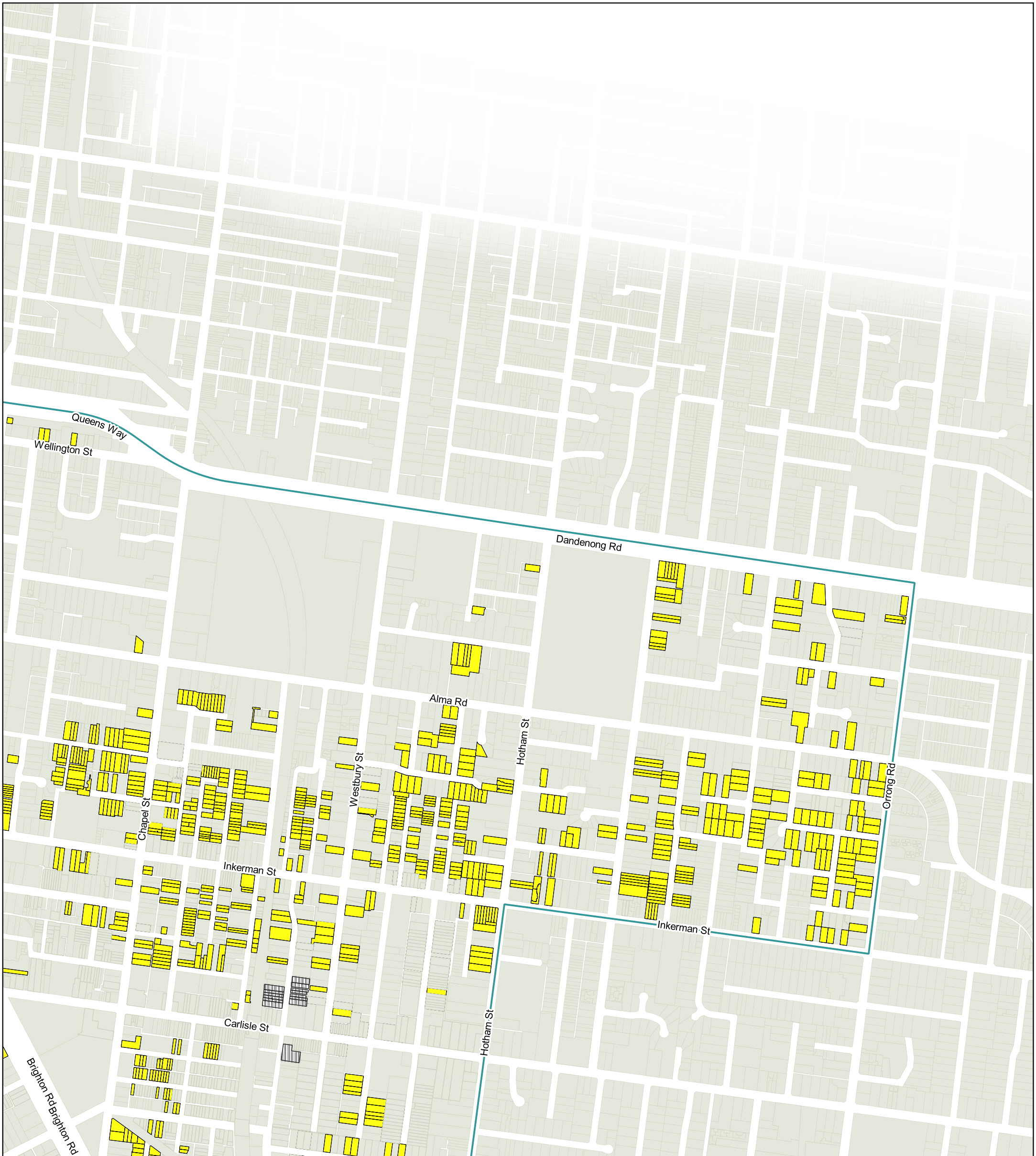
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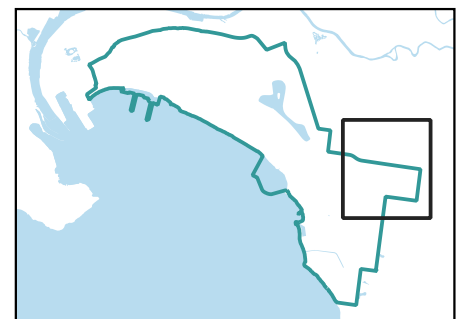
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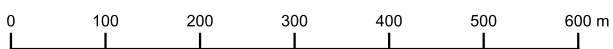
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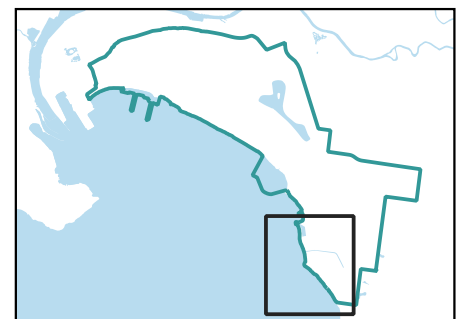
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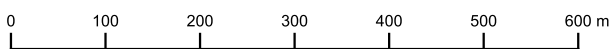
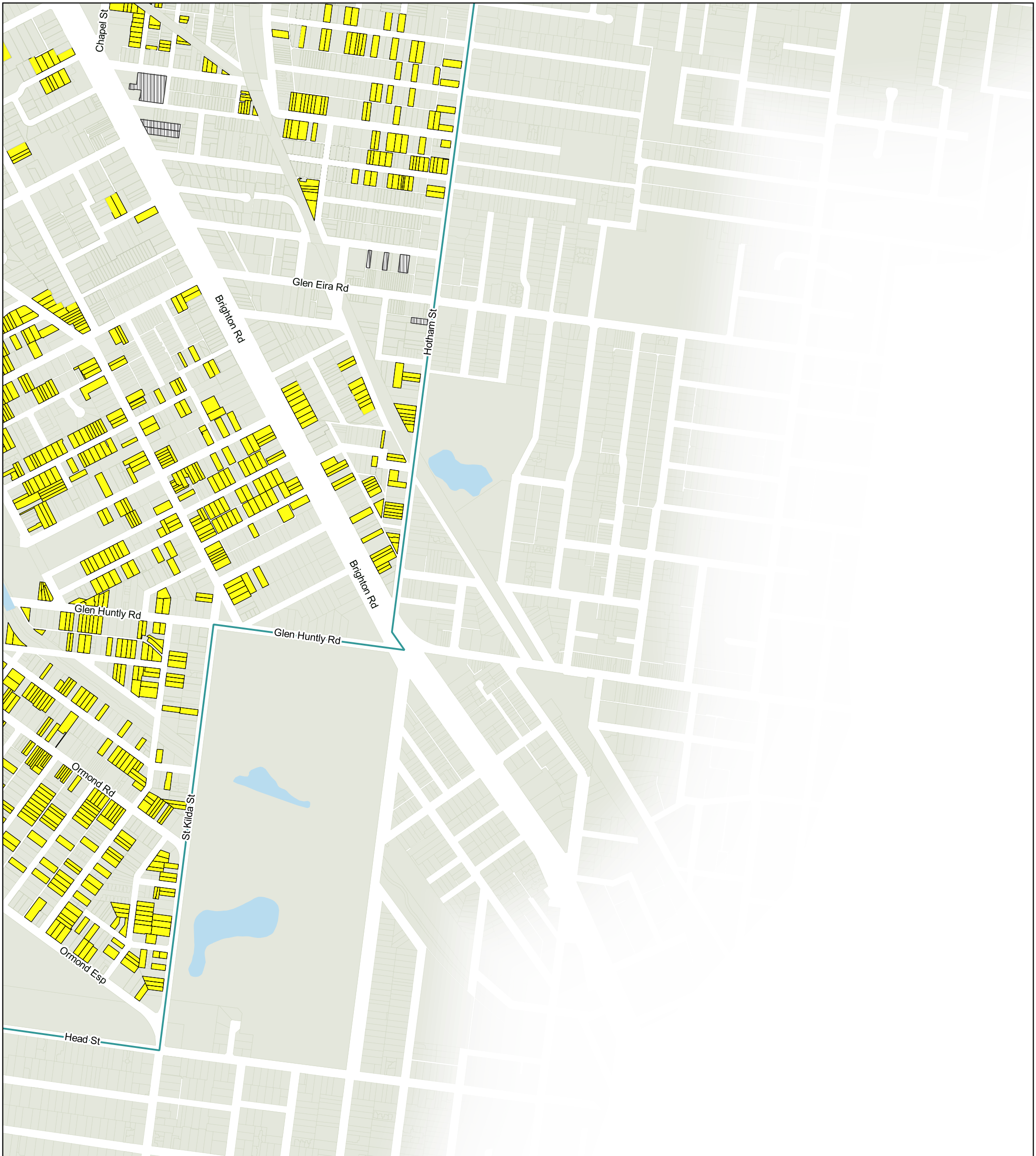
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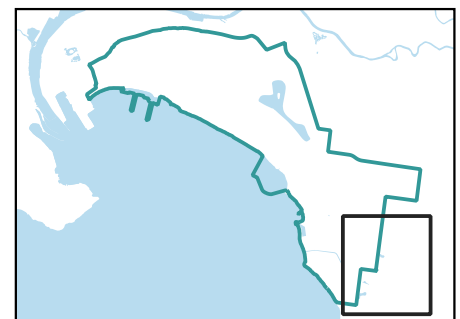
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 Non Contributory



Statement of Significance: 2 & 4 Queen Street, St Kilda East

Address: 2 & 4 Queen Street, St Kilda East	Name: 2 & 4 Queen Street, St Kilda East
Place type: Residential: House	Grading: Significant
PS ref no: HO555	Constructed: 1878
Heritage precinct: Not applicable	Citation No: 2442



What is significant?

The attached houses at 2 and 4 Queen Street, St Kilda East, built 1878 for grocer John Drew, are significant.

The attached, single storey houses have a transverse gable roof clad in corrugated sheet metal that is divided by a brick party wall. A bichrome brick chimney (brown and cream brick) with a corbelled cap survives to no. 2 and another brick chimney survives to the rear on the shared internal wall. The façades are clad in ashlar boards, and the sides walls are clad in weatherboards. The full width front verandahs are supported by turned timber posts (different profile to each cottage so presumably at least one of these elements has been replaced) and have matching cast iron friezes. The hipped verandah roof is clad in corrugated sheet metal and has a convex profile. There are timber brackets to the cornice above the verandah to no. 2. The façade compositions are mirrored, with one window and one door to each dwelling. The windows have moulded timber frames, with panelled mullions, in a tripartite format with double hung sashes. The entrances have narrow sidelights and highlights.

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

How is it significant?

The attached houses at 2 and 4 Queen Street, St Kilda East, are of local historical and representative significance to the City of Port Phillip.

Why is it significant?

The attached houses are historically significant for their association with an early phase of development in St Kilda East which accelerated following the 1859 introduction of the railway. Throughout the 19th century modest timber cottages proliferated in pockets of St Kilda East and Balaclava, particularly on the lower lying land known as the 'Balaclava Flats', contrasting with more substantial houses on nearby surrounding higher ground. The attached houses are amongst the earliest surviving in Balaclava/St Kilda East and a now comparatively small number dating from pre-1880. (Criterion A)

The attached houses are of representative significance as uncommon examples of modest pre-1880 timber houses in the municipality, of which many were built (particularly in the St Kilda East/ Balaclava area) but few survive. The houses are one of only two known surviving pre-1880 paired examples in the St Kilda East/ Balaclava area, the others being located opposite at 151 and 153 Argyle Street. Although they have undergone some change, as almost invariably occurs with early timber houses, they are largely intact, more so than most examples of this period. Importantly, they retain original building formats, and where fabric has been replaced it has generally been in a similar manner or in keeping with the original character/period. They are typical of the period having a symmetrical composition, transverse gable roofs, brick chimneys and full width verandahs. (Criterion D)

Primary source

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2, 2022*

Statement of Significance: Park View

Address:	5 Herbert Street, St Kilda	Name:	Park View
Place type:	Residential: Flats	Grading:	Significant
PS ref no:	HO545	Constructed:	1958- 59
Heritage precinct:	Not applicable	Citation No:	2427



What is significant?

Park View at 5 Herbert Street, St Kilda, designed by Dr Ernest Fooks in late 1958 and constructed by local builder Rudolph Kalish during 1959, is significant.

Park View has a flat roof, clad in sheet metal, with a wide eaves overhang, and a stepped footprint to the north side to maximise views of the St Kilda Botanical Gardens opposite. The splayed balconies to the latter are cantilevered with a central steel pole and have panels to the front with metal balustrading that incorporates circular motifs to the longer sides. The timber-framed windows to the main elevations (north and east) are organized in bands alternating with spandrel panels (painted blue but originally brown). The circulation core is external and consists of a tower with projecting bricks, which is separated from the main part of the building by a metal screen, and galleries to the south side.

The original garage block in the south-west corner and low cream brick fence to the front boundary which incorporates a recess for letterboxes also contribute to the significance of the place.

Alterations and additions are not significant.

How is it significant?

Park View at 5 Herbert Street, St Kilda is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Park View is historically significant as being demonstrative of the extensive flat building program that has characterised much of the 20th century history of the municipality but especially the southern parts and which gained pace after WWII with the introduction of the Own-Your-Own (OYO) option. The site is also significant as it reflects a common pattern of land development in this part of the municipality whereby the extant building replaced a Victorian house/mansion, which had itself been converted to

flats in the interim. The postwar flat typology evolved with the work of several émigré architects, who were responsible for a high proportion of the architect-designed examples and who often worked with Jewish developers. These imbued the area with a progressive, International character, and which was supported by the often local Jewish community. It also has associations with the Slovakian-born architect Dr Ernest Fooks, whose office was located in St Kilda, was at the forefront of postwar flat design, and responsible for other key buildings in the area. (Criterion A)

Park View is of aesthetic significance as an early and seminal example with limited comparison of a more nuanced approach to Modernist flat design, undoubtedly influenced by Fooks' recent international trip on which he, along with his wife Noemi, researched the latest trends. The elements which distinguish the building are the stepped footprint, orientated to maximise views, separate and prominent stairwell tower with distinct detailing (staggered glazing bars and projecting bricks), splayed balconies, and characteristic Fooksian elements such as timber-framed spandrel panels and elongated window proportions. The emerging variant of Modernism in which materials, colour, and patterning (in the brickwork and to the balustrading) to differentiate buildings are also evident here, providing a complex interplay of forms and detailing. Its overall intactness is complemented by the retention of the cream brick front fence. (Criterion E)

Primary source

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2, 2022*

5 Wando Grove, St Kilda East Statement of Significance

Address: 5 Wando Grove, St Kilda East	Name: House
Place type: Residential: House	Grading: Significant
PS ref no: HO549	Constructed: 1918
Heritage precinct: Not applicable	Citation No: 2423



What is significant?

The house at 5 Wando Grove, St Kilda East, constructed in 1918 for Thomas Armstrong and designed by Howard R Lawson, is significant.

The house is single storey with an attic. Contributory features include the prominent steeply pitched hipped roof is clad in terracotta tiles, central hipped dormer with four windows, hipped roof bays, wide eaves with exposed rafters, tall brick chimneys with protruding brick detailing, face red brick walls, porch with square brick piers and a low brick wall, faceted bay window, timber framed windows with multi-paned upper sashes, and a recessed entrance with a timber board door and a multipaned window on one side. Alterations and additions are not significant.

How is it significant?

The house at 5 Wando Grove, St Kilda East is of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

The house is historically significant as representative of the intensive development that occurred during the early Interwar period in this part of St Kilda/St Kilda East in the context of local population expansion. Originally forming part of the extensive grounds of the Victorian period mansion Oakleigh Hall, the subject site derives from a small 1917 subdivision on the east side of Wando Grove of seven allotments, five of which were soon after developed with houses designed by prolific architect/designer Howard R Lawson (including 342, 344 and 346 Dandenong Road and 3 Wando Grove, the latter now demolished). (Criterion A)

The house is of aesthetic significance as a highly intact example of the early Interwar period in the Bungalow style. Typical of the style, the influence of the Arts and Crafts aesthetic is evident in the wide eaves with exposed rafter ends and face red brick walls. The impression of a symmetrical composition and the generally contained footprint is suggestive of the Craftsman subtype of bungalow, although not strictly conforming. The house is distinguished by its dominant steeply pitched

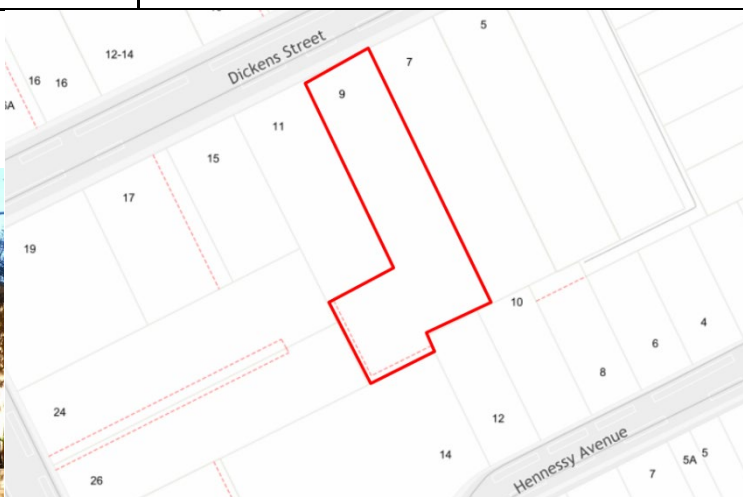
hipped roof and low walls, whereas other contemporary examples more commonly had gable roofs and tall façades. Howard R Lawson designed many houses and flats in St Kilda but the subject house is one of only two known single storey examples to survive, and of these it is the most distinctive. (Criterion E)

Primary source

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct Heritage Review Stage 2, 2022*

Chudleigh Court Statement of Significance

Address: 9 Dickens Street, Elwood	Name: Chudleigh Court
Place type: Residential: Flats	Grading: Significant
PS ref no: HO544	Constructed: 1958
Heritage precinct Not applicable	Citation No: 2426



What is significant?

Chudleigh Court at 9 Dickens Street, Elwood, designed by Bailey & Tilley Home Plan Service in 1958 and constructed by Ronald Wilfred Sheldon for Abraham and Deborah Rosenberg, is significant.

Chudleigh Court consists of two adjoining blocks –front/main block and small rear/southern block. The cream brick buildings have an elongated form with a skillion roof clad in metal sheeting. The roof has a wide eaves overhang whose soffit is lined with timber-boards and there are exposed rafter ends and brackets. The narrow north/street elevation has steel-framed windows to the west end and metal lettering to the east end. The triangular balconies to the east/garden side have timber-framed openings, whereas there are steel windows to the gallery on the west/driveway side. The metal balustrading to both sides features a triangular pattern.

Other contributory elements include the low brick front fence and the two blocks of original garages in the south-west corner (northern and southern), with communal laundry facilities and a small caretaker flat above the southern block.

Alterations and additions are not significant.

How is it significant?

Chudleigh Court at 9 Dickens Street, Elwood is of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

Chudleigh Court is historically significant as being demonstrative of the extensive flat building program that has characterised much of the 20th century history of the municipality but especially the southern parts and which gained pace after World War II with the introduction of the Own-Your-Own

(OYO) option. The postwar flat typology evolved especially within the Jewish community and imbued the area with a progressive, international character. The site is also significant in that it reflects a common land development circumstance in this part of the municipality as a substantial Victorian period villa on a relatively large allotment that was replaced with a block of flats. During the mid to late 1950s, the demand for flat development in the area, recognised as Melbourne's flat epicentre, was so great that many individuals/couples entered the development market. In this case, the Rosenbergs capitalised on their large holdings in a desirable area near to amenities, such as cafes etc. for 'flatites' (as flat dwellers were known) and the synagogue for the Jewish community. (Criterion A)

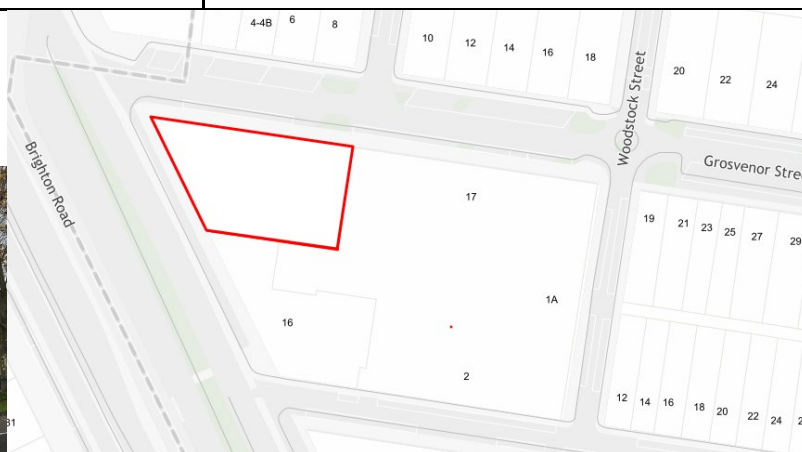
Chudleigh Court is aesthetically significant as an intact and distinctive block of Modernist flats from the latter part of the post-World War II period. The use of cream brick and geometric patterns to the metal balustrading characterises the period however it is an early example of this emerging trend and distinguished from the norm by the skillion roof form and triangular projections on the east elevation creating relatively generous, semi-private garden zones in front of each flat which also allow for large windows to that side. (Criterion E)

Primary source

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2, 2022*

Grosvenor Hotel Statement of Significance

Address:	10 Brighton Road, Balaclava	Name:	Grosvenor Hotel
Place type:	Commercial: Hotel	Grading:	Significant
PS ref no:	HO526	Constructed:	c.1861 - 1928
Heritage precinct	Not applicable	Citation No:	301



What is significant?

The Grosvenor Hotel at 10 Brighton Road, Balaclava is significant. A hotel known as the Grosvenor Arms was first established on this site c.1861, it was extended c.1890 and in 1928 it was significantly remodelled to a design by Harry A. Norris. The fabric associated with the nineteenth century development including the small brick gabled outbuilding/stables and the 1928 remodelling contributes to the significance of the place.

Alterations and additions made after 1945 are not significant.

How is it significant?

The Grosvenor Hotel is of local historical, aesthetic, and social significance to the City of Port Phillip

Why is it significant?

The Grosvenor Hotel is historically significant as one of the oldest hotels in St Kilda and forms part of a small group of very early hotels that served as coach stops along the first track to the Mornington Peninsula, and is one of only three that continue to operate as hotels today. The small gabled brick outbuilding is significant as a remnant of the original c.1860s hotel complex. (Criterion A)

The Grosvenor Hotel is significant as a rare and early example of a hotel in the Spanish Mission style. It is only Spanish Mission style hotel in Port Phillip and one of only a few known examples in Victoria. (Criterion B)

The Grosvenor Hotel is of aesthetic significance for the distinctive Spanish Mission style materials and details, which include the roughcast render, Cordoba tiles and wrought ironwork, and distinctive features such as the Dovecote chimney, and the balcony with the associated windows separated by barley twist columns, and the scalloped frieze to the corner splay. (Criterion E)

The Grosvenor Hotel is of social significance for its use as a hotel and community meeting place for over 150 years. (Criterion G)

Primary source

David Helms and Peter Barrett, *HO7 Review Citations Update Report*, 2022

Statement of Significance: Adass Israel Synagogue

Address:	12 - 24 Glen Eira Avenue, Ripponlea	Name:	Adass Israel Synagogue
Place type:	Religion: Synagogue	Grading:	Significant
PS ref no:	HO557	Constructed:	1965, 1996
Heritage precinct	Not applicable	Citation No.:	2435



What is significant?

The Adass Israel Synagogue, designed by Dr Ernest Fooks in 1961 and constructed in 1965, at 12-24 Glen Eira Avenue is significant.

The following buildings and features contribute to the significance of the place:

- The 1965 two-storey brown brick synagogue including the broad asymmetric gable roof with wide stained timber soffit, cantilevered masonry entrance canopy, fanned brick detailing, pilaster-like elements with triangular cross sections and central recesses housing structural steel columns, the full-height vertical timber-framed window units incorporating spandrel panels and upper highlights divided by angled glazing bars, the rectangular oriel bay with a prow-like gable roof and detailed perforated brickwork divided by framing members which is supported by a pair of fin-like brick piers, tall timber framed glazed doors on west side, and the low brick retaining wall and metal palisade fence to the boundary. The copper sheeted doors (added in 1996) also contribute to its significance.
- The 1996 addition, also two storey brown brick, including the corner oriel bay, mosaic tile detailing, copper sheeted door, and narrow rectangular windows some with tapering metal hoods. The copper sheeted doors to the earlier 1965 section, which were introduced in 1996, are also contributory.

Alterations and additions (post-1996) are not significant.

How is it significant?

The Adass Israel Synagogue is of local historical, aesthetic and social significance to the City of Port Phillip.

Why is it significant?

It is of historical significance as a synagogue built in the 1960s following a period of massive growth for Melbourne's Jewish community during and following WWII. It is demonstrative of the large Jewish community that was established in the broader St Kilda area and the formation of various congregations. It is specifically associated with the Adass Israel Congregation which was formed in 1939-40 following a split in the Elwood Talmud Torah Congregation and whose membership predominantly comprised recent Jewish immigrants from Germany and Austria. Like many Post-war congregations they initially met in adapted buildings, including a Federation period house at the subject site which they purchased in 1950, before building a dedicated synagogue in 1965. Additions made to the synagogue in 1996 indicate the continuing growth of the congregation into the late 20th century. (Criterion A)

It is of aesthetic significance as a largely intact and distinctive example of Post-war religious architecture in the Modernist idiom designed by preeminent Jewish émigré architect Dr Ernest Fooks. While Fook's European education and experience is the dominant influence on the design, the broad gable roof with wide eaves is suggestive of the local Post-war Melbourne Regional Style. Key aspects of the design include the intricate perforated brickwork of the oriel bay (reminiscent of a Middle Eastern Mashrabiya), the fanned brick detailing above the door, the repetitive vertical emphases, and the use of triangular forms including the projecting prow-like gable and the pilaster-like elements. Although the design was largely developed in 1961, the use of brown bricks speaks of its later construction date. The 1996 addition and alterations are sympathetically integrated with the original synagogue and incorporate distinctive detailing such as the mosaic tiling and copper sheeted doors. (Criterion E)

It is of social significance for its strong continuum of use by the Adass Israel Congregation since 1965. It is a key reference point in the cultural landscape of the congregation whose members are concentrated in Ripponlea. (Criterion G)

Primary source

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

Statement of Significance: Melbourne Tramway & Omnibus Co. Officers & Car Shed (former)

Address: 16 Brighton Road, Balaclava	Name: Melbourne Tramway & Omnibus Co. Officers & Car Shed (former)
Place type: Tramway: Offices, car shed	Grading: Significant
PS ref no: HO527	Constructed: c.1888, 1918
Heritage precinct: Not applicable	Citation No:



What is significant?

The former Melbourne Tramway & Omnibus Co. (MT&OC) offices and cable tram car shed constructed in 1888 with additions in 1918 at 16 Brighton Road, Balaclava is significant. The contributory features are the two-storey office building, and the remnant section of the car sheds, including the interior, which retains large timber trusses and may contain archaeological remains under the floor.

Alterations and additions made after 1945 are not significant.

How is it significant?

The former Melbourne Tramway & Omnibus Co. offices and cable tram car shed at 16 Brighton Road, Balaclava are of local historic and representative significance to the City of Port Phillip.

Why is it significant?

The MT&OC offices and cable tram car shed are historically significant as a component of Melbourne's cable tramway system. This complex was constructed to serve the first MT&OC cable tram established in 1888 and represents the beginning of the cable and, later, electric tram network in Melbourne which played an important role in facilitating the suburban development of the city in late nineteenth and early twentieth centuries. (Criterion A)

The MT&OC offices and cable tram car shed are significant for the potential to provide further information on cable tram operations, as archaeological evidence such as tracks, or cable tunnels may survive under the floor of the former car shed. (Criterion C)

The MT&OC offices and cable tram car shed are of representative significance as a complex that combines the functions of cable tram storage, and offices used by staff employed in the operation and maintenance of the network. (Criterion D)

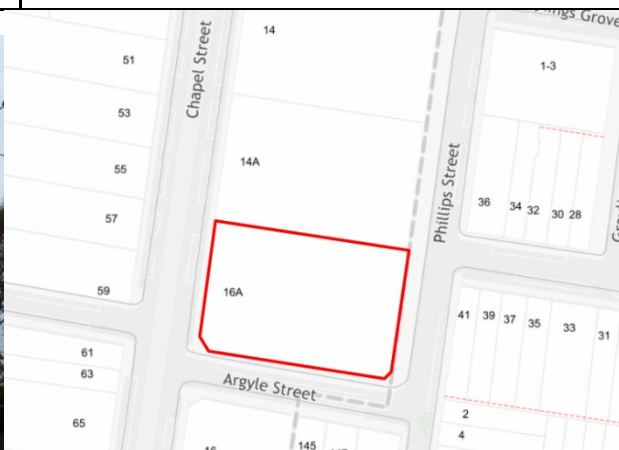
The MT&OC offices and cable tram car shed is significant for its association with the Melbourne Tramway & Omnibus Company, which played an important role in the development of Melbourne's tramway and public transport network and for the Tramways Board, established in 1917. It is associated with the first cable tram route established by the MT&OC in 1888, and in 1917 became part of the network taken over by the Tramways Board, which constructed additions to the building in 1918. (Criterion H)

Primary source

David Helms and Peter Barrett, *HO7 Review - Citations Update Report* (2022)

Chapel Lodge Flats Statement of Significance

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

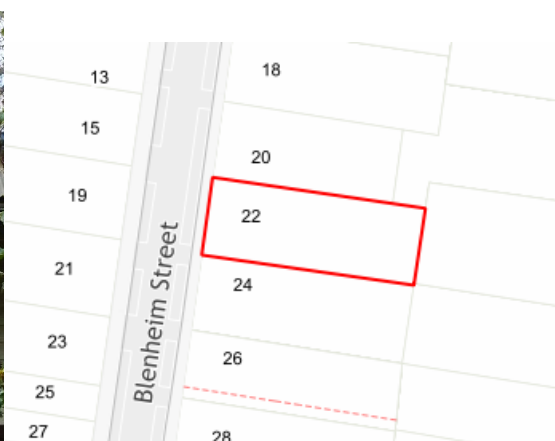
Chapel Lodge is of aesthetic significance as a prominent and early example of the Functionalist style, which was employed for much of the progressive contemporary flat design through to the mid-1950s. The rigorous volumetric and horizontal expression in face brick with balconies and steel-framed windows 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

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

Elbe Statement of Significance

Address: 22 Blenheim Street, Balaclava	Name: Elbe
Place type: Residential: House	Grading: Significant
PS ref no: HO551	Constructed: 1872, additions 1890s
Heritage precinct: Not applicable	Citation No: 2437



What is significant?

Elbe at 22 Blenheim Street, Balaclava, built 1872 for gardener John (Johannes) Sprunkel and wife Anne and added to during the 1890s for subsequent owners John and Margaret Maher, is significant.

The freestanding single storey weatherboard house is comprised of the original 1872 'L-shaped' three-roomed house and the later 1890s additions on the south side. The roof, clad in corrugated sheet metal, is a transverse gable to the front with a perpendicular gable wing and a section of skillion roof behind. There are two brick chimneys with corbelled caps and a dogtooth course. The full width front verandah (dating from the 1890s, although a shorter version may have previously existed) has a hipped roof with an ogee profile and is supported by non-original square timber posts. Although the façade was originally symmetrical (windows either side of central door) the 1890s addition has created an asymmetrical composition. The windows are all timber framed double hung sashes (single pane) with moulded timber architraves. There is a highlight above the door.

The 20th century additions to the rear are not significant. The current paint colour scheme is not significant.

How is it significant?

Elbe at 22 Blenheim Street, Balaclava, is of local historical and representative significance to the City of Port Phillip.

Why is it significant?

Elbe is historically significant for its association with an early phase of development in the Balaclava area which accelerated following the 1859 introduction of the railway. Throughout the 19th century modest timber cottages proliferated in pockets of St Kilda East and Balaclava, particularly on the lower lying land known as the 'Balaclava Flats', contrasting with more substantial houses on nearby

surrounding higher ground. Elbe is amongst the earliest surviving houses in Balaclava/St Kilda East and one of only a comparatively small number dating from pre-1880. (Criterion A)

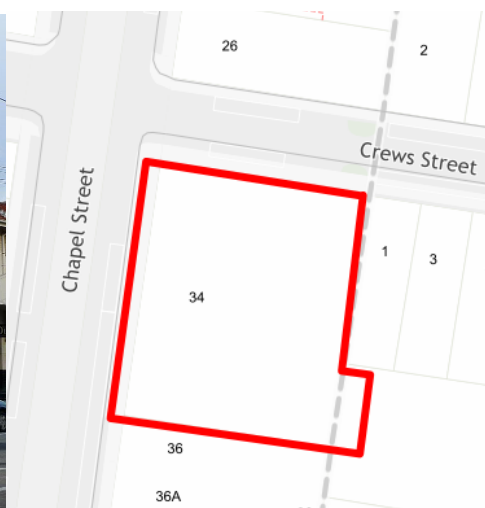
Elbe is of representative significance as an uncommon example of a modest pre-1880 timber house in the municipality, of which many were built (particularly in the St Kilda East/Balaclava area) but few survive. Although altered (as early surviving timber cottages almost invariably are) the original 1872 'L' shaped extent has been fully retained and the 1890s additions have been made in the manner of the original by extruding the transverse gable roof form and replicating detailing (window and chimney). The transverse gable roof is highly indicative of the 1860/70s. The front verandah was not part of the house initially, although such a feature was common in the 1870s and one may well have been introduced prior to the 1890s when it is confirmed to have existed. The ogee profile of the verandah is relatively uncommon. (Criterion D)

Primary source

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

Dick Whittington Tavern Statement of Significance

Address: 34 Chapel Street, St Kilda	Name: Dick Whittington Tavern
Place type: Commercial: Hotel	Grading: Significant
PS ref no: HO553	Constructed: 1924
Heritage precinct: Not applicable	Citation No: 2447



What is significant?

The Dick Whittington Tavern (former Alma Hotel) at 34 Chapel Street, St Kilda, constructed in 1924 and designed by Joseph Plottel is significant.

Features that contribute to the significance of the place include:

- Two-storey scale.
- Hip roof clad in terracotta tiles with a wide, timber-lined soffit. Also six red brick chimneys with moulded, rendered caps.
- Brick walls in stretcher bond (mostly over-painted).
- Symmetrical façade with a recessed balcony featuring paired columns.
- Paired windows flanking the balcony with geometric patterns in leadlight and stained glass to the upper sashes. Also paired windows to the north elevation and windows with exposed concrete lintels to the south recess and rear/east elevation.
- Entry area at the south end of the ground floor including a basalt threshold and original cream and black tiling.

Alterations and additions are not significant, including alterations to the ground floor and late 20th century single-storey additions to the north and east sides. The current paint colour scheme is not significant.

How is it significant?

The Dick Whittington Tavern is of local historical, aesthetic, and social significance to the City of Port Phillip.

Why is it significant?

The Dick Whittington Tavern is historically significant as a hotel constructed during the Interwar period as a replacement for an earlier smaller hotel on the site which had been in continuous hotel use since 1860. It is representative of the common decision to modernise Victorian-era hotels during the Interwar period, whereby earlier buildings were typically remodelled, upgraded, expanded or, as occurred less frequently, fully replaced. The Chapel Street address is reflective of the traditional practice of prominently locating hotels along major thoroughfares. (Criterion A)

The Dick Whittington Tavern is of aesthetic significance as a partly intact (that is, intact to the upper floor and roof), early Interwar period hotel in the Georgian Revival style. The Georgian Revival style is not common in the municipality, especially among the group of remaining Interwar period hotels. Indicative of the style the design incorporates restrained classicising detailing, symmetrical façade and recessed balcony with paired columns. The noted architect, Joseph Plottel, undertook many commissions in the St Kilda area but this is the only hotel he is known to have designed in the municipality. (Criterion E)

The Dick Whittington Tavern is of social significance for its longstanding association (for a century in the current building and over 150 years at the site) with members of the local community, who mostly reside in St Kilda/St Kilda East/Balaclava. The current community values the Dick Whittington Tavern as a local landmark and welcoming atmospheric meeting place that is important to the character and social fabric of the local area. (Criterion G)

Primary source

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

Yurnga Statement of Significance

Address: 36 Brighton Road, Balaclava	Name: Yurnga, Flats
Place type: Residential: Flats	Grading: Significant
PS ref no: HO528	Constructed: c.1920
Heritage precinct: Not applicable	Citation No: 302



What is significant?

Yurnga designed by Harry Johnson in 1920 for Gerald L. Wilson, at 36 Brighton Road, Balaclava is significant. The contributory features are the flats, the fence and entry gate along Brighton Road, and the garages facing Brunning Street.

Alterations and additions are not significant.

How is it significant?

Yurnga at 36 Brighton Road, Balaclava is of local historic, representative, and aesthetic significance to the City of Port Phillip.

Why is it significant?

Yurnga is historically significant as an early block of flats and its location on Brighton Road, opposite the former cable tram offices and car shed, which served the cable (and later, electric) tram route along Brighton Road demonstrates how the location of flats was strongly influenced by the development of the public transport network, particularly tramways. It was designed by Harry R. Johnson, who was a prolific architect and designed several early blocks of flats. (Criterion A)

Yurnga is of representative significance as one of the most important examples of early flat design in St Kilda, particularly as a forerunner of the bachelor flat type and its experimental space saving design, which originally included wall beds fitted into the living rooms and balconies. The planning of the flats, which includes three flat types -bed-sitters, one bedroom, and two bedroom –each accessed by their own stairwell is of note, as is the provision of garages and external balconies to all flats, which is unusual in early flats. (Criterion D)

Yurnga is of aesthetic significance as a substantial block of flats in the Arts & Crafts style on a prominent corner site. The highly articulated massing of the building is particularly distinctive, and the design cleverly adapts the roof forms and fenestration detail of the Federation Bungalow type, which are overlaid with Arts & Crafts features to create a highly picturesque and distinctive composition. Key elements include the shingled bays and multi-paned windows vertically stacked between three storey tall red brick piers or set one above the other in sheer wall planes, the terracotta tiled roof

comprising a series of domestic scale, gabled and hipped sections, presenting a picturesque composition to both streets, and the massive concrete staircases and projecting upper floor semi-circular balconies with geometric render details. The aesthetic significance derives both from the finely detailed timber work of the bays, windows and eaves, and from the bold interplay of the shingle and render elements against the red of the plain brick walls and tiled roof. (Criterion E)

Primary source

David Helms and Peter Barrett, *HO7 Review - Citations Update Report* (2022)

Statement of Significance: Elwood Talmud Torah Congregation Complex

Address:	37-39 Dickens Street, Elwood	Name:	Elwood Talmud Torah Congregation Complex
Place type:	Religion: Synagogue and Education	Grading:	Significant
PS ref no:	HO556	Constructed:	C. 1908, 1956-57, 1957, 1960-61, 1973
Heritage precinct	Not applicable	Citation No:	2434



What is significant?

The Elwood Talmud Torah Congregation Complex at 37-39 Dickens Street, Elwood is significant.

In 1908 Samuel Allen purchased this property and built a brick house and stables. In 1949 the Elwood Talmud Torah Congregation acquired the property and converted the house to a kindergarten. From 1956 to the 1980s the congregation built a complex of buildings on the property, replacing the former house. The contributory buildings are:

- The c. 1908 former stables is red brick with a slate clad gable roof. There is a red brick chimney at the north end. There is a taller central loft component with a separate gable roof from which a beam with a hook extends. Although the opening to the loft has been partly bricked in it retains its basalt sill. The two-storey synagogue, designed by Kurt Popper, is comprised of the partially retained original 1956-57 synagogue at the rear, 1960 upper-level extension on the west side, and the substantial 1973 addition at the front. The façade is comprised of blank cream brick walls with recessed, blue-tiled panels, and narrow bands of windows concealed in alcoves. The angled roof has a wide eave overhang at the front. The recessed entrance has a cantilevered canopy and double doors featuring Star of David motifs. Above the entrance is a copper sculpture by Karl Duldig also featuring the Star of David. At the sides, there are narrow vertical bands of windows, the tops of which are angled in line with the roof.

- The college building, designed by Kurt Popper and built in 1960-61, is a two-storey cream brick building with a flat roof and a wide eave overhang at the front. The upper part of each floor features timber- framed banks of windows with a consistent configuration of fixed and awning lights. There is a concrete canopy over the ground floor windows, similar in width to the eaves overhang above the upper floor windows. At the east end is a full height projecting component with a recessed panel of dark grey, textured concrete bricks.
- The kindergarten at the rear of the site, designed by Kurt Popper and built in 1957.

Alterations and additions post 1980, including the assembly hall constructed in 1980, the post-1980s building to the rear of the synagogue, and the altered cream brick fence to Dickens Street, are not significant.

How is it significant?

The Elwood Talmud Torah Congregation Complex, is of local historical, rarity, representative, aesthetic and social significance to the City of Port Phillip.

Why is it significant?

It is historically significant as a complex built between the mid-1950s and 1973 in response to a period of massive growth for Melbourne's Jewish community during and following World War II. It is demonstrative of the large Jewish community that was established in the broader St Kilda area and the formation of various congregations. The complex is specifically associated with the Elwood Talmud Torah Congregation which was formed in about 1932, and like many Post-war congregations they initially met in adapted buildings, including a Federation period house in nearby Avoca Street, before building a dedicated synagogue at the site in 1956-57. The staged development of the complex, which includes the synagogue and educational facilities, indicates the strong continuing growth of the congregation into the late 20th century. (Criterion A)

It is of aesthetic significance as an intact and distinctive group of Post-war religious buildings in the Modernist idiom designed by prominent Jewish émigré architect Kurt Popper. Although built over a period of some seventeen years and representing different streams of Modernism they have a consistent cream brick materiality. The bold monolithic composition of the remodelled synagogue is reflective of Brutalism, however the atypical palette of cream brick and blue tiles results in an unusually soft expression. The façade is complemented by a copper sculpture by Karl Duldig. The college building reflects the restrained Modernism characteristic of the time and has strong contrasting vertical and horizontal emphases. (Criterion E)

It is of social significance for its strong association and continuum of use by the Elwood Talmud Torah Congregation since their acquisition of the site in 1949. (Criterion G)

The Federation period stables are of historical significance as a remnant of the former residential occupation of the site by the Allen family. It is a rare surviving example, especially from the 20th century, of a once common outbuilding type of which few now survive in St Kilda. It has a distinctive form and retains a slate clad roof. (Criteria A, Band D)

Primary source

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

50 Westbury Street, St Kilda East “House”: Statement of Significance

Address: 50 Westbury Street, St Kilda East	Name: House
Place type: Residential: House	Grading: Significant
PS ref no: HO548	Constructed: 1918-19
Heritage precinct: Not applicable	Citation No.: 2422



What is significant?

The house at 50 Westbury Street, St Kilda East, constructed by and for George J T Towers in 1918-19, is significant.

Contributory features include the transverse gable roof, projecting gabled porch, bargeboard boards and brackets, rear skillion roof, clinker-brick chimneys, and roughcast rendered walls. As well as timber-framed windows, including double-hung sashes and multipaned windows, bow bays, piers to the porch, recessed entry and doors, and timber shingling/skirting. Alterations and additions are not significant.

The current paint colour scheme is not significant.

How is it significant?

The house at 50 Westbury Street, St Kilda is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

The house is historically significant as representative of the intensive phase of development that occurred in St Kilda/St Kilda East in the early part of the 20th century in the context of local population expansion. The well-resolved, high-quality nature of the house built by locally-based professional contractor George Towers, reflects a marked shift in the locale's character, as the exclusive landscape of mid-to-late 19th-century mansions and villas transformed into a more densely populated 'respectable' middle-class suburb. (Criterion A)

The house is of aesthetic significance as a fine, intact and substantial example of an early Interwar period Arts & Crafts attic-storey house. This idiom, indicative of both popular and professional tastes across early 20th-century Melbourne, is indicated by the steep, protective quality of the dwelling's

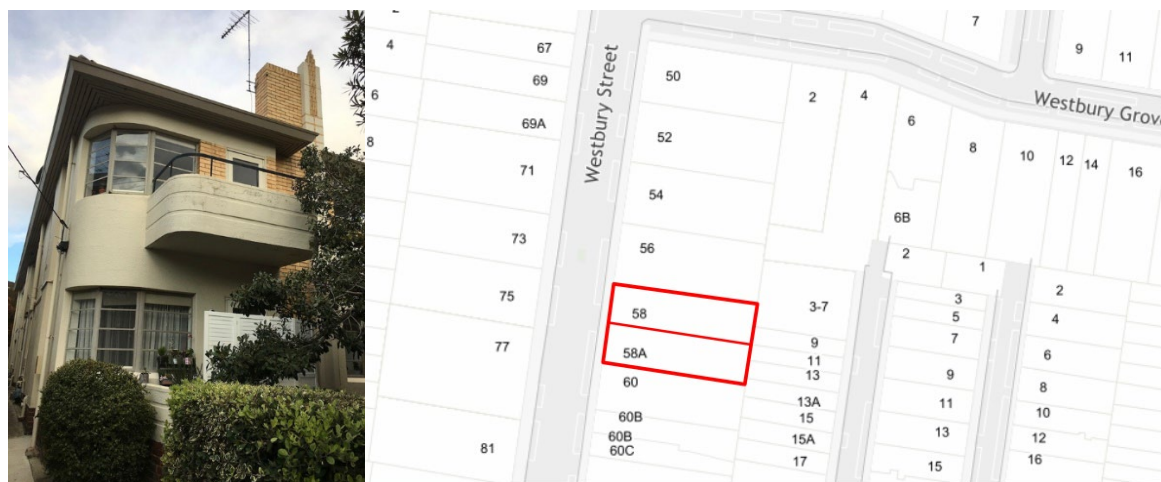
gabled roof and porch as well as the textured, hand worked character of its roughcast walls and decorative timber elements. Distinguishing this house from others of its ilk in the municipality is the symmetry of the design –an aspect particularly discernible in its employment of piers –and crafted response to the corner siting, in which the treatment of the side (north/Westbury Grove) elevation ensures a prominence commensurate with the façade.(Criterion E)

Primary source

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

Statement of Significance: Cambury & Lynton

Address: 58 & 58A Westbury Street, St Kilda East	Name: Cambury & Lynton
Place type: Residential: Flats	Grading: Significant
PS ref no: HO550	Constructed: 1938
Heritage precinct: Not applicable	Citation No.: 2429



What is significant?

Cambury & Lynton, the pair of flats at 58 & 58A Westbury Street, St Kilda East, constructed in 1938 by builder A G Oliver for Robert L Rutter and William F Turner respectively are significant.

The two-storey flat buildings are a mirrored pair and are separated by central concrete driveways. Contributory features include the tile-clad hipped roofs, rendered chimneys, cream brick and rendered walls with clinker brick base, projecting balconies (no. 58A semi-circular and no. 58 rectangular with curved corners) with speed line detailing and some with metal hand railings, rounded corners, steel framed windows (faceted at the corners) with horizontal glazing bars, strong vertical elements at the fronts and internal sides with Art Deco detailing, glazed stairwell openings, and side entrances with cantilevered masonry canopies.

The low cream brick fence with metal gate at no. 58 and on the shared boundary, and the four brick garages at the rear with ridged metal doors are also significant elements.

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

How is it significant?

Cambury & Lynton at 58 & 58A Westbury Street, St Kilda East 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 flats constructed during the latter part of the Interwar period. Huge growth in flat development characterised St Kilda and Elwood during the 1920s and

1930s as the transition from detached single family dwellings to flat living became increasingly popular. Despite being in different ownership, the two buildings were constructed as an almost identical mirrored pair by the same builder within a year of each other. (Criterion A)

They are of aesthetic significance as an intact pair of walk up flats in the Moderne style. The Moderne style, most prevalent in the 1930s and characterised by its interest in the expression of progress, readily aligned with St Kilda's progressive identity and continues to be a style that is strongly associated with this area. Indicative of the Moderne style, the flats express a horizontal emphasis balanced by strong vertical elements, curved balconies and corners, speed lines, Art Deco detailing, combination of render and face brick (cream and clinker) and faceted steel-framed corner windows. The flats are complemented by the surviving sections of low brick fencing and the brick garages to the rear. (Criterion E)

Primary source

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

Moruya Statement of Significance

Address: 70 & 70A Chapel Street, St Kilda	Name: Moruya
Place type: Commercial: Surgery and residence	Grading: Significant
PS ref no: HO541	Constructed: 1923
Heritage precinct: Not applicable	Citation No: 2432



What is significant?

Moruya, at 70 & 70A Chapel Street, St Kilda, constructed in 1923 for dentist Sydney Harber and designed by architect Reginald V Courtney, is significant.

The building is comprised of a two-storey residence and attached single storey dental surgery. Contributory features include the rendered façades (contrasting roughcast and smooth, although now overpainted), the recessed porches, façade formats (asymmetrical to the residence and symmetrical to the surgery), roof forms (partly expressed/partly parapeted tile clad hipped roof to the residence and parapeted flat roof to the surgery), chimneys, timber-framed sash windows and doors, raised lettering spelling 'Moruya', and detailing such as dentilation, recessed panels, exposed rafter ends, timber brackets and metal gates (to surgery).

Alterations and additions, including the fence in front of the residential component, are not significant. The current paint colour scheme is not significant.

How is it significant?

Moruya at 70 & 70A Chapel Street, St Kilda is of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

Moruya is historically significant as a purpose-built residence with attached dental surgery of the early Interwar period which is indicative of the transitional phase from the often home-based medical and dental practices of the 19th century to the more formal and hygienic settings of the 20th century. It was occupied by the original owner dentist Sydney Harber and his family until the late 1940s and

continued to be used as a dental surgery until at least 1970. It is also representative of the intensive redevelopment and consolidation of sites that occurred in this part of St Kilda during the Interwar period in the context of local population expansion and increasing affluence. (Criterion A)

Moruya is aesthetically significant as a highly intact and distinctive example of an uncommon building typology in the municipality, that of a combined residence and surgery. It is distinguished from other examples of the type by the distinction of the surgery as a separate entity from the residence, achieved by its more commercial expression. Stylistically it reflects early Interwar period design, incorporating aspects of the Arts and Crafts style and are strained classicising influence. (Criterion E)

Primary source

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

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)

Shop Residences Statement of Significance

Address:	93 & 95 Chapel Street, St Kilda	Name:	Shop Residences
Place type:	Commercial: Shops. Residential	Grading:	Significant
PS ref no:	HO543	Constructed:	1927
Heritage precinct:	Not applicable	Citation No:	2433



What is significant?

The shop residences, designed by Richardson & Wood and constructed in 1927 for Frederick George Hart, at 93 & 95 Chapel Street, St Kilda are significant.

It is comprised of three red brick sections: the main front section with a tile clad hipped roof, the middle section with a sheet metal clad gable roof, and a single storey rear wing with a skillion roof. Particular features include the symmetrical façade design, expressed tile clad hipped roof to the front, centrally placed brick chimneys including one with terracotta pots, quoining-like projecting brickwork, recessed balconies with arched openings, negative dentilation, original openings with concrete lintels, bracketed timber hoods and sills to the front windows, multi-framed upper window sashes, clerestory windows above the canopy, and largely intact shop fronts and tiling.

Alterations and additions are not significant.

How is it significant?

The shop residences at 93 & 95 Chapel Street, St Kilda are of local historic and representative significance to the City of Port Phillip.

Why is it significant?

It is historically significant as a pair of shop residences of the Interwar period, a time when this traditional arrangement of shop owners living above and/or behind their shop was becoming less common. The shops have been used continuously for various commercial purposes since their construction in 1927. It is also representative of the intensive development that occurred in this part of St Kilda during the Interwar period in the context of local population expansion, increasing affluence and the electrification of the cable tram route along Chapel Street, which was completed in late 1926. (Criterion A)

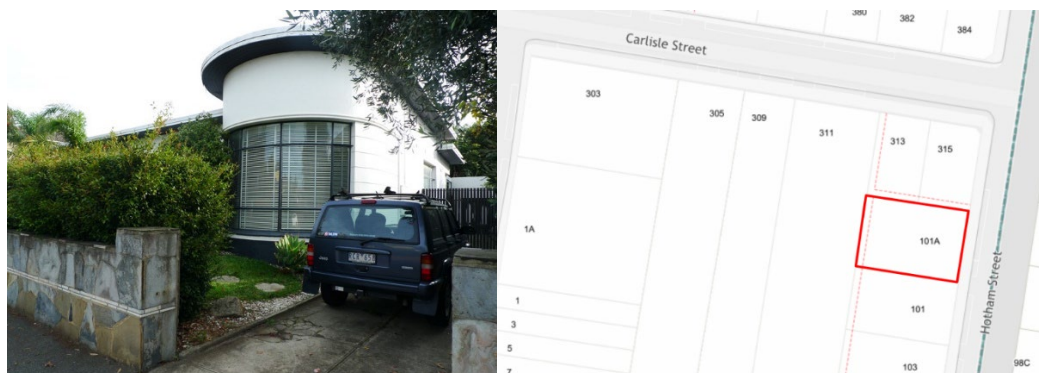
It is of representative significance as a highly intact Interwar period example of the traditional shop residence typology. It is reflective of the shift during the Interwar period towards more domestic designs for shop residences and greater expression, even dominance, of the residential components. This shift is demonstrated at 93 & 95 Chapel Street in the unusually wide frontages, the expressed roof, recessed balconies to the upper floor and the commodious residences. It is amongst the later works of the well-established architects Richardson & Wood, who were also responsible for several other buildings in St Kilda. The façade design suggests a Georgian Revival influence, with a symmetrical composition to Chapel Street, arched openings to the recessed balconies, and quoining-like projecting brickwork. It is comparable with other similar developments in St Kilda of the period and is one of the few with mostly intact shopfronts. It occupies a prominent corner location which allows for views of the equally intact rear sections from Inkerman Street. (Criterion D)

Primary source

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

101A Hotham Street, Balaclava “House” Statement of Significance

Address:	101A Hotham Street, Balaclava	Name:	House
Place type:	Residential: House	Grading:	Significant
PS ref no:	HO546	Constructed:	1950
Heritage precinct:	Not applicable	Citation No:	2420



What is significant?

The single-storey house, designed by Kurt Popper and constructed in 1950, at 101A Hotham Street, Balaclava is significant.

Contributory features include the original L-shaped form and curved projecting bay/wing, flat roof, timber soffit, rendered walls, clinker-brick plinth (overpainted), steel-framed windows, and recessed porch. The slate-clad ‘crazy paving’ front fence, including metal pedestrian gate, concrete front garden path and side driveway, also contribute to the significance of the place.

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

How is it significant?

The house at 101A Hotham Street, Balaclava is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as a refined modernist design by Kurt Popper, a distinguished Viennese-Jewish architect, noted for his contribution to the propagation of modernism in Melbourne over the 1950s and 1960s. The property emerged from the breakup of a sizable late 19th-century holding (‘The Nook’), a typical circumstance in area, with the allotment acquired by husband and wife, Leon and Esther Tabatznicks, both first-generation Jewish-Australians. Their commissioning of Popper is illustrative of the important connection that formed between the locale’s growing Jewish community and émigré designers over the post-Second World War period; a relationship that proved integral in the manifestation of modernism in the municipality. (Criterion A)

It is of aesthetic significance as a distinctive and generally intact example of Popper’s oeuvre, much of which is related to flats and apartment blocks. The house’s bold, rationalist and flat-roofed form was comparatively novel at its time of construction in the municipality, a testament to the European training and experience of its designer. Simultaneously, Popper’s employment of streamlining to the façade by way of incised ‘speedlines’, prominent band of steel-framed windows and the projecting curved bay/wing, while modern, also reference the well-accepted Functionalist (Moderne) style. The

resolved built character of the place is enhanced by its original 'crazy paving' front fence and the geometric rear-situated garage. (Criterion E)

Primary source

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

Maison Parisienne Flats Statement of Significance

Address: 122 Brighton Road, Ripponlea	Name: Maison Parisienne Flats
Place type: Residential: Flats	Grading: Significant
PS ref no: HO529	Constructed: c. 1932
Heritage precinct: Not applicable	Citation No.:



What is significant?

Maison Parisienne, constructed in 1932, at 122 Brighton Road, Ripponlea is significant. The building was designed and erected by builders E Jennings & Sons for clients Ernest Morris and his French-born wife Elise, who resided in one of the flats upon its completion.

The flats are three-storeys and have a uniform rectangular plan beneath a tiled high hipped roof. Walls are finished in textured render, with smooth render dressings. The front façade is asymmetrically arranged, though there is repetition of forms on each of the three levels: windows beneath an abstracted Serlian window hood to the northern bay, arched openings with curved balconies to the upper levels to the central bay, and arched openings with inset entry or porches to the southern bay. Front windows retain geometric lead lights in upper window sashes.

The garages at the rear also contribute to the significance of the place.

Alterations and additions, including the front fence and rear escape stairs, are not significant. The current paint colour scheme (over the rendered finish) is not significant.

How is it significant?

Maison Parisienne at 122 Brighton Road, Ripponlea is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Maison Parisienne is of historical significance as 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. While this transition began with the conversion of large dwellings to boarding houses, and then the architectural conversion of some to separate apartments, Maison Parisienne was part of the final phase of development: purpose-built

flats. Built on a main thoroughfare, it also demonstrates the importance of public transportation in fuelling flat development. The cable tram along Brighton Road was electrified and extended south from a previous terminus at Brunning Street to Glen Huntly Road in the mid-1920s, which encouraged an acceleration of flats development along this part of the road from 1926 until World War II. (Criterion A)

Maison Parisienne is of aesthetic significance as a distinctive and intact example of Interwar period flats in the popular Mediterranean style as executed by a designer-builder. It exhibits key characteristics of the Mediterranean style, such as textured rendered walls, arched openings, and classical forms such as corbels and dentils. This is married with chunky detailing and the highly abstracted Serlian window hoods that were a hallmark of E Jennings & Son's Interwar designs. (Criterion E)

Primary source

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

Statement of Significance: 191 Inkerman Street, St Kilda “Dalgety”

Address: 191 Inkerman Street, St Kilda	Name: Dalgety
Place type: Residential: House	Grading: Significant
PS ref no: HO547	Constructed: 1919
Heritage precinct: Not applicable	Citation No: 2421



What is significant?

Dalgety, constructed in 1919, at 191 Inkerman Street, St Kilda is significant. It was built for local dairyman, John S Holmes, and his family by builder HR Stevens.

Dalgety is a single-storey house with a wide, symmetrical front façade featuring two flying gables around a central porch. The roof is hipped, with two projecting front gables, and is clad in terracotta tiles. Walls are of red brick. The two front gables are clad in timber shingles, as are the tops of bow windows beneath them. The bow windows each contain five casement windows with Art Nouveau highlights. The front porch has a flat roof and a solid brick balustrade. It is supported by timber posts with arched fretwork. The front door is high waisted and retains broad sidelights and highlights. The porch retains a red and cream tessellated tile floor. There is a highly detailed, low-height brick front fence incorporating special moulded bricks, with a decorative mild-steel and cyclone wire pedestrian gate, which leads to a curved concrete path.

Alterations and additions are not significant, including the c. 1967 cream-brick flats to the rear.

How is it significant?

Dalgety at 191 Inkerman Street, St Kilda is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Dalgety is of historical significance as a house constructed during the early Interwar period, a time when intensive development occurred in this part of St Kilda/St Kilda East in the context of local population expansion through consolidation and infill on vacant land within established residential

areas. Prior to construction of the house the site had been vacant but may have been used in association with the dairy run by John S Holmes on an adjacent site from at least 1902. (Criterion A)

Dalgety is of aesthetic significance as an excellent and intact example of the transition from the Federation Queen Anne style to the Interwar bungalow idiom. The projecting gabled bays, curvilinear timber fretwork, casement windows and Art Nouveau lead lights are characteristic of the Queen Anne style, while the symmetrical and largely horizontal massing, the simple timber shingles in the gable ends, and the small front porch with its solid brick balustrade are indicative of the bungalow influence prevalent in the late 1910s. The designer of the house has combined the two styles in a confident manner, melding them into a cohesive design. The brick front fence features a high level of detail, seen in the brick 'specials' including bullnose bricks and those with an impressed bull's eye motif, and also in the fine craftsmanship of the corbeled openings suggesting balusters and the pier caps with capping of doubled bullnose bricks. The fence is enhanced by the retention of its original pedestrian gate. (Criterion E)

Primary source

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

Statement of Significance: 340-342 Carlisle Street, Balaclava “Bellevue Lodge”

Address: 340-342 Carlisle Street, Balaclava	Name: Bellevue Lodge
Place type: Residential: Flats	Grading: Significant
PS ref no: HO552	Constructed: 1958 - 1959
Heritage precinct: Not applicable	Citation No.: 2443



What is significant?

Bellevue Lodge at 340-342 Carlisle Street, Balaclava, designed by Frederick Gardiner and built 1958-59 for Samuel Alexander W Congdon, is significant.

The three-storey cream brick building is comprised of 12 flats. At the front is a prominent circulation unit with a flat roof which features the name Bellevue Lodge in raised metal lettering in a cursive script. The main block, which is parapeted at the front, consists of three stepped units with separate skillion roofs clad in corrugated sheet metal. The three bays are angled slightly north-westwards, that is towards the sun, and a series of triangular spaces are created under the long gallery/verandahs which have steel-balustrading and poles and timber-screening (brise-soleil) attached at the upper part. The windows are steel-framed fixed panes and casements. The façade is distinguished by an oriel bay to the third level, a window type which is also employed across that level on the west and north elevations. The dark brown colour scheme to the metal and timber elements (windows, doors and fences) may be original. There is also a small laundry block at the north-east corner attached at the north-east corner of the building.

Alterations and additions are not significant.

How is it significant?

Bellevue Lodge at 340-342 Carlisle Street, Balaclava, is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Bellevue Lodge is historically significant as being demonstrative of the extensive flat building that has characterised much of the 20th century history of the municipality but especially the southern parts

and which gained pace after World War II when the demand for flat development in the area, recognised as Melbourne's flat epicentre, was especially great. The flat typology, commonly architect-designed, imbued the area with a progressive character. The site is also significant in that it reflects a common land development circumstance in this part of the municipality whereby a substantial Victorian period villa, formerly on a larger allotment, was replaced with a block of flats. (Criterion A)

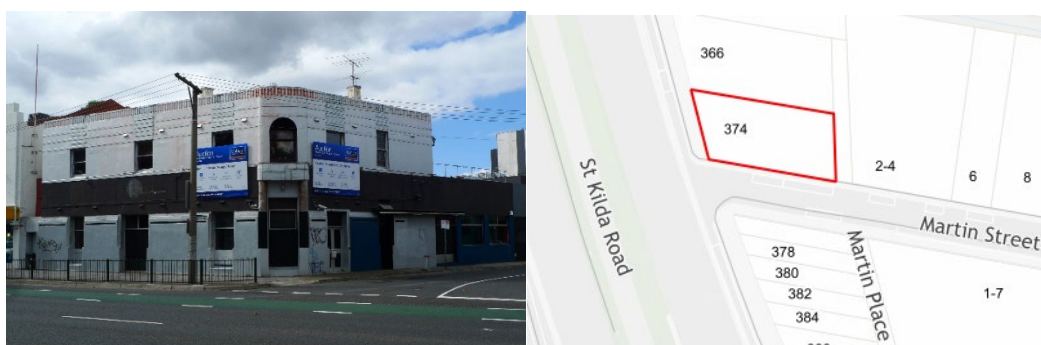
Bellevue Lodge is of aesthetic significance as an intact and distinctive block of cream brick flats from the latter part of the post-World War II period. It is indicative of the approach to Modernism that evolved circa mid to late 1950s/early 1960s in which roofs were typically flat, though a few were skillion, and splayed or triangular forms were often employed by the most progressive architects, upsetting the orthodoxy of the strict rectangular geometry that had previously prevailed. The geometry of the building is comprised of a complex interplay of staggered and angled units which are oriented to take best advantage of the sun. (Criterion E)

Primary source

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

Statement of Significance: 374 St Kilda Road, St Kilda “Duke of Edinburgh Hotel (former)”

Address: 374 St Kilda Road, St Kilda	Name: Duke of Edinburgh Hotel (former)
Place type: Commercial: Hotel	Grading: Significant
PS ref no: HO554	Constructed: 1850s, 1924, 1937
Heritage precinct: Not applicable	Citation No.: 2446



What is significant?

The former Duke of Edinburgh Hotel at 374 St Kilda Road, St Kilda, is significant. It was constructed in the late 1850s as a single storey shop. In 1924 it was expanded to two storeys by architect H V Gillespie, and in 1937 the façade was redesigned in the Moderne style.

The hotel consists of a front two storey section and single-storey rear sections. The main roof has three parallel hipped sections of differing widths and lengths clad in corrugated sheet metal. The rear skillion/hipped roof section at least partly dates to the 1920s. There are four rendered chimneys with a projecting cap and raised ‘T-shaped detailing. The rendered façade features an indented band to the parapet and both raised and recessed speedlines, and the lower part is built out between the openings in a buttress-like manner. The chamfered corner has a curved profile, a light fixture, and the main entrance is defined by tiled engaged columns. The corner window to the upper floor, which probably relates from the 1924 phase, is arched and deeply recessed. Most of the upper floor windows are rectangular and have timber-framed double hung sashes with single panes. The openings to the ground floor have black tiling (overpainted) to the reveals.

Post-1937 alterations and additions, including the rear single storey gable roofed section, are not significant. The decorative glass window to Martin Street and the current paint colour scheme are not significant.

How is it significant?

The former Duke of Edinburgh Hotel, 374 St Kilda Road, St Kilda, is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

The former Duke of Edinburgh Hotel is historically significant as one of the oldest surviving hotel buildings in St Kilda, primarily operating as the Duke of Edinburgh Hotel between 1868 and 1996 and for some years thereafter for related uses under a different name. Originally constructed as a single storey grocer’s shop in the late 1850s, the building was expanded and remodeled in a contemporary style during the Interwar period indicative of the common approach to the modernisation of hotels

whereby buildings were evolved over multiple stages of development and upgrading. Its St Kilda Road address is reflective of the traditional practice of prominently locating hotels along major thoroughfares. (Criteria A)

The former Duke of Edinburgh Hotel is of aesthetic significance as a good and intact example of an Interwar period hotel in the Moderne style, which was popularly adopted for hotels during the 1930s. It also incorporates some remnant aspects of the earlier 1920s remodeling which add interest and hint at the staged development of this building. While this style is not uncommon in the municipality among the group of remaining Interwar period hotels, the incorporation of curved elements at the corner and detailed articulation (to the parapet, extensive use of speedlines, and buttressing and reveals to the ground floor), distinguishes it from some of the more angular Functionalist examples. (Criterion E)

Primary source

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

Statement of Significance: Balaclava Flats Residential Precinct

<p>Address: Precinct comprises two sections north and south of Carlisle Street.</p> <p>The northern section is in St Kilda between Pakington and Duke streets, and includes Lynott Street and Glenmark Avenue.</p> <p>The southern section is in Balaclava between Marlborough Street extending as far south as Brunning Street, generally between Woodstock Street (west) and William Street (east), though with an arm along Gourlay Street and The Avenue.</p>	<p>Name: Balaclava Flats Residential Precinct</p>
<p>Place type: Heritage precinct</p>	<p>Grading: Precinct (Significant) Individual property gradings apply</p>
<p>PS ref no: HO531</p>	<p>Constructed:</p>
<p>Heritage precinct: Balaclava Flats Residential Precinct</p>	<p>Citation No: Precinct Citation</p>

What is significant?

The Balaclava Flats Residential Precinct comprising two sections north and south of Carlisle Street is significant:

- The north section is in St Kilda between Pakington and Duke streets, and includes Lynott Street and Glenmark Avenue. It also includes the full extent of the exposed network drain between Chapel Street and Brighton Road.
- The south section is in Balaclava between Marlborough Street extending as far south as Brunning Street, generally between Woodstock Street (west) and William Street (east), and some adjoining properties in Gourlay Street and The Avenue.

The following features contribute to the significance of the precinct:

- Victorian period houses including single fronted timber cottages, larger timber and brick villas and brick terraces. Typically have hipped roofs (some retaining slate cladding), rendered chimneys, timber-framed double-hung sashes and verandahs with cast iron friezes. Brick houses are typically bichrome or polychrome.
- Federation period houses including red brick and timber. Typically have gable ends with battening and roughcast finish, terracotta tile roof cladding, red brick chimneys, timber windows with highlights and leadlighting, and verandahs with timber fretwork or cast-iron frieze.
- Interwar period houses (mostly brick) and flats, as well as fences. Typically have gable (1920s) or hipped (1930s) tile clad roofs, porches supported by masonry piers and columns, and multipaned timber windows.
- Former shops (attached to residences) from the late 19th and early 20th century.

- The palms at 18 Duke and 45 Rosamond streets.
- The exposed basalt drain between Chapel Street and Brighton Road.
- Basalt lined laneways and kerbing and channelling.
- Ash trees along Bothwell Street.

How is it significant?

The Balaclava Flats Residential Precinct is of local historical, representative and aesthetic significance to the City of Phillip.

Why is it significant?

Historically, the Balaclava Flats Residential Precinct is significant as a representative and substantially intact example of mainly Victorian period housing, much of it resulting from three key subdivisions – the Blenheim Park Estate (1857), the Grosvenor Estate (1873) and the Grosvenor Gardens Estate (1885). It contains the main remnants in the Balaclava area of the once more extensive zone/s of working-class, timber cottages. This housing is complemented by other areas of late 19th century streetscapes which are more diverse and include brick villas and terrace groups. At its core is the original drainage system part of which remains visible between Duke and Pakington streets. This significant early piece of infrastructure by St Kilda Council was constructed during the early 1860s and allowed for the former reserve (between Nightingale and Brunning streets) to be sold by the government as freehold. (Criteria A & D)

The humble living quarters of the Victorian working class are demonstrated in many of the streetscapes with rows of modest timber cottages, night soil lanes, and unusually two corner shops survive (albeit no longer in operation). Within the City of Port Phillip, this housing type was widespread and ubiquitous in Port Melbourne and South Melbourne, but was much less common in St Kilda. This housing developed on the flats in Balaclava where much of the land was cheap during the 19th century due to the poor drainage, though this hindrance was at least partly resolved with the construction of the main drain between about 1858 and 1865, and conveniently located near the railway line operating from late 1859. The precinct also demonstrates the recovery that occurred during the Federation period with some groups of similarly scaled houses and continued during the Interwar period with a few interspersed buildings, including some blocks of flats, which overall forms cohesive streetscapes. (Criteria A & D)

Aesthetically, the precinct is significant for its many streetscapes of modest 19th century housing of predominantly single-storeyed, single-fronted detached cottages with either a gabled or hipped roof, many retaining their original face brick or rendered chimney/s, but often enlivened by a cornice (if hipped) and a verandah, usually with cast iron detailing but invariably with timber posts. These are complemented by groups of Federation period houses, which are concentrated in, and near, Glenmark Avenue (semi-detached), which is a cohesive enclave of varying but complementary groups, and near the corner of Grosvenor and Woodstock streets (freestanding). These Queen Anne style houses, which are mostly red brick with terracotta clad roofs (usually hipped with prominent gable ends) and timber detailing to porches, add to the consistency of the streetscapes. Additionally, the precinct contains several fine buildings, including most of the Italianate style or Flemish influenced villas and terrace or row groups in William and Gourlay streets and a few in Grosvenor and Pakington streets, the Victorian Survival house at 32 Nightingale Street, and some Interwar period blocks of flats, especially the Arts and Crafts styled Grosvenor Mansions (74-88 William Street) and Wild Court (66 Pakington Street). (Criterion 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
29 – 31 William Street, Balaclava	Significant
33 William Street, Balaclava	Significant
74-88 William Street, Balaclava	Significant
9 Brunning Street, Balaclava	Non-contributory
12-14, 20 Duke Street, St Kilda	Non-contributory
4, 6, 8, 8A, 14 Gibbs Street, Balaclava	Non-contributory
2, 24, 24A Gourlay Street, Balaclava	Non-contributory
4A, 4B, 29, 31, 39-45 Grosvenor Street, Balaclava	Non-contributory
10, 12, 14 Lynott Street, St Kilda	Non-contributory
35, 53 Marlborough Street, Balaclava	Non-contributory
20 Martin Street, St Kilda	Non-contributory
29A, 31A, 33, 35, 37A, 39 Pakington Street, St Kilda	Non-contributory
35 Rosamond Street, Balaclava	Non-contributory
All other properties in HO531 Precinct not specified above	Contributory

Statement of Significance: Balston Street Precinct

Address:	2-50 and 9-37 Balston Street, Balaclava	Name:	Balston Street Precinct
Place type:	Heritage precinct	Grading:	significant (Precinct) Individual property gradings apply
PS ref no:	HO532	Constructed:	c.1862 and c.1937
Heritage precinct:	Balston Street Precinct	Citation No.:	Precinct Citation

What is significant?

The Balston Street precinct comprising 2-50 and 9-37 Balston Street, Balaclava is significant. Development in the northern half of Balston Street began in 1859, and the earliest surviving house dates from c.1862. The southern half of Balston Street was developed from about 1914, following the subdivision of the grounds of two villas, *Westbourne* and *Woodslee*, which fronted Carlisle Street. The contributory building stock in the precinct is comprised of modest single-storey dwellings, both timber and brick, from the Victorian, Federation and Interwar periods, constructed over a 75-year period with most built between c.1887 and c.1937.

The following features contribute to the significance of the precinct:

- Dwellings dating between c.1862 and c.1937,
- The predominant single storey scale,
- Roof forms (hipped, gabled) and roof cladding including terracotta tiles (glazed and unglazed), concrete tiles, corrugated sheet metal,
- Original chimneys (face brick or rendered), some with terracotta pots,
- Original detailing to gable ends including timber battening, roughcast finish and shingling,
- Walls of face brick (red, clinker), rendered finishes and contrasting detailing,
- Original porches and verandahs,
- Original timber windows (some with decorative glass or glazing bars) and doors,
- Original or early low front masonry fences,
- Front garden settings,
- Basalt kerbing and channelling.

How is it significant?

The Balston Street Precinct is of local historical, rarity, representative and aesthetic significance to the City of Phillip.

Why is it significant?

The Balston Street Precinct is of historical significance as illustrative of the suburban development of Balaclava during the Victorian, Federation and Interwar periods. It is an intact remnant of modest housing in Balaclava/St Kilda East, which had previously been common, and as a streetscape where the phases of development are so interspersed. The northern part of the precinct is associated with the early development of the area from the late 1850s following the Crown land sales, while the southern part of the precinct is associated with a common settlement pattern in this part of the municipality where large Victorian properties were subdivided during the Federation period for residential and commercial development. The timber house at 16 Balston Street, constructed c.1862, is a rare surviving pre-1870 example in the municipality. (Criteria A and B)

The Balston Street Precinct is of representative significance as a residential group dating to the Victorian, Federation and Interwar periods that is intact to its c.1937 state and that forms a cohesive

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streetscape of similar scaled residential buildings. It is demonstrative of the key phases of development in the municipality, that is, Victorian period beginnings with consolidation throughout the Federation and Interwar periods. The precinct demonstrates a broad architectural variety in building type and expression. Whilst mainly modest representative housing, there is a concentration of semi-detached pairs from the Interwar period and, less commonly, two groups of four Federation period row houses. The Arts and Crafts style group of four row houses at nos. 28-34 is particularly distinctive. (Criteria D and E)

Primary source

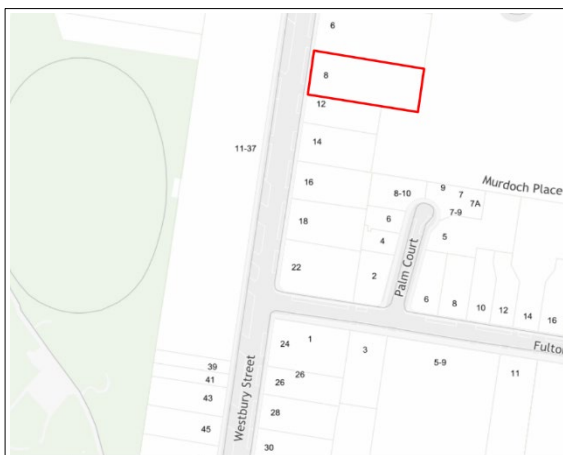
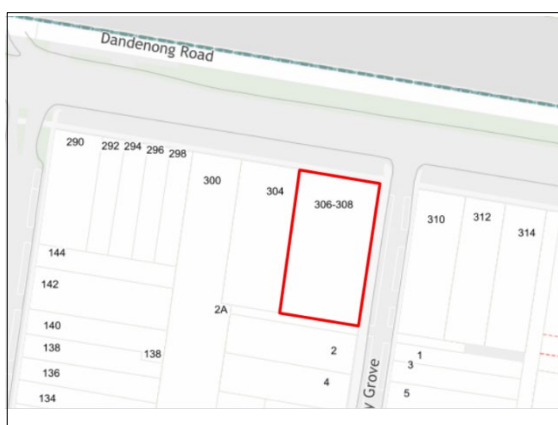
RBA Architects & Conservation Consultants, *Review of Heritage Precinct HO7 – Elwood, St Kilda, Balaclava, Ripponlea - Stage 2 Report* (2022)

Place schedule

Address	Grading
16 Balston Street, Balaclava	Significant
2, 4, 6, 6A, 8, 8A, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 38, 40, 42, 44, 46, 48, 50 Balston Street, Balaclava	Contributory
9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 33, 35, 37 Balston Street, Balaclava	Contributory
31 Balston Street, Balaclava	Non-contributory

Statement of Significance: Benshemesh Flats Group Listing 2

Address: 306 Dandenong Road, 16 Lansdowne Road and 8 Westbury Street, St Kilda East	Name: Benshemesh Flats Group Listing 2
Place type: Residential: Flats	Grading: Significant
PS ref no: HO560	Constructed: 1960
Heritage precinct: Not applicable	Citation No.: 2429



What is significant?

The three separate blocks of flats, constructed in 1960, at 306 Dandenong Road (Leaworra), 16 Lansdowne Road and 8 Westbury Street (Wolverton), St Kilda East – all designed by the émigré architect Mordecai Benshemesh - are significant.

All three buildings are intact, are three storey, have cream brick walls and flat roofs with wide, sheet-lined soffits to the front/main elevations, and timber-framed openings. They all have balconies orientated to take best advantage of the solar access and the site configuration. The stairwells have louvred glass to provide some airflow. All retain their original low cream brick fence and associated letter box enclosures.

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306 Dandenong Road (Leaworra), comprised of 12 flats, was designed in December 1959 but constructed in 1960 by A M & R R Gyngell P/L. It has a stepped footprint with two stair wells with a vertical strip of windows. The windows to the flats are configured in bands, including panels of grey ceramic tiles to the east elevation. The balconies have an inwardly canted front, lined with sheeting, and metal railing to the side.

16 Lansdowne Road, comprised of 18 flats, was designed in June 1960 and also constructed by A M & R R Gyngell P/L. This narrow site has a long rectangular footprint. Distinctive elements include the inverted L-shaped brick projections to the east elevation, band of white and grey ceramic tiles, and splayed balconies with metal balusters and panels.

8 Westbury Street (Wolverton), comprised of 18 flats, was designed in February 1960 and constructed by Martin Adams & Co. P/L. It also has a stepped footprint with two stair wells. The balconies are also splayed with a combination of metal balusters and panels. The front windows (north and west elevations) have a staggered configuration and there are spandrel panels to the west elevation.

Alterations and additions are not significant.

How is it significant?

The flats at 8 Westbury Street (Wolverton), 16 Lansdowne Road and 306 Dandenong Road (Leaworra), are of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

The group of three flats are historically significant as part of the extensive flat building activity that has characterised much of the 20th century history of the municipality but especially this part of St Kilda East and which gained pace after World War II with the introduction of the Own-Your-Own (OYO) option. These three sites are also significant as they reflect a common pattern of land development in this part of the municipality whereby the extant building replaced an earlier house/mansion, some of which had been converted to flats in the interim. The postwar flat typology evolved with the work of several émigré architects, who were responsible for a high proportion of the architect-designed examples and who often worked with Jewish developers. These imbued the area with a more progressive, International character, and which was supported by the often local Jewish community. The group also have associations with the architect Mordecai Beshemesh, 'Mr Highrise', who was prolific in this domain but also at the forefront of postwar flat design. (Criterion A)

The group of three flats are of aesthetic significance as a distinctive group of Modernist flats designed by the Palestinian born émigré architect Mordecai Beshemesh who with this group was developing a more elaborate/articulated approach, characterised by the incorporation of balconies with angled geometry either in the vertical or horizontal plane. This aspect in particular distinguishes his work from many of his contemporaries and this phase of flat construction. In addition, there was a shift away from a 'pure', rigorous Modernism, especially as the International style variant became codified, and some architects started to include more decorative elements or treatments to provide some differentiation (in these instances, ceramic tiling, some panels to the balustrades, projecting bricks, and/or staggered glazing bars to the windows). Where possible (wider sites), he favoured a stepped plan to open up views across the building. (Criterion E)

Primary source

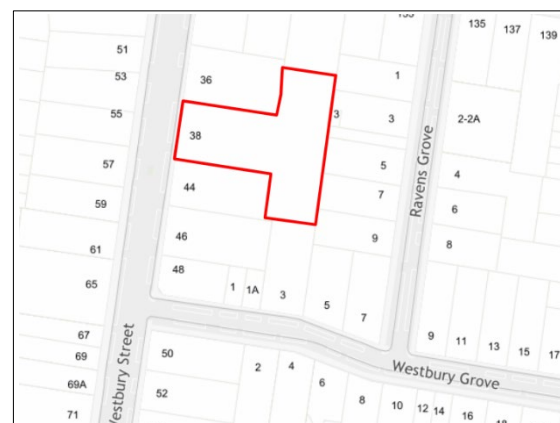
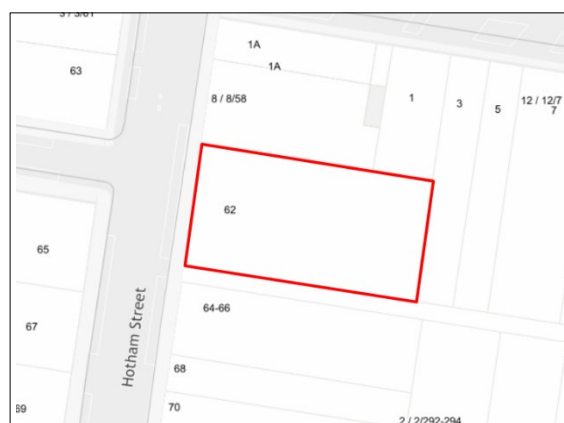
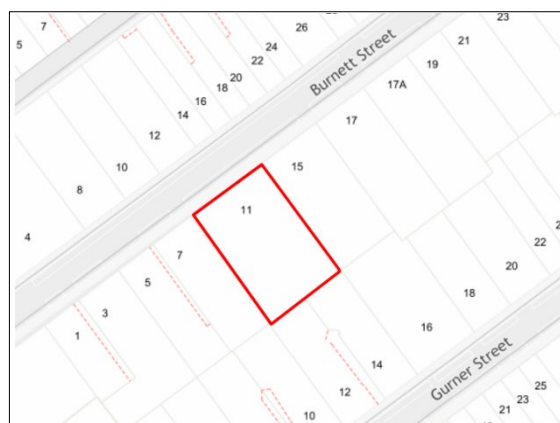
RBA Architects & Conservation Consultants, *Review of Heritage Precinct HO7 – Elwood, St Kilda, Balaclava, Ripponlea - Stage 2 Report* (2022)

Place schedule

Name	Address	Grading
Leaworra	306 Dandenong Road, St Kilda East	Significant
Flats	16 Lansdowne Road, St Kilda East	Significant
Wolverton	8 Westbury Street, St Kilda East	Significant

Statement of Significance: Benshemesh Flats Group Listing 1

Address:	289 Barkly Street & 11 Burnett Street, St Kilda 62 Hotham Street & 38 Westbury Street, St Kilda East	Name:	Benshemesh Flats Group Listing 1 (1948-1954)
Place type:	Residential: Flats	Grading:	Significant
PS ref no:	HO35	Constructed:	Late 1940s to early 1950s
Heritage precinct:	Not applicable	Citation No.:	2444



What is significant?

The Benshemesh Flats Group Listing 1 (1948-1954) comprising four separate blocks of flats, constructed during the late 1940s to early 1950s, at 289 Barkly Street & 11 Burnett Street, St Kilda and 62 Hotham Street & 38 Westbury Street, St Kilda East—all designed by the émigré architect Mordecai Benshemesh (or, in the case of 62 Hotham Street, presumed to have been designed by Benshemesh)—is significant.

All four buildings are intact, are three storey, and have (predominantly) cream brick walls, cuboid forms, and steel-framed openings. The flat roofs are concealed by parapets and are partly or fully

traversable. Three (62 Hotham Street, 289 Barkly Street, 11 Burnett Street) retain original low front fences, and 38 Westbury Street has a likely original brick bay with letterboxes.

62 Hotham Street (Francelaw Flats), comprised of 12 flats, was designed in 1948 and constructed by Harry Kinsman in 1948-49. It is comprised of two offset blocks. There is a taller stairwell bay with an elongated, vertically orientated window. Horizontally is emphasised by rendered banding and the wide windows, including corner windows, which have horizontal glazing bars. There are also porthole windows at the front. Corner balconies supported by steel poles have a cantilevered concrete deck and brick balustrade.

38 Westbury Street, comprised of 23 flats, was designed in 1951 and constructed by Harry Kinsman in 1951-52. It has a T-shaped footprint, with the greater part of the building positioned to the rear of the site. The entry bays are recessed and do not project above the main parapet. The balconies have a concrete deck and brick balustrade with a metal rail.

11 Burnett Street (Burnett Lodge), comprised of 20 flats, was designed in 1951 and constructed by G Trencher in 1951-52. It has a broadly 'U' shaped footprint. The prominent taller stairwell bay has narrow horizontal bands of windows. The long walkways have brick balustrades and concrete decks.

289 Barkly Street, comprised of 19 flats, was designed in 1953 and constructed by J Trencher in 1953-54. It has a rectangular footprint. There is a taller stairwell bay with an elongated, vertically orientated window. The balconies and galleries have concrete decks and metal balustrades with vertical balusters, the latter also have steel poles.

Alterations and additions are not significant.

How is it significant?

The Benshemesh Flats Group Listing 1 (1948-1954) is of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

The Benshemesh Flats Group Listing 1 (1948-1954) is historically significant as part of the extensive flat building program that has characterised much of the 20th century history of the municipality but especially this part of St Kilda East/St Kilda and which gained pace after World War II with the introduction of the Own-Your-Own (OYO) option. As was common, the flats either replaced earlier Victorian period houses or were built in excised sections of their grounds. The flat typology evolved with the work of several émigré architects, who were responsible for a high proportion of the architect-designed examples and who often worked with Jewish developers. These imbued the area with a more progressive, International character, and which was supported by the local, often Jewish, community. The group also have associations with the architect Mordecai Beshemesh, 'Mr Highrise', who was prolific in this domain but also at the forefront of flat design. (Criterion A)

The Benshemesh Flats Group Listing 1 (1948-1954) is of aesthetic significance as a distinctive group of flats by the Palestinian born émigré architect Mordecai Benshemesh. They are fine examples of the Functionalist style and are distinguished from the work of other architects in the municipality, particularly in terms of the boldness of their massing. There is a slight shift in the external palette to the four blocks over the time period, with the two earlier buildings (1948 and 1951) being partly red brick, whereas the two later buildings (1953 and 1954) are completely cream brick, possibly reflecting the higher cost of cream bricks, especially in the immediate post war years when materials were rationed. The three surviving original front fences contribute to the setting of the flats. (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
Flats	289 Barkly Street, St Kilda	Significant
Flats (Burnett Lodge)	11 Burnett Street, St Kilda	Significant
Flats (Francelaw Flats)	62 Hotham Street, St Kilda East	Significant
Flats	38 Westbury Street, St Kilda East	Significant

Brunnings Estate & Environs Precinct Statement of Significance

Address:	Area generally bound by Brunnings Street, Ripponlea Railway Reserve, Brighton Road and Glen Eira Road.	Name:	Brunnings Estate & Environs Precinct
Place type:	Heritage precinct	Grading:	Significant (Precinct) Individual property gradings apply
PS ref no:	HO533	Constructed:	c.1905-1940
Heritage precinct:	Brunnings Estate & Environs Precinct	Citation No:	Brunnings Estate & Environs Precinct Citation

What is significant?

The Brunnings Estate & Environs Precinct, which consists of some one hundred residential properties in Albion Street, Brighton Road (part east side), Glen Eira Road (part north side), Los Angeles Court, Maryville Street, Monkstadt Avenue, Morres Street and Somers Street is significant. The northern part of the precinct is within Balaclava and the southern part of the precinct is within Ripponlea.

This precinct consists predominantly of residential development derived from the staged subdivision of the former Brunnings Nursery and adjacent mansion estates during the 1920s. The housing, which includes single houses, attached pairs and flats, dates almost entirely to the Interwar period (between c.1917 and c.1940) with a small number of Federation houses.

The following features contribute to the significance of the Brunnings Estate and Environs Precinct:

- Dwellings dating from the Federation and Interwar periods (c.1905-1940),
- The predominant single storey scale with some interspersed attic and two storey examples,
- Roof forms (hipped, gabled) and roof cladding including terracotta tiles/shingles (glazed and unglazed) and concrete tiles, and chimneys (face brick or rendered),
- Detailing to gable ends including timber battening, roughcast finish and shingling,
- Face brick (red, clinker) and/or rendered finishes, and contrasting detailing,
- Porches,
- Timber framed windows (some with decorative glass or glazing bars), steel framed windows, and timber doors,
- Original or early low front masonry fences and front garden settings,
- Original garages,
- Basalt kerbing and channelling in Maryville Street, Brighton Road and Glen Eira Road. Concrete kerb and channelling and concrete footpaths in Los Angeles Court,
- The small reserve at the end of Monkstadt Avenue and the walkway between Albion and Maryville streets,
- Mature street trees in Los Angeles Court, Monkstadt Avenue and Brighton Road.

How is it significant?

The Brunnings Estate and Environs Precinct is of local historical, representative and aesthetic significance to the City of Phillip.

Why is it significant?

The Brunnings Estate and Environs Precinct is of historical significance as illustrative of the suburban growth and consolidation of Ripponlea and Balaclava during the Interwar period. It is representative of a common settlement pattern in this part of the municipality where large holdings were subdivided

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during the Interwar period for residential and commercial development. It is associated with Brunnings Nursery which occupied about nine acres of the precinct between 1881 and 1926. The surviving Federation period houses in Brighton Road are remnants of earlier phases of development in the precinct which have largely been erased. (Criterion A)

The Brunnings Estate and Environs Precinct is of aesthetic significance as an unusually large, stylistically diverse and highly intact enclave of Interwar period housing. The styles represented span the breadth of the Interwar period and include Arts and Crafts, Bungalow, Spanish Mission, Georgian Revival, Art Deco, Moderne and Old English/Tudor Revival. There are some high-end examples which are generously scaled and have distinctive designs. Collectively, the housing is notably cohesive in terms of its scale, composition, materials and detailing, with many properties retaining their original front fences. Los Angeles Court is notable as an intact example of an Interwar housing estate that demonstrates a considered and consistent planning arrangement including concrete street construction and low rendered front fences. The precinct is enhanced by the street settings which includes original basalt kerbing and channelling in Maryville Street, Brighton Road and Glen Eira Road, and mature street trees in Los Angeles Court, Monkstadt Avenue and Brighton Road. (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
Mandalay Court, 17a Albion St	Significant
Mid-Mar, 48-48a Brighton Rd	Significant
Limerick Lodge, 58 Brighton Rd	Significant
Midlothian, 64 Brighton Rd	Significant
Sixty-six, 66 Brighton Road	Significant
Alcazar, 3 Glen Eira Road	Significant
4 Los Angeles Court	Significant
14 Maryville St	Significant
20 Monkstadt Avenue	Significant
Mandalay Court, 17a Albion St	Significant
Mid-Mar, 48-48a Brighton Rd	Significant
Limerick Lodge, 58 Brighton Rd	Significant
Midlothian, 64 Brighton Rd	Significant
8 and 10 Maryville Street	Non-contributory
3, 11, 13 and 15 Albion Street	Non-contributory
21 and 21A Monkstadt Avenue	Non-contributory
All other properties in HO533 and not listed above	Contributory

Carlisle Street Commercial and Public Precinct Statement of Significance

Address:	114-202, 220-304, 320-330 and 103-281 Carlisle Street 92-98 and 147-157 Chapel Street 114a Westbury Street All the buildings within the triangle bound by Carlisle Street (north), Chapel Street (east), and Brighton Road (south-west).	Name:	Carlisle Street Commercial and Public Precinct
Place type:	Heritage precinct	Grading:	Significant (Precinct) Individual property gradings apply
PS ref no:	HO530	Constructed:	
Heritage Precinct:	Carlisle Street Commercial and Public Precinct	Citation No.:	Carlisle Street Commercial and Public Precinct Citation

What is significant?

The Carlisle Street Commercial and Public Precinct includes:

- Carlisle Street - 114-202, 220-304, 320-330 and 103-281
- Chapel Street - 92-98 and 147-157
- 114a Westbury Street
- All the buildings within the triangle bound by Carlisle Street (north), Chapel Street (east), and Brighton Road (south-west).

The western/St Kilda end of Carlisle Street contains predominantly commercial buildings from the Federation and Interwar periods, which replaced earlier Victorian period buildings (mostly residences). The central/Balaclava section was developed with commercial buildings during the Victorian period, although many of these buildings were replaced during later Federation and Interwar phases of commercial development. The Interwar period commercial development at the eastern/Balaclava end replaced Victorian period residences.

The following features contribute to the significance of the precinct:

- Commercial and public/civic development, mainly from the Victorian, Federation and Interwar periods, and also with key examples from the Post-WWII and Late 20th century periods.
- Single and two-storey masonry buildings,
- Parapets and visible/expressed roofs,
- Wall finishes including render (smooth and/or roughcast) and/or brickwork (often overpainted),
- Decorative rendered/pressed cement elements to cornice, frieze, windows, etc.,
- Timber windows – mostly double hung sashes,
- Shopfronts dating to the Federation and Interwar periods, with recessed entries (often retaining a pressed metal ceiling), metal framing, original decorative glass to toplights, tiling to entry floor and/or stallboards, and timber-framed doors.

How is it significant?

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The Carlisle Street Commercial and Public Precinct is of local historical, representative and aesthetic significance to the City of Phillip.

Why is it significant?

Historically, the Carlisle Street Commercial and Public Precinct is illustrative of the growth and evolution of St Kilda and Balaclava during the 19th and 20th centuries. Initially, the area, with its poor drainage, attracted a lower socio-economic group, and this was reflected in the high proportion of timber buildings, both residential and commercial, constructed between the 1850s and the 1870s, of which none survive. From the 1870s, the establishment of public buildings in the triangle bounded by Brighton Road, Chapel Street and Carlisle Street elevated the status of the area as a local centre. The public triangle primarily developed over the course of the late 19th century to become the premier public zone in St Kilda firstly with State School no. 1472, then the Holy Trinity Anglican and Wesleyan (now Uniting) churches, and the finally the new home for a larger town hall more befitting the growing municipality, the latter relocated from the corner of Grey and Barkly streets after a protracted process.

The first phase of the shift to commercial along Carlisle Street began between 1885 and 1890, initially in the section between Chapel Street (at the west end) extending eastwards past the railway line to Blenheim Street (north side) and William Street (south side), in part due to the development of nearby tram routes which opened in 1888. Development continued unabated – a combination of greenfields sites and replacement of earlier buildings (houses or shops) - during the Federation and Interwar periods with the commercial zone expanding westwards to Brighton Road and eastwards past Westbury Close/Street so that it become the leading and largest commercial centre in Port Phillip complementing, and later eclipsing, that along High Street. It has continued to thrive due to the flat development in the vicinity supporting ongoing development or renewal of the building stock during the Post WW2 period and late 20th century as represented by several notable public and commercial buildings. (Criterion A)

Aesthetically, the Carlisle Street Commercial and Public Precinct is of significance as a substantial commercial and public centre consisting of building stock from the three main periods of development – Victorian, Federation and Interwar – much of it intact and including good to distinguished examples, as well as having a few individually significant examples from the Post-WWII and Late 20th century periods. Several fine Victorian period public buildings located at the west end form a distinctive group, notably the prominently situated town hall in the Academic Classical style, two Gothic style churches (with their associated halls) and the state school, complemented by some mature landscaping. The commercial buildings of the Victorian period are generally in a classicising mode, with some particularly ornate and distinctive façades to the Balaclava Hotel at 123 Carlisle Street and the shops at 153-157, 242 and 292 Carlisle Street, which all feature an array of decorative mouldings/elements about the windows and to their parapets.

The influence of either the Arts and Crafts or Free (Classical) style aesthetic is evident generally in the commercial buildings of the late Federation and early Interwar periods, with the Moderne style being popular during the mid to late 1930s. Many of the two storey examples from this phase are distinguished by recessed balconies (often enclosed).

Of particular note within the precinct are the:

- The freestanding Arts and Crafts building at 132 Carlisle Street adopts an unusual expression in a commercial zone with its projecting gabled bay to the first floor (an enclosed porch for the flat/s).
- The Moderne style former Commonwealth Bank at 284 Carlisle Street with its corner tower-like entry with fin-like columns and pronounced bay treatment along the long, side elevation.
- The Tudor-Moderne style shop group at 322-330 Carlisle Street, a hybrid style popular in the area but less common in a commercial context in bi-chromatic brick (regular red and dark tapestry) about a central gable end.

While buildings dating from the Post-war period and late 20th century are fewer, they represent a broad range of styles; these include:

- the Modernist influenced office building at 147-149 Chapel Street in red brick with central spandrels of green tiles,
- the Brutalist St Kilda Library at 150 Carlisle Street with battered concrete walls beneath a wide hovering flat roof,
- the Stripped Classical Commonwealth Bank (former State Savings Bank) at 224 Carlisle Street with a delicate colonnade of piloti,
- the Organic/Wrightian building at 320 Carlisle Street with textured concrete and wide timber fascia, and
- the Post-Modern police station at 92-98 Chapel Street with an arcaded loggia.

The significance of the precinct is enhanced by the survival of several intact original or early shopfronts, and infrastructure such as the rail-over road bridge featuring basalt abutments and a riveted metal girder bridge. (Criteria D and E).

Primary source

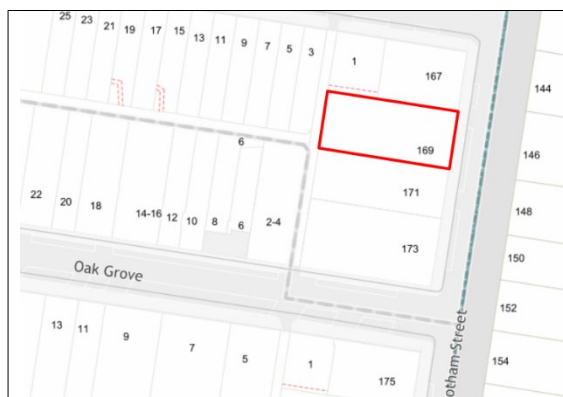
RBA Architects & Conservation Consultants, *Review of Heritage Precinct HO7 – Elwood, St Kilda, Balaclava, Ripponlea - Stage 2 Report (2022)*

Place schedule

Address	Grading
Rail-over road bridge and abutments over Carlisle Street	Significant
2A Brighton Road and 175-177 Chapel Street (Holy Trinity Anglican Church and Hall)	Significant
2B Brighton Road (St Kilda Primary School)	Significant
99A Carlisle Street (St Kilda Town Hall)	Significant
101 Carlisle St and 161-169 Chapel St (former Wesleyan Church and Hall)	Significant
123-127 Carlisle Street (Balaclava Hotel)	Significant
132-134 Carlisle Street (shops and residences)	Significant
150 Carlisle Street (St Kilda Library)	Significant
224 Carlisle Street (Commonwealth Bank/former State Savings Bank)	Significant
242 Carlisle Street (shop and residence)	Significant
284 Carlisle Street (former Commonwealth Bank)	Significant
92-98 Chapel Street (Police Station)	Significant
114A Westbury Close (former Balaclava Post Office)	Significant
118A, 118B, 145, 162B, 168, 206 – 218, 221, 223, 225 - 227, 260, 264 – 266 and 308 - 314 Carlisle Street	Non-contributory
48 Blenheim Street	Non-contributory
All other properties in HO530 not listed above	Contributory

Statement of Significance: Feldhagen Flats Group Listing 1

Address:	99 Westbury Street, Balaclava; 169 Hotham Street, Balaclava; 247 Inkerman Street, Balaclava	Name:	Feldhagen Flats Group Listing 1
Place type:	Residential: Flats	Grading:	Significant
PS ref no:	HO559	Constructed:	1961 - 1968
Heritage precinct:	Not applicable	Citation No.:	2445



What is significant?

The Feldhagen Flats Group Listing 1 (1961-1968) comprising three separate blocks of flats, designed by the émigré architect Michael R E Feldhagen and constructed primarily in the early 1960s, at 169 Hotham Street, 247 Inkerman Street and 99 Westbury Street, Balaclava is significant.

All three buildings are intact and are similar in that they all have upper storeys that partly cantilever over the ground floor, have flat roofs and make use of a similar materials palette including textured concrete roman bricks and breeze blocks. All retain at least parts of their original fences.

169 Hotham Street, comprised of 7 flats, was designed in 1961/1962, and likely constructed by Peter Bros. and later extended in 1967/68. The three-storey building has a rectangular footprint. The upper levels of the façade are articulated with decorative brickwork and a central panel of breeze blocks. Fenestration is mostly contained in the long elevations.

247 Inkerman Street was designed in 1962 and constructed by Camillo Bros. It is two-storey and has a rectangular footprint. The balconies to the long east elevation are partly recessed and partly projecting with flange screen/privacy walls. The short north and south elevations feature shadow concrete blocks, configured in a hexagonal pattern to the upper levels.

99 Westbury Street, comprised of 9 flats, was designed in 1963 and constructed in 1963-64 by Abraham Wolf Schachter of Perfection Constructions P/L, but incorporates the partly completed ground floor from an earlier (1961) abandoned scheme for the site. The two-storey building has an L-shaped footprint with two discrete wings to the front and rear. The ground floor and the upper level of the rear wing is in cream brick. The symmetrical façade has central recessed balconies/porches to both levels, flanked by mirrored bays with large windows with spandrels.

Alterations and additions are not significant. The current paint colour schemes are not significant.

How is it significant?

The Feldhagen Flats Group Listing 1 (1961-1968) at 99 Westbury Street, 169 Hotham Street and 247 Inkerman Street, are of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

The Feldhagen Flats Group Listing 1 (1961-1968) is historically significant as part of the extensive flat building activity that has characterised much of the 20th century history of the municipality but especially this part of St Kilda East/St Kilda and which gained pace after WWII. Although the Own-Your-Own (OYO) model of development was popular at the time, these three buildings were investments. As was common, the flats either replaced earlier Victorian period houses or were built in excised sections of their grounds. The flat typology evolved with the work of several émigré architects, who were responsible for a high proportion of the architect-designed examples and who often worked with Jewish developers. These imbued the area with a more progressive, International character, and which was supported by the local, often Jewish, community. The group also have associations with the architect Michael R E Feldhagen, one of the leading exponents of flat design. (Criterion A)

The Feldhagen Flats Group Listing 1 (1961-1968) is of aesthetic significance as a distinctive group of Modernist flats by the Polish-born, German trained émigré architect Michael R E Feldhagen. They are fine examples of the approach that evolved during the late 1950s and early 1960s, when there was a shift from the post-war era to what is often defined as the late 20th century period. The blocks are relatively small, limiting the need for common circulation areas. Feldhagen's output during the early 1960s, which was likely to have been influenced by his training and contemporary architecture in Berlin during the 1950s, has no ready comparison in contemporary flat or residential architecture in the municipality as it is more expressive than the output of his contemporaries with a varied material palette (especially the range of concrete/Besser blocks), greater use of expressed concrete, and varied geometric articulation with shadow blocks and breeze blocks, and partly indicative of a Featurist mode. Even amongst Feldhagen's own work, these three buildings have a distinct aesthetic with limited comparison, for soon after the expression he employed shifted. Their overall high level of intactness are complemented by the retention of parts of front fences. (Criterion E)

Primary source

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

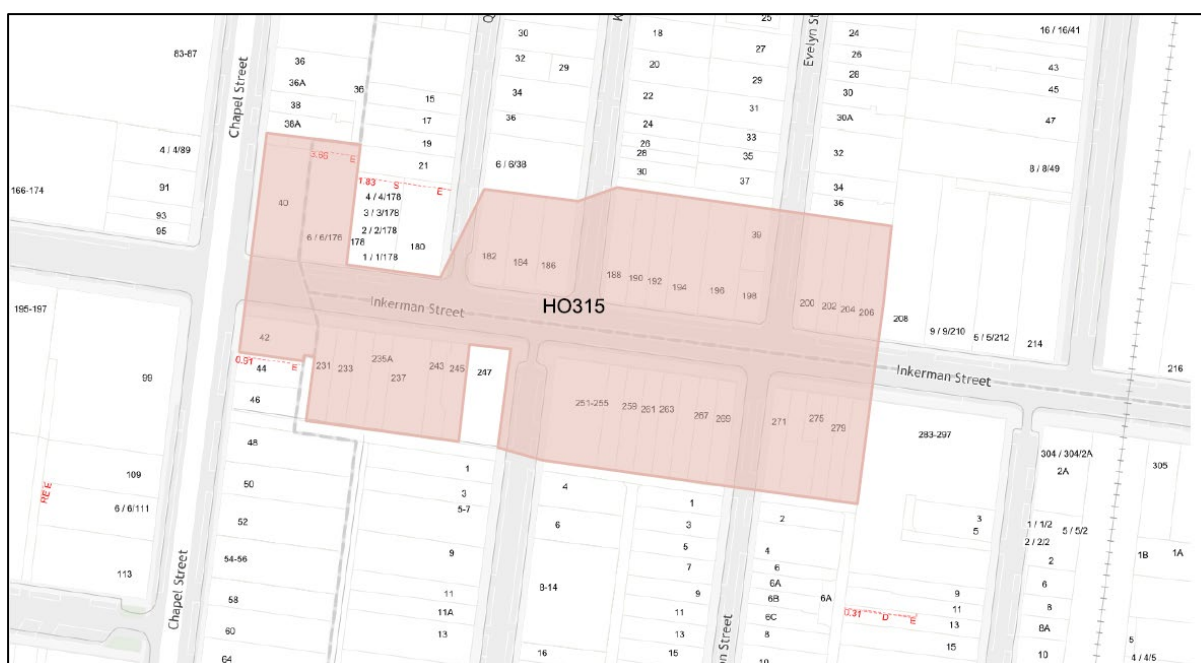
Place schedule

PORT PHILLIP PLANNING SCHEME

Name	Address	Grading
Flats	99 Westbury Street, Balaclava	Significant
Flats	169 Hotham Street, Balaclava	Significant
Flats	247 Inkerman Street, Balaclava	Significant

Statement of Significance: Inkerman Street (East) Precinct

Address:	40, 40A & 42 Chapel Street, St Kilda, 176, 182-206 Inkerman Street, St Kilda East and 231-245 & 251-281 Inkerman Street, Balaclava	Name:	Inkerman Street (East)
Place type:	Heritage precinct	Grading:	Precinct (Significant) Individual property gradings apply
PS ref no:	HO315	Constructed:	c. 1860-1910
Heritage precinct:	Inkerman Street (East) Precinct	Citation No.:	Inkerman Street (East) Precinct Citation



What is significant?

The Inkerman Street (East) precinct is a small mixed residential and commercial area, which predominantly comprises buildings from the Victorian and Federation/Edwardian eras. The contributory features are the houses and shops, or former shops constructed in the period from c. 1860s to c. 1910s. The original or early front fences at 188, 194 and 231 Inkerman Street also contribute to the significance of the precinct.

How is it significant?

The Inkerman Street (East) precinct is of local historic, aesthetic, and representative significance to the City of Port Phillip.

Why is it significant?

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The Inkerman Street (East) precinct is historically significant for its capacity to demonstrate the impact of the late Victorian Land Boom in the suburbs of the Metropolis served by the cable tramway network. The villas and terraced developments constitute a striking testimony to the impetus for development provided by the cable tramways and the momentum of the Land Boom, while the Federation era houses demonstrate the development boom during the early twentieth century. (Criterion A)

The Inkerman Street (East) precinct is representative of the mix of residential and commercial development which demonstrates the patterns of settlement characteristic of a society dependent on public transport systems for medium distance journeys and walking for other trips including daily shopping needs. (Criterion D)

The Inkerman Street (East) precinct is aesthetically important principally for the dominant terraced developments of the Land Boom era which whilst being representative of their time in many respects are also exceptionally large for their locality. Together with the other two storey buildings including the former corner shop at 42 Chapel Street and the house at 188 Inkerman Street this imparts a distinctive identity to this part of Inkerman Street, which is complemented by the related group of Federation era houses along the north side. (Criterion E)

The houses at 40A Chapel Street and 186 Inkerman Street and the former corner shop at 42 Chapel Street are historically significant as rare examples of pre-1880s buildings in this part of St Kilda and provide an important reminder of early development prior to the land boom. (Criterion B)

The attached houses at 231 and 233 Inkerman Street are of representative significance as examples of early timber cottages with undivided shared roofs that demonstrate the lack of fire separation in houses constructed before the 1890s. (Criterion D)

The terrace at 255-267 Inkerman Street is of representative significance as an example of an Italianate terrace row with a less common arcaded form with no front setback. (Criterion D)

The house at 40A Chapel Street is of aesthetic significance for the fine intaglio and stucco detailing and bargeboard to the projecting gable. (Criterion E)

Primary source

David Helms and Peter Barrett, *HO7 Review – Citations Update Report, 2022*

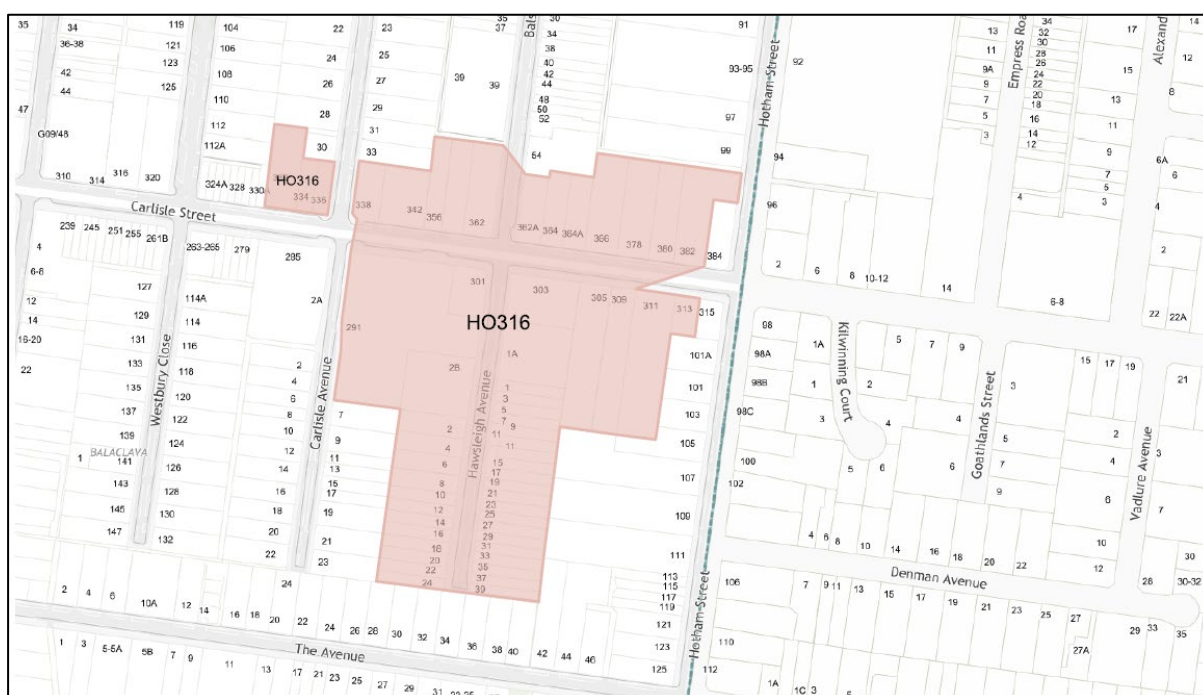
Andrew Ward, *Port Phillip Heritage Review, August 2000*

Place schedule

Address	Grading
40A & 42 Chapel Street	Significant
186, 231, 233, and 255 to 267 Inkerman Street	Significant
184 to 208, 243, 245, 251, 253, 271, and 275 to 279 Inkerman Street	Contributory
176, 182, 235, 235A, 237, 273 Inkerman Street	Non-contributory
39 Evelyn Street	Non-contributory
All street infrastructure and plantings	Non-contributory

Statement of Significance: Carlisle Street (East) Precinct

Address:	291-313 & 332-382 Carlisle Street 1A, 1-39 & 2B, 2-24 Hawsleigh Avenue, Balaclava	Name:	Carlisle Street (East) Precinct
Place type:	Heritage precinct	Grading:	Significant (Precinct) Individual property gradings apply
PS ref no:	HO316	Constructed:	c.
Heritage Precinct:	Carlisle Street (East) Precinct	Citation No.:	Carlisle Street (East) Precinct Citation



What is significant?

The Carlisle Street (east) precinct, which is a residential area at the east end of Carlisle Street and in Hawsleigh Avenue that developed from the mid nineteenth century to the mid-twentieth century is significant. It is comprised of houses and flats predominantly from the Federation/Edwardian and interwar periods, with a smaller number of Victorian villas and post-World War Two flats and houses surrounding the St Colman's Catholic Church complex.

Contributory features include Bluestone kerb and channel in Balston Street, Hawsleigh Avenue and Orange Grove. The contributory features of the flat complexes include the original low brick or render front and side fences at 301, 338, 362 & 378 Carlisle Street, and 1A & 2B Hawsleigh Avenue.

Non-contributory features are the Carlisle Street concrete kerb and channel and all street plantings

How is it significant?

The Carlisle Street (East) precinct is of local historic, aesthetic, and representative significance to the City of Port Phillip.

Why is it significant?

The Carlisle Street (East) precincts historically significant for its capacity to demonstrate key periods of growth in Balaclava from the late nineteenth century onwards, and how improvements to transport links in the early twentieth century encouraged subdivision of mansion estates from the Federation/Edwardian era until the post-World War Two period. The houses, duplexes and flats provide evidence of the rapid growth of St Kilda and Balaclava during the early to mid-twentieth century and the trend to higher density living during that time. The flats demonstrate the importance of St Kilda to the development of apartment living in Melbourne (during one year in the 1930s the City of St Kilda attracted one third of all metropolitan flat development) and how they were increasingly regarded as smart and progressive accommodation from the interwar period onwards, a trend which continued into the post-World War Two period. (Criterion A)

The post-war house and flats in precinct also demonstrate how post-World War Two migration resulted in a growing Jewish community, which included many individuals who, interested in recreating familiar lifestyles or with an eye to property development, regularly engaged a select group of Jewish émigré architects to design houses, flats and apartment blocks, which introduced concepts of European-influenced modernism. (Criterion A)

The Carlisle Street (East) precinct is of aesthetic significance for its rich and diverse collection of residential buildings surrounding the landmark St Colman's Catholic Church complex. Hawsleigh Grove is of note for the two distinct phases of building, which creates homogeneous, but contrasting characters on either side of the street. The diverse character of Carlisle Street, which comprises a mix of late nineteenth and early twentieth century houses interspersed with interwar and post-war flats and houses, many of which are architect-designed, creates a distinctive streetscape that is highly characteristic of St Kilda and Balaclava and sets them apart from other areas within Port Phillip. (Criterion E)

Collectively, the duplexes and flats within the precinct are significant for their ability to demonstrate the development of multi-dwelling and flat design in Melbourne, including the growing popularity of courtyard style flats, during the early to mid-twentieth century and forms part of the important collection of flats within the broader St Kilda and Elwood area. (Criteria C & D) The Federation/Edwardian duplexes along the east side of Hawsleigh Avenue are of representative significance as a fine and diverse collection that demonstrate the range of approaches to this housing type, which was one of the most popular in the early twentieth century. (Criterion D)

Primary source

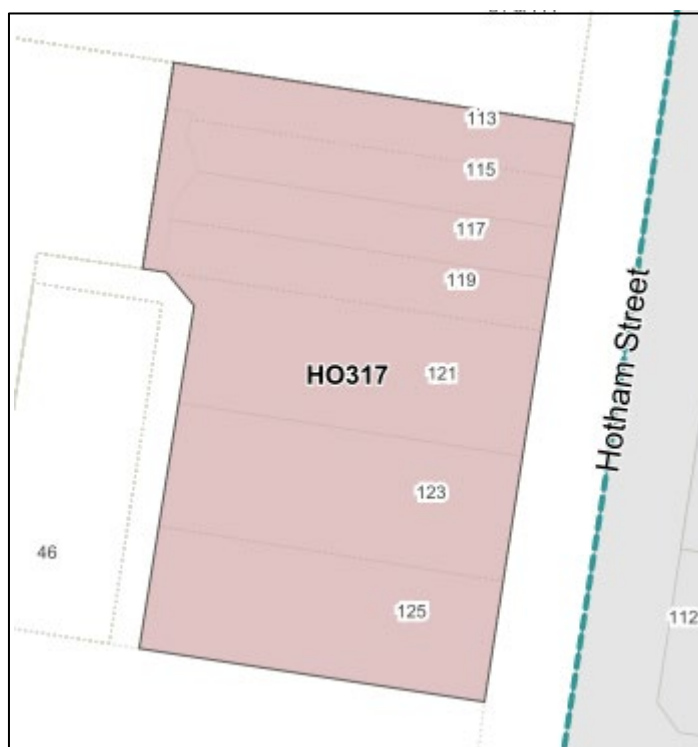
David Helms and Peter Barrett, *HO7 Review – Citations Update Report, 2022*
Andrew Ward, *Port Phillip Heritage Review*, August 2000

Place schedule

Address	Grading
291 Carlisle Street (St Colman's Catholic Church complex)	Significant
301 Carlisle Street (Astolat)	Significant
342 Carlisle Street (Bellevue Lodge)	Significant
362A Carlisle Street (former Joseph Allison Funeral Parlour)	Significant
2B Hawsleigh Avenue (Hawsleigh Court)	Significant
332 – 338, 360, 362, 364-382 & 303-313 Carlisle Street	Contributory
1A, 1 – 39 & 2 – 24 Hawsleigh Avenue	Contributory
356 Carlisle Street	Non-contributory

Statement of Significance: Hotham Street (Balaclava)

Address:	113 – 125 Hotham Street, Balaclava	Name:	Hotham Street (Balaclava) Precinct
Place type:	Heritage precinct	Grading:	Significant (Precinct) Individual property gradings apply
PS ref no:	HO317	Constructed:	1887 - 1889
Heritage Precinct:	Hotham Street (Balaclava)	Citation No.:	Hotham Street (Balaclava) Precinct Citation



What is significant?

The Hotham Street precinct is a small residential area, which comprises a terrace of four houses and three detached villas all built from 1887 to 1889. All the houses are Significant to the precinct.

Alterations and additions to the houses and fencing are not significant.

How is it significant?

The Hotham Street precinct is of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

The Hotham Street precinct is historically significant, as evidence of the speculative development during the height of the Land Boom, which extended the developed areas of St Kilda and Balaclava as far as Hotham Street. It is also significant for the associations with the activities of a locally

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prominent family of speculative builders and investors by the name of Farr, William, Thomas, and Leigh being involved in the construction and financing of these houses as well as others in the locality. (Criterion A)

The Hotham Street precinct is aesthetically significant as a distinctive group of Victorian houses within an area otherwise characterised by post-World War Two buildings. Presumably constructed by the same builder, the aesthetic qualities of this group are enhanced by common details such as cast iron verandah decoration, moulded stucco ornamentation (bracketed cornices, string course, vermiculated quoining and consoles), arched Romanesque style windows with moulded architraves and impostes, tripartite windows with cabled colonettes, rendered chimneys with cornices and panelled front doors with sidelights and highlights. The cast iron roof cresting to no.125 is a rare and distinctive feature. (Criterion E)

Primary source

David Helms and Peter Barrett, *HO7 Review – Citations Update Report, 2022*
 Andrew Ward, *Port Phillip Heritage Review, August 2000*

Place schedule

Address	Grading
113 Hotham Street, Balaclava	Significant
115 Hotham Street, Balaclava	Significant
117 Hotham Street, Balaclava	Significant
119 Hotham Street, Balaclava	Significant
121 Hotham Street, Balaclava	Significant
123 Hotham Street, Balaclava	Significant
125 Hotham Street, Balaclava	Significant

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

Statement of Significance: Joseph Tarry House Group Listing

Address:	149 & 151 Argyle Street, St Kilda East 1 Queen Street, St Kilda East	Name:	Joseph Tarry Houses
Place type:	Residential: House	Grading:	Significant
PS ref no:	HO558	Constructed:	1872 and 1876
Heritage precinct:	Not applicable	Citation No.:	2418



What is significant?

The attached houses at 149 & 151 Argyle Street, built 1872, and the detached house at 1 Queen Street, built 1876, are significant. The houses were all constructed for, and presumably by, Joseph Tarry. 149 & 151 Argyle Street are an attached pair of single storey timber houses. The surviving original format is composed of an undivided transverse gable roof section shared by both dwellings, separate skillion roof rear wings aligned to the outside boundaries, and a full width front verandah (though the extant fabric is not original and the original detail is unknown). The roof is clad in corrugated sheet metal and the walls in weatherboards. The façade compositions are mirrored, with one window and one door to each dwelling. Windows to the original sections are timber double hung sashes, with multipaned upper and lower sashes divided into six by narrow timber glazing bars and retaining some original glazing. The windows to the front have moulded architraves and those to the Queen Street side have plain architraves. Above the doors (which likely date to the early 20th century) are multipaned highlights. Two brick chimneys with corbelled caps survive at the rear.

1 Queen Street is a single storey freestanding timber house. The surviving original format is composed of a transverse gable roof section with an asymmetrical pitch and a full width front verandah. The roof is clad in corrugated sheet metal and there is a chimney at the rear. The walls are clad in weatherboards, including some which are shingled (the latter probably a later introduction). The façade has a symmetrical composition with a window either side of a central door. Above the door there is a highlight. Alterations and additions are not significant. The current paint colour schemes are not significant.

How is it significant?

The attached houses at 149 & 151 Argyle Street and the house at 1 Queen Street, St Kilda East, are of local historical and representative significance to the City of Port Phillip.

Why is it significant?

The houses are historically significant for their association with an early phase of development in the St Kilda East area which accelerated following the 1859 introduction of the railway. By the 1870s, modest timber houses proliferated in pockets of St Kilda East and Balaclava, particularly on the lower lying land to the south of Argyle Street known as the 'Balaclava Flats', contrasting with more substantial houses on nearby surrounding higher ground. They were originally part of a group of seven timber houses of various sizes built for, and presumably by, bricklayer/builder Joseph Tarry who in 1871 purchased half an acre of land bounded by Chapel, Argyle and Queen streets and developed it over the ensuing five years. The houses are amongst the earliest surviving in Balaclava/St Kilda East and a now comparatively small number dating from pre-1880. (Criterion A)

The houses are of representative significance as uncommon examples of modest pre-1880 timber houses in the municipality, of which many were built (particularly in the St Kilda East/Balaclava area) but few survive. 149 & 151 Argyle Street are one of only two known surviving pre-1880 paired examples in the St Kilda East/Balaclava area, the others being located opposite at 2 and 4 Queen Street. Although altered, like early surviving timber cottages almost invariably are, they largely retain their original formats and where fabric has been replaced it has generally been in a similar manner or in keeping with the character/period. Typical of the period, they have symmetrical façade compositions, transverse gable roofs, brick chimneys and full width front verandahs. 149 & 151 Argyle Street are an unusual early paired example that share an undivided roof, whereas the freestanding double-fronted house at 1 Queen Street conforms to a more typical format. (Criterion D)

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
Joseph Tarry Houses	149 & 151 Argyle Street, St Kilda East	Significant
Joseph Tarry Houses	1 Queen Street, St Kilda East	Significant

Statement of Significance: Ripponlea Commercial Precinct

Address:	15-73 and 32-84 Glen Eira Road and 4-8 Glen Eira Avenue, Ripponlea	Name:	Ripponlea Commercial Precinct
Place type:	Heritage precinct	Grading:	Significant (Precinct) Individual property gradings apply
PS ref no:	HO535	Constructed:	c. 1912 - 1930
Heritage precinct:	Ripponlea Commercial Precinct	Citation No.:	Ripponlea Commercial Precinct Citation

What is significant?

The Ripponlea Commercial Precinct comprising 15-73 and 32-84 Glen Eira Road, and 4-8 Glen Eira Avenue (east side only) is significant.

The following features contribute to the significance of the precinct:

- Late Federation period development (1912-1918), including two storey shop residences.
- Early Interwar period development (c.1921-1930), including single storey shops and two storey shop residences.
- Brick walls (red or clinker), typically with some rendered elements (banding, etc.) or fully rendered.
- Timber-framed widows, both double-hung sash and casement.
- Mostly with parapets and a few with expressed roof forms (tile clad).
- Original or early shopfronts (some branded) and canopies.
- Basalt paved laneways.

How is it significant?

The Ripponlea Commercial Precinct is of local historical and aesthetic significance to the City of Phillip.

Why is it significant?

Historically, the precinct illustrates the considerable and rapid growth of Ripponlea during the early twentieth century, directly following the opening of the railway station at Ripponlea in 1912. The precinct was developed over a relatively short period of time, eighteen years, between 1912 and 1930. It is in part representative of a typical pattern of land division in the St Kilda area, where large Victorian holdings, in this case the Quat Quatta estate, were subdivided during the Federation and Interwar periods. (Criterion A)

Aesthetically, it is of significance as a local commercial centre developed during the late Federation and Interwar periods which is largely intact to its c.1930 state. Many of the buildings are face red brick with some contrasting render (smooth or roughcast) and clinker brick elements, reflecting a prevailing influence of the Arts and Crafts aesthetic, while others are fully rendered with some displaying classicising detailing. Some shops are enhanced by the survival of intact original or early shopfronts with recessed entries, tiling, framing and highlights. Several building groups (31-37, 45-55 and 57-67 Glen Eira Road) were developed by the same builder and feature parapets with unusual integrated chimneys. There are also several distinctive architect-designed buildings, including a group of ten shops with a landmark corner tower at 15-27 Glen Eira Road and 4 Glen Eira Avenue by Billing, Peck & Kemter, 60 Glen Eira Road by Arthur Plaisted, and 71-73 Glen Eira Road by Sydney Smith & Ogg. Notably, there are a group of three elaborate adjoining former bank building at 74, 76 and 78 Glen Eira Road displaying a diversity of architectural styles of the 1920s. (Criterion E)

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Primary source

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

Place schedule

Address	Grading
71 – 73 Glen Eira Road	Significant
74, 76 & 78 Glen Eira Road	Significant
15-37, 45-69 and 32-72, 80-84 Glen Eira Road	Contributory
4 and 8 Glen Eira Avenue	Contributory
39-43 Glen Eira Road	Non-contributory

Ripponlea Residential Precinct Statement of Significance

Address:	Area generally includes properties along Sycamore Grove, Elm Grove, Oak Grove, Glen Eira Avenue, Victoria Avenue, Quat Quatta Avenue, Fuller Road, Hotham Street, Erindale Road, Ripponlea	Name:	Ripponlea Residential Precinct
Place type:	Heritage precinct	Grading:	Significant (Precinct) Individual property gradings apply
PS ref no:	HO536	Constructed:	c. 1880 - 1945
Heritage precinct:	Ripponlea Residential Precinct	Citation No.:	Ripponlea Residential Precinct Citation

What is significant?

The Ripponlea Residential Precinct comprising approximately 180 residential properties in Brighton Road (part), Elm Grove, Erindale Avenue, Fuller Road, Glen Eira Avenue (part), Glen Eira Road (part), Hotham Street (part), Lyndon Street (part), Oak Grove (part), Sycamore Grove, Quat Quatta Avenue (part) and Victoria Avenue, in the suburbs of Balaclava and Ripponlea is significant.

This precinct consists predominantly of Federation and Interwar period residential development, with some Victorian period representation, derived from subdivision of estates in 1888 (north part) and 1911 (south part), with some smaller subdivisions in 1864 (former public reserve) and the 1920s. The building stock includes single houses, attached pairs and flats. Brick is the predominant building material, with some timber houses (mostly located in the north part) typically dating to pre-1912.

The following features contribute to the significance of the Ripponlea Residential Precinct:

- Houses and flats dating from the Victorian, Federation and Interwar periods (1880s-1945),
- The single storey scale with some interspersed attic or two storey examples,
- Roof forms (hipped, gabled) and roof cladding including terracotta tiles (glazed and unglazed), slate and corrugated sheet metal,
- Chimneys (face brick or rendered),
- Detailing to gable ends including timber battening, roughcast finish and shingling,
- Timber or face brick (red, clinker) walls, and/or rendered finishes, and contrasting detailing,
- Porches and verandahs,
- Timber framed windows (some with decorative glass or glazing bars), steel framed windows, and timber doors,
- Original or early masonry front fences,
- Front garden settings,
- Basalt kerbing and channelling,
- Mature street trees – Plane trees and Ash trees.

How is it significant?

The Ripponlea Residential Precinct is of local historical and aesthetic significance to the City of Phillip.

Why is it significant?

Historically, the precinct illustrates the considerable and rapid growth of Ripponlea during the early Victorian period. The Ripponlea Residential Precinct is of historical significance as illustrative of the suburban growth and consolidation of Ripponlea and Balaclava during the Federation and Interwar periods, particularly following the opening of the long-awaited Ripponlea Railway Station in 1912. It is representative of a common settlement pattern in this part of the municipality where large holdings were subdivided for more intensive residential and commercial development, in this case, the East St Kilda Estate in 1888 and the Erindale and Quat Quatta Estates in 1911. The surviving pockets of Victorian period houses are remnants of an earlier phase of development in the precinct which is now largely removed. (Criterion A)

The Ripponlea Residential Precinct is of aesthetic significance as a large residential area containing a mix of Victorian, Federation and Interwar period development. The styles represented span the breadth of these periods; these include Italianate during the Victorian period, Queen Anne and Art and Crafts during the Federation period, and Arts and Crafts, Bungalow, Mediterranean and Old English/Tudor Revival during the Interwar period. Most of the flats date to the 1930s and are indicative of either the Moderne or Tudor Revival styles, or the hybrid Tudor-Moderne style. Many of the larger houses, in the southern part of the precinct, are distinctively designed. Some properties retain their original brick front fences. The precinct is enhanced by the street settings which includes original basalt kerbing and channelling for the most part and some streets with mature trees. (Criterion E)

Primary source

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct Heritage Review Stage 2, 2021*

Place schedule

Address	Grading
<i>Tringingham</i> , 2 Glen Eira Road	Significant
<i>Gleneira</i> , 12 Glen Eira Road	Significant
<i>Moira</i> , 16 Glen Eira Road	Significant
<i>Tintara</i> , 20 Lyndon Street	Significant
House and flats, 175 Hotham Street and 1-3 Oak Grove	Significant
<i>Quat Quatta</i> , 17 Quat Quatta Avenue	Significant
88 Brighton Road	Non-contributory
2, 5, 14 and 31 Erindale Avenue	Non-contributory
6 – 8 Glen Eira Road	Non-contributory
2 – 4 Oak Grove	Non-contributory
18, 34, 38, 40 and 55 Elm Grove, Balaclava	Non-contributory
54 and 49 Sycamore Grove, Balaclava	Non-contributory
All other properties in HO536 not listed above	Contributory

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

Statement of Significance: St Kilda Botanical Gardens Environs Precinct

Address:	Includes broad area from Carlisle Street to the north, to Brighton Road in the east, broadly to Byron Street to the south, and generally by Mitford Street and Broadway to the west.	Name:	St Kilda Botanical Gardens Environs Precinct
Place type:	Heritage precinct	Grading:	Significant (Precinct) Individual property gradings apply
PS ref no:	HO537	Constructed:	
Heritage precinct:	St Kilda Botanical Gardens Environs Precinct	Citation No.:	St Kilda Botanical Gardens Environs Precinct Citation

What is significant?

The St Kilda Botanical Gardens and Environs Precinct covers a broad area from Carlisle Street to the north, to Brighton Road in the east, broadly to Byron Street to the south, and generally by Mitford Street and Broadway to the west.

Initially development occurred at the northern end near Carlisle Street, and subsequently in the close vicinity of the Botanical Gardens, where a multitude of mansions were constructed, several of which survive. Commencing during the Federation period, subdivision of the many large holdings gradually was undertaken, continuing through the Interwar period, resulting in some of the cross-streets and all the courts respectively being created. Whilst some pockets of cottages and the like were established during the Federation period, the tendency was for commodious houses and blocks of flats to be constructed during the 20th century.

The following features contribute to the significance of the precinct:

- Houses from the Victorian, Federation, Interwar and Postwar periods.
- Flats from the Federation, Interwar and Postwar periods.
- Shops from the Victorian, Federation, and Interwar periods.
- Victorian period buildings are either of face brick (often polychrome) or (part) rendered, or timber-framed construction, often with ashlar boards to the façade. Roofs mostly hipped and slate clad. Chimneys are evident. Windows are timber (usually with sashes) and doors are four-panelled. Verandahs with cast iron detailing are typical.
- Federation period buildings are either masonry - red brick and/or (part) rendered (including roughcast), with a few concrete, or timber-framed construction (usually with shingled or ashlar boards to the façade. Roofs, either clad in slate or terracotta tiles, feature gable ends, often with exposed rafter ends. Chimneys are evident. Windows are timber (sash and/or casements) often with leadlight and doors are panelled. Verandahs with timber detailing are typical, though there are a few with cast iron detailing.
- Interwar period buildings are either face brick (mainly red, clinker or cream, some with tapestry) or render. Roofs are pitched (gable and/or hipped) and tiled clad, often with exposed rafter ends (bungalows). Chimneys are evident. Gable ends often feature timber shingles. Openings are either timber, often with leadlight/timber glazing bars, or steel framed (sashes or casements). Masonry porches are typical.
- Postwar periods buildings and brick, either face brick (mainly cream) or render. Roofs are either hipped, tiled clad, or flat. Openings are either timber or steel framed (sashes or casements).

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- Late 20th century period buildings are usually either brown or tan brick with a flat roof. Openings are either timber or metal framed.
- Original/early front fences - only a few from the Victorian period, more from the Federation period, and generally low brick from the Interwar and Postwar periods.
- Early street infrastructure including basalt kerbing and channelling.
- F L Dawkins and E C Mitty Reserves and mature trees including Canary Island palms.
- Mature street trees (London planes and Ash).

How is it significant?

The St Kilda Botanical Gardens Environs Precinct is of local historical and aesthetic significance to the City of Phillip.

Why is it significant?

Historically, the precinct illustrates the high desirability of this part of the municipality as a residential area from the mid-19th century and throughout much of the 20th century, demonstrated by the quality of the constituent building stock of which an unusually high proportion was architect designed. During the late 19th century, the area attracted a particularly affluent class illustrated by the preponderance of mansions in generous grounds - *Rus in Urbe* (country in the city) - reflecting an important theme in St Kilda's development but exemplified in this precinct. With changing economic circumstances, the fate of these estates, as in neighbouring areas, was for the holdings to be subdivided and for the large houses to be re-employed as boarding houses, and later converted to flats, some being remodelled in the process. Whilst during the Interwar and Postwar periods, flat development increased to much of the municipality, the precinct reflects that trend to a high degree with the relatively large scale of the blocks erected. Many of the Postwar flats were designed by émigré architects often for an Eastern European migrant clientele from the expanded Post-war Jewish community, injecting the area with a European-influenced modernism. (Criteria A and D)

Aesthetically, the precinct contains a wide range of distinguished buildings from the each of the four periods of significance, though especially from the Interwar period, forming streetscapes of an unusually high architectural excellence and interest, which are complemented by the historic infrastructure and street plantings. Whilst the grandest buildings of varying periods are typically located on the main/original streets or roads (especially Blessington, Brighton, Mitford, Southey, Tennyson), the secondary streets and courts, resulting from subdivision, tend to be more consistent to either the Federation or Interwar periods.

From the Victorian period, there are ornate timber villas, brick villas and terraces, and mansions illustrative of the prevailing Italianate style but also some examples reflecting the Anglo-Dutch style, or its influence, at the end of the 19th century.

From the Federation period, there are semi-detached pairs, medium and large-scaled villas reflecting the predominant employment of the Queen Anne style and towards the end of the period, the Arts and Crafts style, including for some flats, and the emergent bungalow style in a mode known as the Federation bungalow. Unusually there are a few concrete examples. The commercial buildings of this period are most distinctive.

From the Interwar period, there are 1920s bungalows, and then from the late 1920s mostly blocks of flats in the popular styles of the day with distinctive examples of the Mediterranean (with an overlay of the Georgian Revival style in some instances), Spanish Mission, Moderne and Tudor Revival (or Old English). The Moderne style, with its associations of progress, is particularly prevalent in the precinct. The latter two styles are often associated with three storey buildings and sometimes combined in a less common variant – the Tudor-Moderne.

From the Postwar period, there are fine blocks of flats, typically three storey and in cream brick, displaying the influence of Modernism either in a Functionalist/Moderne mode or representing the shift to a more varied detailing often with geometric motifs to the balconies towards the end of the 1950s.

From about 1960, brown and tan brick and a more robust articulation were preferred under the influence of Brutalism. (Criterion E)

Primary source

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct Heritage Review Stage 2, 2021*

Place schedule

Address	Grading
26 Avoca Avenue (War Memorial Scout Hall)	Significant
26-28, 44, 46, 48, 57, 60, 76 Blessington Street	Significant
27, 33, 47A, 115 Brighton Road	Significant
1 & 6 Broadway	Significant
1A, 6, 6A, 23, 25 Dickens Street	Significant
15 Foster Street	Significant
11, 14 Hennessy Avenue	Significant
9, 11, 17A, 41 Milton Street	Significant
5 & 5A Mitchell Street	Significant
15, 23, 31, 38, 43, 45, 73-75 Mitford Street	Significant
2-4, 21 Mozart Street	Significant
2, 37 Southey Street	Significant
6, 10, 17A, 30, 36 & 38, 58 Tennyson Street	Significant
2, 5 Wimbledon Avenue	Significant
3 Avoca Avenue	Non-contributory
30, 36, 38-40 & 84 Blessington Street	Non-contributory
29-31 & 103-105 & 185 Brighton Road	Non-contributory
10 & 38 Broadway	Non-contributory
28 & 32 Carlisle Street	Non-contributory
20, 24A Dickens Street	Non-contributory
23 Foster Street	Non-contributory
6, 11, 16 & 25-27 Gordon Avenue	Non-contributory
1A & 23 Hartpury Avenue	Non-contributory
27-31 Herbert Street	Non-contributory
5, 14 & 14A Irymple Avenue	Non-contributory
42, 48, 58A Milton Street	Non-contributory
7 Mitchell Street	Non-contributory
1, 2 & 3 Mitford Place	Non-contributory

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Address	Grading
16 & 22 Mitford Street	Non-contributory
15 Mozart Street	Non-contributory
31 & 45 Smith Street	Non-contributory
7, 11, 12, 14, 15 & 20 Southey Street	Non-contributory
33, 43 & 84 Tennyson Street	Non-contributory
3A, 4 Wimbledon Avenue	Non-contributory
All other properties in HO537 not listed above	Contributory

Statement of Significance: Village Belle Commercial Precinct

Address:	74-104, 128-162 & 77-193 Acland Street, St Kilda 203-213A & 188-206 Barkly Street, St Kilda 27-33A and 35A & 35-49 Blessington Street, St Kilda	Name:	Village Belle Commercial Precinct
Place type:	Heritage precinct	Grading:	Significant (Precinct) Individual property gradings apply
PS ref no:	HO538	Constructed:	c.
Heritage Citation:	Village Belle Commercial Precinct	Citation No.:	Village Belle Commercial Precinct Citation

What is significant?

The Village Belle Commercial Precinct comprising 74-104, 128-162 & 77-193 Acland Street, 203-213A & 188-206 Barkly Street, and 27-33A and 35A & 35-49 Blessington Street (south side, either side of intersection with Barkly Street) in St Kilda is significant.

During the 19th century, this area was residential except for the Village Belle Hotel and the shop at 74 Acland Street (corner of Carlisle Street). There were a few mansions on the north side of Acland Street and nearby on the west side of Barkly Street, only one of which survives – the former Hofwyl School (later Queens College) at the rear of 188 Barkly Street. The south side of Acland Street (and adjoining part of Barkly Street) developed later, as this land was initially part of the nearby reserve, and generally with villas and the like. The completion of the tram service in 1889 was however an impetus for change.

About the turn of the 20th century, individual and paired commercial buildings began to be constructed at the east end of the precinct initially opposite the Village Belle so that by about 1920 the Barkly Street section had become largely commercial. Subsequently commercial development progressed along Acland Street, including several larger multiple premises. By the beginning of World War II, there were only a few of the original houses – with or without a commercial building to the front - surviving in the precinct.

The following features contribute to the significance of the precinct:

- Single and two-storey masonry buildings, mostly commercial, with a broad period of significance: predominantly the Federation and Interwar periods, but with examples from the Victorian, Post-WWII and Late 20th century periods.
- Parapets, with a variety of detailing, and some expressed roof forms (tile clad).
- Wall finishes including render (smooth and/or roughcast) and/or brickwork (often overpainted).
- Decorative rendered/pressed cement elements to cornice, frieze, windows, etc.
- Original timber-framed (double-hung sash [including boxed-frame] or casements), and steel-framed windows.
- Shopfronts dating to the Federation, Interwar and Post-WW11 periods, with recessed entries (often retaining a pressed metal ceiling), metal framing, original decorative glass to toplights, tiling to entry floor and/or stallboards, and timber-framed doors.
- Cantilevered canopies with pressed metal soffits and/or brackets/framing.

How is it significant?

The Village Belle Commercial Precinct is of local historical, representative and aesthetic significance to the City of Phillip.

Why is it significant?

Historically, the precinct illustrates the significant growth of St Kilda during the early twentieth century, especially with the increased density associated with flat development in the vicinity requiring the need for a local shopping centre in addition to servicing the patrons of the nearby entertainment venues. It also became a tourist destination in itself, initially with a skating rink and cinema and later music venues and eateries. It does however have a partly concealed layer associated with the earlier, mainly residential 19th century phase when the precinct was developed with a few mansions, several villas and the like.

It is a representative example of a typical pattern of land division in the St Kilda area, where large Victorian holdings were subdivided during the Federation and Interwar periods, often with the associated mansion being demolished. The precinct is however notable for the retention of one original mansion, albeit concealed from the public realm, illustrating a key aspect of the 19th century development of this area. The former Hofwyl School, later Queens College, operated as a private school for over half a century, and is a rare surviving example of such a building type, and has further distinction by its material palette of basalt, which is uncommon south of the Yarra. (Criteria A, B & D)

Aesthetically, it is primarily an early twentieth century commercial area, consisting of many fine examples from the Federation and Interwar periods. The Federation period examples, mainly near the south-west corner of Acland and Barkly streets, are often indicative of the Free style and feature distinctive parapet detailing, some revealing the influence of the Art Nouveau. The Interwar period buildings reflect some of the popular, contemporary commercial styles with those from the 1920s invariably in a Free Classical mode, and the St Kilda Memorial Hall in the related Commercial Palazzo style, whereas during the mid to late 1930s, the Moderne style was commonly employed with some distinctive examples (e.g. 81-85, 156-160 Acland Street) though there is also a good example of the Spanish Mission style (91-93 Acland Street), a building which retains a fine shopfront. The consistent use of brick and/or render provides a cohesiveness to the streetscapes as does the largely single and two storey scale, with two taller buildings effectively bookending the precinct. The significance is enhanced by the survival of several intact shopfronts, many original to the period of construction of the building. The Village Belle Hotel from the Victorian period is a local landmark and notable. A few buildings dating to the later part of 20th century also contribute to the aesthetic significance of the precinct, in particular the former SSBV. (Criterion 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
84-90 Acland Street (St Kilda Memorial Hall)	Significant
91-93 Acland Street (Acland Court)	Significant
133 Acland St (former State Savings Bank Victoria)	Significant
160 Acland Street (former Coles)	Significant
188 Barkly Street (flats & shops and 19 th century basalt building)	Significant
202A Barkly Street (Village Belle Hotel)	Significant

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Address	Grading
73, 117, 131, 147-153, 193 Acland Street.	Non-contributory
203, 217, 219, 225 Barkly Street.	Non-contributory
All other properties in HO538 not listed above	Contributory

Statement of Significance: Westbury Close Precinct

Address:	114-132 and 127-147 Westbury Close, Balaclava	Name:	Westbury Close Precinct
Place type:	Heritage precinct	Grading:	Significant (Precinct) Individual property gradings apply
PS ref no:	HO539	Constructed:	c. 1923 and 1929
Heritage precinct:	Westbury Close Precinct	Citation No.:	Westbury Close Precinct Citation

What is significant?

The Westbury Close Precinct comprising 114-132 and 127-147 Westbury Close, Balaclava is significant.

The Westbury Close Precinct derives from the 1922 subdivision of two 19th century mansion estates (*Kinnord* and *Willyama*), which created residential allotments in Westbury Close (and other commercial allotments fronting Carlisle Street which are outside the precinct). The contributory building stock is comprised predominantly of single storey, brick Bungalow style houses, as well as a small two-storey block of flats, all of which were constructed between 1923 and 1929.

The following features contribute to the significance of the Westbury Close Precinct:

- Dwellings dating between 1923 and 1929,
- The consistent subdivision pattern dating to 1922,
- The predominant single storey scale,
- Roof forms (hipped, gabled, jerkin head) and roof cladding, predominantly terracotta (unglazed and glazed), finials and exposed rafter ends,
- Original chimneys, some with terracotta pots,
- Original detailing to gable ends including timber battening, brick detailing and shingling,
- Walls of face brick (red, clinker), rendered finishes (roughcast and smooth) and contrasting detailing,
- Original porches,
- Original timber windows (some with decorative glass or glazing bars) and original timber doors,
- Original low front masonry fences and metal gates and front garden settings,
- Basalt kerbing and channelling, and some original or early vehicle crossovers and driveways,
- London Plane street trees.

How is it significant?

The Westbury Close Precinct is of local historical and representative significance to the City of Phillip.

Why is it significant?

The Westbury Close Precinct is of historical significance as illustrative of the suburban growth and consolidation of Balaclava during the Interwar period. It is representative of a common settlement pattern in this part of the municipality where large Victorian properties were subdivided during the Interwar period for residential and commercial development. (Criterion A)

The Westbury Close Precinct is of representative significance as a highly intact enclave of Interwar period development built over a concentrated seven-year period between 1923 and 1929. It is comprised predominantly of Bungalow style houses, including two with a Spanish Mission influence, that collectively display notable cohesion in terms of scale, composition, materials and detailing, with

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many properties retaining their original low front fences. The flats, the only two storey building, have a similar façade width to the houses. The precinct is enhanced by the consistent subdivision pattern and the street setting, which includes original basalt kerbing and channelling and mature street trees. (Criterion D)

Primary source

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

Place schedule

Address	Grading
116-132, 127-133 and 137-147 Westbury Close	Contributory
114 and 135 Westbury Close	Non-contributory

Statement of Significance: Arden and Woodside Group Listing

Address:	2 and 12 Hotham Grove, Ripponlea	Name:	Arden and Woodside
Place type:	Residential: House	Grading:	Significant
PS ref no:	HO418	Constructed:	2 Hotham Grove c.1886 12 Hotham Grove c1889
Heritage precinct:	Not applicable	Citation No.:	2331



What is significant?

The houses Arden and Woodside at 2 and 12 Hotham Grove, Ripponlea, are significant. No. 2 was built in 1889 by Joseph William Wild for himself and no. 12 was built in 1886 by John Reynolds and George Davidson Wright.

The detached, single-storey weatherboard houses, although of different designs, are both double-fronted and have with symmetrical compositions.

No. 2 has a T-shaped footprint enveloped on three sides by a double return verandah (supported on timber posts on roughcast rendered piers and likely rebuilt during the Interwar period) with projecting gabled wings to each side. The slate-clad hipped roof has three rendered chimneys with moulded caps. The doorway has highlight and sidelight windows, flanked by rectangular windows with timber-framed double-hung sashes. The projecting side wings have a pierced timber bargeboard to the gable ends with a finial, a quatrefoil vent (missing cover/register), and each has two. To the rear is a skillion roofed section with an angled side in response to the triangular site.

No. 12 has a slate-clad hipped roof with paired brackets to the eaves and a pair of rendered chimneys. The rectangular windows are timber-framed, double hung sashes (single pane). The doorway has highlight and sidelight windows, flanked by rectangular windows with timber-framed double-hung sashes. To the rear are skillion sections that can be seen from the laneway. The full width skillion verandah has been altered, probably during the Interwar period.

Alterations and additions are not significant. The current paint colour schemes are not significant.

How is it significant?

The houses at 2 and 12 Hotham Grove, Ripponlea are of local historical and representative significance to the City of Port Phillip.

Why is it significant?

The houses are historically significant for their association with an early phase of development in Ripponlea during the prosperous peak of Melbourne's boom period of the 1880s which saw subdivision and land speculation intensify across the suburbs in areas such as Elwood, Balaclava, Ripponlea, and St Kilda East, although this did not always eventuate in development. In Ripponlea, despite intensified interest, the absence of a station stalled widespread development until into the 20th century - the small pocket of mid-late 1880s subdivisional development in Hotham Grove was a rare exception and likely arose due to its proximity to the station in the neighbouring suburb of Elsterwick. (Criterion A)

They are of representative significance as largely intact examples of modest late Victorian timber housing in Ripponlea. They have a double-fronted symmetrical composition, a less common format for this period when asymmetrical compositions were favoured, but are otherwise typical with hipped roofs, rendered chimneys and front verandahs. No. 2 is a somewhat unusual and distinctive example notable for its atypical plan form comprising a T-shaped footprint with a double return verandah to three sides of the building. While 1880s timber houses are not uncommon elsewhere in the municipality, there are few comparable examples in Ripponlea and adjacent suburb Elwood which saw limited development until the early 20th century. They are part of a small proximate group of surviving 1880s timber houses which also include 7, 9 and 10 Hotham Grove and 1-5 Bell Street. (Criterion D)

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
Arden	2 Hotham Grove, Ripponlea	Significant
Woodside	12 Hotham Grove, Ripponlea	Significant