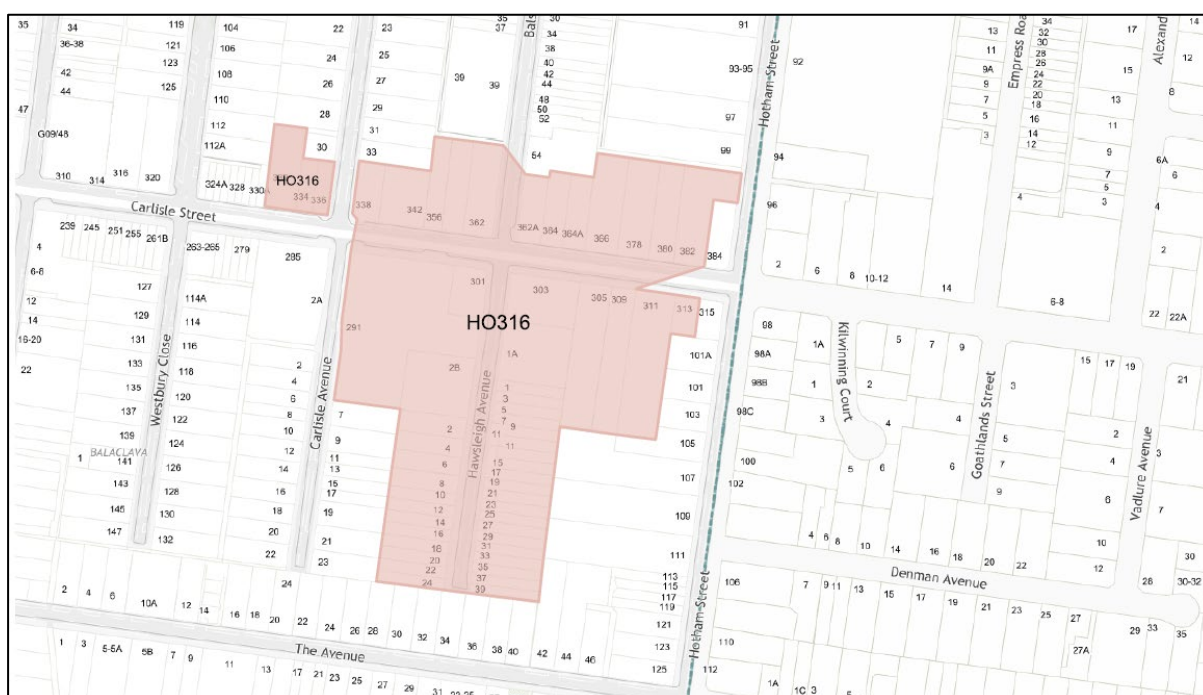


Statement of Significance: Carlisle Street (East) Precinct

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