



Review of Heritage Precinct HO7 Elwood, St Kilda, Balaclava and Ripponlea 2022

Stage 2 Report

City of Port Phillip

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Project No.	Version	Issued to	Date Issued
2020.12	Draft	Matthew Budahazy	31 Aug 2021
2020.12	Revised Draft	Kelly White	17 Dec 2021
2020.12	Final	Kelly White	9 Mar 2022

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1 INTRODUCTION

1.1 Overview

This report, Stage 2 of the Review of Heritage Precinct HO7 Elwood, St Kilda, Balaclava, Ripponlea and Environs, has been prepared by RBA Architects + Conservation Consultants for the City of Port Phillip. The purpose of this report is to document Stage 2 of the Review including the methodology and recommendations.

Stage Two involved the following tasks:

- Detailed assessment of 10 precincts recommended during Stage One as having strong potential to meet the threshold for local significance, including eight derived from the breakup of the existing HO7 (one of which incorporates the existing HO439 Nightingale Street precinct) and two new precincts. This also included:
 - Grading of places within the two new precincts and the recommended extensions to the precincts derived from HO7.
 - Review of places with existing citations in the Port Phillip Heritage Review, and some without citations, to confirm whether or not they should remain Significant under the updated grading system.
- Detailed assessment of 22 places (individual/group) identified during Stage One as having strong potential to meet the threshold for local significance.
- Detailed assessment of 12 places (individual/group) identified during Stage One as having some potential to meet the threshold for local significance.
- Updates to 3 existing citations in the Port Phillip Heritage Review, as recommended during Stage One.

1.2 Study Area

The places reviewed are located in the south-east part of the municipality, including in and around the HO7 precinct. The general area containing the places reviewed is indicated in Figure 1.



Figure 1: The study area (outlined over the heritage overlay map)

1.3 Background

Heritage Studies/Assessments

The following material is relevant to the review of HO7.

- Historical material prepared by Council's Heritage Advisor, including in the HERMES database.
- *Port Phillip Heritage Review* (PPHR), Volumes 1 to 6 (Version 35, March 2021)
- *City of Port Phillip Thematic Environmental History* (February 2021, Way Back When)
- *St Kilda 20th century Architectural Study* (1992, Robert Peck von Hartel Trethowan)
- *Elwood Heritage Review* (2005, Heritage Alliance)
- Heritage assessment relating to 320-336 Carlisle Street, Balaclava, by Heritage Alliance in 2007. The assessment recommended that the subject properties be included in HO7 and graded 'significant'.
- Nightingale Precinct Heritage Assessment
- Garden Court Heritage Assessment (2007)

Identification of Places

In preparation for Stage One of the Review, Council's Heritage Advisor undertook a preliminary review of the study area to identify:

- Potential heritage places (including potential new heritage precincts or extensions to existing heritage precincts) not included in the Heritage Overlay (HO) worthy of detailed assessment. These were identified by:
 - A 'desktop' review of all places identified as 'Contributory outside HO' (otherwise known as the 'yellow' places due to the colour applied on Port Phillip Neighbourhood Character Policy Map). It is understood that these places were all identified by the 1998 Port Phillip Heritage Review (PPHR).
 - Identifying other potential heritage places not shown as 'yellow'. These have been identified through fieldwork, research (e.g. review of historic building plans and files, recent reviews of hotels and churches) and general knowledge of the area. Most of these places are post-war (that is, constructed after World War II). Few post-war places were identified by the 1998 PPHR.
- The potential breakup of HO7 into smaller precincts including possible extensions outside the current boundaries.

1.4 Study Team

The RBA consultant team for this project consisted primarily of Anthony Hemingway (architectural historian), Erin Williams (heritage consultant), Patrick Wilson (heritage consultant) and Natica Schmeder (heritage consultant).

1.5 Acknowledgements

The authors are grateful for the assistance provided by City of Port Phillip officers.

2 METHODOLOGY

2.1 Introduction

The key tasks in undertaking Stage Two of the Review included:

- Fieldwork.
- Historical research and analysis of the extant fabric in relation to documentary evidence.
- Analysis of the intactness and/or integrity of the extant fabric as part of preparing a physical description.
- Evaluation of the thematic context and a comparative analysis.
- Assessment of the significance, with reference to the relevant HERCON criteria.
- Preparation of citations (statement of significance, history and description) for those places warranting heritage protection.
- Recommendations for any specific controls and extent of the proposed HO.

2.2 Guiding Documents

The methodology was in accordance with the following two guiding documents:

Applying the Heritage Overlay

Applying the Heritage Overlay: Planning Practice Note 1 (August 2018) – a Victorian Environment, Land, Water and Planning Department publication – provides guidance about the use of the Heritage Overlay, including the following:

- What places should be included in the Heritage Overlay?
- What are recognised heritage criteria?
- Writing statements of significance.

The practice note indicates that the recognised criteria, being the HERCON criteria, are to be employed when assessing heritage significance.

Burra Charter

As for heritage professionals generally in Australia dealing with post-contact cultural heritage, the process outlined in the *Burra Charter* (Australia ICOMOS, rev 2013) underpins the approach to heritage assessment and conservation adopted by the authors of this study.

The Burra Charter defines cultural significance as:

aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

2.3 Fieldwork

Site surveys were largely limited to a visual assessment of each property from the street/boundary and were initially undertaken between April and May 2020, during Stage One. Second inspections of some places were undertaken throughout 2021. Visibility of some places was limited due to vegetation or other buildings. Each place (both within and outside HO7) was photographed, and the period of construction and degree of intactness was recorded on maps. Additional places of interest in the vicinity of the precinct boundaries were also noted.

2.4 Research

A combination of primary and secondary sources were consulted as follows:

Primary sources have included:

- Photographs, including from the Public Record Office Victoria, the State Library of Victoria, Landata (aerial photographs), St Kilda Historical Society,
- Plans including Melbourne Metropolitan Board of Works (MMBW) plans, subdivision/auction plans, Kearney plan (1855) and Cox plan (1864) held by the State Library of Victoria, and Vardy plans (1873) held by the St Kilda Historical Society,
- Various newspapers accessed via Trove, such as the *Argus*, *Age* and *Herald*, etc.
- Sands & McDougall's street directories,
- Parish plans,
- Certificates of Title,
- Building files held by the Port Phillip City Council,
- Building permits (accessed via Australian Architectural Index),
- St Kilda Rate books (1859-1900) accessed via ancestry.com,
- Genealogical records accessed via ancestry.com.

Key secondary sources have included:

- Historical material prepared by Council's Heritage Advisor, including in the HERMES database.
- Current citations in the Port Phillip Heritage Review (Version 35, March 2021).
- City of Port Phillip Thematic Environmental History (February 2021, Way Back When).
- Local histories, especially:
 - J B. Cooper (1931), *The History of St Kilda 1840-1930*, Vols 1 and 2
 - Becky Aizen (2004), *Pots, Punks and Punters - A History of Hotels in St Kilda And South Melbourne*
 - Meyer Eiedelson (2006), *Flood, Fire and Fever, A History of Elwood*
 - Anne Longmire (1989), *St Kilda – the show goes on*
 - Judith Buckrich (2017), *Acland Street – The Grand Lady of St Kilda*.

2.5 Thematic History

Consideration was also given to the *Thematic Environmental History* for Port Phillip so as to come to an understanding of the important themes in the municipality and to be cognisant of what themes might be under-represented.

The *Thematic Environmental History* was prepared in 2021 by Way Back When Consulting Historians. Nine themes were devised based on *Victoria's Framework of Historical Themes* (published by Heritage Council of Victoria in 2010).

The Thematic History provides a contextual basis for inclusion of places in the HO according to the following nine themes:

1. Natural Environment
2. Land Transformation
3. People
4. Transport
5. Buildings and Cultural Landscapes
6. Commerce, Trade and Work

7. Governing
8. Community Life
9. Cultural Life

2.6 Analysing the Extant Fabric

A key aspect of the assessment was to determine the level of intactness and/or integrity of the remaining building fabric. Typically, places of individual significance are largely intact, including their form, original material palette, and detailing (such as windows and doors, chimneys, verandah or porch, decorative elements, etc). In some instances, a greater degree of alteration may be acceptable if the item is rare or considered to embody a high level of historical or another type of significance.

In regard to the issue of intactness and integrity, the definitions provided by *The Victorian Heritage Register Criteria and Threshold Guidelines* were followed:

- Intactness: refers to the degree to which a place or object retains its significant fabric. Intactness should not be confused with condition – a place may be highly intact but the fabric may be in a fragile condition.
- Integrity: refers to the degree to which the heritage values of the place or object are still evident and can be understood and appreciated (for example, the degree to which the original design or use of a place or object can still be discerned). If considerable change to a place or object has occurred (through encroaching development, changes to the fabric, physical deterioration of the fabric etc.) the values may not be readily identifiable and the place or object may have low-level integrity.

Typically, the issue of intactness and integrity – the ability to ‘read’ a place as to how it appeared or functioned originally or has evolved over time (if such developments contribute to its heritage value) – is considered critical in determining heritage significance.

The key consideration is whether later intervention/s or cumulative change has critically compromised the presentation and/or the significance of a place. This question is assessed on a case-by-case basis.

Generally, non-visible alterations and/or additions to original fabric (predominantly at the rear of a building), including partial demolition, have been considered to not unduly impact the heritage significance of a place in a local context.

Comparative Analysis

A key aspect of any heritage assessment is comparing a place with others of its typology, usually within the municipality, though maybe further afield if there are no local comparisons. This action is necessary to determine how the site in question differs from other similar examples. An understanding of the thresholds for local significance was based on reviewing the statements of significance for existing HOs within the City of Port Phillip and the authors’ experience of similar examples more broadly across Victoria.

2.7 Assessment of Significance

HERCON Criteria

These widely used criteria were adopted at the 1998 Conference on Heritage (HERCON) and are based on the earlier, and much used, Australian Heritage Commission (now Australian Heritage Council, AHC) criteria for the Register of the National Estate (RNE).

The HERCON criteria are essentially a rationalised (more user-friendly) version of the AHC Criteria (which included different sub-criteria for cultural or natural heritage). It is also noted in the aforementioned practice note that ‘The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.’

Reference to the relevant HERCON criteria is made in the statements of significance. The criteria are outlined in Table 1.

Table 1: HERCON Criteria

Criterion	Definition
A	Importance to the course, or pattern, of our cultural or natural history (historical significance).
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
C	Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential)
D	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness)
E	Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance)
H	Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

The *Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Council of Victoria, 2019) outline considerations in determining whether a place is likely to satisfy the threshold for each of the above criterion. Although the guidelines are specifically intended for the assessment of places of potential state level significance, they are readily adaptable to the consideration of potential local level significance.

Application of the HERCON Criteria

In this review, a place has been found to meet the threshold for local significance and recommended for inclusion in the HO if the following applies:

- Satisfies one or more of the HERCON criteria,
- Is a good and largely intact example and/or is a rare example of its type, and
- Its significance is substantiated through comparative analysis.

Of the eight criteria, five have been used (A, B, D, E and G) in this heritage review. Outlined below are the key reasons that places were found to meet the threshold for each of these criteria:

Criterion A:

- Association with major historical phases of development during the Victorian, Federation, Interwar and Post-war periods.
- Association with historical themes and activities of importance to the area, e.g. flat development, subdivision of mansion estates, development of transport routes.

Criterion B:

- One of a small number of surviving examples.

Criterion D:

- Demonstrates attributes characteristic of a particular place type (which itself may be uncommon).
- Contributes to a group which collectively illustrates certain qualities.

Criterion E:

- Is aesthetically distinctive and/or exemplifies a particular style.

- Demonstrates unique or unusual characteristics.
- Prominent in its context.

Criterion G:

- There is a current community/group by whom the place is valued.
- There is a community/group attachment to the place.
- There is a time depth to the attachment.
- The social values resonate across the broader community as part of a story that contributes to the municipality's identity.

2.8 Citation Format

A citation was prepared for each place recommended for inclusion in the HO in the Port Phillip Planning Scheme. Each citation includes:

- Basic descriptive details including name, address, category, style, construction date/s and designer.
- Identification details including amendment number, heritage precinct, HO number, grading, and Victorian Heritage Register status.
- Statement of Significance. Each statement of significance is provided in the recognised, three-part format of: 'What is significant?', 'How is it significant?' and 'Why is it significant?'.
- History and thematic context
- Description, including images.
- Comparative analysis.
- Recommendations.
- References

2.9 Datasheet Format

A datasheet was prepared for each place not recommended for inclusion in the HO in the Port Phillip Planning Scheme. Each datasheet includes:

- Basic descriptive details including name, address, category, style, construction date/s and designer,
- Summary history,
- Brief description,
- Succinct comparative analysis,
- Recommendations.

2.10 Heritage Overlay Schedule Controls

External paint controls have been recommended for buildings that have been painted, to ensure sympathetic colour schemes are adopted. Where an existing painted finish is not original (e.g., over face brick or render), paint removal is encouraged.

Fence controls have been recommended where original/early fences survive. Outbuilding controls have been recommended in some instances where original/early visible outbuildings survive, typically garages. Tree controls have been applied to street trees that contribute to the aesthetic significance of precincts, and in limited instances to trees on private property.

Internal controls have not been recommended for any place.

2.11 Community Engagement

Between 22 March to 18 April 2021 community engagement was undertaken to gauge the potential social significance of the Dick Whittington Tavern and the Inkerman Hotel. The core components of this engagement included an online survey and story sharing board on Council's 'Have Your Say' website which were promoted to targeted interested groups, as well as telephone interviews with the owners of the hotels. The online survey attracted a total of 185 responses. The findings of the engagement were distilled into a summary report (dated May 2021) by City of Port Phillip officers.

The methodology derived from the following documents:

- *Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Council of Victoria, 2019).
- *Guidance on identifying places and objects of state-level social value in Victoria* (Heritage Victoria, 2019).
- The assessment would also draw from the methodologies adopted by Context P/L in their assessments of the Greyhound Hotel (2017) and the London Hotel (2016).

The survey questions were compiled by RBA and were aimed at answering the following four considerations in determining social significance:

- the existence of a current community/group by whom the place is valued,
- the strength of the community/group's attachment to the place,
- the time depth of that attachment,
- whether the social values resonate across the broader community as part of a story that contributes to the municipality's identity.

2.12 Gradings

The City of Port Phillip is proposing to update the grading definitions for places with precincts as part of the same Amendment prepared to implement the HO7 review. The proposed new grading definitions are described in Table 2. The key change is the Significant grading will only apply to places assessed to be of individual local or state significance. Other places within precincts will be either Contributory or Non-contributory.

The new grading system has been applied to properties within new heritage precincts or precinct extensions, according to the following rationale:

- Contributory places are:
 - Within the period of significance for the precinct, and either
 - Intact or mostly intact in terms of form, openings, detailing and materials, and
 - Any alterations are sympathetic (at a minimum the form and at least some detailing survive so that its original design can be broadly interpreted and/or the alterations would be potentially reversible), and
 - Any additions usually have limited visibility/impact, or
 - Able to demonstrate historical, social, associative or rarity values.

In the case of commercial buildings, the shopfront may or may not be intact. In some instances, the contributory grading may relate primarily to the shopfront, rather than the parapet/first floor.

- Non-contributory places may be:
 - outside the period of significance for the precinct, or
 - within the period of significance for the precinct but

- altered to the extent that the original format can no longer be interpreted and/or the alterations are irreversible, or
- additions are dominating or have a particularly negative impact.

For places within the existing HO7 precinct and that now form part of the revised new heritage precincts, the gradings will be converted as follows:

- Places of State or individual local significance remain as Significant.
- Places within precincts currently graded Significant that are not of individual local or State significance are now Contributory, unless this is no longer warranted (e.g. due to demolition or low integrity due to alterations)
- Places currently graded Contributory remain as Contributory, unless this is no longer warranted (e.g. due to demolition or low integrity due to alterations)
- Non-contributory places remain as such unless the current grading is clearly an error and/or the new precinct citation supports a Contributory (or Significant) grading.

Table 2

Current definition	Places included	Proposed new definition	Places included
<p>Significant heritage places include buildings and surrounds that are individually important places of either State, regional or local heritage significance and are places that together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured “red” on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6.</p>	<p>Places included on the Victorian Heritage Register</p> <p>Places of local significance (usually, with an individual PPHR citation)</p> <p>Places that contribute to the significance of a heritage precinct, but are not of individual local significance and coloured red on the Heritage Policy Map.</p>	<p>Significant heritage places are of individual significance at the local or State level and may also contribute to the significance of a heritage precinct. They are usually significant independent of their context, but may also contribute to the significance of a heritage precinct.</p>	<p>Places included on the Victorian Heritage Register.</p> <p>Places of local significance with an individual citation or specifically identified within a precinct citation in the Port Phillip Heritage Review.</p>
<p>Contributory heritage places include buildings and surrounds that are representative heritage places of local significance which contribute to the significance of the Heritage Overlay area. They may have been considerably altered but have the potential to be conserved. They are included in a Heritage Overlay and are coloured “green” on the City of Port Phillip Heritage Policy Map, in the Port Phillip Heritage Review, Volume 1-6.</p>	<p>Places that contribute to the significance of a heritage precinct, but are not of individual local significance and coloured green on the Heritage Policy Map.</p>	<p>Contributory heritage places contribute to the significance of a heritage precinct, but are not of individual significance.</p>	<p>All places that contribute to the significance of a heritage precinct, but are not of local or State significance.</p>

Current definition	Places included	Proposed new definition	Places included
<p>Non-contributory properties are buildings that are neither significant nor contributory. They are included in a Heritage Overlay and have no colour on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6. However any new development on these sites may impact on the significance of the Heritage Overlay, and should therefore consider the heritage characteristics of any adjoining heritage place and the streetscape as covered in this policy</p>	<p>Properties that do not contribute to the significance of a heritage precinct</p>	<p>Non-contributory properties do not contribute to the significance of a heritage precinct.</p>	<p>Properties that do not contribute to the significance of a heritage precinct</p>

3 SUMMARY OF STAGE ONE RECOMMENDATIONS

3.1 Introduction

Stage One of the Review involved a preliminary review of HO7, HO439 and surrounding individual places.

Specifically, Stage One reviewed the following:









- The existing HO7 and HO439 precincts and consideration of:
 - 8 potential sub-precincts or new separate precincts,
 - 15 potential precinct extensions,
 - Any additional boundary changes identified by the consultant.
- One potential new heritage precinct.
- 60 potential new individual heritage places, including:
 - 27 houses,
 - 21 flats,
 - 10 commercial buildings,
 - 2 community buildings.

3.2 Summary of Recommendations

In summary:

- It was recommended that HO7 be broken down into a series of eight separate smaller precincts (broadly as proposed in the brief), as outlined in Table 3 and Figure 2 below. Potential extensions and exclusions (including those in the brief and others identified) were considered.

Table 3: Recommended breakup of HO7.

No.	Name & Address	Locality	Colour
1	Carlisle Street (Commercial + Public) Precinct	St Kilda + Balaclava	
2	Acland + Barkly Streets Commercial Precinct	St Kilda	
3	Ripponlea Commercial Precinct	Ripponlea	
4	St Kilda Botanic Gardens Environs Precinct	St Kilda & Elwood	
5	Brunnings Nursery Estate & Environs Precinct	Balaclava & Ripponlea	
6	Westbury Close Precinct	Balaclava	
7	Ripponlea Residential Precinct	Ripponlea + Balaclava	
8	St Kilda + Balaclava Cottage/Residential Precinct (incorporating HO439 Nightingale Street precinct)	St Kilda + Balaclava	

4 STAGE TWO RECOMMENDATIONS

4.1 Introduction

Stage Two of the Review included the following tasks:

- Detailed assessment of 10 precincts recommended during Stage One as having strong potential to meet the threshold for local significance, including eight derived from the breakup of the existing HO7 (one of which incorporates the existing HO439 Nightingale Street precinct) and two new precincts.
 - Grading of places within the two new precincts and the recommended extensions to the precincts derived from HO7.
 - Review of places with existing citations in the Port Phillip Heritage Review, and some without citations, to confirm whether or not they should remain Significant under the updated grading system.
- Detailed assessment of 22 places (individual/group) identified during Stage One as having strong potential to meet the threshold for local significance.
- Detailed assessment of 12 places (individual/group) identified during Stage One as having some potential to meet the threshold for local significance.
- Updates to 3 existing citations in the Port Phillip Heritage Review, as recommended during Stage One.

4.2 Precincts

4.2.1 Breakup of HO7

HO7 is a large and varied precinct that extends across four localities (St Kilda, Elwood, Ripponlea and Balaclava) with a mix of residential, public/civic, and commercial areas. Equally a wide range of periods (Victorian, Federation, Interwar, Post-WWII and late 20th century) and building types (e.g. modest cottages to more substantial homes) are evident with clustering of certain periods and/or types. Stage Two involved the detailed assessment of the breakup of HO7 into a series of eight separate smaller precincts identified during Stage One that have a common development history and focussed significance.

Post-war and Late 20th century buildings

A key change in the approach to the composition of some precincts has been the recognition of the contribution made by Postwar and late 20th century buildings, mainly flats but also some commercial buildings. This change affects both buildings already included in the HO7 precinct (some hitherto identified as Non-Contributory) and those within recommended extensions.

The St Kilda and Elwood areas experienced a boom in flat building from the mid-1950s and into the 1960s and 1970s (continuing the trend established from the late Federation and Interwar periods) fuelled by population growth and a housing shortage after World War II, changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units. Whilst many are generic, there is a relatively high concentration of distinctive examples, many of the latter are architect-designed, although builders/developers with draughting services were responsible for some. Many notable contributions were made by émigré architects who were active in the area and at the forefront of the evolution of this building type, often working for Jewish clients and accommodating the influx of Central and Eastern European Jewish refugees who were accustomed to apartment living.

While this review has supported the grading of Postwar buildings dated up to the early 1970s, examples may not be considered Contributory to the precinct if they are much altered or generic in their design.

Precinct Boundaries

The boundaries of each of the precincts were further reviewed taking into consideration various potential extensions, removals and transfers.

- HO extensions (that is, inclusion of additional properties not currently within HO7 or HO439) are recommended where there are proximate places that are in keeping with the place type and period of significance of the precinct.
- HO removals (that is, removal of properties currently within HO7 or HO439) are recommended in some instances where:
 - the breakup of the precinct has led to small pockets of HO7 becoming isolated from other related places.
 - places on the edge of precincts are either graded Non-Contributory or included within an individual HO.
- HO transfers (three types) are recommended in some instances:
 - Transfer of places of Individual Significance from HO7 to a new individual or group HO where a place does not contribute to the significance of a new precinct.
 - Transfer of places from an existing individual HO to a new precinct HO.
 - Transfer of places from HO7 to an existing adjoining precinct HO.

Recommended Precincts

It has been confirmed that the following eight precincts outlined in Table 4 satisfy the threshold of local significance and warrant recommendation for retention in the HO of the Port Phillip Planning Scheme. Appendix A contains the new precinct maps showing the proposed extensions, removals and transfers, which are also described in Table 4. Refer also to Appendix B for grading changes, Appendix C for gradings for precinct extensions, and Appendix E for recommended specific HO controls.

Table 4: Recommended precincts derived from the breakup of HO7

Name	Description
Balaclava Flats Residential Precinct	<p>This precinct, in two sections on either side of the Carlisle Street retail centre, largely relates to early subdivisions in the area historically known as the Balaclava flats where modest timber houses were constructed. The precinct is currently partly within HO7 (which applies to sections on both north and south of Carlisle Street), and partly within HO439, which applies only to the section south of Carlisle Street between Chapel Street and the railway line.</p> <p>This area was prone to flooding prior to the introduction of a drainage network which extends through centre of both sections of the precinct. Later phases of subdivision, further away from the drain, tend to relate to more substantial, brick buildings.</p> <p>HO extensions recommended: 1-3 and 4- 6 The Avenue.</p> <p>HO removals recommended: 32-44 and 37-47 Blenheim Street (on the basis that it is a small, physically disassociated group of residences of moderate integrity, despite being consistent with the period of significance). The Non-Contributory social housing complex 3-17 Grosvenor Street, 2-10 Brunning Street and 1A-1F Woodstock Street. The Sandringham Railway embankment between and beside the individual HO147 overlays that apply to the railway bridges at Nightingale and Grosvenor streets and the William Street Reserve at 35-39 William Street (these areas contain no historic fabric relating to the periods of significance). The Non-contributory house at the edge of precinct at 45 Brunning Street.</p> <p>HO transfers recommended: Grosvenor Hotel 10 Brighton Road (from HO7 to an individual HO), the former Melbourne Omnibus and Tramways Co. building 16 Brighton Road (from HO7 to an individual HO), and Yurnga Flats 36 Brighton Road (from HO7 to an individual HO).</p>
Brunnings Estate & Environs Precinct	<p>This precinct extends from Albion Street (including Somers Street) to Glen Eira Road between the railway and Brighton Road. It is an unusually large, stylistically diverse and highly intact enclave of Interwar period development, mostly on land previously occupied by Brunning's Nursery, with styles represented spanning the breadth of the Interwar period</p>

Name	Description
	<p>between c.1917 and c.1940. Also some limited Federation period representation. HO removals recommended: 5, 7 Glen Eira Road and 38 Brighton Road.</p>
<p>Carlisle Street Commercial and Public Precinct</p>	<p>Commercial and public precinct with a broad period of significance: mainly Victorian, Federation and Interwar periods, also with key examples from the Post-WWII and Late 20th century periods. HO extensions recommended: 320-330 and 263-281 Carlisle Street. HO removals recommended: 141, 145 Chapel Street, 6-8 William Street (single storey section) and the areas to the north and south of the railway bridge (HO147). HO transfers recommended: Police Station 92 Chapel Street from individual HO290 to the new precinct HO.</p>
<p>Ripponlea Commercial Precinct</p>	<p>Commercial precinct in Glen Huntly Road between the railway and Hotham Street that developed rapidly following the opening of the railway station at Ripponlea in 1912 and completed by 1930. HO removals recommended: 75-93 Glen Eira Road HO transfers recommended: Adass Israel Synagogue 12-24 Glen Eira Avenue from HO7 to an individual HO.</p>
<p>Ripponlea Residential Precinct</p>	<p>Comprising residential areas to the north and south of Glen Eira Road, relating to two subdivisions. Development primarily from the Federation and Interwar periods, as well as some from Victorian period. HO extensions recommended: 39-57 and 42-60 Sycamore Grove. HO removals recommended: The south side of Oak Grove including nos 5, 7, 9, 13, 15, 17, 19 (that is, except for the Victorian residence at 11 Oak Grove) on the basis of its overall low integrity. 181, 185, 197, 197A Hotham Street, and 2, 2A, 2B, 2C, 2D Quat Quatta Avenue. HO transfers recommended: Flats 169 Hotham Street from HO7 to a group HO (together with 247 Inkerman Street, Balaclava and 99 Westbury Street, Balaclava).</p>
<p>St Kilda Botanical Gardens & Environs Precinct</p>	<p>This large precinct comprises the part of HO7 west of Brighton Road. It contains several mansions reflecting the commodious residences and their large holdings which remained intact until successive waves of subdivision during the Federation, Interwar and post-war periods resulted in more intensive development including the building of flats. This residential area has retained a high prestige throughout the 20th century, reflected in the general quality of the buildings including a preponderance being architect-designed, and epitomises its appeal for flat development. The precinct has a concentration of high-end/architect designed Postwar flats which continued the trend established from the late Federation period and intensively pursued during the Interwar period, becoming a defining characteristic. HO extensions recommended: 69, 80-84 Blessington Street, 151-189 Brighton Road, 3, 5 Broadway, 8, 5-13 Browning Street, 27, 29 Dickens Street, 5, 7 Foster Street, 1-23, 2-20 Gordon Avenue, 1, 3, 8-14, 15-23 Hartpur Avenue, 10-12 Hennessy Avenue, 1-19, 2-20 Irymple Avenue, 2-40, 39-45 Mason Avenue, 12, 17-33, 28-44 Milton Street, 10A-14, 11-23, 78, 80 Mitford Street, 3, 4, 5, 6 Southey Court, 7-9A, 33-51, 78-90 Tennyson Street, 3, 3A Wimbledon Avenue. HO transfers recommended: 2, 4, 6 Browning Street (from individual HO411) and 15 Mitford Street (from individual HO192) to the new precinct HO. Also, 51, 58-64 Milton Street from HO7 to adjoining HO403 precinct, and 37-39 Dickens Street from HO7 to an individual HO.</p>
<p>Village Belle Commercial Precinct</p>	<p>Comprises the retail section of Acland Street generally between Carlisle and Barkly streets, and in Barkly Street extending south to Blessington St. Most of this precinct had been previously included in two existing precincts – HO5 (north</p>

Name	Description
	<p>end) and HO7 (south end) – with the middle section of Acland Street not included in either. With research however, it was found to have its own distinct development and history - initially as a largely residential area during the 19th century, shifting to predominantly commercial, during the first half of the 20th century.</p> <p>HO extensions recommended: 96-104, 95-131, 147-181 Acland Street, 35A and 35-49 Blessington Street.</p> <p>HO removals recommended: 208-218 Barkly Street.</p>
Westbury Close Precinct	<p>A highly intact enclave of Interwar period development built over a concentrated seven-year period between 1923 and 1929, comprised predominantly of Bungalow style houses, as well as a block of flats.</p> <p>Includes the whole of Westbury Close currently included in HO7, except for 114A (former Balaclava Post Office) which becomes part of the Carlisle Street Commercial and Public Precinct.</p>

4.2.2 Additional Precincts

Stage Two involved the detailed assessment of two additional precincts in Balaclava/St Kilda East identified during Stage One, not currently included in an HO.

It has been confirmed that the following two precincts outlined in Table 5 satisfy the threshold of local significance and warrant recommendation for inclusion in the HO. Refer to Appendix A for the new precinct maps, Appendix C for schedules of gradings and Appendix E for recommended specific HO controls.

Table 5: Recommended additional precincts

Name & Address	Description
<p>Balston Street Precinct 2-50 Balston Street (east side) and 9-37 Balston Street (west side)</p>	<p>Interspersed housing from the Victorian, Federation and Interwar periods intact to its c. 1939 state, recommended for its historical, rarity, representative and aesthetic significance. Rare surviving remnant of modest housing in Balaclava/St Kilda East where it previously had been common. Features an early pre-1870 timber house and a concentration of semi-detached pairs from the Interwar period and, less commonly, two groups of four Federation period row houses.</p> <p>HO transfers recommended: 16 Balston Street from individual HO395 to the new precinct HO.</p>
<p>Inkerman Street Commercial Precinct 244-280 Inkerman Street (north side) and 353-355 Inkerman Street (south side)</p>	<p>A small commercial centre developed during the Victorian and Interwar periods, recommended for its historical, rarity, representative and aesthetic significance. The earliest phase of development in the precinct coincided with the 1859 opening of the Balaclava railway station which stimulated development in the area, represented by two surviving pre-1870 shops. Also contains a remnant brick residence from the 1870s.</p> <p>HO transfers recommended: 268-276 Inkerman Street from individual HO162 to the new precinct HO.</p>

4.3 Individual/Group Places

4.3.1 Stage 2A

Stage 2A involved the detailed assessment of the following 22 places identified during Stage One as having strong potential to meet the threshold for local significance. (Note: in Stage One, 10 and 12 Hotham Grove were considered

together but are now listed separately, and 110 and 125 Westbury Street were considered independently but are now combined.)

1. Joseph Tarry Cottages, 149 & 151 Argyle Street St Kilda East
2. Maison Parisienne, 122 Brighton Road, Ripponlea
3. Chapel Lodge, 16A Chapel Street, St Kilda
4. Moruya, 70 & 70A Chapel Street, St Kilda
5. Attached houses, 79 & 81 Chapel Street, St Kilda
6. Shop residences, 93 & 95 Chapel Street, St Kilda
7. Chudleigh Court, 9 Dickens Street, Elwood
8. Elwood Talmud Torah Congregation Complex, 37-39 Dickens Street, Elwood
9. Adass Israel Synagogue, 12-24 Glen Eira Avenue, Ripponlea
10. Park View, 5 Herbert Street, St Kilda
11. House, 10 Hotham Grove, Ripponlea
12. Woodside, 12 Hotham Grove, Ripponlea
13. House, 101A Hotham Street, Balaclava
14. Dalgety, 191 Inkerman Street, St Kilda
15. Flats, 16 Lansdowne Road, St Kilda East
16. Cottages, 17-23 Leslie Street, St Kilda East
17. House, 5 Wando Grove, St Kilda East
18. Wolverton, 8 Westbury Street, St Kilda East
19. House, 50 Westbury Street, St Kilda East
20. Cambury & Lynton, 58 & 58A Westbury Street, St Kilda East
21. Flats, 99 Westbury Street, Balaclava
22. Sheffield Manor & Wansbeck, 110 & 125 Westbury Street, Balaclava

Not all the places identified during Stage One as having strong potential to meet the threshold for local significance were individually assessed during Stage 2A. These places are:

- 22, 24 & 26 Camden Street, Balaclava
Consideration was given to adding these houses to the Balaclava Flats Residential Precinct, however they were deemed to be too isolated. Another option considered was a potential precinct with 3 + 11 Linton Street along with others in each street however the surviving examples were fragmented and many modified with low intactness.
- 18 Carlisle Avenue, Balaclava
Assessed separately by Council.
- 331 Inkerman Street, Balaclava
These flats contribute to the existing precinct HO392, and do not require an individual HO. The existing citation reasonably addresses their particular significance such that a separate individual citation is not necessary (though might be optimal).
- 280 Inkerman Street, St Kilda East

Assessed as part of the proposed new Inkerman Street Commercial Precinct.

Following further research, it was decided to make the following adjustments and additions to places in the list:

- Include an additional place, 1 Queen Street, with the attached pair at 149 & 151 Argyle Street St Kilda East. These three dwellings were originally part of a group of seven built by the same owner/builder during the 1870s.
- Combine 16 Lansdowne Road and 8 Westbury Street, and also add 306 Dandenong Road as a group listing. These three Post-war apartment buildings were all designed in 1960 by the same architect, Mordecai Benshemesh, and have several similarities with each other.
- Add two places to 101 Westbury Street, St Kilda East to create a group listing of the distinctive 1960s work of architect Michael R E Feldhagen. The two additional places, which are both Individually Significant, are included in existing precinct HOs but do not relate to the precincts' periods of significance: 169 Hotham Street, Balaclava (HO7, PPHR citation 2019) and 247-249 Inkerman Street, Balaclava (HO315, PPHR citation 2025).

Recommendations – Not to be included in the HO

The houses at 17-23 Leslie Street, St Kilda East do not meet the threshold for local significance and are not recommended for inclusion in the HO. A data sheet has been prepared for this place, refer Appendix I.

Recommendations - To be included in the HO

It was confirmed that the following 19 places (individual and group) satisfy the threshold of local significance and warrant retention or inclusion in the HO, as detailed in Table 6 below. Refer to Appendix G for the citations.

Table 6: Stage 2A Recommended Individual/Group Places

Citation No.	Address	Description
2418	Joseph Tarry Houses 149 & 151 Argyle Street and 1 Queen Street, St Kilda East	Group Local historical and representative significance. Attached pair of houses and a neighbouring freestanding house. These 3 dwellings were originally part of a group of seven built by the same owner/builder, Joseph Tarry, during the 1870s. They are uncommon examples of modest pre-1880 timber cottages in the St Kilda/Balaclava area, of which many were built but few survive. Include within a new individual HO that applies to the 3 properties.
2424	Maison Parisienne 122 Brighton Road, Ripponlea	Individual Local historical and aesthetic significance. Early 1930s flats demonstrative of the huge growth in flat development during the Interwar period in this area, and specifically in Brighton Road following the 1926 electrification and extension of the Brighton Road tramway. Example of the Mediterranean Revival style as executed by a designer-builder, E Jennings & Sons. Include within a new individual HO.
2425	Chapel Lodge 16A Chapel Street, St Kilda	Individual Local historical and aesthetic significance. 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. Designed by architect Bernard Evans

Citation No.	Address	Description
		in the Functionalist style. Include within a new individual HO.
2432	Moruya 70 & 70A Chapel Street, St Kilda	Individual Local historical and aesthetic significance. Purpose-built residence with attached dental surgery of the early Interwar period. An uncommon building typology, distinguished by the expression of the surgery as a separate commercial entity from the residence. Include within a new individual HO.
2419	Attached houses 79 & 81 Chapel Street, St Kilda	Individual Local historical and aesthetic significance. Intact Federation period pair of attached houses in the Queen Anne style, distinguished by being an unusually substantial and refined example. Include within a new individual HO.
2433	Shop residences 93 & 95 Chapel Street, St Kilda	Individual Local historical and representative significance. Interwar period example of the traditional shop residence typology. It is amongst the later works of the architects Richardson & Wood. Built immediately following the 1926 electrification of the cable tram route along Chapel Street. Include within a new individual HO.
2429	Benshemesh Flats Group Listing 2 (1960) 306 Dandenong Road, 16 Lansdowne Road, and 8 Westbury Street, St Kilda East	Group Local historical and aesthetic significance. Three distinctive 3 storey, cream brick Post-war apartment buildings all designed by émigré architect Mordecai Benshemesh in 1960. They demonstrate a more elaborate/articulated approach to Modernism. Associated with the Own-Your-Own (OYO) option related to the introduction of strata title legislation. Include each property within a new individual HO with the same number and a single HO schedule listing.
2426	Chudleigh Court 9 Dickens Street, Elwood	Individual Local historical and aesthetic significance. Distinctive block of flats from the latter part of the post-WWII period. Associated with the Own-Your-Own (OYO) option related to the introduction of strata title legislation. Include within a new individual HO.
2434	Elwood Talmud Torah Congregation Complex 37-39 Dickens Street, Elwood	Individual Local historical, rarity, aesthetic and social significance. Synagogue/community complex built between the mid-1950s and 1973 following a period of massive growth for Melbourne's Jewish community during and following WWII. Designed by prominent Jewish émigré architect Kurt Popper. Although built over a period of some seventeen years and representing different streams of

Citation No.	Address	Description
		<p>Modernism they have a consistent cream brick materiality. Also retains a Federation period stables building associated with the earlier residential phase.</p> <p>Transfer from HO7 to a new individual HO.</p>
2435	Adass Israel Synagogue 12-24 Glen Eira Avenue, Ripponlea	<p>Individual</p> <p>Local historical, aesthetic and social significance.</p> <p>A synagogue built in the 1960s following a period of massive growth for Melbourne's Jewish community during and following WWII. Distinctive example of Post-war religious architecture in the Modernist idiom designed by preeminent Jewish émigré architect Dr Ernest Fooks.</p> <p>Transfer from HO7 to a new individual HO.</p>
2427	Park View 5 Herbert Street, St Kilda	<p>Individual</p> <p>Local historical and aesthetic significance.</p> <p>Distinctive block of flats designed by émigré architect Dr Ernest Fooks from the latter part of the post-WWII period. Associated with the Own-Your-Own (OYO) option related to the introduction of strata title legislation. Early and seminal example of a more nuanced approach to flat design influenced by international trends.</p> <p>Include within a new individual HO.</p>
2332	House 10 Hotham Grove	<p>Group</p> <p>Local historical and representative significance.</p> <p>One of several surviving late Victorian timber houses in an isolated pocket of Ripponlea. Part of the same speculative development (originally ten houses) as 7 and 9 Hotham Grove.</p> <p>Extend the existing HO419 that applies to 7 and 9 Hotham Grove to include this property.</p>
2331	Woodside 12 Hotham Grove	<p>Group</p> <p>Local historical and representative significance.</p> <p>One of several surviving late Victorian timber houses in an isolated pocket of Ripponlea. Nos 2 and 12 both have symmetrical façade compositions.</p> <p>Extend HO418, which applies to 2 Hotham Street to include this property.</p>
2420	House 101A Hotham Street, Balaclava	<p>Individual</p> <p>Local historical and aesthetic significance.</p> <p>Refined modernist design of 1950 by Kurt Popper, illustrative of the important connection that formed between the area's expanded Post-war Jewish community and émigré architects.</p> <p>Include within a new individual HO.</p>
2445	Feldhagen Flats Group Listing 1 (1961-1968) 169 Hotham Street, Balaclava; 247 Inkerman	<p>Group</p> <p>Local historical and aesthetic significance.</p> <p>Three distinctive blocks of flats constructed in the 1960s designed by the émigré architect Michael R E Feldhagen.</p>

Citation No.	Address	Description
	Street, Balaclava; 99 Westbury Street, Balaclava	Include each property within a new individual HO with the same number and a single HO schedule listing.
2421	Dalgety 191 Inkerman Street, St Kilda	Individual Local historical and aesthetic significance. Cohesive residential example of the transition between the Federation Queen Anne style and Interwar bungalow idiom. Include within a new individual HO.
2422	House 50 Westbury Street, St Kilda East	Individual Local historical and aesthetic significance. Fine and substantial example of an early Interwar period Arts & Crafts attic-storey house. Include within a new individual HO.
2423	House 5 Wando Grove, St Kilda East	Individual Local historical and aesthetic significance. Early Interwar period house in the Bungalow style by Howard R Lawson, distinguished by its dominant steeply pitched hipped roof. One of several proximate houses/flats designed by Lawson. Include within a new individual HO.
2429	Cambury & Lynton 58 & 58A Westbury Street, St Kilda East	Individual Local historical and aesthetic significance. Mirrored (almost) Moderne style pair of flats constructed during the latter part of the Interwar period when rapid growth in flat development characterised St Kilda and surrounds. Include both properties within a single individual HO.
2431	Sheffield Manor & Wansbeck 110 & 125 Westbury Street, Balaclava	Group Local historical and aesthetic significance. Two proximate flats buildings designed by the architect James H Wardrop and constructed during the latter part of the Interwar period when rapid growth in flat development characterised St Kilda and surrounds. The designs are hybrids of the Old English/Tudor Revival and Moderne styles. Include both properties within a new individual HO with the same number and a single HO schedule listing.

4.3.2 Stage 2B Group

Stage 2B involved the detailed assessment of the following 12 places identified during Stage One as having some potential to meet the threshold for local significance. (Note: 19-21 Camden Street was identified during Stage One by RBA and was not part of the original review list.)

1. Elbe, 22 Blenheim Street, St Kilda East
2. Flats, 19-21 Camden Street, Balaclava
3. Bellevue Lodge, 342 Carlisle Street, St Kilda East
4. Dick Whittington Tavern, 34 Chapel Street, St Kilda

5. Flats, 320 Dandenong Road, St Kilda East
6. Flats, 62 Hotham Street, St Kilda East
7. Inkerman Hotel, 385 Inkerman Street, Balaclava
8. House, 406 Inkerman Street, St Kilda East
9. Cottages, 3 and 11 Linton Street, Balaclava
10. Attached houses, 2 and 4 Queen Street, St Kilda East
11. Duke of Edinburgh Hotel (former), 374 St Kilda Road, St Kilda
12. House, 115 Westbury Street, Balaclava

Not all the places identified during Stage One as having some potential to meet the threshold for local significance were individually assessed during Stage 2B. These places, and their reasons for not being assessed, include:

- Duplex, 95 Westbury Street, Balaclava
Building has been demolished.
- Shop, 244 Inkerman Street, St Kilda East
Assessed as part of the proposed new Inkerman Street Commercial Precinct.
- Shop, 248-250 Inkerman Street, St Kilda East
Assessed as part of the proposed new Inkerman Street Commercial Precinct.
- Duplexes, 24 & 26 Carlisle Avenue and 20 & 20A The Avenue, Balaclava
It was decided that these were too altered.

Following further research, it was decided to make the following additions to one place in the list:

- Add three places to 62 Hotham Street, St Kilda East, to create a group listing of the distinctive work of architect Mordecai Benshemesh. These include 38 Westbury Street, St Kilda East (no existing HO), 11 Burnett Street, St Kilda (Significant in HO5 precinct, PPHR citation 445), and 289 Barkly Street, St Kilda (individual HO35, PPHR citation 24).

Social Values Assessment

The assessments of the Dick Whittington Tavern and the Inkerman Hotel included an assessment of social significance (Criterion G) drawing on the results of community engagement. While both places meet the threshold for social significance at the local level, only the Dick Whittington Tavern is recommended for inclusion in the HO.

The Inkerman Hotel is not recommended for inclusion in the Heritage Overlay for the following reasons:

- The place was not found to meet the threshold for any of the other criteria at the local level, despite having a level of historical interest.
- The social significance related primarily to the atmospheric and communal qualities of the place, rather than tangible qualities relating to the existing building fabric.

It is nonetheless recommended that the prepared citation for the Inkerman Hotel be included in the *Port Phillip Heritage Review* so as to communicate the intangible social values and the historical development of the place and to provide a resource for interpretation or other actions that aim to recognise these aspects. Refer Appendix H for citation.

Recommendations – Not to be included in the Schedule

The following places do not meet the threshold for local significance and are not recommended for inclusion in the HO. Data sheets have been prepared for all except the Inkerman Hotel (refer discussion above). Refer Appendix I.

- Flats, 19-21 Camden Street
- Flats, 320 Dandenong Road, St Kilda East

- Inkerman Hotel, 385 Inkerman Street, Balaclava
- House, 406 Inkerman Street, St Kilda East
- Cottages, 3 and 11 Linton Street, Balaclava
- House, 115 Westbury Street, Balaclava

Recommendations – To be included in the Schedule

The following 6 places (individual and group) satisfy the threshold of local significance and warrant recommendation for inclusion in the HO in the Port Phillip Planning Scheme, as detailed in Table 7 below. Refer to Appendix G for the citations.

Table 7: Stage 2B Recommended Individual/Group places

Citation No.	Address	Description
2444	The Benshemesh Flats Group Listing 1 (1948-1954) 289 Barkly Street, St Kilda; 11 Burnett Street, St Kilda; 62 Hotham Street, St Kilda East; 38 Westbury Street, St Kilda East.	Group Local historical and aesthetic significance. Distinctive group of four flat buildings designed by the Palestinian born émigré architect Mordecai Benshemesh in the Functionalist style. Include each property within a new individual HO with the same number and a single HO schedule listing.
2437	Elbe 22 Blenheim Street, Balaclava	Individual Local historical and representative significance. Modest pre-1880 (1872) timber cottage in the Balaclava area, of which many were built, but few survive. Include within a new individual HO.
2443	Bellevue Lodge, 342 Carlisle Street, Balaclava	Individual Local historical and aesthetic significance. Post-war modernist flats designed by Frederick Gardiner. Three storey building featuring a complex interplay of staggered and angled units. Include within a new individual HO.
2447	Dick Whittington Tavern 34 Chapel Street, St Kilda	Individual Local historical, aesthetic and social significance. Partly intact, early Interwar period hotel designed by architect Joseph Plottel in the Georgian Revival style, a style that is not common in the municipality especially among Interwar period hotels. The site has been in continuous hotel use since 1860. Has a longstanding association with members of the local community as a meeting place. Include within a new individual HO.
2446	Duke of Edinburgh Hotel (former) 374 St Kilda Road, St Kilda	Individual Local historical and aesthetic significance. Interwar period hotel in the Moderne style. Originally a single storey shop built in the 1850s, a second storey was added in the 1920s and the façade was redesigned in the 1930s. Include within a new individual HO.

Citation No.	Address	Description
2442	Attached houses 2 and 4 Queen Street, St Kilda East	Individual Local historical and representative significance. Modest pre-1880 (1878) attached timber cottages in the St Kilda East area, of which many were built but few survive. The cottages are one of only two known surviving pre-1880 paired examples. Include within a new individual HO.

4.3.3. Extent of Heritage Overlay and Specific Controls

Refer to Appendix D for maps showing the recommended extent of HOs for each individual place. For three places, the recommended extent of the HO does not coincide with the title boundaries (that is, it has been reduced):

- Dick Whittington Tavern, 34 Chapel Street, St Kilda. Exclude the carpark off Queen Street.
- Elwood Talmud Torah Congregation complex, 37-39 Dickens Street, Elwood. Exclude the playground area on the east side.
- Adass Israel Synagogue, 12-24 Glen Eira Avenue, Ripponlea. Exclude the 1980s multipurpose hall on the south side.

Specific HO controls have been recommended for some places, refer to Appendix E.

4.4 Updates to Existing Citations

Updates have been made to three existing citations in the *Port Phillip Heritage Review*. Refer to Appendix J. These include:

- State Saving Bank of Victoria (former), 133-135 Acland Street, St Kilda
Recommended to be retained in the Heritage Overlay as an individual place.
- B'nai B'rith House (former), 99 Hotham Street, Balaclava.
Recommended to be retained in the Heritage Overlay as an individual place. It is also recommended that the extent of the Heritage Overlay be reduced to include only the 1959/61 building.
- Southey Gardens, 2 Southey Grove, Elwood
Recommended to be retained in the Heritage Overlay as an individual place.

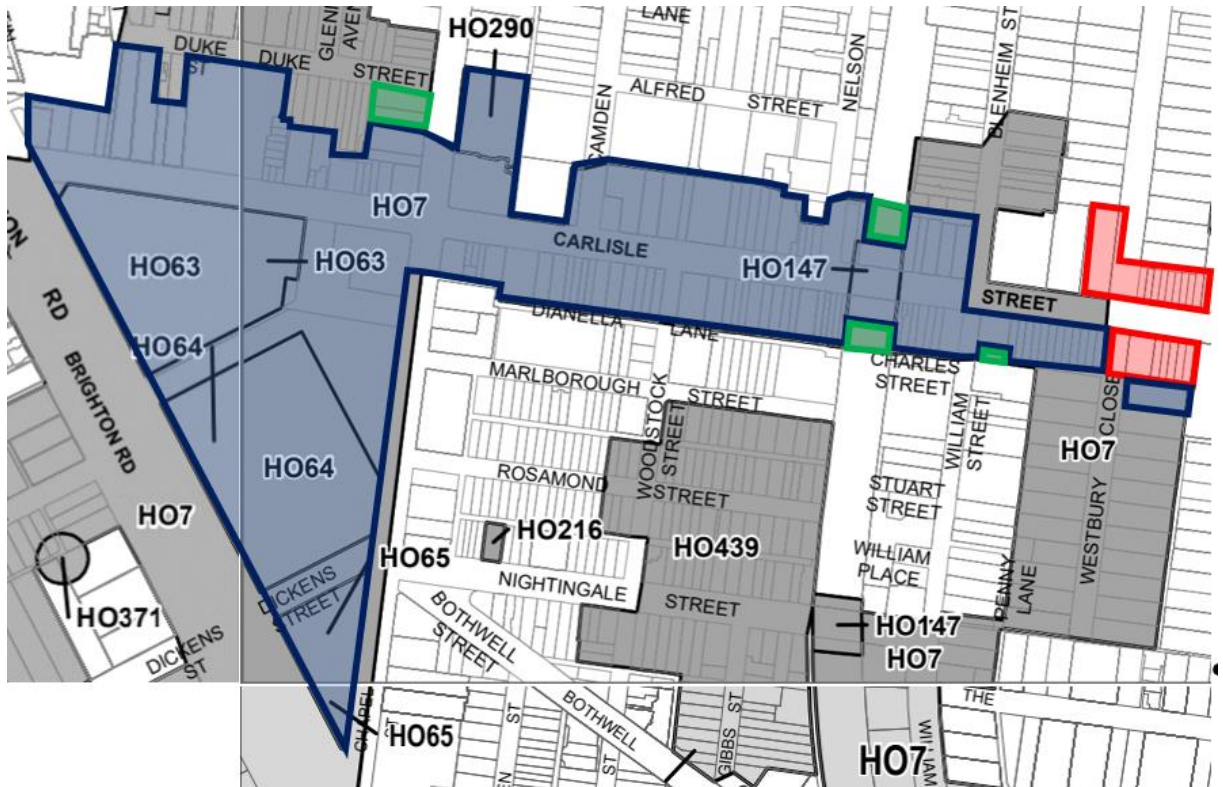
These three citations were among 79 recommended to be updated in Stage One; the remaining citations were separately reviewed by Council. The updates included revised history and description, and a new statement of significance in the standard Planning Practice Note 1 format.

APPENDIX A – Precinct Maps

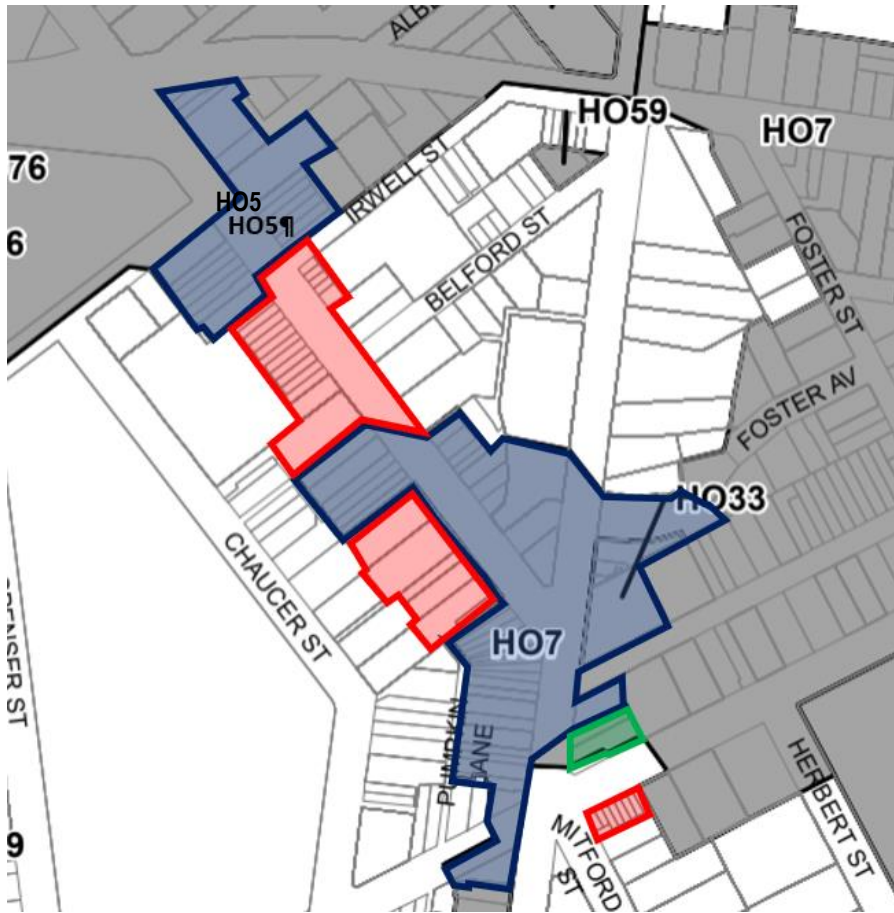
The recommended extents for each of the ten recommended precincts are indicated using the current HO maps as a base.

- Blue relates to the places currently within the HO, (either individually or as part of the HO5, HO7 or HO439 precincts). Existing individual HOs will remain unless recommended otherwise.
- Red relates to the recommended extensions and the two new additional precincts (i.e. places not part of existing precinct HOs).
- Green relates to places recommended for removal from the HO.

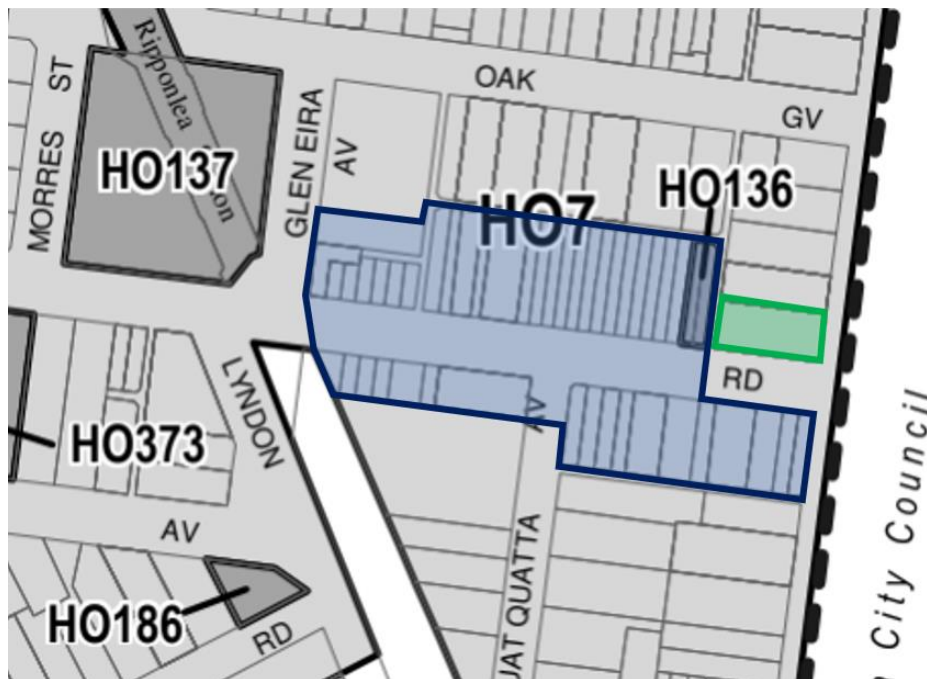
Carlisle Street Commercial and Public Precinct



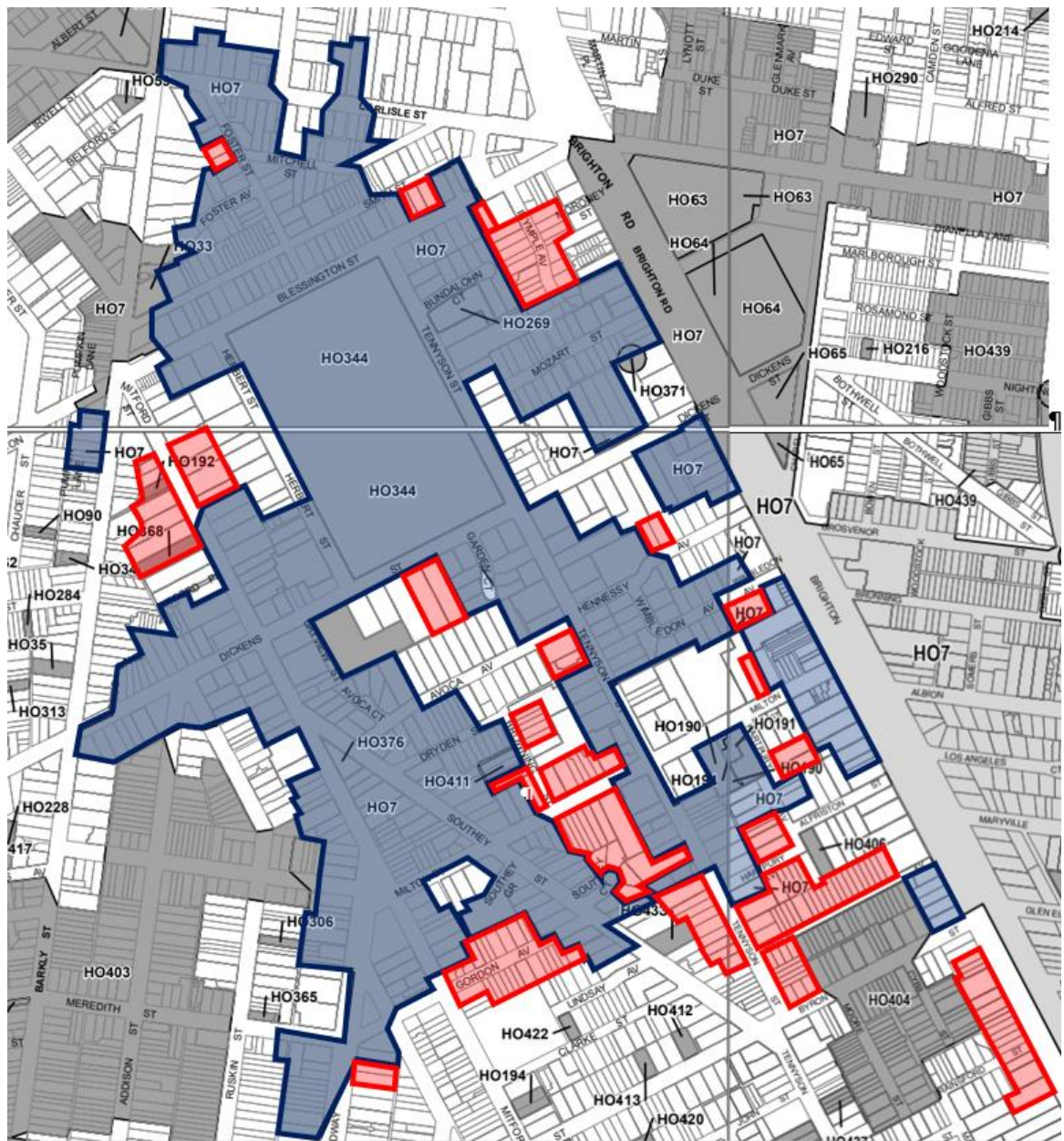
Village Belle Commercial Precinct



Ripponlea Commercial Precinct



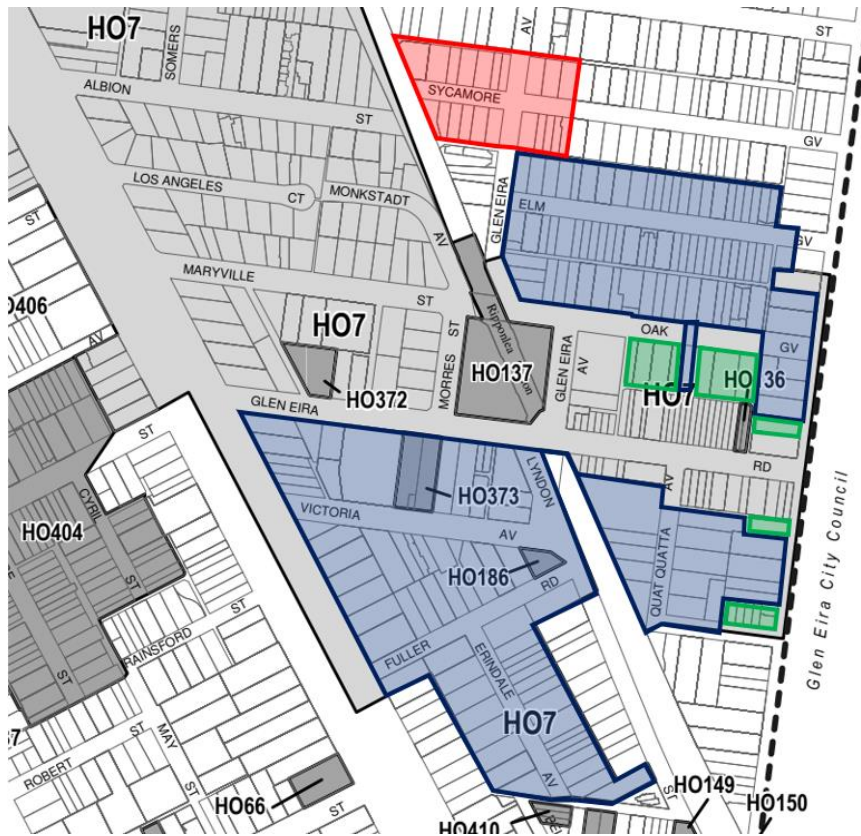
St Kilda Botanical Gardens & Environs Precinct



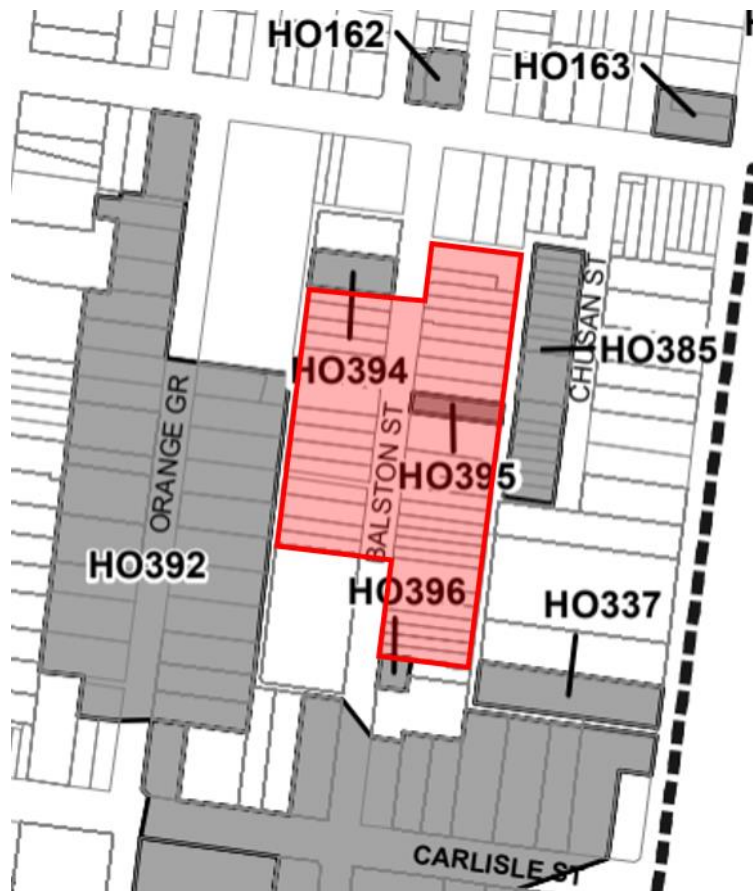
Brunnings Estate & Environs Precinct



Ripponlea Residential Precinct



Balston Street Precinct



Inkerman Street Commercial Precinct



APPENDIX B – Schedule of Grading Changes within the Existing Heritage Overlay

The schedule below indicates grading changes within the areas currently included within the HO.

Precinct	Remain as Significant	Change from Significant or Contributory to NC	Change from NC to Contributory
Carlisle Street Commercial & Public	<ul style="list-style-type: none"> Rail-over road bridge and abutments over Carlisle Street 2A Brighton Road and 175-177 Chapel Street (Holy Trinity Anglican Church and Hall) 2B Brighton Road (St Kilda Primary School) 99A Carlisle Street (St Kilda Town Hall) 101 Carlisle St and 161-169 Chapel St (Former Wesleyan Church and Hall) 123-127 Carlisle Street (Balaclava Hotel) 132-134 Carlisle Street (shops and residences) 150 Carlisle Street (St Kilda Library) 224 Carlisle Street (Commonwealth Bank/Former State Savings Bank) 242 Carlisle Street (shop and residence) 284 Carlisle Street (former Commonwealth Bank) 92-98 Chapel Street (Police Station) 114A Westbury Close (Balaclava Post Office) 	<ul style="list-style-type: none"> 260 Carlisle Street (late 20th century, grading appears to be in error) 264-266 Carlisle Street (era unclear, altered, grading appears to be in error) 	<ul style="list-style-type: none"> 118 Chapel Street (early 20th century, grading appears to be in error) 262 Chapel Street (Victorian era, grading appears to be in error) 103-107 Carlisle Street /118-120 Chapel Street (contributory c.1970s commercial building) Market, 252 Carlisle Street (c.1980s)
Village Belle Commercial	<ul style="list-style-type: none"> 84-90 Acland Street (St Kilda Memorial Hall) 91-93 Acland Street 133 Acland St (former State Savings Bank Victoria) 160 Acland Street (former Coles) 188 Barkly Street (flats & shops and 19th century basalt building) 202A Barkly Street (Village Belle Hotel) 	<ul style="list-style-type: none"> 219 Barkly Street (replaced 2017) 	N/A
Ripponlea Commercial	<ul style="list-style-type: none"> 71-73 Glen Eira Road 74 Glen Eira Road 76 Glen Eira Road 78 Glen Eira Road 	N/A	<ul style="list-style-type: none"> 8 Glen Eira Avenue (Federation period shops)

Precinct	Remain as Significant	Change from Significant or Contributory to NC	Change from NC to Contributory
<p>St Kilda Botanical Gardens & Environs</p>	<ul style="list-style-type: none"> • 26 Avoca Avenue (War Memorial Scout Hall) • 26-28 Blessington Street • 44 Blessington Street • 48 Blessington Street • 57 Blessington Street • 60 Blessington Street • 76 Blessington Street • 27 Brighton Road • 33 Brighton Road • 47A Brighton Road • 115 Brighton Road • 1 Broadway • 6 Broadway • 1A Dickens Street • 6 Dickens Street • 6A Dickens Street • 23 Dickens Street • 25 Dickens Street • 15 Foster Street • 11 Hennessy Avenue • 14 Hennessy Avenue • 9 Milton Street • 9-11 Milton Street • 17A Milton Street • 41 Milton Street • 31 Mitford Street • 38 Mitford Street • 43 Mitford Street • 45 Mitford Street • 73-75 Mitford Street • 2-4 Mozart Street • 21 Mozart Street • 2 Southey Grove • 37 Southey Street • 6 Tennyson Street • 10 Tennyson Street • 17A Tennyson Street • 30 Tennyson Street • 36 & 38 Tennyson Street • 58 Tennyson Street 	<ul style="list-style-type: none"> • 25-27 Gordon Avenue (Interwar flats demolished due to poor condition). 	<ul style="list-style-type: none"> • Rajon 3 Tennyson Street • 1 Dryden Street • 119 Brighton Road • 21A Dickens Street • 67 Mitford Street • 3 Goldsmith Street • 25 Tennyson Street • 14-16 Broadway • 4 Hartpury Avenue

Precinct	Remain as Significant	Change from Significant or Contributory to NC	Change from NC to Contributory
	<ul style="list-style-type: none"> 2 Wimbledon Avenue 5 Wimbledon Avenue 		
Westbury Close	N/A	N/A	N/A
Brunnings Nursey Estate and Environs	<ul style="list-style-type: none"> Mandalay Court, 17a Albion St Mid-Mar, 48-48a Brighton Rd Limerick Lodge, 58 Brighton Rd Midlothian, 64 Brighton Rd Sixty-six, 66 Brighton Road Alcazar, 3 Glen Eira Road 4 Los Angeles Court 14 Maryville St 20 Monkstadt Avenue 	<ul style="list-style-type: none"> 3 Albion Street (1950s flats) 	N/A
Balaclava Flats Residential	<ul style="list-style-type: none"> 29-31 William Street 33 William Street 74-88 William Street 	N/A	N/A
Ripponlea Residential	<ul style="list-style-type: none"> Tringingham, 2 Glen Eira Road Gleneira, 12 Glen Eira Road Moira, 16 Glen Eira Road Tintara, 20 Lyndon St 175 Hotham Street and 1-3 Oak Grove Quat Quatta, 17 Quat Quatta Avenue 	N/A	N/A

APPENDIX C – Schedules of Gradings within Extensions to the Heritage Overlay

Carlisle Street Commercial and Public Precinct

Address	Grading
263-269 Carlisle Street	Contributory
271-273 Carlisle Street	Contributory
277 Carlisle Street	Contributory
279-281 Carlisle Street	Contributory
320 Carlisle Street	Contributory
322A-330A Carlisle Street	Contributory

Village Belle Commercial Precinct

Address	Grading
96-104 Acland Street	Contributory
95-103 + 107-115 Acland Street	Contributory
131 Acland Street	Non-contributory
147-153 Acland Street	Non-contributory
159-163 Acland Street	Contributory
165 Acland Street	Contributory
167 Acland Street	Contributory
169-173 Acland Street	Contributory
175 Acland Street	Contributory
177-179 Acland Street	Contributory
35-49 Blessington Street	Contributory

St Kilda Botanical Gardens & Environs Precinct

Address	Grading
69 Blessington Street	Contributory
80 Blessington Street	Contributory
82 Blessington Street	Contributory
84 Blessington Street	Non-contributory
151 Brighton Road	Contributory
153 Brighton Road	Contributory
155 Brighton Road	Contributory
157 Brighton Road	Contributory

Address	Grading
161 Brighton Road	Contributory
163 Brighton Road	Contributory
165 Brighton Road	Contributory
167 Brighton Road	Contributory
169 Brighton Road	Contributory
171 Brighton Road	Contributory
173 Brighton Road	Contributory
175 Brighton Road	Contributory
177 Brighton Road	Contributory
179 Brighton Road	Contributory
181 Brighton Road	Contributory
183 Brighton Road	Contributory
185 Brighton Road	Non-contributory
189 Brighton Road	Contributory
3 Broadway	Contributory
5 Broadway	Contributory
5 Browning Street	Contributory
7 Browning Street	Contributory
8 Browning Street	Contributory
9 Browning Street	Contributory
11 Browning Street	Contributory
13 Browning Street	Contributory
26 Byron Street	Contributory
28 Byron Street	Contributory
30 Byron Street	Contributory
27 Dickens Street	Contributory
29 Dickens Street	Contributory
5 Foster Street	Contributory
7 Foster Street	Contributory
1 Gordon Avenue	Contributory
2 Gordon Avenue	Contributory
3 Gordon Avenue	Contributory
4 Gordon Avenue	Contributory
5 Gordon Avenue	Contributory

Address	Grading
6 Gordon Avenue	Non-contributory
7 Gordon Avenue	Contributory
8 Gordon Avenue	Contributory
9 Gordon Avenue	Contributory
10 Gordon Avenue	Contributory
11 Gordon Avenue	Non-contributory
12 Gordon Avenue	Contributory
13 Gordon Avenue	Contributory
14 Gordon Avenue	Contributory
15 Gordon Avenue	Contributory
16 Gordon Avenue	Non-contributory
17 Gordon Avenue	Contributory
18 Gordon Avenue	Contributory
19 Gordon Avenue	Contributory
20 Gordon Avenue	Contributory
21 Gordon Avenue	Contributory
23 Gordon Avenue	Contributory
1 Hartpury Avenue	Contributory
3 Hartpury Avenue	Contributory
8 Hartpury Avenue	Contributory
10 Hartpury Avenue	Contributory
12 Hartpury Avenue	Contributory
14 Hartpury Avenue	Contributory
15 Hartpury Avenue	Contributory
17 Hartpury Avenue	Contributory
19 Hartpury Avenue	Contributory
21 Hartpury Avenue	Contributory
23 Hartpury Avenue	Non-contributory
10 Hennessy Avenue	Contributory
12 Hennessy Avenue	Contributory
1 Irymple Avenue	Contributory
2 Irymple Avenue	Contributory
3 Irymple Avenue	Contributory
4 Irymple Avenue	Contributory

Address	Grading
5 Irymple Avenue	Contributory
6 Irymple Avenue	Contributory
7 Irymple Avenue	Contributory
8 Irymple Avenue	Contributory
9 Irymple Avenue	Contributory
10 Irymple Avenue	Contributory
11 Irymple Avenue	Contributory
12 Irymple Avenue	Contributory
13 Irymple Avenue	Contributory
14-14A Irymple Avenue	Non-contributory
16 Irymple Avenue	Contributory
2 Mason Avenue	Contributory
4 Mason Avenue	Contributory
6 Mason Avenue	Contributory
8 Mason Avenue	Contributory
10 Mason Avenue	Contributory
12 Mason Avenue	Contributory
14 Mason Avenue	Contributory
16 Mason Avenue	Contributory
18 Mason Avenue	Contributory
20 Mason Avenue	Contributory
22 Mason Avenue	Contributory
24 Mason Avenue	Contributory
26 Mason Avenue	Contributory
28 Mason Avenue	Contributory
30 Mason Avenue	Contributory
34 Mason Avenue	Contributory
36 Mason Avenue	Contributory
38 Mason Avenue	Contributory
39 Mason Avenue	Contributory
40 Mason Avenue	Contributory
41 Mason Avenue	Contributory
43 Mason Avenue	Contributory
45 Mason Avenue	Contributory

Address	Grading
12 Milton Street	Contributory
17-19 Milton Street	Contributory
21 Milton Street	Contributory
23 Milton Street	Contributory
25 Milton Street	Contributory
27 Milton Street	Contributory
28 Milton Street	Contributory
29 Milton Street	Contributory
31 Milton Street	Contributory
32 Milton Street	Contributory
33 Milton Street	Contributory
34 Milton Street	Contributory
36 Milton Street	Contributory
38 Milton Street	Contributory
40 Milton Street	Contributory
42 Milton Street	Non-contributory
44 Milton Street	Contributory
10A Mitford Street	Contributory
12 Mitford Street	Contributory
14 Mitford Street	Contributory
16 Mitford Street	Non-contributory
11 Mitford Street	Contributory
13 Mitford Street	Contributory
15 Mitford Street	Significant
17 Mitford Street	Contributory
19 Mitford Street	Contributory
21 Mitford Street	Contributory
23 Mitford Street	Significant (VHR H0616)
78 Mitford Street	Contributory
80 Mitford Street	Contributory
3 Southey Court	Contributory
4 Southey Court	Contributory
5 Southey Court	Contributory
6 Southey Court	Contributory

Address	Grading
7 Tennyson Street	Contributory
9 Tennyson Street	Contributory
9A Tennyson Street	Contributory
33 Tennyson Street	Non-contributory
37 Tennyson Street	Contributory
39 Tennyson Street	Contributory
41 Tennyson Street	Contributory
43 Tennyson Street	Contributory
45 Tennyson Street	Contributory
47 Tennyson Street	Contributory
49 Tennyson Street	Contributory
49A Tennyson Street	Contributory
51 Tennyson Street	Contributory
78 Tennyson Street	Contributory
80 Tennyson Street	Contributory
82 Tennyson Street	Contributory
84 Tennyson Street	Non-contributory
86 Tennyson Street	Contributory
88 Tennyson Street	Contributory
90 Tennyson Street	Contributory
3 Wimbledon Avenue	Contributory
3A Wimbledon Avenue	Non-contributory

Balaclava Flats Residential Precinct

Address	Grading
1 The Avenue	Contributory
3 The Avenue	Contributory
4 The Avenue	Contributory
6 The Avenue	Contributory

Ripponlea Residential Precinct

Address	Grading
39 Sycamore Grove	Contributory
39A Sycamore Grove	Contributory

Address	Grading
41 Sycamore Grove	Contributory
42 Sycamore Grove	Contributory
43 Sycamore Grove	Contributory
44 Sycamore Grove	Contributory
45 Sycamore Grove	Contributory
46 Sycamore Grove	Contributory
47 Sycamore Grove	Contributory
48 Sycamore Grove	Contributory
49 Sycamore Grove	Non-contributory
50 Sycamore Grove	Contributory
51 Sycamore Grove	Contributory
52 Sycamore Grove	Contributory
53 Sycamore Grove	Contributory
54 Sycamore Grove	Non-contributory
55 Sycamore Grove	Contributory
56 Sycamore Grove	Contributory
57 Sycamore Grove	Contributory
58 Sycamore Grove	Contributory
60 Sycamore Grove	Contributory

Inkerman Street Commercial Precinct

Address	Grading
244 Inkerman Street	Contributory
248-250 Inkerman Street	Significant
254 Inkerman Street	Non-contributory
256 Inkerman Street	Non-contributory
258 Inkerman Street	Contributory
262-66 Inkerman Street	Contributory
268-276 Inkerman Street	Significant
278 Inkerman Street	Significant
280 Inkerman Street	Contributory
353-355 Inkerman Street	Contributory

Balston Street Precinct

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

Address	Grading
37 Balston Street	Contributory
38 Balston Street	Contributory
40 Balston Street	Contributory
42 Balston Street	Contributory
44 Balston Street	Contributory
46 Balston Street	Contributory
48 Balston Street	Contributory
50 Balston Street	Contributory

APPENDIX D – Individual/Group Places Maps

Place	Map
<p>Joseph Tarry Cottages</p> <ul style="list-style-type: none">• 149 & 151 Argyle Street• 1 Queen Street, St Kilda East	 An aerial photograph showing a residential street intersection. Argyle Street runs horizontally across the top, and Queen Street runs vertically on the right. Two buildings are outlined in red: one on the east side of Argyle Street and one on the west side of Queen Street. The surrounding area contains other residential buildings with various roof types and colors.
<p>The Benshemesh Flats Group Listing 1 (1948-1954)</p> <ul style="list-style-type: none">• 289 Barkly Street, St Kilda• 11 Burnett Street, St Kilda• 62 Hotham Street, St Kilda East• 38 Westbury Street, St Kilda East	 An aerial photograph of a residential area. Barkly Street is labeled vertically on the right side. A large, rectangular building complex is outlined in red, situated between two streets. The building has a prominent green roof section. The surrounding area shows other residential buildings and trees.


Place	Map
	 

Place	Map
	
<p>Elbe 22 Blenheim Street, Balaclava</p>	

Place	Map
<p>Maison Parisienne 122 Brighton Road, Ripponlea</p>	 An aerial photograph showing a residential street scene. A large, multi-story building with a complex roofline is highlighted with a red rectangular border. The building is situated on a corner lot. To the left, a wide road with multiple lanes is visible, labeled 'Brighton Road'. The surrounding area includes other houses, trees, and a parking area.
<p>Bellevue Lodge 342 Carlisle Street, Balaclava</p>	 An aerial photograph of a residential area. A large, multi-story building with a prominent gabled roof is outlined in red. The building is located on a street labeled 'Carlisle Street'. To the left, another street is labeled 'Orange Grove'. The area includes a parking lot with several cars, trees, and other residential buildings.

Place	Map
Dick Whittington Tavern 34 Chapel Street, St Kilda	 An aerial photograph showing a residential street. A building at the intersection of Chapel Street and Kipling Street is highlighted with a red rectangular border. The street names 'Chapel Street' and 'Kipling Street' are labeled in white boxes with black text. The surrounding area consists of various residential buildings with different roof colors and styles.
Chapel Lodge 16A Chapel Street, St Kilda	 An aerial photograph showing a residential street. A large building at the intersection of Chapel Street and Argyle Street is highlighted with a red rectangular border. The street names 'Chapel Street' and 'Argyle Street' are labeled in white boxes with black text. The building has a prominent red-tiled roof and is surrounded by trees and other residential structures.

Place	Map
Moruya 70 & 70A Chapel Street, St Kilda	
Attached Houses 79 & 81 Chapel Street, St Kilda	



Place	Map
<p>Shop residences 93 & 95 Chapel Street, St Kilda</p>	 <p>An aerial photograph showing the intersection of Chapel Street and Inkerman Street. A red rectangle highlights the buildings at 93 and 95 Chapel Street. The map includes labels for 'Chapel Street' and 'Inkerman Street'.</p>
<p>Benshemesh 1960 Flats Group</p> <ul style="list-style-type: none">• 306 Dandenong Road, St Kilda East• 16 Lansdowne Road, St Kilda East• 8 Westbury Street, St Kilda East	 <p>An aerial photograph showing Dandenong Road and Shirley Grove. A red rectangle highlights a building complex on Dandenong Road. The map includes labels for 'Dandenong Road' and 'Shirley Grove'.</p>

Place	Map
	 <p>The image contains two aerial photographs of residential areas. The top photograph shows a long, light-colored building with a flat roof, outlined in red. A white label 'Lansdowne Road' is positioned vertically to the right of the building. The surrounding area consists of various houses with different roof colors and styles, interspersed with trees. The bottom photograph shows a similar long building, also outlined in red. A white label 'Westbury Street' is positioned vertically to the left of the building. This area also features a mix of residential buildings and greenery.</p>

Place	Map
<p>Chudleigh Court 9 Dickens Street, Elwood</p>	
<p>Elwood Talmud Torah Congregation Complex 37-39 Dickens Street, Elwood</p>	

Place	Map
<p>Adass Israel Synagogue 12-24 Glen Eira Avenue, Ripponlea</p>	 An aerial photograph showing a residential and commercial area. A large, light-colored building with a flat roof, identified as the Adass Israel Synagogue, is outlined in red. It is situated on Glen Eira Avenue. To the north of the synagogue is a smaller building labeled 'Oak Grove'. The street 'Glen Eira Avenue' is labeled vertically. A railway line runs along the left side of the image.
<p>Park View 5 Herbert Street, St Kilda</p>	 An aerial photograph of a residential street. A long, light-colored building with a flat roof, identified as Park View at 5 Herbert Street, is outlined in red. The street 'Herbert Street' is labeled vertically. The surrounding area consists of other residential buildings and greenery.

Place	Map
<p>House 10 Hotham Grove (with 7 and 9 Hotham Grove HO419)</p>	 <p>An aerial photograph of a residential street named Hotham Grove. A white label 'Hotham Grove' is placed over the road. A red rectangular outline highlights a specific house located between a large grey-roofed building and a street corner. The surrounding area includes other houses with red-tiled roofs and green lawns.</p>
<p>Woodside 12 Hotham Grove (with 2 Hotham Grove HO418)</p>	 <p>An aerial photograph of the same residential street, Hotham Grove. A white label 'Hotham Grove' is placed over the road. A red rectangular outline highlights a house located further down the street, near a large tree and a swimming pool. The surrounding area includes other houses with red-tiled roofs and green lawns.</p>

Place	Map
<p>House 101A Hotham Street, Balaclava</p>	 An aerial photograph of a residential street in Balaclava. A house with a grey roof is highlighted with a red rectangular border. The house is situated between Carlisle Street to the north and Hotham Street to the east. Other houses with various roof colors (red, brown, grey) are visible in the surrounding area.
<p>Feldhagen Flats Group Listing 1 (1961-1968)</p> <ul style="list-style-type: none">• 169 Hotham Street, Balaclava• 247 Inkerman Street, Balaclava• 99 Westbury Street, Balaclava	 An aerial photograph of a residential street in Balaclava. A large, long building with a grey roof is highlighted with a red rectangular border. The building is located on Hotham Street. Other houses and a road are visible in the surrounding area.

Place	Map
	 <p>The top map is an aerial photograph showing a red-outlined rectangular building located at the intersection of Inkerman Street (top) and Camden Street (right). The building has a light-colored roof and is situated between other residential-style buildings.</p> <p>The bottom map is an aerial photograph showing a red-outlined rectangular building located at the intersection of Westbury Street (right). This building has a grey corrugated metal roof and is adjacent to a larger building with a weathered wooden roof.</p>

Place	Map
Dalgety 191 Inkerman Street, St Kilda	
Attached houses 2 and 4 Queen Street, St Kilda East	

Place	Map
Duke of Edinburgh Hotel (former) 374 St Kilda Road, St Kilda	 An aerial photograph of a street intersection in St Kilda. A red rectangular outline highlights a large, multi-story building complex at the corner of St Kilda Road and Martin Street. The building has a light-colored facade and a complex roofline. The surrounding area includes other buildings, trees, and a road with some traffic. Labels for 'St Kilda Road' and 'Martin Street' are overlaid on the image.
House 50 Westbury Street, St Kilda East	 An aerial photograph of a residential street in St Kilda East. A red rectangular outline highlights a house at 50 Westbury Street. The house has a prominent red-tiled roof and is surrounded by trees and other residential buildings. The street is labeled 'Westbury Street' and 'Westbury Grove'.

Place	Map
<p>House 5 Wando Grove, St Kilda East</p>	 <p>An aerial photograph showing a residential street named 'Wando Grove'. A white label with the text 'Wando Grove' is placed over the road. A red rectangular outline highlights a house with a red-tiled roof and a gabled structure, situated on the right side of the road. The surrounding area includes other houses with various roof types and some trees.</p>
<p>Cambury & Lynton 58 & 58A Westbury Street, St Kilda East</p>	 <p>An aerial photograph showing a residential street named 'Westbury Street'. A white label with the text 'Westbury Street' is placed over the road. A red rectangular outline highlights two adjacent houses with red-tiled roofs, situated on the right side of the road. The surrounding area includes other houses and trees.</p>

Place	Map
Sheffield Manor & Wansbeck 110 & 125 Westbury Street, Balaclava	 <p>An aerial photograph of a residential street, Westbury Street, in Balaclava. The street runs vertically through the center of the image. Two buildings are highlighted with red rectangles: one on the west side of the street (left) and one on the east side (right). The buildings have dark roofs and are surrounded by other houses and trees. A white label 'Westbury Street' is oriented vertically along the road.</p>

APPENDIX E – Heritage Overlay Schedule Controls

Precincts

Precinct	External Paint Controls	Tree Controls	Fence and Outbuilding Controls
Carlisle Street Commercial and Public Precinct	No	No	No
Village Belle Commercial Precinct	No	No	No
Ripponlea Commercial Precinct	No	No	No
St Kilda Botanical Gardens & Environs Precinct	No	Yes Liquidambar (Liquidambar styraciflua) in Foster Ave, London planes (Platanus x acerifolia) in Blessington St, Brighton Rd, Broadway Dickens St, Goldsmith St, Irymple Ave, Mitford St, Southey St, Tennyson St, Wimbledon Ave, and the London planes, Canary Island palms (Phoenix canariensis) Kurrajong (Brachychiton populneus) and White Cedars (Melia azedarach) in the F.L. Dawkins and E.C. Mitty reserves.	Yes Contributory fences
Brunnings Estate & Environs Precinct	No	Yes Liquidambar (Liquidambar styraciflua) in Los Angeles Ct & Monkstadt Ave, London planes (Platanus x acerifolia) in Brighton Rd	Yes Contributory fences and garages
Westbury Close Precinct	No	Yes London planes (Platanus x acerifolia)	Yes Contributory fences
Ripponlea Residential Precinct	No	Yes London planes (Platanus x acerifolia) in Brighton Rd, Fuller Rd, Quat Quatta Ave and Victoria Ave.	Yes Contributory fences
Balaclava Flats Residential Precinct	No	Yes, 18 Duke Street and 45 Rosamond Street	Yes Contributory fences to Interwar period flats
Balston Street Precinct	No	No	No
Inkerman Street Precinct	No	No	No

Individual/Group Places

Place	External Paint Controls	Tree Controls	Fence and Outbuilding Controls
Joseph Tarry Cottages, 149 & 151 Argyle Street and 1 Queen Street, St Kilda East	Yes	No	No
The Benshemesh Flats Group Listing 1 (1948-1954) 289 Barkly Street, St Kilda; 11 Burnett Street, St Kilda; 62 Hotham Street, St Kilda East; 38 Westbury Street, St Kilda East.	No	No	Yes, front fences to 289 Barkly Street, 11 Burnett Street and 62 Hotham Street
Elbe, 22 Blenheim Street, Balaclava	Yes	No	No
Maison Parisienne, 122 Brighton Road, Ripponlea	Yes	No	Yes, garages
Bellevue Lodge, 342 Carlisle Street, Balaclava	No	No	No
Chapel Lodge, 16A Chapel Street, St Kilda	Yes	No	Yes, front fence
Dick Whittington Tavern, 34 Chapel Street, St Kilda	Yes	No	No
Moruya, 70 & 70A Chapel Street, St Kilda	Yes	No	No
Attached Houses, 79 & 81 Chapel Street, St Kilda	No	No	No
Shop residences, 93 & 95 Chapel Street, St Kilda	No	No	No
Benshemesh 1960 Flats Group, 306 Dandenong Road, 16 Lansdowne Road, and 8 Westbury Street, St Kilda East	No	No	Yes, front fences
Chudleigh Court, 9 Dickens Street, Elwood	No	No	Yes, front fence and garages
Elwood Talmud Torah Congregation Complex, 37-39 Dickens Street, Elwood	No	No	No
Adass Israel Synagogue, 12-24 Glen Eira Avenue, Ripponlea	No	No	Yes, front fence
Park View, 5 Herbert Street, St Kilda	Yes	No	Yes, front fence
House, 10 Hotham Grove (with 7 and 9 Hotham Grove HO419)	Yes	No	No

Place	External Paint Controls	Tree Controls	Fence and Outbuilding Controls
Woodside, 12 Hotham Grove (with 2 Hotham Grove HO418)	Yes	No	No
House, 101A Hotham Street, Balaclava	Yes	No	Yes, front fence
Feldhagen Flats Group Listing 1 (1961-1968) 169 Hotham Street, Balaclava; 247 Inkerman Street, Balaclava; 99 Westbury Street, Balaclava	Yes	No	Yes, front fences
Dalgety, 191 Inkerman Street, St Kilda	No	No	Yes, front fence
Attached houses, 2 and 4 Queen Street, St Kilda East	Yes	No	No
Duke of Edinburgh Hotel (former), 374 St Kilda Road, St Kilda	Yes	No	No
House, 50 Westbury Street, St Kilda East	Yes	No	No
House, 5 Wando Grove, St Kilda East	No	No	No
Cambury & Lynton, 58 & 58A Westbury Street, St Kilda East	Yes	No	Yes, Front fence (no. 58) and fence to shared boundary, garages
Sheffield Manor & Wansbeck 110 & 125 Westbury Street, Balaclava	No	No	Yes Front fence for 125 Westbury Street Garages for 110 & 125 Westbury Street

APPENDIX F – Precinct Citations

Appendix F - Precinct Citations has been uploaded as separate attachments onto the 'Have Your Say' page. Please refer to the 'New Precinct Citations' folder in the Document Library.

APPENDIX G – Individual/Group Citations

Appendix G – Individual/Group Citations has been uploaded as separate attachments onto the 'Have Your Say' page. Please refer to the 'New Individual Places' folder and the 'New Group Listing Citations' folders in the Document Library.

APPENDIX H – Inkerman Hotel Citation

City of Port Phillip Heritage Review

Place name: **Inkerman Hotel**
Other names: -

Citation No:



INSERT MAP

Address: **385 Inkerman Street, Balaclava**
Category: **Commercial: Hotel**
Style: **Postwar**
Constructed: **1961**
Designer: **Best Overend Architects**
Amendment: **TBC**
Comment: **New citation**

Heritage Precinct: **N/A**
Heritage Overlay: **N/A**
Graded as: **Non-contributory**
Victorian Heritage Register: **No**

Significance

What is significant?

The Inkerman Hotel at 385 Inkerman Street, Balaclava, constructed in 1961 and designed by Best Overend Architects, is of heritage interest.

The hotel has been considerably altered. It is mostly single storey with a two-storey, east wing. The two-storey wing has a hip roof clad in glazed, variegated terracotta tiles, which is partly concealed by a parapet. The roofs of the single storey sections are not visible and are all clad in sheet metal. The cream face brick walls to the street frontages have been rendered. Originally the front walls had a dado of variegated brick and the parapet to the front, single storey section was screen-like with 'hit and miss' brickwork (this may survive behind the tall panels that have been introduced in front of the original parapet). Another detail now lost was the toothed brickwork either side of the entry at the chamfered corner. The extant pattern of openings generally aligns with the original configuration however some windows have been extended to the floor level. Five marble thresholds of the original doors survive. Aluminum-framed windows have replaced timber-framed windows. The east elevation is the most intact as the fenestration pattern has not been altered and the original horizontal emphasis with the upper-level windows in a distinct band remains apparent.

How is it significant?

The Inkerman Hotel is of local interest for its historical and social values to the City of Port Phillip, but is not significant.

Why is it significant?

It is of historical interest as the site of the Inkerman Hotel for more than 160 years, although the original 1859 building was replaced in 1961. Over this period, it has been in continuous hotel use. The Inkerman Hotel has associations with former champion jockey William 'Billy' Duncan who owned it from 1949 until into the 1970s and was responsible for its rebuilding. (Criterion A)

It is of social interest for its strong and special association with members of the local community, who mostly reside in St Kilda East/Balaclava. The community values the Inkerman Hotel as a longstanding local meeting place that is important to the character of the St Kilda East/Balaclava area, particularly for its unpretentious and welcoming atmospheric qualities. (Criterion G)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's Industries and Workforces: 5.6 Entertaining and socialising

Port Phillip thematic environmental history

3. People: 3.5 Expressing identity and culture

History

Contextual history

Providing food, refreshments, entertainment and accommodation, hotels – or pubs – have been popular places to eat, socialise and stay in the City of Port Phillip since the arrival of European settlers. Wilbraham Liardet was the first to open a hotel in the area, the Brighton Pier Hotel, in October 1840. During the gold rush period from 1851 to 1876, 51 new hotels were opened in Port Melbourne alone.

Before the creation of civic buildings, hotels were often used as meeting places for early councils, social groups and committees, as well as general socialising. Some of the oldest buildings in the City of Port Phillip are hotels that have stood the test of time, such as the Golden Gate Hotel (1853), Prince of Wales Hotel (1863), the George (which began as the Terminus in 1857), the Esplanade (which began as the New Bath Hotel in 1856), the Golden Fleece Hotel (1872) and the Balaclava Hotel (formerly Carlisle Hotel 1869). Some, like the Hotel Victoria built in 1888 on Beaconsfield Parade, Albert Park, remain but no longer used as hotels. Others, like the Greyhound Hotel (1853) have been demolished. Hotels have been particularly associated with working-class people as centres of Australian drinking culture, and continue to provide vital social venues for the community today.

Inkerman Hotel

The subject site formed part of Crown portion 158A at St Kilda in the Parish of Prahran, comprised of 4 acres, which was purchased by Henry Balston in September 1857 (PP). In early 1859, Henry Balston subdivided this land creating allotments in the northern half of Balston Street and on the south side of Inkerman Street; in March, these allotments were advertised for sale for 20 shillings a foot (*Argus* 19 Mar 1859 p8).

The original Inkerman Hotel was constructed in 1859. The hotel first appears in the March 1860 rate book (entry no. 1200), where it was described as a brick and slate building with a NAV of £200. The March 1861 rate book also records that the hotel had 8 rooms (entry no. 1295). In both 1860 and 1861 the owner was Henry Travers and the licensee was Charles Eeles.

The Inkerman Hotel was amongst the earliest buildings in the vicinity of this part of Inkerman Street, which was developed from the late 1850s. In December 1857, tenders were called for the 'cutting, filling and forming' of Inkerman Street between High (later Brighton Road) and Hotham streets. In January 1858, on the opposite side of Inkerman Street, 132 allotments in the 'Inkerman Estate' were auctioned, fronting Inkerman (north side), Malakoff, Leslie, Prentice and Sebastopol streets. A cluster of commercial buildings were established either side of Malakoff Street, including no. 248-250 Inkerman Street which was built in 1859 for James Reynolds. Also in 1859, the nearby Balaclava railway station opened.

During the 1860s, the owner and licensee of the hotel changed several times. Some of the activities that took place at the hotel included playing cards, balls, public meetings and illegal raffles (*Telegraph, St Kilda, Prahran and South Yarra Guardian* 26 Aug 1865 p3; 2 Dec 1865 p4; 27 Jul 1867 p3; 10 Jul 1869 p8).

In c.1871, another hotel was built nearby, the timber Albion Hotel, situated on the east corner of Sebastopol Street (now demolished).

The 1873 Vardy plan (Figure 1) and 1898 MMBW plan (Figure 2) show the earlier footprint of the Inkerman Hotel at the corner of Inkerman and Balston streets and a stable on the southern boundary.

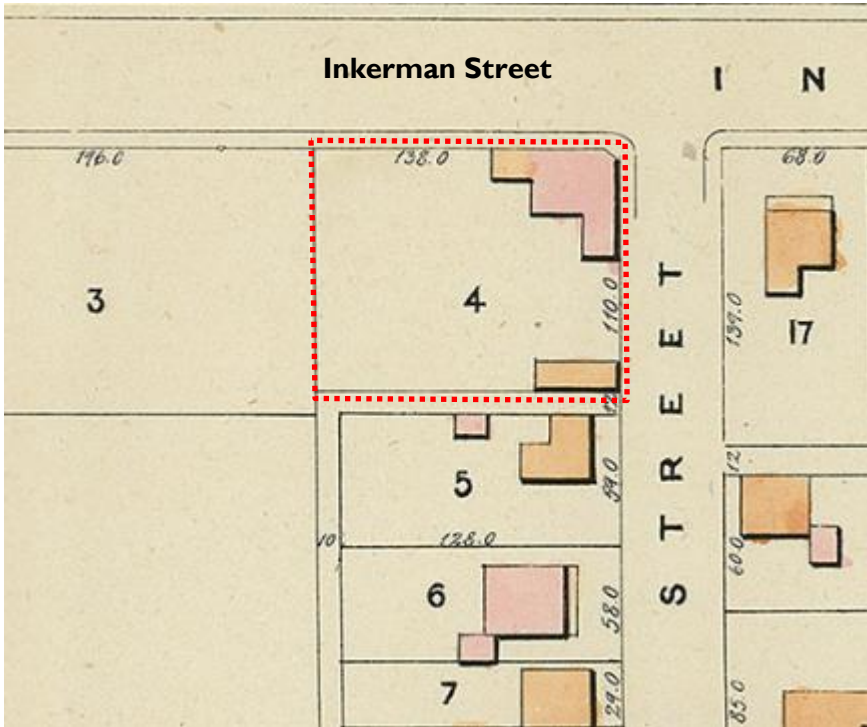


Figure 1 - Plan of the Borough of St Kilda, South Ward No. 3 (J.E.S. Vardy, 1873).

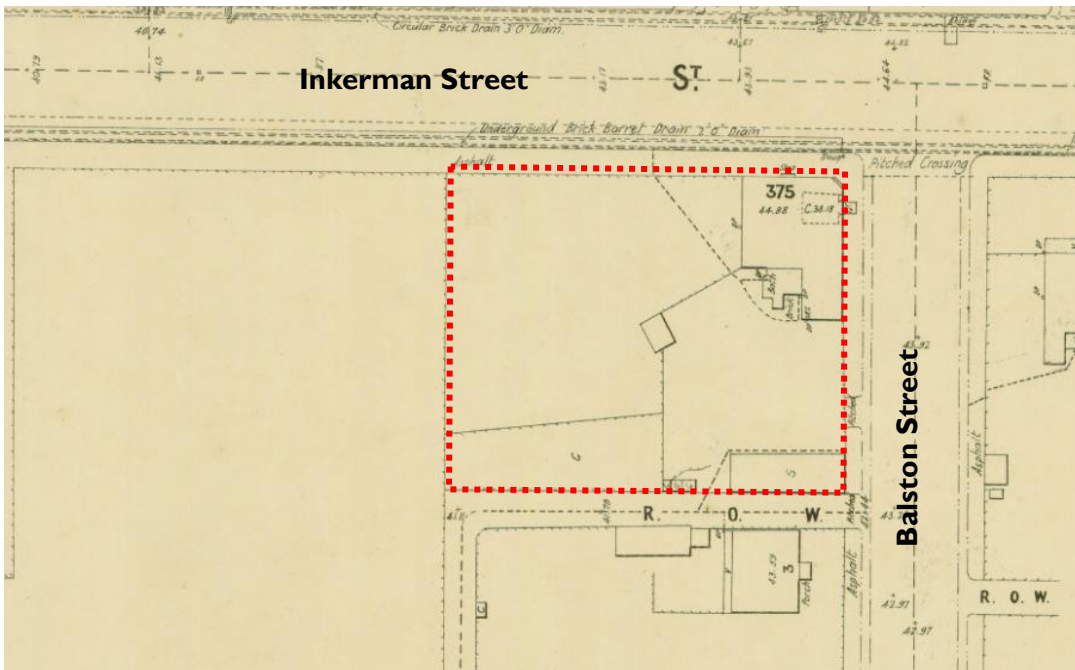


Figure 2 - MMBW detail plan no. 1426, dated 1898

In 1937, Horace Martin, employed as a 'useful' at the hotel, was fined for practicing as a dentist for monetary reward while unregistered in the hotel's stables. Martin's tools included a sewing machine rigged up as a lathe and an emery wheel, small knives and mirrors (*Herald* 28 Oct 1937 p10).

In 1949, the hotel was bought by former champion jockey William 'Billy' Duncan who had ridden the winners of more than a thousand races, including winning the Melbourne Cup twice (CT v.3668 f.484). After retiring in 1933 he became a trainer. Duncan had previously owned hotels but had not been operated them. He apparently embraced the opportunity to be a publican declaring that 'I'm not going into the hotel business to make money. I made my money in the racing game. Now I want something to keep me occupied.' Duncan was the licensee and his wife Vera, who was a joint owner, looked after the domestic affairs. In his license application, Duncan stated that he would strongly suppress any form of gambling in his hotel adding that he was 'a man who has never had a bet' (*Argus* 28 Mar 1950 p9).

From the beginning Duncan had plans to rebuild the hotel but did not do so for another 12 years (*Herald* 8 Oct 1949). Instead, he undertook various alterations during the 1950s. Drawings from around 1950 (Figure 3) indicate the appearance of the original Inkerman Hotel at that time, showing a two-storey section at the corner.



Figure 3 - Drawing (undated, c.1950) for proposed neon signs, showing the original Inkerman Hotel on the site. (Source: Council Building File labelled 'Unidentified Plans Balston Street')

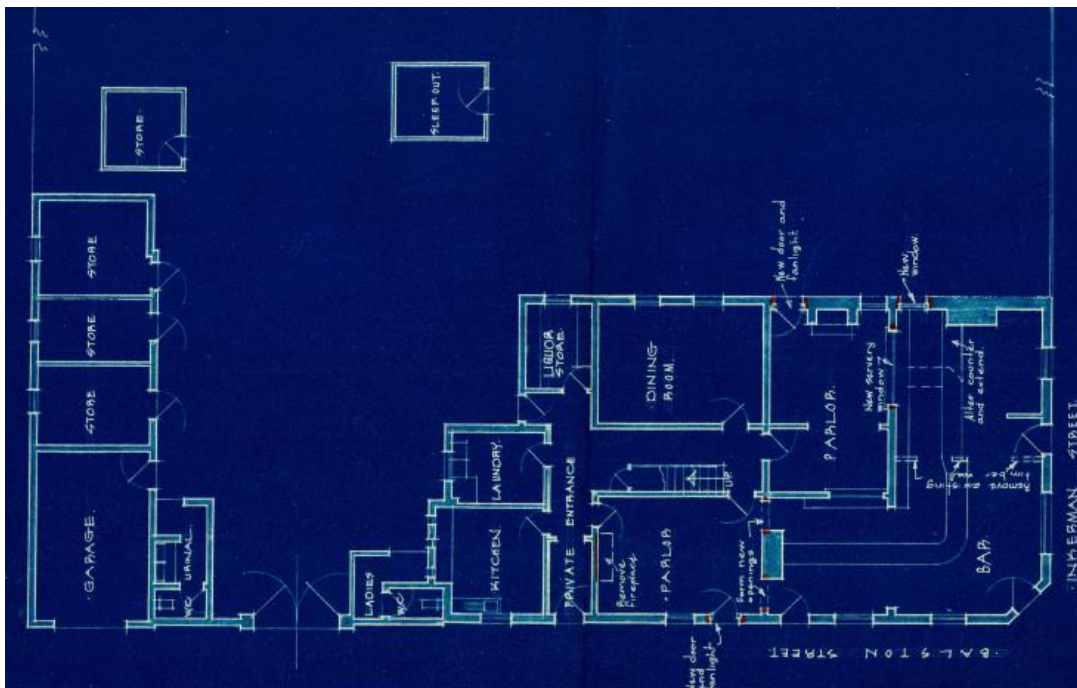


Figure 4 - Plan showing proposed alterations to the ground floor of the original Inkerman Hotel (Robert McIntyre & Assoc, 1950). Inkerman Street is at the right of the image. (Source: Council Building File labelled 'Unidentified Plans Balston Street')

On 27 July 1960, the Council issued a permit for the demolition of the original Inkerman hotel and the construction of a new hotel for an estimated cost of £58,000 (BP 57/1421). The new hotel was designed by noted Best Overend Architects of Fitzroy Street St Kilda, and the builders were Gyngell Bros of Huntingdale, who were responsible for other buildings in the area.

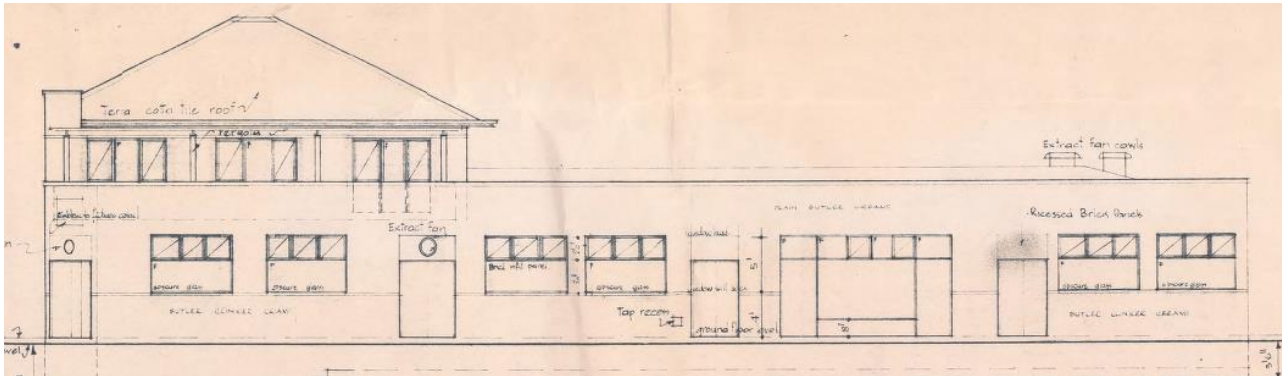


Figure 5 - North elevation. Drawing related to building permit 57/1421. (Best Overend Architects, 1960) (Source: Council Building File)

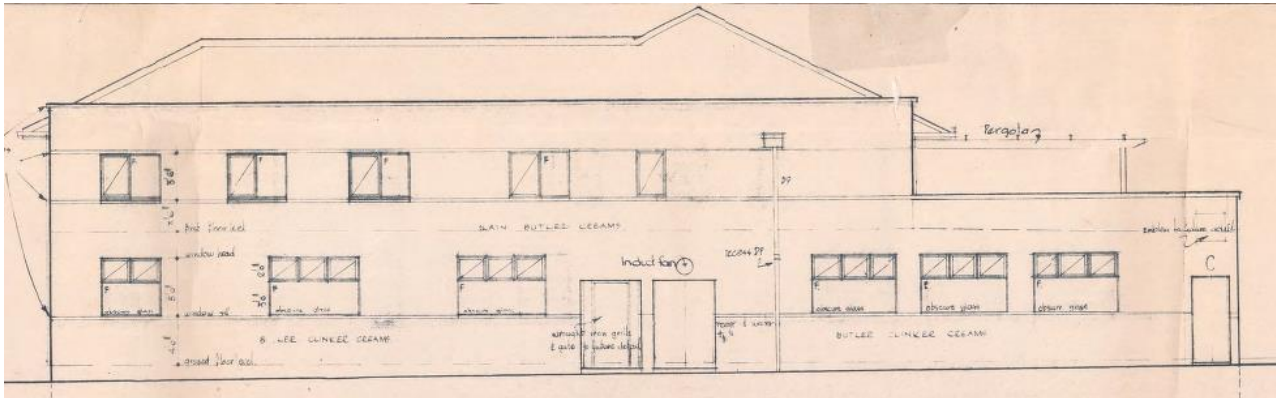


Figure 6 - East elevation. Drawing related to building permit 57/1421. (Best Overend Architects, 1960) (Source: Council Building File)

Building of the new hotel apparently began in early 1961. In February, Gyngell Bros placed an advertisement calling for labour to excavate and pour the foundations (Age 7 Feb 1961 p19). In May, another advertisement was placed to plaster the walls and ceilings (Age 11 May 1961 p18).

The new hotel was predominantly single storey, with an upper level on the eastern side containing accommodation. On the west side there was a garden court.



Figure 7 - Photograph of the new Inkerman Hotel, undated but probably 1960s. (Source: Council Building File)

During the late 20th century, alterations were made to the façade, including rendering, enlargement of window openings and changes to the parapet.

The following is an extract from 'Pots, Punks and Punters' containing recollections of the Inkerman Hotel during the latter part of the 20th century.

Billy Duncan, the famous jockey who rode Phar Lap, owned the Inkerman in the early 1970s and is said to have kept a horse trough outside the front of the hotel! At that time, the Inkerman had a lounge known as the Snake Pit, with no live music, only a single jukebox. A Marmsbury man named Jeff Andrews, but known locally only as Rabbit, was also a regular at the Inkerman during this period. Although he lived in Melbourne during the week, every weekend he returned to Marmsbury, and every Monday night the hotel was full of the rabbits that Andrews was selling for a dollar a pair!

Strippers were featured at the Inkerman on Friday afternoons, yet this practice was stopped with the arrival of current owners, William Drake, a former Footscray player who was part of the team that won the 1956 Grand Final. Popular amongst sportsmen - football players and boxers, including the Australian champion Barry Michaels - the introduction of large screen televisions has cemented its reputation as a sports bar. The 2002 boxing match between Lewis and Tyson attracted 750 punters. There are a few residents upstairs, sustaining a function that most contemporary hotels have abandoned. The only remaining hotel on Inkerman Street east of St Kilda Road, the pub's adjoining bistro was converted to the upmarket Syrup Lounge in March 2002.

References

Aizen, Becky, *Pots, Punks and Punters: a history of the hotels of St. Kilda and South Melbourne*, 2004

Building Files held by Port Phillip City Council: '385 Inkerman Street' and 'Unidentified Plans Balston Street'

Certificates of Title (CT)

Newspapers: *Herald*; *Age*; *Argus*; *Telegraph*, *St Kilda*, *Prahran and South Yarra Guardian*

Parish Plan - at Elwood, Parish of Prahran, P81-13 (PP)

Port Phillip Thematic Environmental History (TEH), February 2021

Rate Books for St Kilda 1859-1900, accessed via ancestry.com

St Kilda Council building permits (BP)

Description

The large, nearly square, corner site – at Inkerman and Balston streets – is flat and has an area of about 1070m².

Buildings occupy much of the site with a concrete paved vehicular entry at the south-east corner. The buildings are mostly single storey except for the two storey, east wing which extends along the Balston Street frontage. The latter, initially with residential areas to the first floor, has a hip roof clad in glazed, variegated terracotta tiles, which is partly concealed by a parapet. The roofs of the single storey sections are not visible and are all clad in sheet metal, having either a gabled roof (north-west section) or flat roof.

The face brick walls to the street frontages have been rendered, though cream brick is visible from the rear laneway to the internal walls of the two-storey wing. Originally the front walls had a dado of variegated brick (possibly tapestry) and the parapet to the front, single storey section was screen-like with 'hit and miss' brickwork. The screen may survive behind the tall panels that have been introduced in front of the original parapet. Another detail now lost was the toothed brickwork either side of the entry at the chamfered corner.



Figure 8 - Aerial showing site boundary (dashed), and original sections (Source: Nearmap, 21.04.21)

The extant pattern of openings generally aligns with the original configuration however some windows have been extended to the floor level. The openings had been timber-framed, a combination of fixed lights and awnings of various sizes, however the extant windows are aluminum-framed, either fixed or bi-fold. Five marble thresholds survive indicating the location of the original doorways.

The most intact section is the east elevation of the two-storey wing along Balston Street as the fenestration pattern has not been altered and the original horizontal emphasis with the upper-level windows in a distinct band remains apparent.

Comparative analysis

There is only one hotel dating to the Postwar period included on the Schedule to the Heritage Overlay.

Tolarno Hotel, 42 Fitzroy St, St Kilda (Citation I475, HO126). This hotel has a three storey 1960s frontage (when Georges and Mirka Mora established a gallery and restaurant there). It includes a circa 1880s Victorian period, two storey house that was enlarged in 1933 to the rear. The frontage is an intact International style design with a regular divisions – hotel balcony cubicles to the upper two levels, each fully glazed with timber-framing, and bays to the ground floor with faceted piers clad in tiles.

Social Value

Between 22 March to 18 April 2021 community engagement was undertaken to gauge the potential social significance of the Inkerman Hotel. The core components of this engagement included an online survey and story sharing board on Council's Have Your Say website, which were promoted to targeted interested groups. A recorded interview took place with the owner of the hotel.

In total, 116 people completed the survey for the Inkerman Hotel. Most of the respondents were aged 35-49 years (65), followed by 25-34 years (23) and 50-59 years (20), with a few respondents older than 60 and younger than 24. Respondents were overwhelmingly local residents, with more than half (66) residing in the immediate Balaclava/St Kilda East area and the majority of the remainder (40) residing in neighbouring suburbs. More than half of respondents visit the hotel on a regular basis, either weekly (39) or monthly (27). More than half (69) of the respondents have been visiting the hotel for more than 6 years, specifically 6-10 years (32), 11-20 years (28), 21-30 years (7), and more than 30 years (2). Several sporting groups and other local groups were identified as having a connection to the Inkerman Hotel.

When asked about what aspects of the hotel contribute to its character, 'atmosphere' (43) and 'location' (27) were by far the most popular responses. No-one selected 'architectural style' and only 4 selected 'façade/appearance from street'.

The majority of respondents associated the hotel with their local community and were overwhelmingly in agreement with statements such as 'the Inkerman Hotel is a local landmark', 'the Inkerman Hotel is important/special to the character of 'Balaclava/St Kilda East', 'I feel connected to my community when I visit the Inkerman Hotel', and 'the Inkerman Hotel is important as a meeting place'.

In terms of historical associations, respondents indicated a strong attachment to the name 'Inkerman Hotel'. Opinions were more divided however over whether there is an appreciable sense of history and whether the hotel could best be described as historical or contemporary.

Respondents generally favoured descriptive words such as welcoming, timeless, lively, homey, characterful, and popular.

Respondents were also given the opportunity to elaborate on their opinions in an open question: 'In your own words, what do you think the Inkerman Hotel means to your community? Who is it important to? How does it contribute to a sense of place or identity? What is it best known for?'. Numerous responses were received (74) of which the majority were supportive. The most emphasised theme was the importance of the Inkerman Hotel to the local community as a meeting place. Several respondents noted that the hotel is known for live music, televised sport, and the pool tables. Adjectives such as 'unpretentious' or 'no frills' were used multiple times.

'Social value' is a collective attachment to a place that embodies meanings and values that are important to a community. Based on the responses to the survey, the social value of the Inkerman Hotel is demonstrated against the key indicators below. The indicators derive from the *Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Council Victoria, Dec. 2020).

- **The existence of a current community/group by whom the place is valued.**

There is an informal community of predominantly local people who are united through their common patronage and appreciation of the Inkerman Hotel.

Some comments provided by survey respondents paint a picture of this community:

The pub is a community unto itself.

It is like the communal loungeroom for an area dominated by midrise apartment living.

It's an amazing melting pot of people of different views and different walks of life. All these different people come together and create a welcoming community that not only supports but also encourages each other.

It is well loved by many because of its non-pretentious environment, but it also very clearly plays a social role for many in our community, who you wouldn't see at other venues.

Feels like one of the last bastions of the old St Kilda where all characters are welcome and it's not shiny and soulless.

...like a lot of pubs it's a support network for local (often single) men who can talk over their problems with mates over a few beers.

- **The strength of the community/group's attachment to the place.**

The Inkerman Hotel provides an important reference point in the community's sense of identity/place. The survey results suggest that the community's attachment to the Inkerman Hotel is most closely related to the atmosphere and sense of community it generates rather than the physical fabric of the building. Some comments provided by survey respondents provide some insight into the nature of the attachment:

It is a home, you arrive and without fail you will see a local friend.

It's the spirit of the local area. Places like the ink keep people alive because of the vast social connections it has.

... the Inkerman is a great local meeting spot and neighbourhood anchor.

... during Covid I missed seeing the regular faces of the Inkerman as I walked my dog around the block.

Without the pub the street felt empty and desolate. I could tell that many of the community were missing their mates, their social space and their culture. A pub is nothing without its people.

- **The time depth of that attachment.**

The Inkerman Hotel has served the community as a meeting place continuously since 1859 at this site. The attachment to the place has evolved with communal interaction over time. Amongst the current community there are members who have been visiting the Inkerman hotel for several decades, while others have a more recent association.

The Inkerman Hotel has been a staple of the St Kilda area for many years.

Many regular clientele have been drinking at the hotel for decades and for them the inkerman hotel has formed a significant connection to their life.

It has a lot of regulars who add to its character and who can tell you about the living in the surrounding area for decades and drinking in the hotel since the 1970s.

It's been the venue for all my major life events.

- **Whether the social values resonate across the broader community as part of a story that contributes to the municipality's identity.**

For over 180 years, hotels have facilitated an important social function in Port Phillip and continue to provide important social venues for the community today.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

The Inkerman Hotel does not meet the threshold for inclusion in the heritage overlay. It is recommended however that this citation be included in the *Port Phillip Heritage Review* to communicate the historical and

social values of the place and to provide a resource for interpretation or other actions that aim to recognise these values.

Primary source

RBA Architects & Conservation Consultants, *H07 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2, 2021*

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review, 1998*

Other images



Inkerman Street façade





Balston Street façade



Rear

APPENDIX I – Datasheets

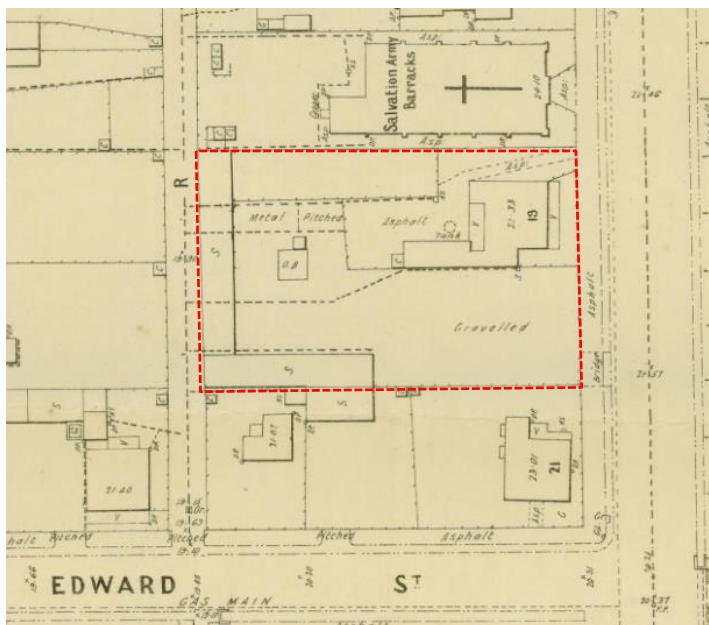
FLATS

Address	19-21 Camden Street, Balaclava
Category	Residential: Flats
Style/Period	Postwar
Constructed	1959-60
Designer	L Svikers

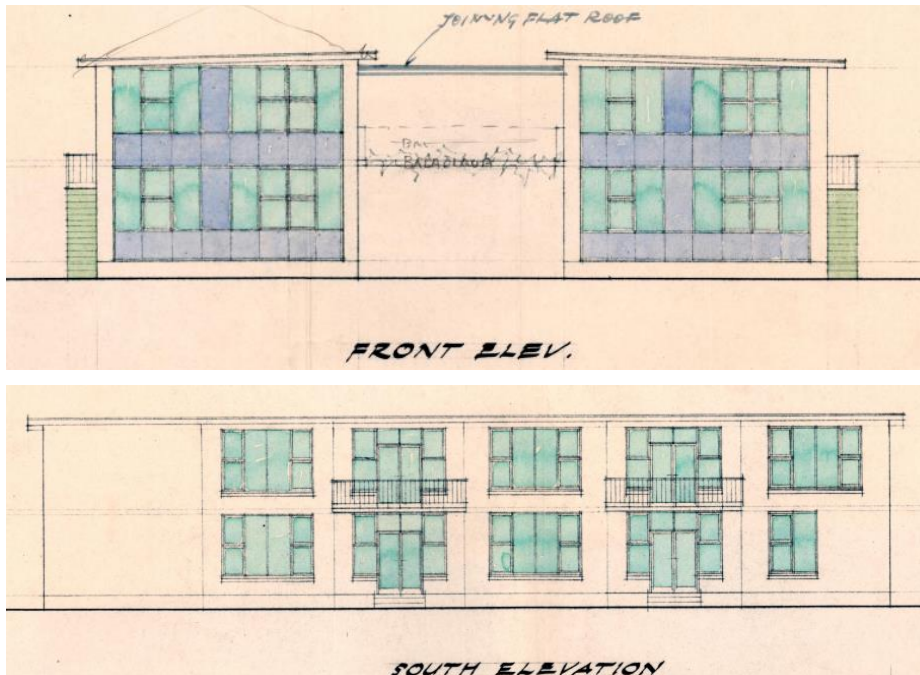


History

- The subject site formed part of Crown portion 137A, Parish of Prahran, County of Bourke. The approximately four-acre allotment was purchased by E Duckett in November 1853.
- The 1897 MMBW plan shows the site developed with a house and dairy sheds at the rear.

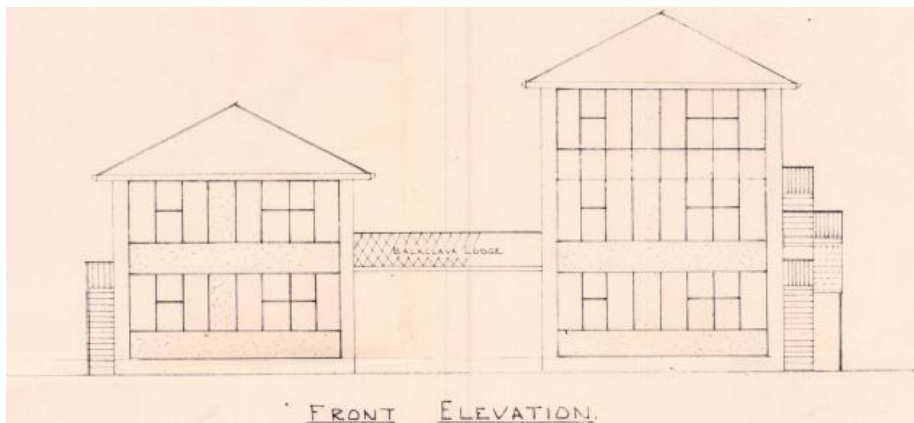


£20,000. The owner and builder was Haber's Construction Company of 2B Hawsleigh Avenue East St Kilda. These plans show that the initial intention was for flat roofs.



Plans related to permit BP 57/1047 (Source: Council Building File)

- In May 1960 a second permit was issued for an additional storey (containing three flats) to the northern building. The estimated cost was £7000. (BP 57/1297). These plans show hipped roofs.



Plans related to permit BP 57/1297 (Source: Council Building File)

- A further permit was issued in July 1960 for brick garages and a laundry. Estimated cost was £800. (BP 57/1404)
- In September 1960 the completed flats were advertised for sale on an 'own-your-own' basis for £4750. The two-bedroom flats were described as 'ultra-modern' and near to trams, trains and shops. (Age 17 Sep 1960 p42).
- Some variations from the plans are noted, although whether these were built as such or whether these are later alterations is not known:
 - Slightly different configuration of blue coloured spandrels.
 - Ground floor balconies/decks are not shown on plans.
 - A pergola is shown over the entrance to the driveway bearing the name 'BalACLAVA Lodge'.

Description

- Pair of cream brick Modernist flat buildings, one of two storeys and one of three storeys. Buildings are rectangular in plan and have tiled hipped roofs with an eaves overhang.
- Front façades have timber-framed windows (tripartite units of fixed and awnings) separated by blue spandrel panels.
- Section of blank wall to northern building features projecting bricks.
- Projecting balconies have metal balustrades with diamond pattern.
- Garages may survive at rear.

Comparative Analysis

- The southern parts of the municipality – St Kilda (East) and Elwood - have many Post-war flats. Whilst many are generic, there is a relatively high concentration of architect-designed examples which are more finely detailed or distinguished by their site responsiveness.
- The subject pair are typical of the Modernist approach at that time, whereby roofs were flat or hipped with soffits, walls were cream brick, openings were timber-framed and spandrel panels were commonly employed. More progressive designs incorporated splayed or triangular forms.
- Other examples by the designer, L Svikers of Interiorcraft, are not known.
- Some comparable architect-designed examples (none of which currently included in a heritage overlay) which are cream brick and feature spandrel panels include:
 - 3 Wimbledon Avenue Elwood (Kurt Popper, 1959-1960) 3 storey, U-shaped, hipped roof, coloured spandrels. Distinctive balcony balustrading.
 - 12 and 14 May Street Elwood (Kurt Popper, 1958) 3 storey, hipped roof, coloured spandrels.
 - 5 May Street, Elwood (Ernest Fooks, 1957) 2 storey flats with a tiled hipped roof in a U-plan, elongated window proportions with some larger mullions and coloured spandrels, concrete balconies with metal balusters.
 - 12 Milton Street, Elwood (Ernest Fooks, 1961) 3 storey, flat roof, slightly stepped at front, spandrels.
- A comparable individually significant example:
 - 5 Herbert Street St Kilda (Ernest Fooks, 1958-59) (PPHR citation no. 2427) 3 storeys, flat roof with eaves overhang, a stepped footprint to the north side (to optimise views of the Botanic Gardens opposite), triangular/splayed balconies, timber-framed windows are organized in bands alternating with spandrel panels.

Recommendations

It is considered that the flats at 19-21 Camden Street, do not meet the threshold for local significance.

Reasons for this recommendation are as follows:

- While a good representative example of Modernist flats, they are not distinctive enough to warrant an individual heritage overlay.
- Not demonstrative of being particularly site responsive, when the best contemporary examples generally are.

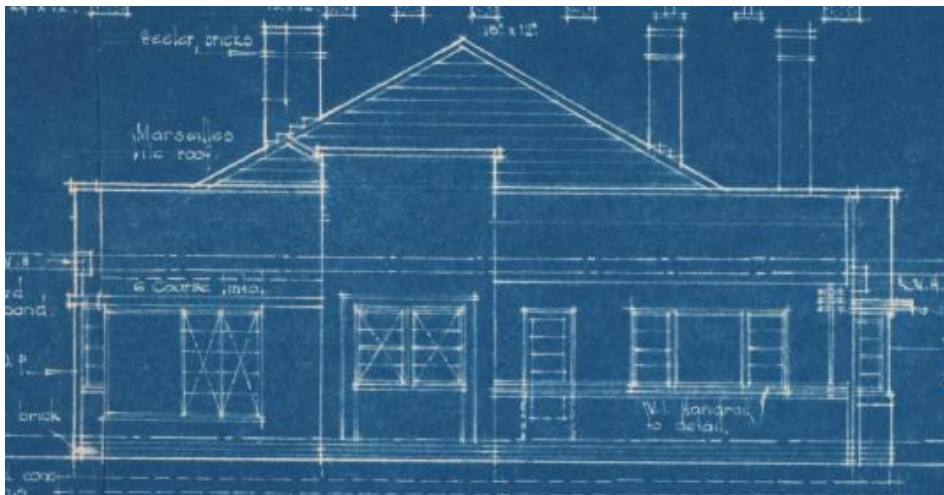
FLATS

Address	320 Dandenong Road, St Kilda East
Category	Residential: Flats
Style/Period	Moderne
Constructed	1946
Designer	W H Merritt



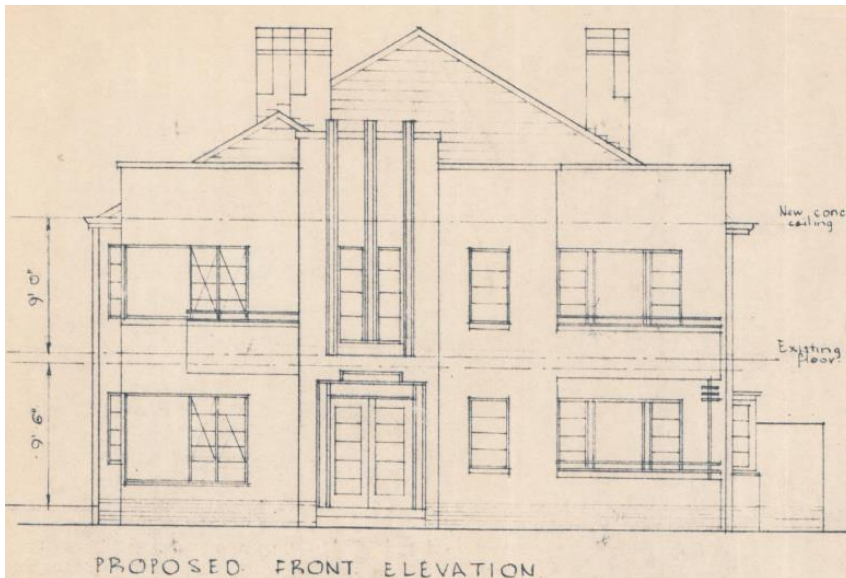
History

- The subject site formed part of Crown portion 170A, Parish of Prahran, County of Bourke. The approximately 3¾ acre allotment was purchased by William Green prior to 1857.
- A house was constructed on this site c.1915 for Mr & Mrs Lewis Cohen (SM). Plans show the house was two storeys, with the upper floor containing bedrooms and a ball room. (Council Building File)
- In 1941 the Cohens engaged W H Merritt, architect and engineer, to undertake alterations and additions to the house. The house was converted to single storey and the façade was updated in the Moderne style. (Council Building File)



Façade elevation dated March 1941, showing conversion to single storey house. (Source: Council Building File)

- Five years later in 1946, the Cohens once again engaged Merritt to prepare designs for the addition of a second storey containing two flats. (BP 274) The ground floor was maintained as a single residence. The builder was H M Brett. (Council Building File)



Façade elevation, 1946 (Source: Council Building File)

Description

- Two storey Moderne style flats. Tiled hipped roof concealed by parapets.
- Rendered walls with strong use of curved forms and fins.
- Curved rendered balconies with metal railings.
- There is a mixture of steel and timber-framed windows. The paired timber entrance doors have horizontal glazing bars.
- Original low clinker brick fence.
- There appear to have been some alterations or variations from the 1946 plan, the primary change being the enlargement of the two front windows and possibly some changes to the ground floor porch.

Comparative Analysis

- The Moderne style was a popular style for flats during the 1930s and there are many examples in Port Phillip.
- Construction dates for Moderne style flats included in existing heritage overlays (either as individually significant or contributory places) range between 1934 ('Avenue Court' Victoria Avenue, Albert Park) and 1941 (367-368 Beaconsfield Parade, St Kilda West).
- W H Merritt designed several blocks of flats in St Kilda and Elwood in various styles. The best known is the Spanish Mission 'Belvedere' flats (1929) at 22 The Esplanade, St Kilda, which is included on the Victorian Heritage Register (H812). Flats in the Moderne style include *La Rochelle* 1A Dickens St in 1935-36 (PPHR 892), *San Diego* 9A Princes St in 1936 (PPHR 780), *Valma* 17 Victoria St in 1936 (PPHR 950). Merritt also did other house to flat conversions including *Sur la Mer* 25 The Esplanade in 1929 (PPHR 943), 16 Deakin St in 1930 (PPHR 891), and 367-368 Beaconsfield Parade in 1941 (PPHR 422).

Recommendations

It is considered that the flats at 320 Dandenong Road, does not meet the threshold for local significance.

Reasons for this recommendation are as follows:

- It is a very late example of the Moderne style. While nonetheless a good example of this style, it is not overly distinguished.
- The Moderne style is very well-represented in the municipality in existing heritage overlays and so any new potential individual site would need to be highly distinguished.
- There have been some alterations (since the 1946 iteration), primarily the enlargement of two front windows and possibly other changes.

HOUSE

Address	406 Inkerman Street, St Kilda East
Category	Residential: House
Style/Period	Postwar
Constructed	1958
Designer	Dr Ernest Fooks



History

- The subject site formed part of Crown portion 179B, Parish of Prahran, County of Bourke. The approximately five-acre allotment was purchased by J Bakewell by 1857.
- During the late nineteenth century, the land on the west side of Orrong Road between Alma Road and Inkerman Street was occupied by three large mansion estates: *Fern Acres* in the north, *Great Hill* (which faced Pine Hill Grove, now the southern section of Lansdowne Road) and *Keroongola*, which occupied a 10-acre site at the northwest corner of Inkerman Street (MMBW).
- In the early twentieth century, all three estates were progressively subdivided to create the street network that exists today as well as new allotments facing the main roads.
- Plans for a residence were prepared in 1957 by architect Dr Ernest Fooks, for Mrs Golda Raleigh, who had acquired the land in 1946 and lived next door at no. 408. A permit was issued in December 1957 (BP 57/94).
- The house was constructed in 1958 by builder L U Simon.
- Alterations were carried out c.2007-2008 – the following photograph shows the houses prior to this.



The house prior to alterations in 2007. (Source: www.realestateview.com.au)

Description

- Modernist salmon brick house comprised of a front single storey section and a main two-storey section, both with flat roofs, over a lower ground/undercroft level.
- Timber-framed windows with sliding sashes. Large upper-level window with timber screen (vertical fins).
- A ramp with crazy paving leads from the front property boundary to the entrance.
- There is a cantilevered, concrete canopy above the entrance.
- A number of alterations were carried out in c.2007-2008, including:
 - New tall front fence (original fence was low), concealing key aspects of the design such as the ramp and sunken courtyard.
 - Introduction of a pier beneath entrance canopy.
 - Front single storey section has been rendered. The other walls have been painted.
 - Highlight window to single storey section has been infilled.
 - Ramp balustrade has been replaced or altered (addition of upper railing). Note balustrade detailing shown differently again on original drawing.

Comparative Analysis

- Ernest Fooks was one of a number of émigré architects who settled in Melbourne's southern suburbs in the 1940s and '50s. Fook's output in the municipality was largely limited to blocks of flats and community buildings, although he designed houses elsewhere. The only other known house by Dr Ernest Fooks in Port Phillip is 25 Eildon Road, St Kilda (1949-50), an intact late example of the Moderne style, which is a Significant place within the HO5 St Kilda Hill Precinct.
- While there are numerous Modernist flats in the municipality, there are comparatively few Modernist houses. Individually significant Modernist houses include the following, all of which have a high level of intactness.
 - 32 Byron Street, Elwood (1962) designed by Kurt Popper (Citation 2326).
 - 19 Lindsay Street, Elwood (1963-64) (Citation 2334).
 - 101A Hotham Street, Balaclava (1950), designed by Kurt Popper (Citation 2420).

Recommendations

It is considered that the house at 406 Inkerman Street, does not meet the threshold for local significance.

Reasons for this recommendation are as follows:

- A good example of a Modernist house by noted émigré architect Dr Ernest Fooks, and one of only two houses known to have been designed by Fooks in the municipality. However, the alterations that have been undertaken have compromised the ability to interpret the original design and presentation.

COTTAGES

Address	17-23 Leslie Street, St Kilda East
Category	Residential: House
Style/Period	Victorian
Constructed	1888
Designer	Unknown



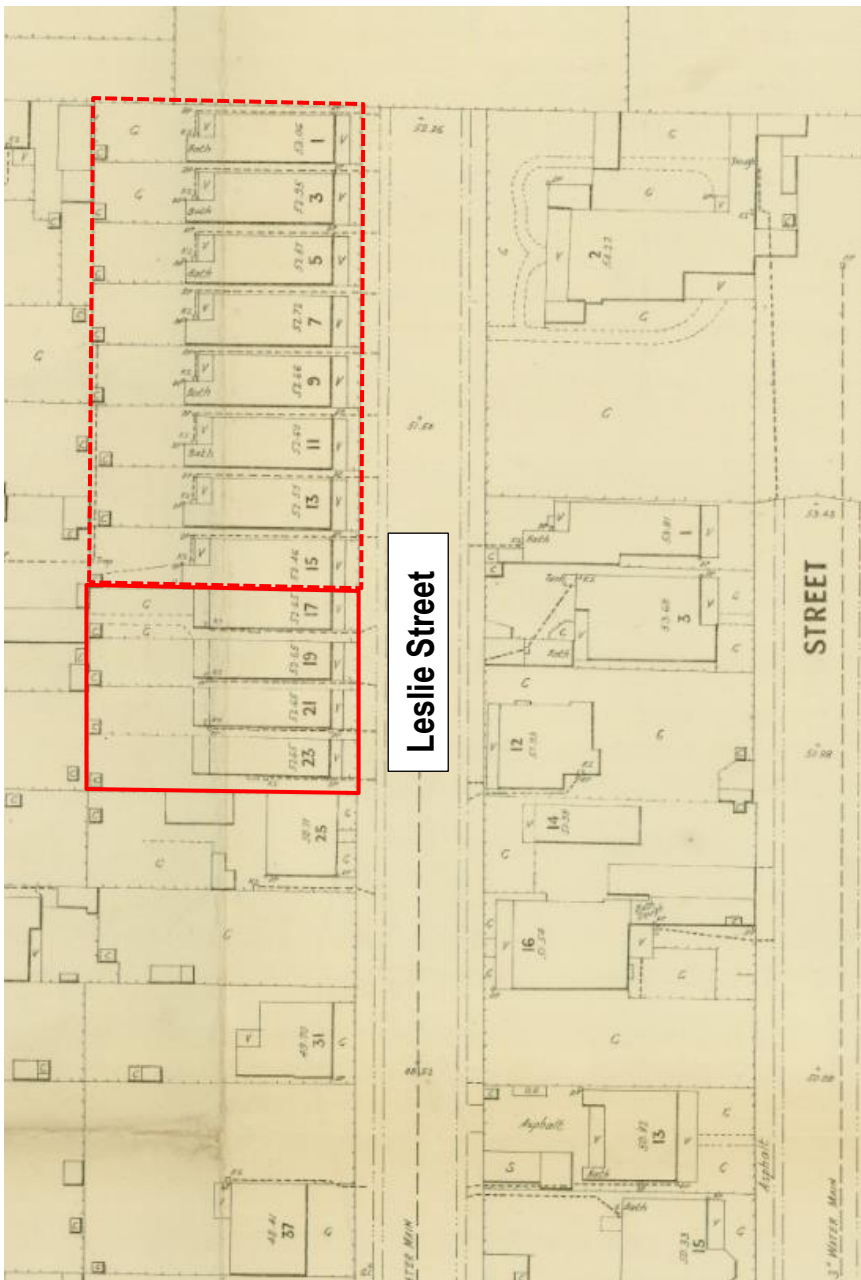
17 and 19 Leslie Street



21 and 23 Leslie Street

History

- The subject sites (nos 17-23) formed part of Crown portion 157A, Parish of Prahran, County of Bourke. The approximately five-acre allotment was purchased in November 1853 by J Gill.
- By 1873, Hugh Peck, estate agent of Queen Street in the City of Melbourne, had acquired land on the west side of Leslie Street (equivalent to nos 1-23). In June 1886, the land was sold to the Fourth Terminating Building Society. (Certificate of Title v.580 f.870).
- In February 1888, the 4 subject lots (nos 17 to 23) were sold to Philip John Rose, clerk of Inkerman Street East St Kilda, while the remaining 8 lots (1-15) were sold to the Royal Permanent Building Society in March 1888. (Certificate of Title v.580 f.870).
- Nos 17 to 23 were developed during 1888 with three-roomed timber houses (Rate Book 1888 nos 1035-1038). Nos 1 to 15 were also developed during 1888 with three-roomed timber houses (Rate Book 1888 nos 1027-1034).
- The 1898 MMBW plan shows that the four cottages at 17 to 23 had identical rectangular plans with front verandahs. They differed from the houses at nos 1 to 15 by being narrower.



MMBW detail plan no. 1421, dated 1898. Nos 17-23 (solid outline), nos 1-15 (dashed outline). (Source: SLV)

Description

- A row of four detached, single fronted late Victorian timber cottages, part of the same subdivisional development. They have hipped roofs clad in corrugated sheet metal, front verandahs. and bracketed cornices.
- While typical in form they are distinguished by their diminutive size (approximately 3.7m wide).
- Nos 21 and 23 are largely intact.
- Nos 17 and 19 are partly intact. No. 17 has an infilled verandah. No. 19 has been reclad in brick (sheeting), the chimney and cornice have been removed, and the window opening has been enlarged.
- The original verandah detailing (which would have been the same for all) is not known. Whilst no. 23 has a cast iron frieze to the verandah, it is not clear if it is original.
- It is noted that six of the eight houses to the north, which were developed at the same time, also survive at nos 1-7, 13-15. These are slightly wider than nos 17-23. All lack chimneys, have varying cast iron frieze designs, and some have altered windows.

Comparative Analysis

- The group of four cottages are examples of modest late Victorian timber housing. This type is well represented in heritage overlays in the municipality, especially in the St Kilda East/Balaclava area (for example, the Balaclava Flats Residential Precinct).
- They are distinguished from most other examples by their unusually narrow width.

Recommendations

It is considered that the houses at 17-23 Leslie Street, St Kilda East, do not meet the threshold for local significance.

Reasons for this recommendation are as follows:

- Modest late Victorian timber housing is already well represented in heritage overlays in the municipality.
- While their diminutive size is unusual, as a small group they do not demonstrate a sufficient degree of intactness to justify their inclusion in the overlay. No.19 in particular has been substantially altered, and no.17 has also been partly altered.
- Consideration was given to including nos 1-7, 13-15 to create a larger group, however these houses are also not of sufficient intactness to justify their inclusion. Furthermore, the group is interrupted by two infill buildings.

HOUSES

Address	3 and 11 Linton Street, Balaclava
Category	Residential: House
Style/Period	Victorian
Constructed	1887
Designer	Unknown



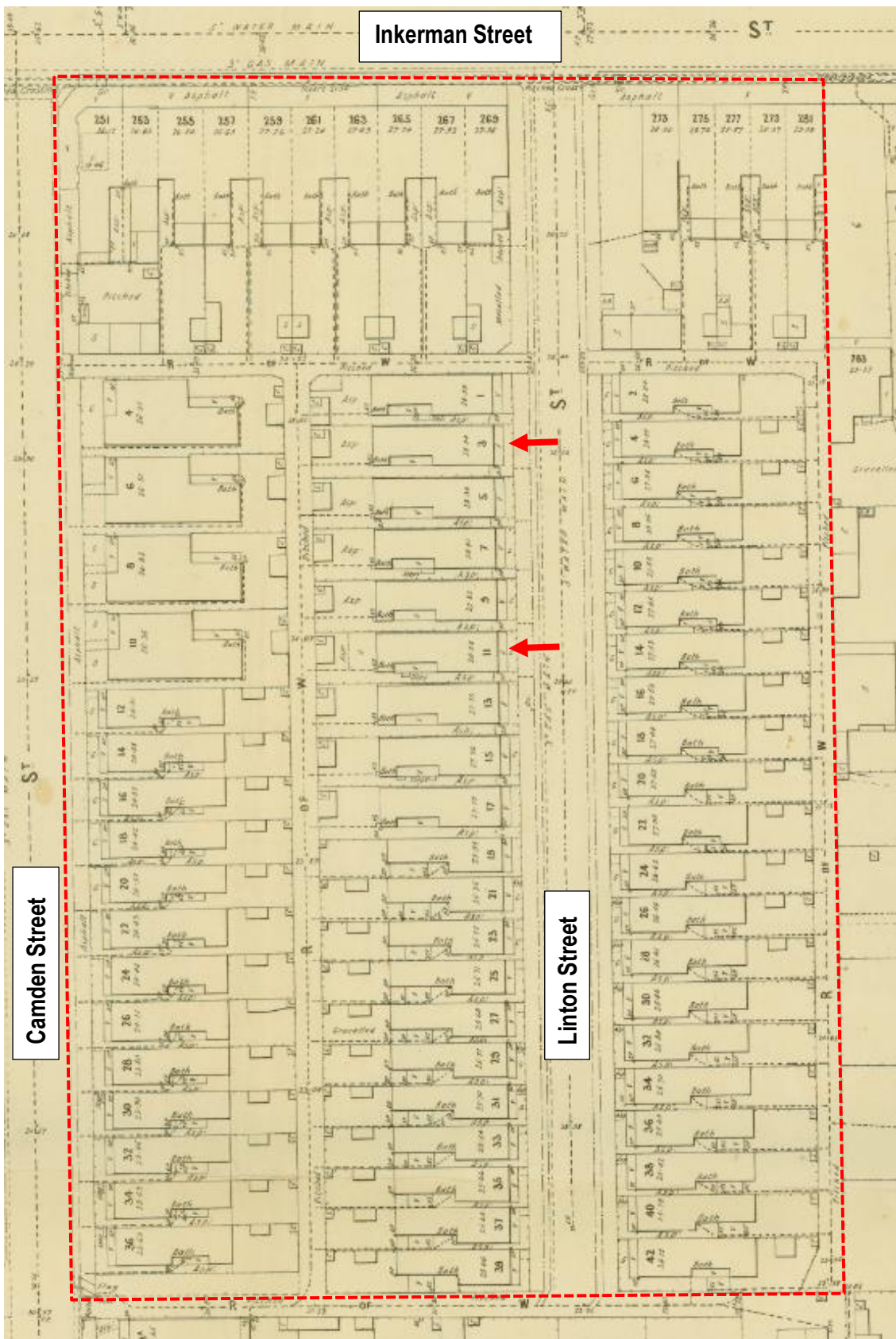
3 Linton Street



11 Linton Street

History

- The subject sites (nos 3 and 11) formed part of Crown portion 137B, Parish of Prahran, County of Bourke. The four-acre allotment was purchased in November 1853 by W Powell.
- In 1872, Crown Portion 137B was acquired by George Brunning, nurseryman, as part of his nursery holdings (Certificate of Title v.524 f.699). The 1873 Vardy plan shows the land undeveloped except for one timber building in the north-east corner.
- Between 1886 and 1888, Crown portion 137B was subdivided and sold in several stages to the Premier Permanent Building Land and Investment Association (only one allotment at the east corner of Linton and Inkerman streets was not purchased by the association). The Premier Permanent Building Land and Investment Association was one of the largest building societies during Melbourne's land boom of the 1880s.
- Allotments in the 'East St Kilda Gardens Estate' were developed in Linton Street, the east side of Camden Street, and on the south side of Inkerman Street. In March 1887, it was reported that 59 houses were in the course of erection upon the estate (*Argus* 14 March 1887 p8).
- The land relating to the subject sites was purchased in February 1887. The subject houses were built in 1887 (RB 1887, nos 2463 and 2467). They were amongst nine 5-roomed timber houses in Linton Street. The other 32 timber houses in the street had four rooms.
- The 1888 rate book records Anastasia Raleigh as the owner occupier of no.3 and Charles Byass, land agent, as the owner occupier of no. 11 (Rate Book 1888 nos 2762 and 2766).



MMBW Detail Plan No. 1424 (dated 1897). The extent of Crown Portion 137B is shown outlined. (Source: State Library of Victoria)

Description

- Two single-fronted late Victorian timber houses, with gabled roofs clad in corrugated sheet metal and front verandahs.
- They are not adjacent but were part of the same subdivisional development. Presumably the detailing was originally identical.
- The houses have gable ends with scalloped bargeboards and a quatrefoil motif to the roof vent. Façades are clad in ashlar boards and side walls are clad in weatherboards.
- The window frame mouldings and sills are different to each, with that to no. 11 not being original. The door of no. 3 has been changed. The cast iron friezes to the verandahs are different and may not be original.
- No 3 retains two rendered chimneys however those to no. 11 have been removed.
- Fences are not original but sympathetic timber picket type.

Comparative Analysis

- The two houses are examples of a late Victorian cottage-type. This type is well represented in heritage overlays in the municipality, especially in the St Kilda East/Balaclava area (for example, the Balaclava Flats Residential Precinct).
- They are representative remnants of the extensive land speculation that occurred in Melbourne in the 1880s.
- They are distinguished by their ornate bargeboards.
- The house at no. 7 (which is the same five-roomed type as nos 3 and 11) also survives but it is missing its ornate bargeboard and the verandah has been replaced with a different profile.

Recommendations

It is considered that the houses at 3 and 11 Linton Street, Balaclava, do not meet the threshold for local significance.

Reasons for this recommendation are as follows:

- Although largely intact, modest late Victorian timber housing is already well represented in heritage overlays in the municipality. Furthermore, their physical separation from each other hinders an understanding of their relationship.
- Consideration was given to including other surviving houses from the East St Kilda Gardens Estate in Linton and Camden streets to create a larger group. However, this would be a fragmented group, making it difficult to understand the relationship between them, and many of the houses have a poor level of intactness.

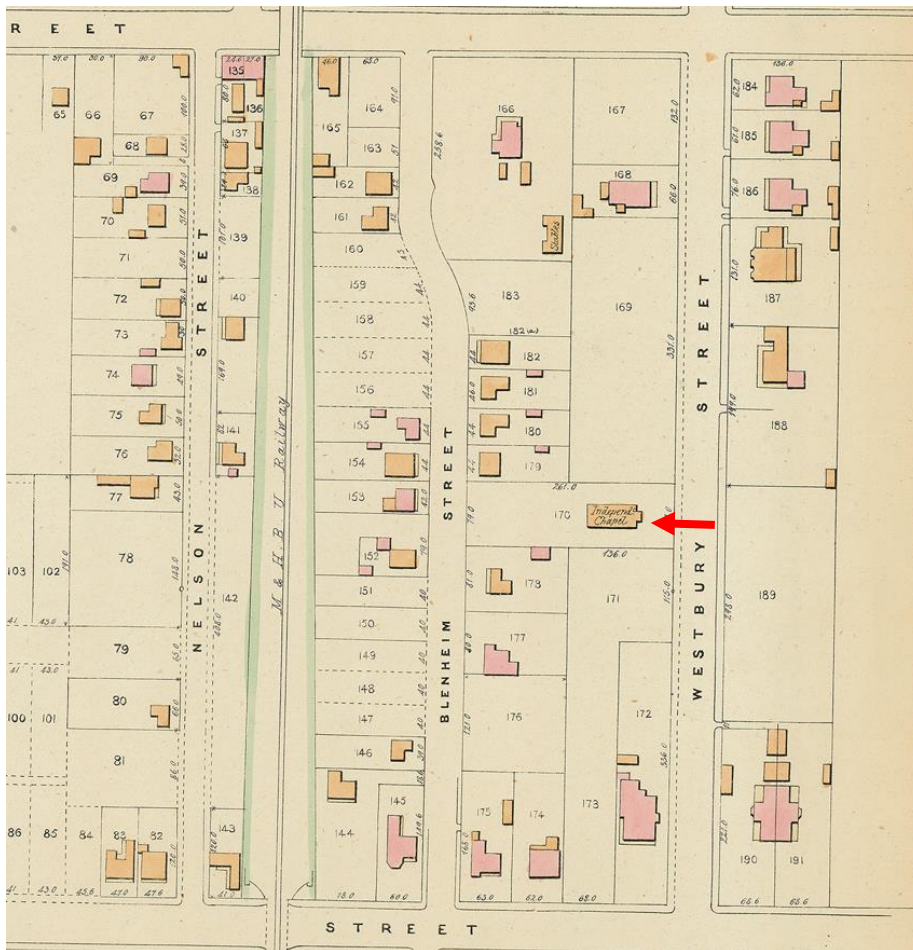
HOUSE

Address	115 Westbury Street, Balaclava
Category	Residential: House
Style/Period	Victorian
Constructed	1890
Designer	Unknown

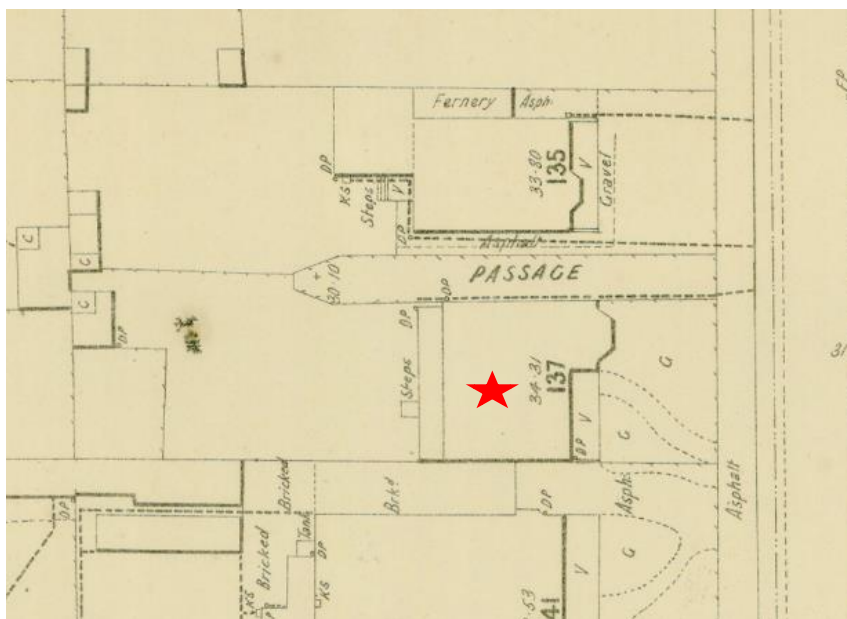


History

- The subject site formed part of Crown portion 153A, Parish of Prahran, County of Bourke. The four-acre allotment was purchased in November 1853 by W R Belcher.
- In the 1860s a Congregational Church was established on the west side of Westbury Street. The 1873 Vardy Plan shows the church. In 1886, the timber church building was relocated to the corner of Hotham and Inkerman streets (The Telegraph, St Kilda, Prahran and South Yarra Guardian, 28 Aug 1886, p6).
- In 1887 part of the former church land fronting Westbury Street was sold to the Modern Permanent Building and Investment Society (Certificate of Title v.1948 f.510).
- In 1888, the land was purchased by Alexander Chalmers ('the younger'), carpenter, and a four-roomed brick house was built on the north part (no. 113). The rate book for 1888 records Alexander Chalmers as the occupant of the house.
- In 1890 the southern part (no. 115) was subdivided and sold to George Chalmers, plumber, presumably a family member. The subject house, a four-roomed brick house, was built in the same year possibly by Alexander Chalmers who was a carpenter (RB 1891 no.3148). The January 1891 rate book records George Chalmers as the occupant.
- The MMBW plan dated 1898 shows the footprint of the subject house (then numbered 137). There was a shared central passage between nos 113 and 115.
- Unlike most of the St Kilda East/Balaclava area during the 19th century, which was developed predominantly with timber houses, Westbury Street had a high proportion of brick houses.



Plan of the Borough of St Kilda, South Ward No. 2 (J.E.S. Vardy, 1873). The Congregational Church on the subject site is indicated. Timber buildings are shaded orange and brick buildings are shaded pink. (Source: St Kilda Historical Society)



MMBW Detail Plan No. 1425 (dated 1898). (Source: State Library of Victoria)



Aerial photograph dated 1945, showing the subject house. (Source: Landata, Proj No 5, Run 17E, Frame 58014)

Description

- Intact late Victorian Italianate villa, constructed of bi-chrome brick (brown and cream) with a slate clad, hip roof.
- The single storey house has a tessellated tiled deck, six-panelled door, etched glass to sidelights, tuck-pointed brickwork, bracketed cornice, cast iron verandah frieze, and rendered chimneys with moulded caps.
- At the rear there is a modern single storey addition.
- The front fence is a reproduction of a Victorian period metal palisade type on a rendered plinth.

Comparative Analysis

- Within the St Kilda East/Balaclava area, Italianate style houses of the late Victorian period are most commonly timber or rendered masonry and there are numerous examples included in existing heritage overlays. Some examples include 121, 123 and 125 Hotham Street (HO317), and 2 Glen Eira Road, 42, 44 and 46 Sycamore Grove within the Ripponlea Residential Precinct.
- Late Victorian bichrome brick houses in the St Kilda East/Balaclava area are comparatively few - two distinctive bichrome brick examples are 29-31 and 33 William Street (PPHR 376 and 377).
- There are however numerous late Victorian bi-chrome brick Italianate style houses nearby in St Kilda. Some examples include the cluster of six intact houses in Marlton Crescent and in adjacent streets such as 90 Wellington Street and 18 Crimea Street within the St Kilda East Precinct (HO6) and 129 Wellington Street (PPHR 2381).

Recommendations

It is considered that the house at 115 Westbury Street, Balaclava, does not meet the threshold for local significance.

Reasons for this recommendation are as follows:

- Although a good and intact example of an Italianate style bi-chrome brick house, it is not overly distinguished.
- While late Victorian bichrome brick houses are uncommon in the St Kilda East/Balaclava area, the period and the Italianate style is nonetheless well represented in this area by timber and rendered masonry examples many of which are included in existing heritage overlays.
- There are numerous intact late Victorian bi-chrome brick houses, including more distinguished examples, nearby in St Kilda which are included in existing heritage overlays.

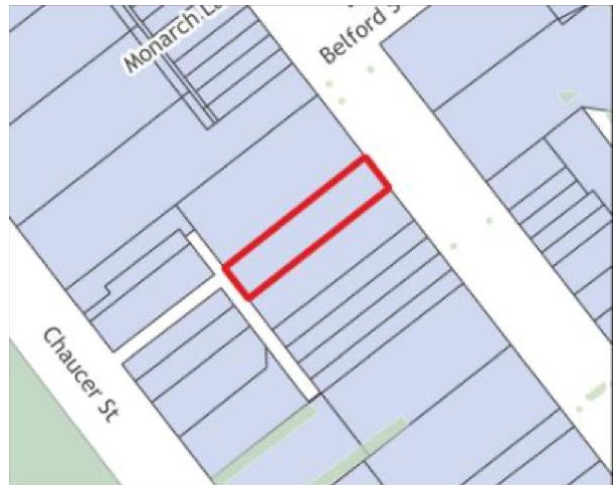
APPENDIX J – Updated Citations

City of Port Phillip Heritage Review

Place name: State Savings Bank of Victoria
(former)

Citation No:
95

Other names: Commonwealth Bank



Address: 133-135 Acland Street, St Kilda

Heritage Precinct: Village Belle
Commercial

Category: Commercial: Bank

Heritage Overlay: TBC

Style: Late 20th century

Graded as: Significant

Constructed: 1969

Victorian Heritage Register: No

Designer: Best Overend

Amendment: Amendment C29, C160

Comment: Revised citation

Significance

What is significant?

The former State Savings Bank of Victoria (now the Commonwealth Bank), designed by Best Overend and constructed in 1969, at 133-135 Acland Street, St Kilda is significant.

The building is single storey with a tall parapet. The façade is completely clad in off-white marble panels, except for the glazed entry, which have been configured to maintain the diagonal patterning of the veining. At ground level the facade is set back from the front boundary with wing walls beneath the paired wide, segmental arched concrete canopies which have a metal fascia, painted black. The soffit of the canopy has a rough finish, possibly finished with vermiculite (a sprayed-on material employed for its acoustic properties and often referred to as a popcorn ceiling), and recessed lights.

Alterations and additions are not significant. These include, the ATMs, the aluminium-framed glazed entry with translucent glazing above, terrazzo floor tiling at the entry and the metal railing.

How is it significant?

The former State Savings Bank of Victoria at 133-135 Acland Street, St Kilda is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

The former State Savings Bank of Victoria is historically significant for its continuous use as a financial institution in the Acland Street commercial centre since 1969. It was one of six branches of the State

Savings Bank of Victoria established in the municipality and replaced an earlier branch building in Barkly Street. Although the State Savings Bank of Victoria had its own in-house architectural department, it also maintained a tradition of engaging some of the more progressive and prominent private architectural firms, in this case Best Overend, to undertake commissions. (Criterion A)

The former State Savings Bank of Victoria is of aesthetic significance as an intact, late example of the International style as indicated by the use of bold, often sculptural forms with distinct zones of blank walling. It is a good example of small-scale bank architecture dating from the 1960s. The essentially symmetrical façade cleverly expresses an asymmetrical plan generated by the bank's functional duality: on one side expressing public accessibility, on the other, solid security. The symmetry of the double curved awning resolves this duality and the fine marble facings enhance the sense of formality. The canopy and the height of the parapet continue the dominant characteristics of the streetscape. The setback of the building contributes a small public space to the Acland Street footpath. (Criterion E)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.5 Banking and finance

Port Phillip thematic environmental history

6. Commerce, trade and work: 6.2 Markets, shops and retail

History

Contextual history

The first Village Belle Hotel was established in 1855 in Barkly Street opposite the intersection with Acland Street and in 1891 the present building was erected. The surrounding area first developed as a residential area and by the late nineteenth century, the southern end of Acland Street was lined with villas as well as two mansions that occupied the triangle formed by Acland, Belford and Barkly streets. The only non-residential development was the cable tramway sheds on the southwest side opposite Irwell Street (MMBW).

The growth in the population of St Kilda and Elwood due to mansion estate subdivision and the building of flats in the early twentieth century (and the gradual decline of the High Street shopping centre) led to the development of new retail centre around the intersection of Acland and Barkly streets surrounding the Village Belle Hotel. By the 1930s the growing importance of the centre was marked by the opening of a Coles Store with dual frontages to Acland and Barkly streets and branches of the State Savings Bank of Victoria and the Commonwealth Bank in Barkly Street, and rows of multiple shops along both sides of Acland Street.

State Savings Bank of Victoria

The State Bank of Victoria was established by 1912 when the Savings Banks Act (No.2365) provided for all Banks then operating under the Savings Banks Acts to be collectively named The State Savings Bank of Victoria (SSBV). Between the time of its formation and 1939 the Bank undertook a 'remarkable building programme' erecting over 70 branches throughout Victoria, the most by any single bank during that period (Trethowan 1976:7).

Services offered by the Bank included savings bank facilities, special loans to discharged soldiers (from 1917), building homes for people of small means (from 1920s), including the Garden City estate at Fisherman's Bend and credit foncier facilities including mortgage loans and sale of debentures. The credit foncier scheme was one of the first of many introduced in Australia over the first decades of the twentieth

century and became known colloquially as the 'cheap money' scheme. By the 1920s the success of the credit foncier scheme led to the Bank adding other loans on special conditions for lower income workers and returned servicemen (Murray & White 1992:207-17).

In 1991 the SSBV merged with the Commonwealth Bank of Australia. At that stage, there were more than 500 branch locations throughout Victoria. Following the merger, many branches were closed and those that were kept open became branches of the Commonwealth Bank.

In the City of Port Phillip, some of the first SSBV branches in Victoria were established in St Kilda at the corner of Fitzroy Street & Canterbury Road in 1914, at Carlisle Street, Balaclava (1914), and Middle Park (c.1915). Other branches followed at Elwood (1922), Ripponlea (1922), and Barkly Street, St Kilda (1923).

The branch in Barkly Street, St Kilda served the Village Belle shopping centre until the late 1960s. In 1967 the Commissioners of the SSBV acquired this property in Acland Street, which contained a pair of shops (CT). Best Overend was the architect of the new branch building, which opened in 1969.

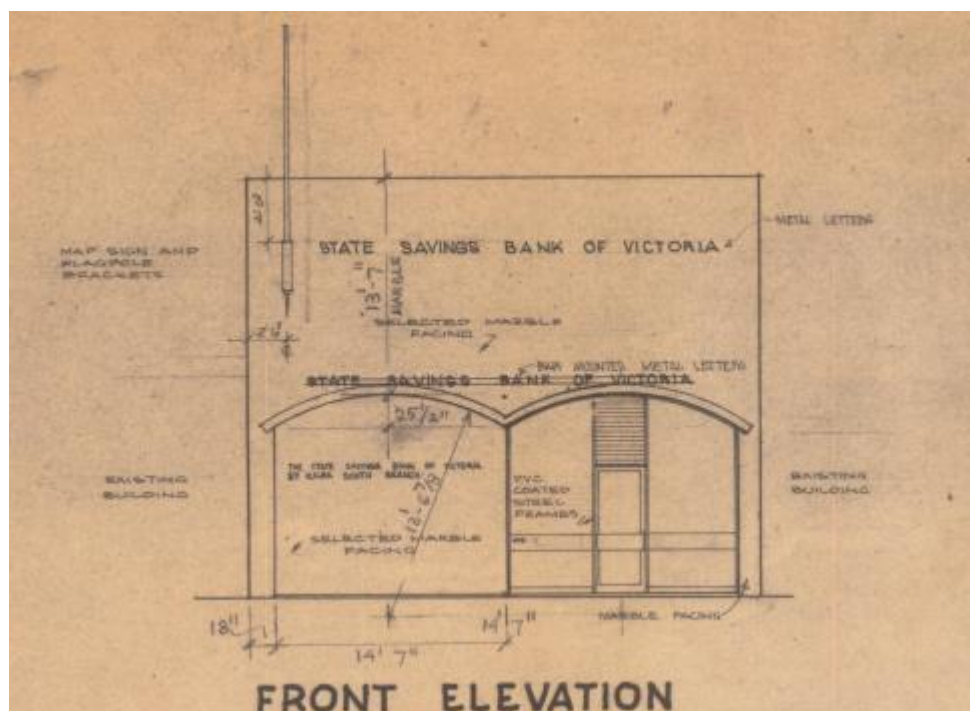


Figure 1 - Elevation plan prepared by Best Overend. (Source: Council building file)

In 1984 the first automatic teller machine was installed in the façade. It became a branch of the Commonwealth Bank c.1991 following the merger of the two banks, and this led to the closure of the original Commonwealth Bank at 204-208 Barkly Street, which had opened in 1939.

References

Certificate of Title (CT), Vol. 8690 Fol. 508

Heritage Alliance, *East St Kilda Heritage Study*, Citation 2298 for former SSBV, 224 Carlisle Street, Balaclava

Melbourne & Metropolitan Board of Works Plan No. 1375 and 1376, dated 1897

Murray R. & White, K., *A bank for the people: A history of the State Bank of Victoria*, Hargreen, North Melbourne, 1992

Port Phillip Thematic Environmental History (TEH), February 2021

St Kilda Council building permits (BP) nos. 5215 (Barkly Street branch, 13 March 1923; No. 2773, dated 3 June 1969; 9316, 28 July 1982 (internal alterations); D.2634, 20 October 1984 (ATM)).

Trethowan, B., *A study of banks in Victoria, 1851-1939*, HBC, December 1976

Description

The former SSVBV is a late example of the International style as indicated by the use of bold, often sculptural forms with distinct zones of blank walling. It is single storey with a tall parapet. The façade is completely clad in off-white marble panels except for the glazed entry. The veining of the marble is varied in colour but the large rectangular tiles (four levels across the façade height) have been configured to maintain the diagonal patterning.

At ground level the facade is setback from the front boundary with wing walls beneath the paired wide, segmental arched concrete canopies which have a metal fascia, painted black. The soffit of the canopy has a rough finish, possibly finished with vermiculite (a sprayed-on material employed for its acoustic properties and often referred to as a popcorn ceiling), and recessed lights.

While the building is not completely intact, overall, it has good integrity. Original SSBV signage has been replaced by the present signage.

Below the canopy, the northern half of the façade currently contains two ATMs and a non-original, aluminium-framed glazed entry with translucent glazing above.

The terrazzo floor tiling at the entry is likely not original (identified as concrete tiles on the drawings) nor are the metal railing.

Comparative analysis

Although the SSBV had its own in-house architectural department, it also maintained a tradition of engaging some of the more progressive and prominent private architectural firms to undertake commissions (Heritage Alliance 2004).

This branch designed by Best Overend compares with new Balaclava branch erected in Carlisle Street in 1965 (Citation 2298, Carlisle Street Commercial Precinct), which was designed by Eggleston, Macdonald & Secomb, who enjoyed an ongoing association with the SSBV (in 1982 the firm designed internal alterations to the Acland Street branch). This association could be traced back to the pre-War practice of the firm's founder, architect Alec Eggleston (1883-1955), and culminated in the firm's design for the bank's head office, on the corner of Bourke and Elizabeth streets, in the late 1970s (Heritage Alliance 2004).

Earlier former SSBV banks included in the HO are:

- 54 Fitzroy Street, St Kilda (1914) (Citation 1478)
- 104 Canterbury Road, Middle Park (c.1915) Significant within HO445 Armstrong Street precinct
- 6 Ormond Road, Elwood (1922) (Citation 360)
- 78 Glen Eira Road, Ripponlea (1922) (Citation 1984)

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Retain in the Heritage Overlay as a Significant place.



Primary source

RBA Architects & Conservation Consultants, *H07 Elwood St Kilda Balaclava Ripponlea Precinct Heritage Review Stage 2*, 2021

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study, Volume 3*, 1992

Other images



The former SSBV c.1999

City of Port Phillip Heritage Review

Place name: B'nai B'rith House (former)
Other names: -

Citation No:
2018



Address: 99 Hotham Street, Balaclava

Category: Community: Lodge Hall

Style: Postwar: Modernist

Constructed: 1959

Designer: Dr Ernest Fooks, Max Lyle

Amendment: C29, C161

Comment: Revised citation

Heritage Precinct: Not applicable

Heritage Overlay: HO337

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The former B'nai B'rith House, designed by Dr Ernest Fooks and constructed in 1959, at 99 Hotham Street, Balaclava is significant.

A two-storey modernist community building consisting of two sections, both with a rectangular footprint, flat roof – the taller main and smaller northern unit. Initially the front of the main part had an open undercroft, which was then infilled soon after in 1961 by Fooks. The roof of the main section projects with a timber fascia and has a soffit with stained, slatted timber. This section is concrete framed, and its façade has a wide (segmental) curved cream brick wall in stretcher bond with a regular configuration of projecting bricks (alternate bricks in every second course) and recessed, narrow side windows. A large bronze sculpture of a menorah by Max Lyle is located to the southern end. The side elevations include panels with a pebble finish alternating with glazing to the front part of the upper level with limited areas of cream brick (some infill). The glazing is timber-framed with large, fixed panes either side of a narrow openable window. The smaller northern unit is set back in cream brick with similar window groups comprised of narrow openable and large fixed panes, with a timber panel above.

Alterations and additions associated with the conversion to residential use are not significant.

How is it significant?

The former B'nai B'rith House is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

B'nai B'rith House is of historical significance as a community lodge established in 1959 following a period of massive growth for Melbourne's Jewish community during and following World War II. It is specifically associated with B'nai B'rith, the oldest and largest international Jewish community service organisation in the world. Like many Post-war organisations, following their establishment in Melbourne in 1945 they initially met in pre-existing buildings for some years before building this dedicated lodge on Hotham Street. It served as an important community focus among the Jewish population in this area until 2010. (Criterion A)

B'nai B'rith House 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 who was a member of the Lodge. The bold and striking composition with an expressed concrete frame in conjunction with a finely detailed brickwork and timber-lined soffit is demonstrative of Fooks' position at the forefront of architectural design at the time. The building is complemented by a bronze sculpture mounted on the façade by Max Lyle. (Criterion E)

Thematic context

Victoria's framework of historical themes

2. Peopling Victoria's places and landscapes: 2.4 Arriving in a new land, 2.5 Migrating and making a home, 2.6 Maintaining distinctive cultures; 8. Building community life: 8.4 Forming community organisations

Port Phillip thematic environmental history

3. People: 3.5 Expressing identity and culture; 8. Community life: 8.4 Gathering places

History

Thematic history

The strong Jewish community in St Kilda and Elwood today is largely a result of post-World War II migration, however there had been a Jewish congregation in the area since the late 1800s. In 1921 the Jewish population of Melbourne was 7,600 people, and this grew to approximately 30,000 by 1961 (Lipmann, 1973, as cited in Townsend, 2018).

The St Kilda Hebrew Congregation was established in 1871 and built its first synagogue on part of the former Charnwood estate the following year. The congregation grew and by the early 1920s, it needed a bigger synagogue. The new St Kilda Hebrew Congregation Synagogue was built almost directly opposite the original building and was consecrated in 1927. Designed by Joseph Plottel, the synagogue is built in Byzantine Revival style.

The first Australian Temple Beth Israel was founded in Melbourne in 1930 by Ada Phillips. It promoted a progressive form of Judaism that was more relevant and appealing to younger Jews. Services were held at Wickliffe House on the St Kilda Esplanade, the St Kilda Town Hall and the Christ Church hall. A synagogue was purpose-built at 76-82 Alma Road, St Kilda in 1937. But by the end of World War II, with 1,600 people attending on High Holidays, some services had to be held at the St Kilda Town Hall. By the late 1950s, the congregation had grown to become the largest single Jewish congregation in Australia.

The Elwood Talmud Torah congregation was founded in the 1930s to serve the increasing number of Jewish migrants escaping growing anti-Semitism and persecution in Europe. The congregation, like so many others in the study area, began meeting in private homes before raising enough funds to purchase land and build a synagogue. Kurt Popper, a Viennese modernist architect, designed the Elwood Talmud Torah. It opened its doors in 1957. Part of the community broke away in 1939-1940 to form the Adass Israel

Congregation, which established a synagogue at 24 Glen Eira Road, Ripponlea in 1950. In December 1950, the foundation stone for a mikvah – a ritual bathhouse – was laid behind the main building. The community continued to expand its synagogue to surrounding sites from the 1960s, to accommodate its growth.

The Sephardi Jewish community also arrived in the area during the huge wave of post-war migration in the 1950s. They worked hard to establish a place of worship of their own, and in 1994 former Australian Governor Sir Zelman Cohen opened the Sassoon Yehuda Sephardi Synagogue on Hotham Street, East St Kilda.

These synagogues are still in regular use. The range of congregations demonstrates the diversity and strength of the Jewish community in the City of Port Phillip (TEH).

B'nai B'rith House

Founded in the United States in 1843, B'nai B'rith is the oldest and largest international Jewish community service organisation in the world. B'nai B'rith supports human rights and anti-discrimination and promotes multi-culturalism and inter-religious understanding and social justice activities. The organisation has accredited NGO status at the United Nations in both New York and Geneva, and maintains representative offices in Jerusalem, and in Brussels to deal with issues relation to the European Union. At a grass roots level, B'nai B'rith delivers community welfare services such as youth and young adults' programs, senior citizens' housing, and financial support for educational services. Initially, B'nai B'rith was a fraternal Lodge, and membership was open to Jewish men 'of good repute, and at least 25 years old', while women could become members of Chapters associated with the Lodges. However, in 1990 B'nai B'rith International voted to admit women as full members (B'nai B'rith website; *The Australian Jewish News* 3 May 1957 p9).

In Australia the first Lodge was established in Sydney in 1944, followed soon after by the commencement of the Sydney Women's Chapter. Melbourne instituted its first Lodge, no.1547, in 1945, which was installed on 20 May at the Samuel Myers Hall (*The Australian Jewish Herald* 8 June 1945 p6). These were established by Austrian and German refugees and immigrants from Europe as well as leaders from the Australian Jewish community. In Melbourne, Frank B. Lippmann, a former past president of a European lodge played an important role in the establishment of Lodge no.1547. B'nai B'rith was eventually established in all Australian states, but only Sydney and Melbourne remain today (B'nai B'rith website).

An early initiative of the B'nai B'rith Lodge in Melbourne was the awarding in late 1946 of scholarships for students attending Hebrew schools in Victoria or at the University of Melbourne (*The Sydney Jewish News* 29 November 1946 p8). The Lodge also worked closely with the Australian Jewish Welfare Society provided help for needy members of the community. One example was the Mothers Help Scheme commenced in 1952 by the Women's Chapter, which arranged immediate help for families when a mother became ill or had to go to hospital. In 1955 the Lodge donated a hut to the A.H. Sicree Memorial Camp for Jewish Youth at Upper Beaconsfield (*The Australian Jewish News* 3 May 1957 p9).

In 1955 the Lodge celebrated its tenth anniversary and in April 1957 the second B'nai B'rith Lodge (Harmony Lodge No. 2099) was instituted in Melbourne. Three other new lodges were instituted in Sydney, Perth, and Brisbane at around the same time. By this time membership exceeded 500 and was steadily growing (*The Australian Jewish News* 3 May 1957 p9).

With the growth in Lodge members a permanent meeting place was required. The Lodge trustees acquired the present site in Hotham Street in 1957 and Dr Ernest Fooks was engaged to design alterations and additions to the nineteenth century house on the property. The first stage, completed c.1958, comprised internal alterations to the house to create meeting rooms and office spaces. The second stage, completed in 1959, was a two storey addition built in front of the house (see Figure 1), which contained a main Assembly Hall on the first floor that could seat 350 people accessed by a stairwell on the north side (with a cloakroom below) (BP). The building was named 'B'nai B'rith House'. A feature of the façade was a copper sculpture in the form of an abstracted menorah, which was created by sculptor, Max Lyle (*Interview with Max Lyle*).



Figure 1: B'nai B'rith House (Hotham Street Reception Rooms), East St. Kilda 1960 (Source: State Library of Victoria, H2003.100/283)

Beneath the assembly hall was an open undercroft. In 1961 this was infilled to create an additional committee room. At the same time additions were made to the rear of the original house to create a caretaker's dwelling. Fooks was the architect for these alterations and additions (BP).

In 1966 a building permit was granted for a further committee room. Kurt Popper was the architect for this addition, but it is unclear whether it proceeded. In 1983 Fooks and Popper collaborated on the design of a two-storey addition at the rear of the original house for a new caretaker's dwelling (BP).

In 2010 the Lodge decided to offer the building for sale, as it was no longer considered suitable for the organisation. The funds from the sale were used to relocate the Lodge to Beth Weizmann, and to promote and expand the organisation (*The Australian Jewish News*, 25 October 2010). In 2017 a permit was approved for a residential development that retained the 1959/61 building and replaced the nineteenth century house with townhouses (BP). This was completed in 2022.

Dr Ernest Fooks - architect

Born during 1906 in Bratislava, Czechoslovakia, Ernest Fuchs was educated in Vienna, where he completed a degree in architecture in 1929 and subsequently a doctorate in town planning in 1932. He started his own practice at that time but in 1939 fled the rising anti-Semitism in Europe, marrying Latvian-born Noemi Matusevic in Canada en route to Australia (HE).

In Melbourne, he became assistant town planner for the Housing Commission of Victoria for nearly a decade (until 1948) working on projects across the State. During this time, he wrote extensively, and lectured, on town planning issues leading to his appointment in 1944 as the first lecturer of town planning at the Melbourne Technical College (now RMIT). In 1946, he outlined his ideas and solutions to planning in Melbourne in *X-Ray the City! the Density Diagram, Basis for Urban Planning*.

On becoming an Australian citizen in 1945, he changed his surname to Fooks. From 1948, he established a successful architectural practice, drawing much of his clientele from Melbourne's thriving post-WW2 European émigré community.

Fooks' practice specialised in 'own your own' flats for developers completing over forty blocks of flats in St Kilda, Caulfield, Toorak, South Yarra and Hawthorn. In 1955, he self-developed an office with four bachelor flats attached at 1 Woonsocket Court, St Kilda (extant but much altered). Fooks also designed numerous single-family residences, beginning with modest-scale examples in the austerity driven period of the late 1940s and early 1950s but evolving as prosperity increased to more ambitiously scaled and detailed

examples subsequently. In this sphere, he was influenced by courtyard focused precedents and the use of Japanese-inspired screens, culminating in his own-famed house in Caulfield (1966). Other projects included some commercial (such as shops) and educational buildings (for example, Mt Scopus Memorial College, Burwood), as well as three notable community facilities – the B'nai B'rith in Hotham Street, Balaclava in 1959, Adass Israel Synagogue in Glen Eira Avenue, Ripponlea, completed in 1965, and the National Jewish Memorial Centre and Community Facility in Canberra, completed in 1971 (Edquist).

Fooks passed in 1985. Despite the coverage in magazines such as *Australian House and Garden* and extensive output of both built work and in publishing, his work has only recently become more widely acknowledged in general architectural circles (Peterson).

The B'nai B'rith commission is said to stem from Noemi's encouragement to be involved with local community affairs (Edquist). Fooks was a member of B'nai B'rith and his wife, Noemi, was part of the Women's Chapter. In 1974 Fooks became the second president of the Unity Lodge, a position he held until 1978. The Unity Lodge was a unique group within B'nai B'rith both in Australia and internationally at the time, as it was comprised of men and women. He also served as consultant to the Jewish Museum and had close links with Toorak Synagogue and community charities (*The Australian Jewish News* 6 May 1983 p12). Following his death in 1985 one of the main halls at B'nai B'rith House was dedicated to his memory. Speakers at the dedication ceremony included his widow, Noemi, Royal Australian Institute of Architects past president, Keith Mackay and colleagues, relatives, and friends (*The Australian Jewish Times* 15 Jan 1987 p4).

Max Lyle - sculptor

Max Lyle (1935-) studied art at RMIT, Melbourne 1951-53 and 1955, Caulfield Technical College 1957-1959; Gordon Institute of Technology 1960-62. In 1963 he was appointed to the University of South Australia: South Australian School of Art 1963-1996 retired as Head of School in 1996. He held his first solo exhibitions in the early 1950s at the Victorian Sculptors society. Other early exhibitions included 1958 Tasmanian Tourist Bureau Melbourne, 1959 Victorian Artists' Society Melbourne and 1962 Museum of Modern Art of Australia Melbourne and he was continuously represented in shows over five decades until the early 2000s.

His commissioned architectural sculptures include 1999 "Bamboo installation" Building Bamboo Art Institute of Indonesia Yogyakarta; 1995 Development Bank of Singapore; 1988 Mount Gambier Civic Centre two wind impelled metal sculptures entitled "Performance"; 1982 Littlehampton School wall sculpture; 1979 Broken Hill Civic Centre "Jamieson Shaft sculpture"; 1973 Adelaide Festival Centre foyer "Environmental sculpture"; 1967 Deakin University Toorak campus Melbourne fountain; 1964 Arndale shopping centre Adelaide pendant sculpture; 1960 Bendigo State College Victoria "Phoenix" wall sculpture; 1959 B'nai B'nith Lodge Melbourne "Menorah" wall sculpture.

Lyle has been the recipient of several awards and grants including 2000 Consultancy for Arts SA, 1991 Study grant from University of South Australia for 6 month tour of Europe, 1984 British Council UK study grant, 1981 Artist in residence Victoria College of the Arts, 1974 Australia Council grant for Adelaide Festival of Arts; 1954 Aubrey Gibson Sculpture prize Victorian Sculptors' Society.

Lyle is represented in the collections of the Australian National Gallery Canberra, University of Sydney, Art Gallery of South Australia, University of Adelaide, RMIT Melbourne; Mildura Arts Centre, Victorian College of the Arts, Geelong Art Gallery; Lord Perth Scotland; and private collections.

(Source: *Interview with Max Lyle*)

References

B'nai B'rith Australia New Zealand website, <https://www.bnaibrith.org.au/our-history.html> (viewed 23 November 2021)

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Peterson, Richard (2009, 2nd ed. [2005]), 'Edgewater Towers' (chpt. 43) in *A Place of Sensuous Resort: Buildings of St Kilda and their people*.

Port Phillip Thematic Environmental History (TEH), February 2021

Townsend, Catherine, 'Making Modern Jewish Melbourne: Schools, Synagogues, Aged Care Facilities and Community Buildings 1938-1979' (paper), 2018

Description

A modernist community building currently being converted to residential use. It consists of two sections, both with a rectangular footprint, flat roof, and two storey – the taller main and smaller northern unit. Initially the front of the main part had an open undercroft (SLV, H2003.100/283), which has been infilled.

The roof of the main section projects with a timber fascia and has a soffit with stained, slatted timber. This section is concrete framed, and its façade has a wide (segmental) curved cream brick wall in stretcher bond with a regular configuration of projecting bricks (alternate bricks in every second course) and recessed, narrow side windows. A large bronze sculpture of a menorah (ancient Hebrew lampstand) by Max Lyle is located to the southern end.

The side elevations include panels with a pebble finish alternating with glazing to the front part of the upper level with limited areas of cream brick (some infill). The glazing was timber-framed with large, fixed panes either side of a narrow openable window.

The smaller northern unit is set back in cream brick with similar window groups comprised of narrow openable and large fixed panes, with a timber panel above.

Comparative analysis

The former B'nai B'rith House is one of many institutional buildings (schools, community centres, memorials, aged care facilities etc.) constructed in Melbourne during the 1950s, 60s and 70s in response to the massive population growth within the Jewish community following World War II. The architects commissioned were often Jewish émigrés themselves who brought with them detailed knowledge and experience of European Modernism. While their formative training always remained dominant, their work inevitably absorbed some influence from their new home. Dr Ernest Fooks, who was educated in Vienna before immigrating in 1939, emerged as one of the preeminent Jewish émigré architects practicing in Melbourne during the Post-war period.

The B'nai B'rith House is in the Modernist idiom. There is no ready comparison within the municipality in terms of contemporary public or community projects. B'nai B'rith House compares well with others completed in Melbourne at the end of the 1950s, such as St Faiths' Anglican Church at 8 Charles Street, Burwood by Mockridge, Stahle & Mitchell (1957-58) and St James Anglican Church at 1461 High Street, Glen Iris by Bogle, Banfield & Associates (1959). Both noted buildings employed striking massing/forms not necessarily associated with traditional religious architecture and were similarly boldly articulated with pronounced use of blank walls to the street.

Dr Ernest Fooks designed other buildings in the municipality for the Jewish community:

- Adass Israel Synagogue, 12-24 Glen Eira Avenue, Ripponlea (Citation 2434). Built in 1965, although the design had been largely settled four years earlier in 1961. It is in the Modernist idiom with fine façade articulation and a broad gable roof with wide eaves.



- Melbourne Chevra Kadisha, a Jewish mortuary and funeral home, 115-119 Inkerman Street, St Kilda, built in 1979 (not included in the Heritage Overlay). It is another distinctive building but reflecting the Brutalist style with its bold massing, extensive areas of blank wall and brown brick exterior. It similarly includes a projecting curved wall section to the centre of the façade as the B'nai B'rith House.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

Recommendations

Retain in the Heritage Overlay as an individual place. Reduce the Heritage Overlay extent to include only the 1959/61 building.

Primary source

RBA Architects & Conservation Consultants, *H07 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2, 2021*

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review, 1998*

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study, Volume 3, 1992*

Other images



Front elevation in 2017



Side elevation in 2017 – note visible chimney of original house at rear



Stairwell of 1959 building in 2017 showing original window details

City of Port Phillip Heritage Review

Place name: **Southey Gardens**
Other names: **Milton Drive Flats (former)**

Citation No:
920



Address: **2 Southey Grove, Elwood**

Category: **Residential: Flats**

Style: **Postwar: Modernist**

Constructed: **1957**

Designer: **The office of Theodore Berman**

Amendment: **C29**

Comment: **Revised citation**

Heritage Precinct: **St Kilda Botanical Gardens & Environs**

Heritage Overlay: **TBC**

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

What is significant?

Southey Gardens, formerly Milton Drive Flats, at 2 Southey Grove, Elwood, designed by the office of Theodore Berman in 1957, is significant.

The contributory components include the west, south and east wings comprised of single storey modest, co-joined units arranged around a communal garden/motor court. Privacy is created by the entry brick wall (overpainted) and the long blank, side cream brick wall of one of the units. The roofs are long skillions, clad in profiled sheet metal with timber fascia and wide soffit. The walls are stretcher bond with the original sections having been painted and the additions in either cream or red brick. The unpainted brick sections are blank and extend the full width of the roof – cream to the short (west and east wings) and red to the longer south wing in addition to the north end of the east wing (in cream brick). The overpainted sections are recessed with cream or red brick sills. The original doors are recessed beneath the verandah and have a highlight window and there are flanking original timber-framed windows, which are narrow (vertically orientated) with double hung sashes.

The much altered north wing and alterations and additions to the other wings are not significant.

How is it significant?

Southey Gardens at 2 Southey Grove, Elwood is of local historical and representative significance to the City of Port Phillip.

Why is it significant?

Southey Gardens is historically significant as being demonstrative of the extensive multi-residential building that characterised much of the 20th century history of the municipality but especially the southern parts and which gained pace after World War II. The typology evolved with the work of several émigré architects, who were responsible for a high proportion of the architect-designed examples, imbuing the area with a more progressive, international character. This complex however was designed by an architect, Theodore Berman, or his office, whose parents were Polish émigrés and was responsible for other notable buildings in the municipality. (Criterion A)

Southey Gardens is of representative significance as a postwar example of the less common 'Bungalow Court' type, comprised of individual single level flats in a courtyard plan with a mixture of private and shared open space and facilities. This type evolved to become a socially acceptable alternative to multi-level flats in middle ring suburbs such as Hawthorn, Malvern and Brighton, but was much less popular in inner city areas where higher land values required higher site yields - this is the only known early postwar example in St Kilda or Elwood. It is unusual in that is single storey whereas the multi-residential buildings constructed in the area after World War II are otherwise multi-storied, generally with either a flat or hipped roof, rather than a skillion roof form. The complex demonstrates the increased importance placed on car parking in post-war examples. (Criterion D)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher-density housing)

History

Contextual history

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats. The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)

Higher-density housing in the form of boarding houses paved the way to flat development. Flats first appeared in Melbourne around 1906 and slowly spread to the suburbs. They followed a strong pattern of development, appearing close to transport routes, particularly along or within walking distance of tram routes, to allow easy travel to the city. With their proximity to the beach and parklands, good public transport networks and seaside character, the suburbs of St Kilda and Elwood were especially popular



locations for flats. Flats became a dominant characteristic of St Kilda and Elwood, and still make up a high percentage of dwellings in those areas. They include some of the earliest surviving flats in Melbourne, some of the best examples of architectural styles and types of flats, and as a group demonstrate the increasing popularity of the lifestyle of flat living from the early twentieth century (TEH).

There was huge growth in flat development in St Kilda and Elwood in the 1920 and 1930s, attracting migrants, single people, and people of diverse sexuality. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda municipality. By 1925 this had increased to 884 flats in 164 blocks, including large complexes such as the Ardoch flats in Dandenong Road. By 1935, despite a slowing of development due to the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (TEH).

Another boom in flat-building began in the mid-1950s. This was fuelled by population growth and a housing shortage after World War II, changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units. Between 1961 and 1971, flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increase by 10,000 people at a time when the populations of other inner-city suburbs were declining (TEH).

Southey Gardens (former Milton Drive Flats)

The area surrounding the St Kilda Botanical Gardens has been a desirable residential neighbourhood since the Gardens were first established in 1860 and by the end of the nineteenth century Blessington, Tennyson, Dickens, and Herbert streets were lined with substantial villas, and mansions set in large grounds. By the early twentieth century with the proximity to tram routes, and views over or access to the gardens, this area became a popular location for flats and some of the first flats in St Kilda were built here toward the end of World War I. These included Clarendon, designed by Joseph Plottel and built in 1915 at 26-28 Blessington Street, and two blocks by Howard Lawson at 44 (Clairvaux) and 46 Blessington Street, built in 1917. Some of the early mansions such as St Albans (74 Blessington Street) and Himalaya (10 Tennyson Street) were also converted to flats around this time.

In the nineteenth century, Southey Street north of Milton Street was partially developed and contained several villas along the western side, while the Ascog mansion and its extensive grounds occupied much of the east side (MMBW). The area further south was less undeveloped one of the few houses was at the southwest corner of Milton Street on the site of the present flats (see Figure 1).

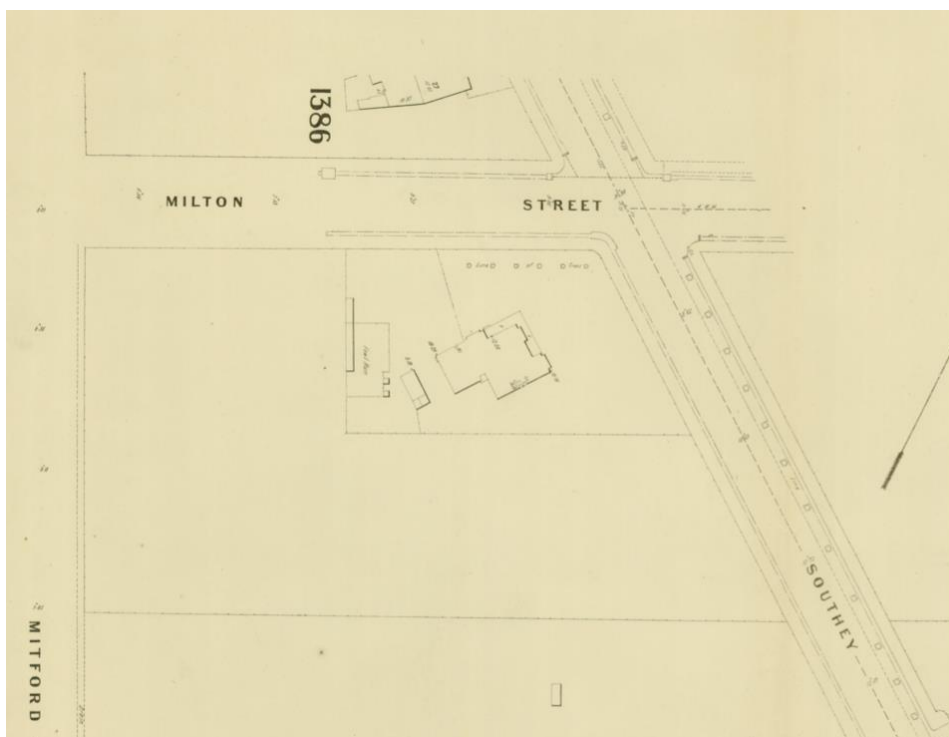


Figure 1: MMBW Detail Plan No. 1394, showing the house on the subject site in 1905

The economic depression of the 1890s halted development for over a decade and development only recommenced following the opening in 1906 of the electric tramway from St Kilda Station to Elwood and Brighton Beach via Mitford Street and Broadway. Development was slow at first but improvements to the route including progressive duplication from 1913 stimulated development and encouraged the building of flats especially along Mitford Street and Broadway, but also in adjoining streets.

In the early twentieth century the grounds of the house at the southwest corner of Southey and Milton streets were progressively subdivided creating building allotments facing both streets, which were developed with flats and houses. The original house remained, accessed by a driveway leading off Southey Street, until the 1950s when it was purchased by Theodore Berman, an architect.

Berman demolished the house and his architectural office designed a complex of 24 studio/bedsit flats arranged in a square around a central courtyard containing carparking (see Figure 2). The complex, which cost approximately £26,000, was constructed by sub-contractors under the supervision of Berman (BP). In 1960, the complex was listed in the Directory as the Milton Drive Flats at 27 Southey Street, Elwood (SM).

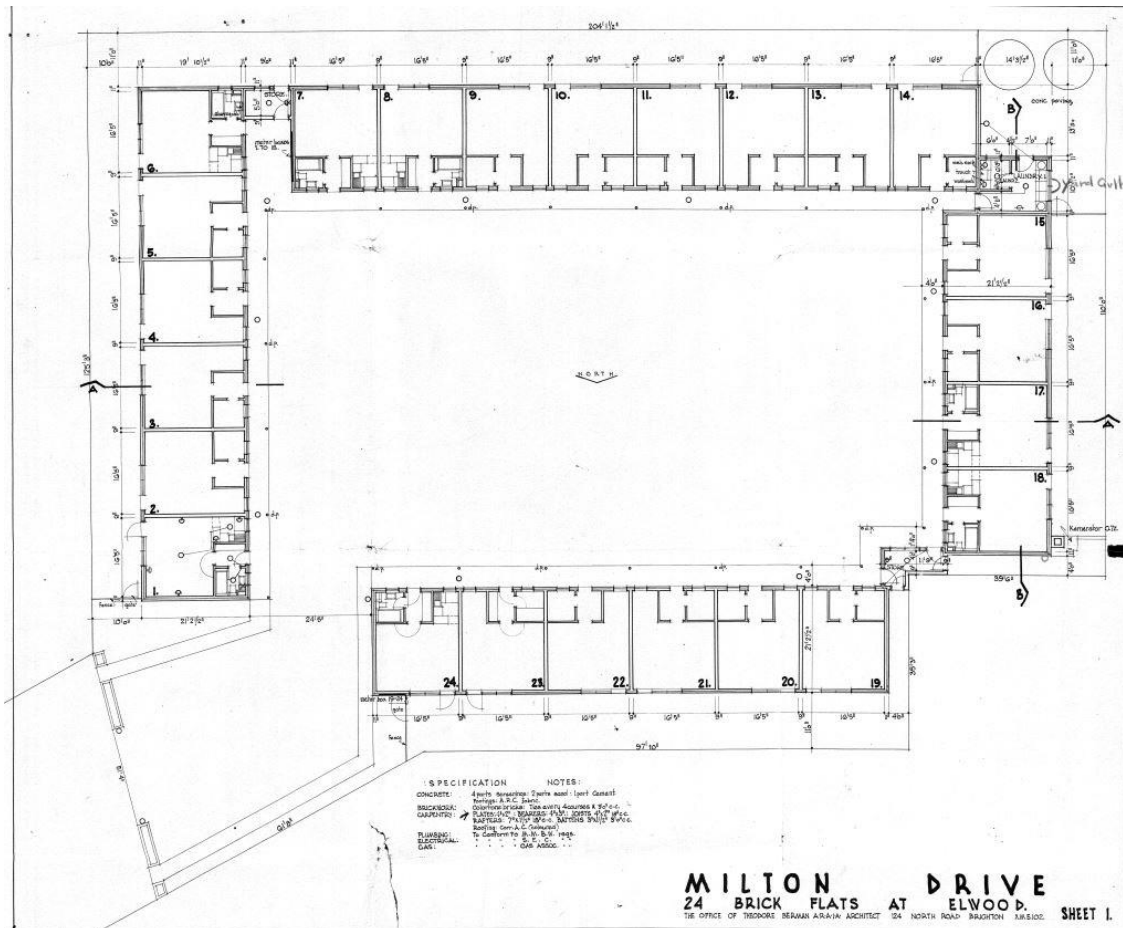


Figure 2: Original layout plan (Source: City of Port Phillip Building Archives)

In the late twentieth century the complex was purchased by the Department of Human Services for older persons accommodation, and alterations and additions were made in 2000 to provide additional living space for the units (BP). The 24 bedsits were extended and modified to provide increased living space and bigger bathrooms. It has been renamed ‘Southey Gardens’.



Figure 3 - The flats c.1990s prior to the alterations carried out in 2000 (Source: City of Port Phillip)

Theodore Berman

Born in Carlton in 1928, Theodore Tolly Berman was a second-generation Polish migrant whose parents, David Berman and the former Freda Waxman were both born in Warsaw (Built Heritage).

Registered as an architect in 1954, Berman established private practice under his own name. Initially, this output focussed on small-scale apartment developments, mostly in the inner southern suburbs near where he lived (in Elwood and later in Brighton) as well as retail fitouts. The latter projects saw him become regular architect to several leading clothes chains including Beverley Lee Knitwear, Portmans and Sussan Lingerie. Around 1957, Berman transferred his home-based practice to larger office premises in Fitzroy Street, St Kilda, where he was able to take on additional staff (Built Heritage).

In the 1960s Berman designed several bowling alleys, as well as motels for the Parkroyal Chain, and in the 1970s was commissioned as the architect for high-end residential projects in Toorak (Built Heritage).

References

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O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

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Port Phillip Thematic Environmental History (TEH), February 2021

St Kilda Council building permit (BP) no. U.3087, 31 January 1957; B1393/1999/P/0-02 (1999 alterations and additions)

Sands & McDougall Directories (SM) 1960-1965

Sawyer, Terry, (1982) 'Residential flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne

Description

An enclave of single storey modest, co-joined units in a D-shaped plan arranged around a communal garden/motor court. Privacy is created by the entry brick wall (overpainted) and the long blank, side cream brick wall of one of the units.

The intactness of the four wings varies, with those to the west, south and east being mostly intact whereas the northern wing has undergone greater change.

The more intact wings (west, south and east) have long skillion roofs, clad in profiled sheet metal with timber fascia and wide soffit. Aerials reveal a regular configuration of skylights and flues. The walls are stretcher bond with the original sections having been painted and the additions in either cream or red brick. The unpainted brick sections are blank and extend the full width of the roof – cream to the short (west and east wings) and red to the longer south wing in addition to the north end of the east wing (in cream brick). The overpainted sections are recessed with cream or red brick sills. The original doors are recessed beneath the verandah and have a highlight window and there are flanking original timber-framed windows, which are narrow (vertically orientated) with double hung sashes.

The north wing has a hipped roof with some gable ends and new sections of wall are red brick with cream brick sills. The new windows are wider/larger either sashes or in a combination with a fixed pane.



Comparative analysis

The subject complex is unusual in that it is single storey whereas the multi-residential buildings constructed in the area after World War II are otherwise multi-storied, generally with either a flat or hipped roof, rather than a skillion roof form. A few of the comparators are also arranged about a garden area or a central courtyard.

Bungalow Court and courtyard flats

As an epicentre for apartment development from the 1910s until the 1970s, St Kilda and Elwood contain many blocks of flats, which demonstrate the evolution of styles and types and the growing popularity of flat living. During the Inter-war period, the most common type was conventional walk-up flats of two or three storeys. Blocks of flats in a courtyard development were less common, while courtyard developments of single-storey units (the so-called 'Bungalow Court' type) were rarer still.

According to Sawyer (1992:13-4) the shortage of houses and the desire for smaller, more manageable homes had been a factor in the development of flats, but the continual concern with privacy and the unsuitability of flats for families led developers to seek alternatives. One of these was the 'Bungalow Court' concept, which was introduced as early as 1916 when it was described in an article in the *Real Property Annual*. The one and two roomed units were grouped around a U-shaped courtyard in pairs with no fences or hedges between them. However, Sawyer (1992:14) concludes that 'the old concern with lack of privacy once again surfaced and the concept does not appear to have gained a ready acceptance in Australia at this time'. Nonetheless, the 'Bungalow Court' concept did eventually evolve into the courtyard flat types, where flats were grouped around a semi-enclosed garden court, which emerged by the 1930s.

In Port Phillip, Greycourt at 96 Grey Street, St Kilda (see Citation 2002) designed by Richardson and Wood and constructed in 1920 is one of two 'Bungalow Court' examples cited by Sawyer and is the earliest known example in Port Phillip (and, by extension, the metropolitan area). The other is 45 Jackson Street, St Kilda, which (as Sawyer notes) doesn't really fit the type, as it comprises a rectangular block with no courtyard. A better example is 27-29 Jackson Street, which comprises attached dwellings in a U-shape around a central garden courtyard. Both Jackson Street developments date from the early 1930s and are within the HO5 St Kilda Hill precinct. Another later example is Cromer Court, 22-24 Kingsley Street, Elwood constructed in 1940-41 (Citation 2347).

Milton Drive demonstrates how the Bungalow Court type was adapted in the postwar period. While the basic principles remained the same, a key change was the use of the central courtyard for car parking. While less popular in inner city areas such as St Kilda where higher land values required higher site yields (this is the only known early post-war example in St Kilda or Elwood; all other flats from this period being the more common two and three storey walk-ups), single storey 'villa unit' courtyard developments became popular in middle ring suburbs such as Hawthorn, Malvern and Brighton as socially acceptable alternatives to multi-level flats.

Postwar Modernist flats

There is a relatively high concentration of architect-designed flats in the Elwood and St Kilda area which are typically either finely detailed and/or distinguished by their site responsiveness. Several émigré architects were active and at the forefront of the evolution of this building type including Mordecai Benshemesh, Michael R.E. Feldhagen, Dr Ernest Fooks, and Kurt Popper, often working for Jewish clients and accommodating the influx of Central and Eastern European Jewish refugees who were accustomed to apartment living. In addition, several Australian-born architects were responsible for flats but rarely multiple examples. An exception was Theodore Berman, a second-generation Polish migrant who was born in Carlton in 1928.

The subject complex is indicative of the approach that evolved during the end of the Postwar period – circa mid to late 1950s/early 1960s. Moving further into the 1960s, there was a shift to what is often defined as the late 20th century period, when the influence of Brutalism becomes apparent in the bolder forms and use

of brown brick. Although cream brick was also common during the earlier phase of the Postwar period, during the late 1940s and early 1950s, a Functionalist mode held sway at that time with parapets and steel-framed windows. From about the mid-1950s, whilst roofs were typically flat, they were usually expressed with soffits, often deep, and openings were typically timber-framed.

This is one of three known examples of multi-residential buildings in Port Phillip designed by Theodore Berman or by his office. The others are:

- Rocklea Gardens, 46-50 Hotham Street, St Kilda East, 1960 (Citation 2017, HO293). Very large complex with a T-plan over three levels. International style, continuous band of timber-framed windows/openings with balconies, and spandrel panels at either end of the elongated façade.
- Flats, 76 Mitford Street, Elwood 1957 (Contributory within the St Kilda Botanical Gardens & Environs Precinct). Two storey block, cuboid form with flat projecting roof over galleries, mainly cream brick. Façade with concrete brick, two colours (dark grey to main wall and light grey to screen wall) and varying bond (stacked and stretcher), metal pole screen with '76', metal balustrades with diamond motifs to front, though triangular to long side galleries. Timber-framed windows including large window wall section to facade.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Retain in the Heritage Overlay as a Significant place.

Primary source

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

Other sources

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study, Volume 3, 1992*

Other images



Left – entry to the complex. Right: The east wing showing the 2000 additions at left with square window and the projecting bays beneath the roof.



Left: View of the central car park. Right: The altered north wing showing the non-original gables, and brick additions