

## Statement of Significance: Balston Street Precinct

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



### What is significant?

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

The following features contribute to the significance of the precinct:

- Dwellings dating between c.1862 and c.1937,
- The predominant single storey scale,
- Roof forms (hipped, gabled) and roof cladding including terracotta tiles (glazed and unglazed), concrete tiles, corrugated sheet metal,
- Original chimneys (face brick or rendered), some with terracotta pots,
- Original detailing to gable ends including timber battening, roughcast finish and shingling,

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- Walls of face brick (red, clinker), rendered finishes and contrasting detailing,
- Original porches and verandahs,
- Original timber windows (some with decorative glass or glazing bars) and doors,
- Original or early low front masonry fences,
- Front garden settings,
- Basalt kerbing and channelling.

### How is it significant?

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

### Why is it significant?

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

The Balston Street Precinct is of representative significance as a residential group dating to the Victorian, Federation and Interwar periods that is intact to its c.1937 state and that forms a cohesive streetscape of similar scaled residential buildings. It is demonstrative of the key phases of development in the municipality, that is, Victorian period beginnings with consolidation throughout the Federation and Interwar periods. The precinct demonstrates a broad architectural variety in building type and expression. Whilst mainly modest representative housing, there is a concentration of semi-detached pairs from the Interwar period and, less commonly, two groups of four Federation period row houses. The Arts and Crafts style group of four row houses at nos. 28-34 is particularly distinctive. (Criteria D and E)

### Primary source

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

### Place schedule

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