

HERITAGE APPRAISAL

16-20A & 44 WELLINGTON STREET
ST KILDA

Prepared for
City of Port Phillip

May 2015

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1.0 Introduction

This brief report outlines the methodology and approach undertaken in the heritage appraisal of two properties in Wellington Street, St Kilda – 16-20A Wellington Street and 44 Wellington Street (Figure 1). The report has been prepared for the City of Port Phillip. The objectives of the appraisal as outlined in the project brief are as follows:

- To assess and document the heritage significance of the specific sites
- To recommend appropriate planning controls and individual gradings
- To prepared and/or update citations as required.

The completed citations are attached to this report – Attachment A: 16-20A Wellington Street and Attachment B: 44 Wellington Street.



Figure 1 Location plan, subject properties indicated.
Source: Melway Online.

2.0 Heritage Overlay

Neither property is currently included in the Schedule to the Heritage Overlay of the Port Phillip Planning Scheme (Figure 2).

The majority of Wellington Street west of Upton Road is not included in the Heritage Overlay, with the exception of the interwar flats at 22 Wellington Street immediately east of 16-20A Wellington Street (individually identified as HO363) and the house at 67 Wellington Street (individually identified as HO364).

The southern side of Wellington Street, to the east of Robertson Avenue, is included in the St Kilda East Precinct (HO6).

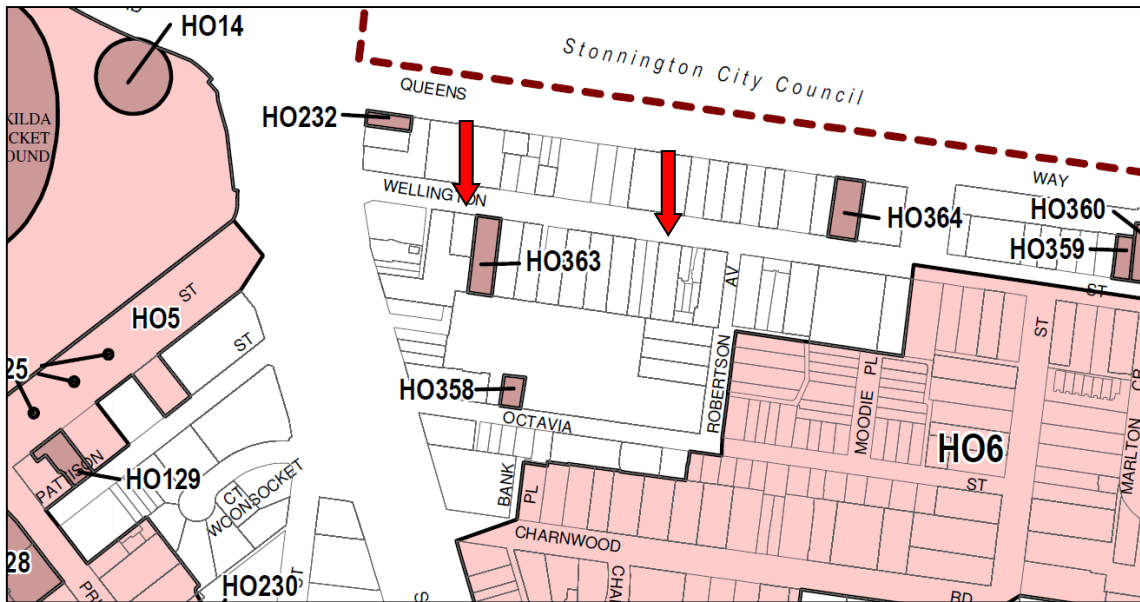


Figure 2 Heritage Overlay map, location of subject properties indicated.
Source: Port Phillip Planning Scheme.

3.0 Previous heritage studies/assessments

3.1 16-20A Wellington Street

St Kilda Conservation Study

No 16-20A Wellington Street was not identified as a significant building individually recommended for protection using the provisions of Clause 8 of the Town and Country Planning Act in the *St Kilda Conservation Study Area One*, prepared in 1982 by Nigel Lewis & Associates.

In Wellington Street, only nos 90, 98-104 and 116 were recommended for protection in this study.

City of St Kilda Twentieth Century Architectural Study

No 16-20A Wellington Street was identified as a B graded building in the *City of St Kilda Twentieth Century Architectural Study* prepared in 1992 by Robert Peck von Hartel Trethowan.

A number of buildings in Wellington Street were also B graded in this study: nos 40-42, 46, 54, 56-58, 60, 74, 76, 80, 82, 84, 86, 88, 90, 92, 94-96, 102, 104, 112 and 114.

Port Phillip Heritage Review Field Notes

The status of 16-20A Wellington Street in the *Port Phillip Heritage Review Field Notes (1997)* is unclear but it was possibly regarded as of 'Local Importance D' – the scope of this assessment may have included the adjacent property at 22 Wellington Street (HO363).

3.1.1 Current grading

16-20A Wellington Street is identified as a non-contributory property in the City of Port Phillip Heritage Policy Map (Figure 3).



Figure 3 16-20A Wellington Street identified as a non-contributory building.
Source: City of Port Phillip Heritage Policy Map.

3.2 44 Wellington Street, St Kilda

St Kilda Conservation Study

No 44 Wellington Street was not identified as a significant building individually recommended for protection using the provisions of Clause 8 of the Town and Country Planning Act in the *St Kilda Conservation Study Area One*, prepared in 1982 by Nigel Lewis & Associates.

In Wellington Street, only nos 90, 98-104 and 116 were recommended for protection in this study.

City of St Kilda Twentieth Century Architectural Study

No 44 Wellington Street was identified as an A graded building in the *City of St Kilda Twentieth Century Architectural Study* prepared in 1992 by Robert Peck von Hartel Trethowan.

Several buildings in Wellington Street were also A graded in this study: nos 22, 98, 100, 116.

No 44 Wellington Street was identified as a 1920s two storey multi block walk up flats in the Arts and Crafts style. The statement of significance in this study is as follows:

This apartment complex has been little altered since its original construction. The two apartment wings are separated by a narrow carriageway which leads to a garage area at the rear of the site. A simple archway connects the two wings and expresses the carriageway on the front elevation providing a distinctive central focus to an otherwise utilitarian design. The projecting front balconies to each of the street facades of the two wings provide a decorative contributory element.

Port Phillip Heritage Review Field Notes

No 44 Wellington Street appears to be identified as 'Local Importance D' in the *Port Phillip Heritage Review Field Notes (1997)*.

3.2.1 Current grading

No 44 Wellington Street is identified as a non-contributory property in the City of Port Phillip Heritage Policy Map (Figure 3), however it is currently graded as 'Contributory Outside the Heritage Overlay' in the *Port Phillip Heritage Review 2000*.



Figure 4 16-20A Wellington Street identified as a non-contributory building.
Source: City of Port Phillip Heritage Policy Map.

4.0 Project methodology

4.1 Historical research

Historical research was undertaken for each property to assist in documenting the history of the buildings and understanding the degree of alteration which has occurred over time. This research formed the basis of the history in each citation and included reference to the following:

- *Sands & McDougall Directories*
- Previous heritage studies
- Historic maps, including MMBW plans
- Historic images
- Aerial images (Figure 5)
- Property service plans (Figure 6)

No historic plans of either building were located.



Figure 5 1945 aerial photograph of Wellington Street (subject properties indicated).
Source: Melbourne 1945 photo-map, University of Melbourne Archives.

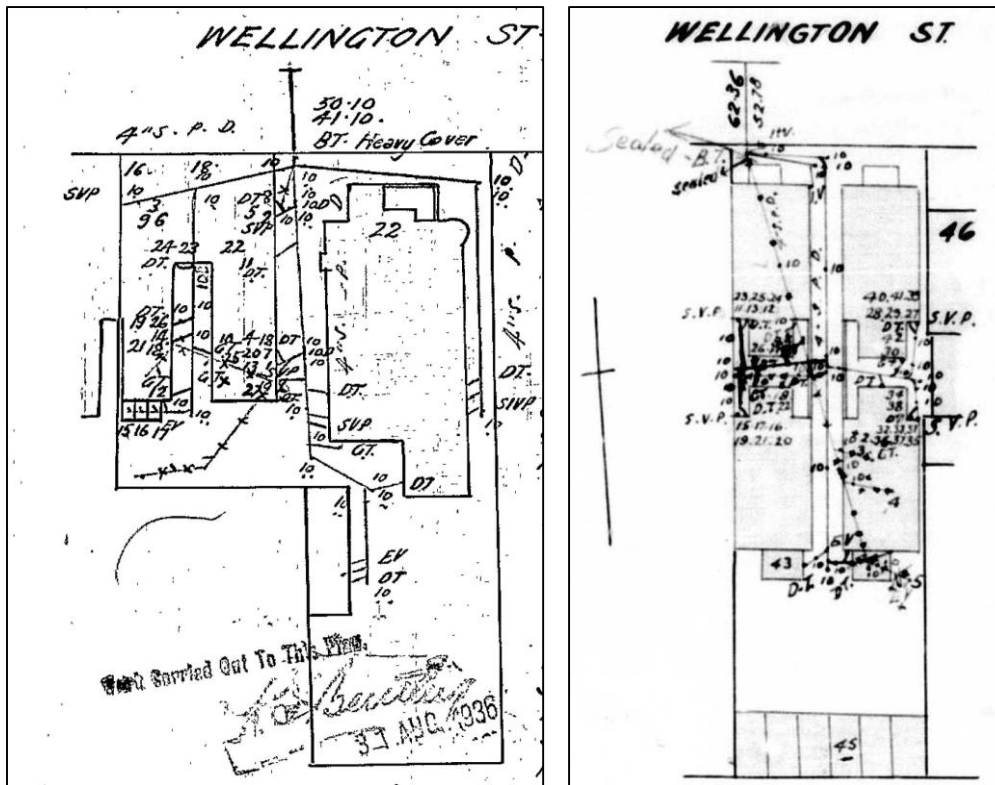


Figure 6 1935 Property Service Plan for 16-20A Wellington Street (left) and 1932 Property Service Plan for 44 Wellington Street (right).
Source: South-East Water.

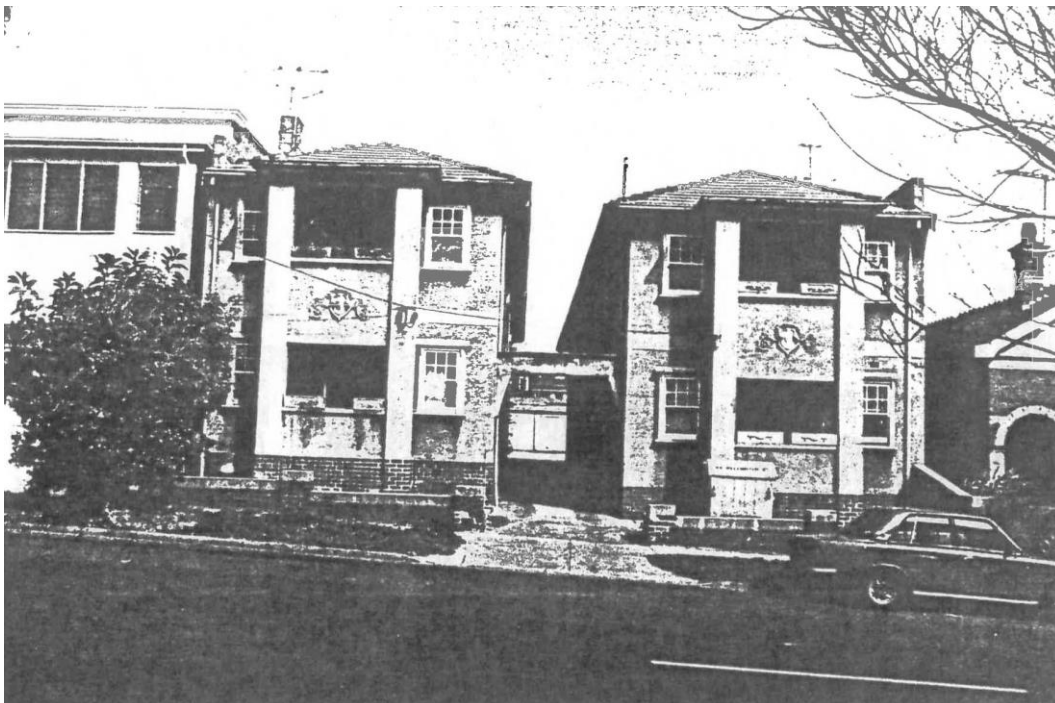


Figure 7 c.1990s image of 44 Wellington Street. The altered arch and fence piers can be seen when compared with Figure 11.
Source: Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study*, 1992.



Figure 8 Wellington Street elevation of Tecoma Court, 16-20A Wellington Street.



Figure 9 Ground floor shopfronts and entry to the flats above.



Figure 10 East elevation of 16-20A Wellington Street.



Figure 11 Earls Court, 44 Wellington Street.

4.2 Site visit

A site visit was undertaken on 6 May 2015 to view each property from the public domain. No internal inspection of either building or property was undertaken. The extent of visible original fabric and alterations was noted for each building during the site visit, and formed the basis of the description in each citation.

This inspection also included the surrounding streetscape, including other non-contributory buildings in Wellington Street as well as those which are currently included in the Heritage Overlay to the Port Phillip Planning Scheme.

Several other examples of buildings in Wellington Street which were B graded in the *St Kilda Twentieth Century Architectural Study* but which are not currently included in the Heritage Overlay to the Port Phillip Planning Scheme are as follows: nos 38--40 (identified as 40-42), 54 and 56-58 Wellington Street.

4.3 Comparative analysis

A brief comparative analysis was undertaken through a review of buildings included in the *Port Phillip Heritage Review* (Version 16, 2013). This review sought comparative examples of buildings (i.e. shops with residences above, and 'twin' plan flat blocks) to determine how the subject properties compare with buildings which are currently included in the Heritage Overlay to the Port Phillip Planning Scheme. This list is not exhaustive but provides examples of buildings of comparable age, form and intactness to 16-20A and 44 Wellington Street.

The historical context of the development of buildings in St Kilda in the 1930s was also used to determine the thematic context of the buildings.

4.3.1 Comparative examples for 16-20A Wellington Street.

Address	City of St Kilda Twentieth Century Architectural Study	Current grading	Heritage Overlay
Boncap, 49 Fitzroy Street, St Kilda 1935 three storey shops, flats, bachelor flats (rear) in the Functionalist style	A graded	Significant heritage place	Included in HO5 – St Kilda Hill Precinct
Shops, 81-85 Acland Street, St Kilda 1930 two storey shops in the Art Deco style	A graded	Significant heritage place	Included in HO5 – St Kilda Hill Precinct
Acland Court, 91-93 Acland Street, St Kilda 1935 two storey shops flats above in the Spanish Mission style	A graded	Significant heritage place	Included in HO5 – St Kilda Hill Precinct

4.3.2 Comparative examples for 44 Wellington Street.

Address	City of St Kilda Twentieth Century Architectural Study	Current grading	Heritage Overlay
Beaufort, 13-15 Ormond Esplanade, St Kilda 1920s two storey walk up flats in the Mediterranean style	A graded	Significant heritage place	Included in HO8 – Elwood-Glenhuntly Road, Ormond Road Precinct
Lurnea, 50 (ex 48a) Dalgety Street, St Kilda c1920 two storey walk up flats	A graded	Significant heritage place	Included in HO5 – St Kilda Hill Precinct
Maisonettes (two storey) 327-328 Beaconsfield Parade, St Kilda 1916 two storey maisonettes in the Arts and Crafts style	A graded	Significant heritage place	Included in HO444 – Middle Park & St Kilda West Precinct

5.0 Conclusion

5.1 Assessment against HERCON Criteria

The buildings were assessed against the HERCON Criteria to determine the heritage significance of the buildings. The HERCON criteria were adopted by the Heritage Council of Victoria on 7 August 2008, to assess whether a place has significant cultural heritage values. The values are as follows:

Criterion A: Importance to the course or pattern of cultural or natural history

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history

Criterion C: Potential to yield information that will contribute to our understanding of our cultural or natural history

Criterion E: Importance in demonstrating particular aesthetic characteristics

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period

Criterion 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 a part of continuing and developing cultural traditions.

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history.

It was determined that both buildings were of local historical and architectural significance (Criterion A and Criterion E). The analysis of each building against the criteria is included in the citations. The assessment against the HERCON Criteria also formed the basis of the statement of significance for each property, as included in the citations and below.

5.2 Statements of significance

The following statements of significance were prepared for each building based on the historical research and the assessment against HERCON criteria.

5.2.1 16-20A Wellington Street

What is significant?

Tecoma Court is a two-storey interwar brick building with shops/retail spaces to the ground floor and residential flats above. It has a symmetrical presentation to Wellington Street, given emphasis by a cement rendered stepped parapet with applied 'TECOMA COURT' lettering to the centre. The front portion of the building has a tiled hipped roof surmounted by brick chimneys, with twin hipped and tiled roofs to the rear wings. At first floor level is a centrally located recessed balcony with a projecting brick balustrade, flanked by large timber-framed tripartite windows. A simple cantilevered boxed awning, with pressed metal ceiling (soffit) runs the length of the north façade, above ground floor level. The shopfront glazing and tiles to the three ground floor shops are not original, although the recessed entries may reflect the original plan.

How is it significant?

Tecoma Court is of local historical and architectural significance.

Why is it significant?

Tecoma Court is of local historical significance, as an example of a combined shops and residential flats building, constructed in 1935 to a main road in St Kilda. It is one of a number of similar contemporary developments in St Kilda in this period, demonstrating a trend at the time which also emphasizes the ongoing popularity of flat development in the area in the 1930s. Architecturally, Tecoma Court is a substantially externally intact example of an interwar building, which is well resolved and generally simply detailed, and which successfully combines the retail use at ground floor level with a symmetrically composed first floor housing residential spaces. It compares favourably with several other similar developments in St Kilda in the 1930s, which share characteristics such as brick construction, awning to ground floor level, and balconies to the flats above.

5.2.2 44 Wellington Street

What is significant?

Earls Court, constructed in 1932, comprises an identical symmetrical pair of two storey interwar flat blocks in the Arts and Crafts mode, each with a long hipped and tiled roof, and external walls of roughcast render above a brick plinth. The blocks have long rectilinear plans, extending to the rear (south) of the property; and are separated by a narrow driveway, the entrance to which is defined by an archway. The blocks each have a projecting double-height breakfront balcony to the front (north façade); and windows are typically rectilinear, timber-framed, with multi-paned uppers and brick or timber sills, the latter with bracket detailing. The blocks are substantially externally intact.

How is it significant?

Earls Court is of local historical and architectural significance.

Why is it significant?

Earls Court, constructed in 1932, is of local historical significance. It is an example of an interwar 'walk up' flat block development in St Kilda, built in the period when flat block development was popular.

Wellington Street was renowned for its flat blocks, and Earls Court (originally 'Harcia Flats') is demonstrative of the growing trend to flat living in the first decades of the twentieth century, with a particular concentration in St Kilda. Architecturally, Earls Court is a substantially externally intact flat block development, distinguished by its identical 'twin' block planning and strongly symmetrical presentation. The latter is given weight by the projecting two-storey balcony bays to the building frontage. Although a later example of Arts and Craft styling, the detailing is simple and well resolved. Elements of note include the double height breakfront balcony, with rendered columns and a cartouche detail to the spandrel panel; and the timber-framed multi-paned windows, with bracketed timber sills. The long central driveway is also a strong original element of the design.

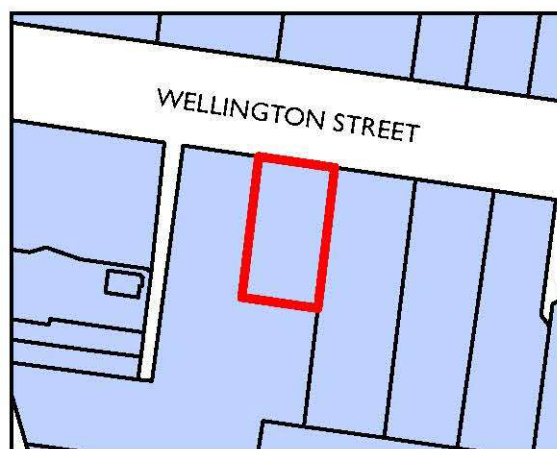
5.3 Recommendations

It has been determined that both 16-20A and 44 Wellington Street are of local historical and architectural significance. On this basis, both buildings are recommended for inclusion in the Heritage Overlay to the Port Phillip Planning Scheme.

City of Port Phillip Heritage Review

Identifier: Tecoma Court
Formerly: Unknown

Citation No:xx



Address: 16-20A Wellington Street,

ST KILDA

Category: Commercial: Residential

Constructed: 1935

Designer: Unknown

Amendment: xx

Comment: New citation

Heritage Precinct Overlay: N/A

Heritage Overlay(s):xx

Graded as: Significant

Significance

What is Significant?

Tecoma Court, constructed in 1935, is significant. It is a two-storey interwar period brick building with shops/retail spaces to the ground floor and residential flats above that applies Moderne detailing to the parapet and utilises typical materials such as clinker bricks and glazed roof tiles. It has a symmetrical presentation to Wellington Street, given emphasis by a cement rendered stepped parapet with applied 'TECOMA COURT' lettering to the centre. The front portion of the building has a tiled hipped roof surmounted by brick chimneys, with twin hipped and tiled roofs to the rear wings. At first floor level is a centrally located recessed balcony with a projecting brick balustrade, flanked by large timber-framed tripartite windows. A simple cantilevered boxed awning, with pressed metal ceiling (soffit) runs the length of the north façade, above ground floor level. The shopfront glazing and tiles to the three ground floor shops are not original, although the recessed entries may reflect the original plan.

How is it Significant?

Tecoma Court is of local historical and architectural significance.

Why is it Significant?

Tecoma Court is of local historical significance, as an example of a combined shops and residential flats building, constructed in 1935 to a main road in St Kilda. It is one of a number of similar contemporary developments in St Kilda in this period, demonstrating a trend at the time which also emphasizes the ongoing popularity of flat development in the area in the 1930s. Architecturally, Tecoma Court is a substantially externally intact example of an interwar building, which is well resolved and generally simply detailed, and which successfully combines the retail use at ground floor level with a symmetrically composed first floor housing residential spaces. It compares favourably with several other similar developments in St Kilda in the 1930s. The property is also a representative example of a combined shops and flats building, incorporating shops to ground floor level, and a separate entrance to the flats above, which in turn feature balconies.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study

Other Studies

N/a

Description

Tecoma Court is a two-storey interwar brick building with shops/retail spaces to the ground floor and residential flats above that applies Moderne detailing to the parapet and utilises typical materials such as clinker bricks and glazed roof tiles. It has a symmetrical presentation to Wellington Street (north façade). The shopfront glazing and tiles to the three ground floor shops are not original, although the recessed entries may reflect the original plan. An arched entry to the east end of the Wellington Street façade provides access to the flats above. The entry passageway is illuminated by three large arched windows, with coloured glazing, to the east elevation at ground floor level. At first floor level is a centrally located recessed balcony with a projecting brick balustrade. Flanking this are large timber-framed tripartite windows. A simple cantilevered boxed awning, with pressed metal ceiling (soffit) runs the length of the north façade, above ground floor level. The front portion of the building has a tiled hipped roof surmounted by brick chimneys. It is partly concealed by a cement rendered stepped parapet, with returns to the side elevations, and applied 'TECOMA COURT' lettering to the centre parapet. The rear of the building has twin hipped and tiled roofs, over the rear wings. The external plan of the building appears to be generally intact to that shown on a 1935 property service plan and a 1945 aerial image. With the exception of the ground floor shopfronts, the exterior of the building also appears to be largely intact.

History

At the end of the nineteenth century, the site of the future Tecoma Court appears to have been occupied by a shop and residence to the rear. In 1899, the renumbering of Wellington Street occurred and the site was numbered 16 and 18. Throughout the early twentieth century, the shop was variously occupied by dressmakers/drapers, grocers, confectioners and boot makers, with numerous occupants of the residence to the rear.

In c.1935, the subject building was constructed for F A Graham. The three shops were given the address of 16-20 Wellington Street, with the flats above at 20A Wellington Street. The property at 16-20A Wellington Street was first listed in the *Sands & McDougall Directories* in 1937. At this time, the three ground floor shops were occupied by Mrs P Tullock cakes (no. 16), Snuggle Inn Coffee Lounge (no. 18) and Ellisons Pty Ltd estate agents (no. 20).



Thematic Context

3. Developing local, regional and national economies. 3.18. Marketing and retailing.

There are several examples of interwar buildings with shops and residences above in St Kilda, which are graded as 'significant' heritage properties in Port Phillip, and provide some comparison with Tecoma Court. These include Boncap, at 49 Fitzroy Street, St Kilda (included in HO5), a 1935 three storey building with shops to the ground floor, flats above, and bachelor flats to the rear. It is in the Functionalist style. There is also the two storey shops constructed in 1930 in the Art Deco style at 81-85 Acland Street, St Kilda (included in HO5); and Acland Court, two storey shops with flats above constructed in 1935 in the Spanish Mission style at 91-93 Acland Street, St Kilda (also included in HO5). All the examples cited were built in the 1930s, generally contemporary with Tecoma Court. All the examples also differ in style, but share a common brick construction material, awning to ground floor level, and balconies to the flats above (save for 81-85 Acland Street), as well as a similar degree of external intactness. In architectural terms, Tecoma Court is a well resolved example of a generally simply detailed interwar building, which successfully combines the retail use at ground floor level with a symmetrically composed first floor housing residential spaces.

Assessment Against HERCON Criteria

Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.

Tecoma Court is of local historical significance, as an example of a combined shops and residential flats building, constructed in 1935 to a main road in St Kilda. It is one of a number of similar contemporary developments in St Kilda in this period, demonstrating a trend at the time which also emphasizes the ongoing popularity of flat development in the area in the 1930s.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Tecoma Court is of local architectural significance, as a representative example of a combined shops and flats building, incorporating shops to ground floor level, and a separate entrance to the flats above, which in turn feature balconies..

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Tecoma Court is of local architectural significance. It is a substantially externally intact example of an interwar building, which is well resolved and generally simply detailed, and which successfully combines the retail use at ground floor level with a symmetrically composed first floor housing residential spaces. It compares favourably with several other similar developments in St Kilda in the 1930s.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion 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.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

Not applicable.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme

References

Sands and McDougall Directories: 1898-1900, 1915, 1919, 1925, 1930, 1935-1938.

MMBW Detail Plan No. 1358, City of St Kilda, 1898.

Property Service Plan , South East Water.

City of Port Phillip Heritage Review

Identifier: Earls Court
Formerly: Harcia Flats

Citation No:
XX



Address: 44 Wellington Street,

Heritage Precinct Overlay: N/A

ST KILDA

Heritage Overlay(s): XX

Category: Residential: Apartment

Graded as: Significant

Constructed: 1932

Designer: Unknown

Amendment: XX

Comment: Revised citation

Significance

What is Significant?

Earls Court, constructed in 1932, is significant. It comprises an identical symmetrical pair of two-storey flat blocks in the interwar vernacular style with some Arts and Crafts influences. Each block has a long hipped and tiled roof, and external walls of roughcast render above a brick plinth. The blocks have long rectilinear plans, extending to the rear (south) of the property; and are separated by a narrow driveway, the entrance to which is defined by an archway. The blocks each have a projecting double-height breakfront balcony to the front (north façade); and windows are typically rectilinear, timber-framed, with multi-paned uppers and brick or timber sills, the latter with bracket detailing. The blocks are substantially externally intact.

How is it Significant?

Earls Court is of local historical and architectural significance.

Why is it Significant?

Earls Court, constructed in 1932, is of local historical significance. It is an example of an interwar 'walk up' flat block development in St Kilda, built in the period when flat block development was popular. Wellington Street was the focus of some flat block construction, and Earls Court (originally 'Harcia Flats') is demonstrative of the growing trend to flat living in the first decades of the twentieth century, with a particular concentration in St Kilda. Architecturally, Earls Court is a substantially externally intact flat block development, distinguished by its identical 'twin' block planning and strongly symmetrical presentation. The latter is given weight by the projecting two-storey balcony bays to the building frontage. Although a later

example of Arts and Craft styling, the detailing is simple and well resolved. Elements of note include the double height breakfront balcony, with rendered columns and a cartouche detail to the spandrel panel; and the timber-framed multi-paned windows, with bracketed timber sills. The long central driveway is also a strong original element of the design.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study

Other Studies

N/a.

Description

Earls Court comprises an identical symmetrical pair of two storey flat blocks in the interwar vernacular style with some Arts and Crafts influences. Each block has a long hipped and tiled roof, and external walls of roughcast render above a brick plinth. The blocks have long rectilinear plans, extending to the rear (south) of the property; and are separated by a narrow driveway, the entrance to which is defined by an archway headed by a bracketed rendered name panel with raised lettering (the property name and panel are not original). The blocks each have a projecting double-height breakfront balcony to the front (north façade), with rendered columns and a cartouche detail to the spandrel panel between ground and first floors. Bands of smooth render also separate the ground and first floors. The elevations facing the central driveway maintain the roughcast render material, while the side elevations facing away from the blocks are face brick. Windows are typically rectilinear, timber-framed, with multi-paned uppers and brick or timber sills, the latter with bracket detailing. Several simply detailed rendered chimneys are visible to the roof. The blocks are substantially externally intact, although an addition has been constructed in the former garage area to the rear of the property. Other alterations include lengthening the central brick piers to the front brick fence and, as noted, the archway header above the driveway entrance. The steel palisade gates are also not original.

History

At the end of the nineteenth century, the site of the future Earls Court comprised a single dwelling with stables, occupied by Ebenezer Fitch, E Fitch & Sons, builders. At that time, the property was numbered 41 Wellington Street. In 1899, the renumbering of Wellington Street occurred and the site was renumbered 44.

The two flat blocks were constructed in c.1932 for Messrs. Ratz and Le Gassick. The flats, then known as 'Harcia Flats', were first listed in the *Sands & McDougall Directories* in 1934. The 1932 MMBW property service drainage plan (no. 21144) indicates internal staircases at ground and first floor levels, located at about the halfway point of each block. The flats were still called 'Harcia Flats' as recently as 1974. The non-original archway header above the driveway entrance was added relatively recently, when it replaced a narrow timber arch as shown in an earlier (1990s) image of the property.

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs (St Kilda).

There are several examples of similar two-storey flat blocks in St Kilda, which are graded as 'significant' heritage properties in Port Phillip, and provide some comparison with Earls Court. The examples cited here all share the identical symmetrical separated 'twin' flat block plan, at least to the front components of the blocks. These include Beaufort, two storey walk up flats constructed in the 1920s in the Mediterranean style at 13-15 Ormond Esplanade, St Kilda; the two storey maisonettes constructed in 1916 in the Arts and Crafts style at 327-328 Beaconsfield Parade, St Kilda; and Lurnea, two storey walk up flats constructed in c.1920 at 50 (ex48a) Dalgety Street, St Kilda; also in a simplified Arts and Crafts style. Earls Court, although a later example of Arts and Craft styling, sits comfortably within this context. The detailing by comparison is simple, but well resolved.

Assessment Against HERCON Criteria

Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.

Earls Court, constructed in 1932, is of local historical significance. It is an example of an interwar 'walk up' flat block development in St Kilda, built in the period when flat block development was popular. Wellington Street was renowned for its flat blocks, and Earls Court (originally 'Harcia Flats') is demonstrative of the growing trend to flat living in the first decades of the twentieth century, with a particular concentration in St Kilda.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Not applicable.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Earls Court is of local architectural significance. It is a substantially externally intact flat block development, distinguished by its identical 'twin' block planning and strongly symmetrical presentation. The latter is given weight by the projecting two-storey balcony bays to the building frontage. Although a later example of Arts and Craft styling, the detailing is simple and well resolved. Elements of note include the double height breakfront balcony, with rendered columns and a cartouche detail to the spandrel panel; and the timber-framed multi-paned windows, with bracketed timber sills. The long central driveway is also a strong original element of the design.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion 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.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

Not applicable.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

References

Sands and McDougall Directories: 1898-1900, 1915, 1919, 1925, 1930, 1934-1938.

MMBW Detail Plan No. 1358, City of St Kilda, 1898.

Property Service Plan, South East Water.