"Windermere"

Formerly unknown

Address 49 Broadway
ELWOOD

Constructed 1936

Amendment C 74

Comment Name of designer added.

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
Windermere flats is a finely detailed and comparatively rare example of a block of flats in the streamlined modern style of the 1930's. There are relatively few examples of buildings in Victoria in this style. Elwood and St. Kilda have a sizeable number of blocks of flats from the 1930's, yet there are perhaps half a dozen in this or the closely related International style. This building is one of the most advanced in external design, as well as being one of the earliest. Features include the front facade, with its projecting balconies and planter box, the stair access to the front, first floor flats, the stepped front door reveals and the stair to roof-top sun deck.

EXTENT OF SIGNIFICANCE
Entire building and front fence.

SURROUNDING ELEMENTS OF SIGNIFICANCE
None.
(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

Other Studies
David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

Description
Style: Functionalist
Two storey walk-up flats
Builder: Chapman & Williams
Original owner: Mrs E.B. Mitchell
DATE OF CONSTRUCTION
1936 - first half (1),(2)

ORIGINAL OWNER
Mrs. E.B. Mitchell (2)

BUILDER/ ARTISANS
Chapman and Williams (1) builders.

LATER OCCUPANTS
Not known.

LATER ADDITIONS/ ALTERATIONS
The roof-top sun deck has been clad in metal deck.

DESCRIPTION
Windermere contains three flats on each of its two floors. The ground floor flats open directly off the side
garden. The front two first floor flats are reached by a concrete stair in the centre of the north (side) facade,
which is arranged symmetrically around it. The lower flight of this stair is common to each flat and partly
open to the sky, though located inside the building. Half way up, this stair divides, with a separate upper
flight to each flat, perpendicular to the lower one. The sun deck is reached by the second stair, adjacent to
the projecting rear section housing the last two flats. The street (west) facade is particularly notable in design
terms. Construction is in rendered and exposed brick walls with a concrete floor structure. Windows are
steel, the front doors timber with glazed lights.

INTACTNESS (February, 1984)
Externally the facades have been (re)painted and the roof-top sun deck clad in metal deck, but otherwise the
building is intact. None of the flats have been inspected.

ORIGINAL USE
Flats

History
HISTORY
Builders Chapman and Williams (1) constructed this building for E. Habersberger (1), though Mrs. E.B.
Mitchell (2) was rated as the owner of both the vacant land and the completed building. Presumably
Habersberger was acting for Mrs. Mitchell. Construction took place during the first half of 1936 (1).
(David Bick, St. Kilda Conservation Study, 1985)

Thematic Context
unknown

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References
BIBLIOGRAPHY
2. City of St. Kilda Rate Books,
1935/36 land Mrs. E.B. Mitchell 149' 6" x 166' 8" £100,
1936/37 no. 10718-10723 Mrs. E.B. Mitchell (Owner) 6 flats 4 rms. b. £80-90. (allotment subdivided by then).