

## Statement of Significance: Glen Eagles, Kinross and Kinfauns December 2021

<b>Address:</b> 58-60 Queens Road, Melbourne	<b>Name:</b> Glen Eagles, Kinross and Kinfauns, flats.
<b>Place type:</b> Residential: Flats	<b>Grading:</b> Significant
<b>PS map ref (Heritage Overlay):</b> HO512	<b>Constructed:</b> 1940-41



### What is significant?

*Glen Eagles, Kinross and Kinfauns* at 58, 59 & 60 Queens Road, Melbourne, built in 1940-41 as an investment for Margot O'Donohue and Frank Lynch are significant. The three-storey brick blocks of flats are of a restrained, but well-composed, Moderne design and are situated within a landscape setting that contributes to their character. Along the rear boundary of the site is a row of 23 single car garages for its residents, which are supplemented by vehicle parking elsewhere on this site.

Non-original alterations and additions are not significant.

### How is it significant?

The complex containing *Glen Eagles, Kinross and Kinfauns* flats, their landscape setting, and rear garages, is of local aesthetic and historic significance to Port Phillip.

### Why is it significant?

This complex of flats is of local historical significance to Port Phillip. It is a large and intact complex of low-rise flats built in Queens Road, Melbourne in the early 1940s. This complex is of local historical value as it demonstrates the significant role that Queens Road played in flat development in the municipality from the Interwar period, due largely to its close proximity to public transport and the views it afforded to Albert Park Lake. (Criterion A)

The complex is of local aesthetic significance to Port Phillip, as a large and intact example of an early 1940s flats complex designed in a restrained, but well-composed, Moderne style. The three blocks of flats, *Glen Eagles, Kinross and Kinfauns*, demonstrate a transition in styling of blocks between the more ornate styles of historicism and Streamline Moderne, to that of the uncompromisingly Modern developments of *Newburn* and *Stanhill* flats. (Criterion E)

This document is an incorporated document in the Port Phillip Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

*Glen Eagles, Kinross and Kinfauns* are a particularly fine, representative, and intact example of an Inter-war flat complex, demonstrating key features of flat design of this period, including incorporation of vehicle accommodation, and garden settings for each block. These garden settings, combined with the modest scale of the blocks (three-storey) and their hips roofs, provide a residential scale and character to this complex, absent in many Post-war flat developments in Port Phillip. It was these design attributes in early flats that helped shift earlier negative perceptions of flat living, to their growth in popularity with single and smaller family units in the Inter-war period. (Criterion D)

### **Primary source**

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Peter Andrew Barrett, *58, 59 & 60 Queens Road, Melbourne. Heritage Assessment*, November 2017  
Port Phillip Heritage Review - Volumes 1-6 (Panel Version Amendment C161port Part 2, December 2020)