

## Maison Parisienne Flats Statement of Significance

<b>Address:</b> 122 Brighton Road, Ripponlea	<b>Name:</b> Maison Parisienne Flats
<b>Place type:</b> Residential: Flats	<b>Grading:</b> Significant
<b>PS ref no:</b> HO529	<b>Constructed:</b> c. 1932
<b>Heritage precinct:</b> Not applicable	<b>Citation No.:</b>



### What is significant?

Maison Parisienne, constructed in 1932, at 122 Brighton Road, Ripponlea is significant. The building was designed and erected by builders E Jennings & Sons for clients Ernest Morris and his French-born wife Elise, who resided in one of the flats upon its completion.

The flats are three-storeys and have a uniform rectangular plan beneath a tiled high hipped roof. Walls are finished in textured render, with smooth render dressings. The front façade is asymmetrically arranged, though there is repetition of forms on each of the three levels: windows beneath an abstracted Serlian window hood to the northern bay, arched openings with curved balconies to the upper levels to the central bay, and arched openings with inset entry or porches to the southern bay. Front windows retain geometric lead lights in upper window sashes.

The garages at the rear also contribute to the significance of the place.

Alterations and additions, including the front fence and rear escape stairs, are not significant. The current paint colour scheme (over the rendered finish) is not significant.

### How is it significant?

Maison Parisienne at 122 Brighton Road, Ripponlea is of local historical and aesthetic significance to the City of Port Phillip.

### Why is it significant?

Maison Parisienne is of historical significance as flats constructed during the Interwar period, when huge growth in flat development characterised St Kilda and Elwood as the transition from detached single family dwellings to flat living became increasingly popular. While this transition began with the conversion of large dwellings to boarding houses, and then the architectural conversion of some to separate apartments, Maison Parisienne was part of the final phase of development: purpose-built

flats. Built on a main thoroughfare, it also demonstrates the importance of public transportation in fuelling flat development. The cable tram along Brighton Road was electrified and extended south from a previous terminus at Brunning Street to Glen Huntly Road in the mid-1920s, which encouraged an acceleration of flats development along this part of the road from 1926 until World War II. (Criterion A)

Maison Parisienne is of aesthetic significance as a distinctive and intact example of Interwar period flats in the popular Mediterranean style as executed by a designer-builder. It exhibits key characteristics of the Mediterranean style, such as textured rendered walls, arched openings, and classical forms such as corbels and dentils. This is married with chunky detailing and the highly abstracted Serlian window hoods that were a hallmark of E Jennings & Son's Interwar designs. (Criterion 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)