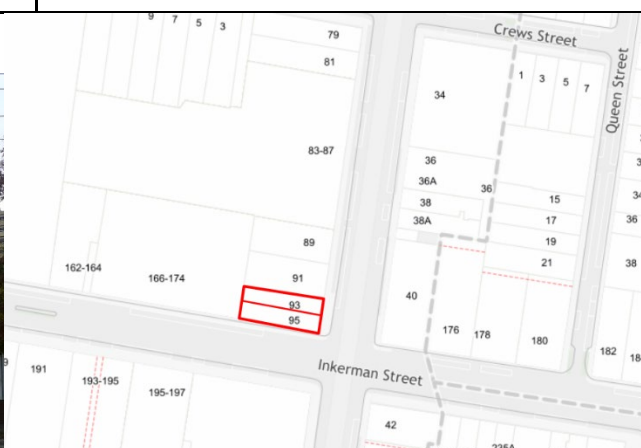


Shop Residences Statement of Significance

Address:	93 & 95 Chapel Street, St Kilda	Name:	Shop Residences
Place type:	Commercial: Shops. Residential	Grading:	Significant
PS ref no:	HO543	Constructed:	1927
Heritage precinct:	Not applicable	Citation No:	2433



What is significant?

The shop residences, designed by Richardson & Wood and constructed in 1927 for Frederick George Hart, at 93 & 95 Chapel Street, St Kilda are significant.

It is comprised of three red brick sections: the main front section with a tile clad hipped roof, the middle section with a sheet metal clad gable roof, and a single storey rear wing with a skillion roof. Particular features include the symmetrical façade design, expressed tile clad hipped roof to the front, centrally placed brick chimneys including one with terracotta pots, quoining-like projecting brickwork, recessed balconies with arched openings, negative dentilation, original openings with concrete lintels, bracketed timber hoods and sills to the front windows, multi-framed upper window sashes, clerestory windows above the canopy, and largely intact shop fronts and tiling.

Alterations and additions are not significant.

How is it significant?

The shop residences at 93 & 95 Chapel Street, St Kilda are of local historic and representative significance to the City of Port Phillip.

Why is it significant?

It is historically significant as a pair of shop residences of the Interwar period, a time when this traditional arrangement of shop owners living above and/or behind their shop was becoming less common. The shops have been used continuously for various commercial purposes since their construction in 1927. It is also representative of the intensive development that occurred in this part of St Kilda during the Interwar period in the context of local population expansion, increasing affluence and the electrification of the cable tram route along Chapel Street, which was completed in late 1926. (Criterion A)

It is of representative significance as a highly intact Interwar period example of the traditional shop residence typology. It is reflective of the shift during the Interwar period towards more domestic designs for shop residences and greater expression, even dominance, of the residential components. This shift is demonstrated at 93 & 95 Chapel Street in the unusually wide frontages, the expressed roof, recessed balconies to the upper floor and the commodious residences. It is amongst the later works of the well-established architects Richardson & Wood, who were also responsible for several other buildings in St Kilda. The façade design suggests a Georgian Revival influence, with a symmetrical composition to Chapel Street, arched openings to the recessed balconies, and quoining-like projecting brickwork. It is comparable with other similar developments in St Kilda of the period and is one of the few with mostly intact shopfronts. It occupies a prominent corner location which allows for views of the equally intact rear sections from Inkerman Street. (Criterion D)

Primary source

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