

City of Port Phillip Heritage Review

Place name: Park View
Other names: -

Citation No:
2427

INSERT MAP



Address: 5 Herbert Street, St Kilda

Heritage Precinct: Not applicable

Category: Residential: Flats

Heritage Overlay: TBC

Style: Postwar - Modernist

Graded as: Significant

Constructed: 1958-59

Victorian Heritage Register: No

Designer: Dr Ernest Fooks

Amendment: TBC

Comment: New citation

Significance

What is significant?

Park View at 5 Herbert Street, St Kilda, designed by Dr Ernest Fooks in late 1958 and constructed by local builder Rudolph Kalish during 1959, is significant.

Park View has a flat roof, clad in sheet metal, with a wide eaves overhang, and a stepped footprint to the north side to maximise views of the St Kilda Botanical Gardens opposite. The splayed balconies to the latter are cantilevered with a central steel pole and have panels to the front with metal balustrading that incorporates circular motifs to the longer sides. The timber-framed windows to the main elevations (north and east) are organized in bands alternating with spandrel panels (painted blue but originally brown). The circulation core is external and consists of a tower with projecting bricks, which is separated from the main part of the building by a metal screen, and galleries to the south side.

The original garage block in the south-west corner and low cream brick fence to the front boundary which incorporates a recess for letterboxes also contribute to the significance of the place.

Alterations and additions are not significant.

How is it significant?

Park View at 5 Herbert Street, St Kilda is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Park View is historically significant as being demonstrative of the extensive flat building program that has characterised much of the 20th century history of the municipality but especially the southern parts and which gained pace after WWII with the introduction of the Own-Your-Own (OYO) option. The site is also significant as it reflects a common pattern of land development in this part of the municipality whereby the extant building replaced a Victorian house/mansion, which had itself been converted to flats in the interim. The postwar flat typology evolved with the work of several émigré architects, who were responsible for a high proportion of the architect-designed examples and who often worked with Jewish developers. These imbued the area with a progressive, International character, and which was supported by the often local Jewish community. It also has associations with the Slovakian-born architect Dr Ernest Fooks, whose office was located in St Kilda, was at the forefront of postwar flat design, and responsible for other key buildings in the area. (Criterion A)

Park View is of aesthetic significance as an early and seminal example with limited comparison of a more nuanced approach to Modernist flat design, undoubtedly influenced by Fooks' recent international trip on which he, along with his wife Noemi, researched the latest trends. The elements which distinguish the building are the stepped footprint, orientated to maximise views, separate and prominent stairwell tower with distinct detailing (staggered glazing bars and projecting bricks), splayed balconies, and characteristic Fooksian elements such as timber-framed spandrel panels and elongated window proportions. The emerging variant of Modernism in which materials, colour, and patterning (in the brickwork and to the balustrading) to differentiate buildings are also evident here, providing a complex interplay of forms and detailing. Its overall intactness is complemented by the retention of the cream brick front fence. (Criterion E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Buildings and cultural landscapes: 5.2 Shaping the suburbs (5.2.2 Private development), 5.3 Diverse Housing (5.3.5 Higher-density housing)

History

Contextual history

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats. The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Pahran Telegraph, 18 October 1919, p.4)

Higher-density housing in the form of boarding houses paved the way to flat development. Flats first appeared in Melbourne around 1906 and slowly spread to the suburbs. They followed a strong pattern of development, appearing close to transport routes, particularly along or within walking distance of tram routes, to allow easy travel to the city. With their proximity to the beach and parklands, good public transport networks and seaside character, the suburbs of St Kilda and Elwood were especially popular locations for flats. Flats became a dominant characteristic of St Kilda and Elwood, and still make up a high percentage of dwellings in those areas. They include some of the earliest surviving flats in Melbourne, some of the best examples of architectural styles and types of flats, and as a group demonstrate the increasing popularity of the lifestyle of flat living from the early twentieth century (TEH).

There was huge growth in flat development in St Kilda and Elwood in the 1920 and 1930s, attracting migrants, single people, and people of diverse sexuality. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda municipality. By 1925 this had increased to 884 flats in 164 blocks, including large complexes such as the Ardoch flats in Dandenong Road. By 1935, despite a slowing of development due to the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (TEH).

Another boom in flat-building began in the mid-1950s. This was fuelled by population growth and a housing shortage after World War II, changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units (TEH).

During the early 1950s, a crisis was developing as the number of permits being issued was woefully inadequate however – in 1952, the St Kilda municipality issued 6 permits (of 42 across the city) for 49 units and (Argus 1 Mar 1954 p10).

The erection of more blocks of flats is one of the most urgent housing needs of Melbourne.

Agents find it impossible to meet the big inquiry for this type of home.

In an article entitled, 'St Kilda Grows as Flat Centre' the zeitgeist was captured (Argus, 27 April 1956, p17)

In recent years the major portion of new building work in St. Kilda has been in flats, and this will continue.

The district can still do with many more flats to meet the demand of the big floating population associated with a quickly growing city like Melbourne.

St. Kilda has all the advantages for flat life of a big city. It is well-served by transport from and to the city – less than four miles distant.

Shops have developed to meet the needs of "flatites;" and there are now numerous cafes serving meals at all hours.

Real estate agents have- waiting lists of tenants for flats and apartments of all kinds.

... A feature of real estate activity in St. Kilda at present is the sale, of "own-your-own" flats. Since it has become possible for each flat owner to have a certificate of title, sales have been made more freely.

The buildings which are being subdivided in this manner must be of modern construction with concrete floors, and comply with certain regulations.

... New Australians are reported to be showing, interest in this form of home ownership.

... Investors are showing a renewed interest in blocks of flats, and are reported to be buying where the net return is below bank interest rate. They regard the present return as a minimum.

Between 1961 and 1971, flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increased by 10,000 people at a time when the populations of other inner-city suburbs were declining (TEH).

Park View

The site forms part of the original two-acre Crown Portion 87 at St Kilda purchased by E Fowler in late 1853 (PP), though initially by James Gill (*Argus* 25 Nov 1853 p5). Both men however were partners in the merchant/importing company Gill, Fowler & Co (B).

By 1855, this part of St Kilda had undergone minimal development and Herbert Street was not defined (K). On the 1864 Cox plan, whilst the gardens and Herbert Street are outlined, there was no development at the north end of Herbert Street, and the site formed part of larger parcel of land (C).

A house was built on the site for John Nicholson in 1868 designed by the noted architect George R Johnson and said to have been a fine Gothic Revival villa (RP). In September 1869, it was described as an 'ornate cottage' (*Argus* 28 Sep 1869 p3). The house stood for about 80 years before being demolished for the extant building.

The footprint of the original brick house was first depicted in 1873, which consisted of a projecting bay and offset verandah to the front (Figure 1). John Nicholson remained the occupant and there were also two timber outbuildings to the northern boundary.

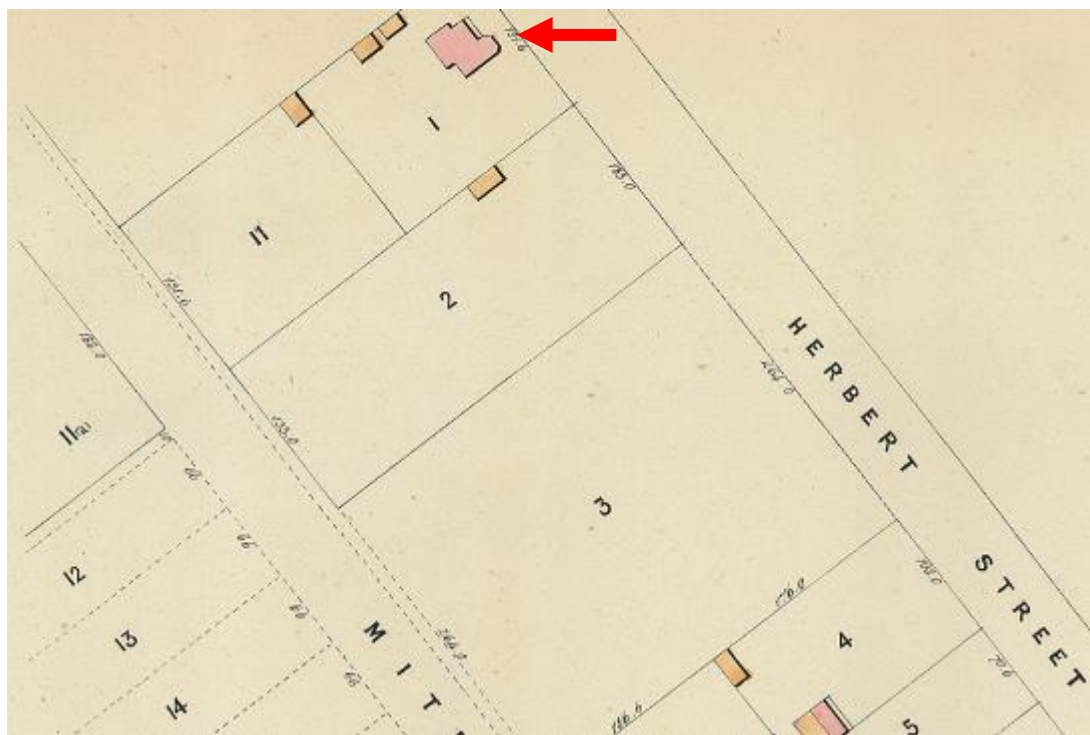


Figure 1 - Footprint of original house in 1873. Vardy Plan, South Ward No.9. (Source: St Kilda Historical Society)

The first Torrens title was issued for the site in 1875, when it was acquired by William Bell Jackson. At that time, the holdings consisted of about 1 acre - that is, it also included the land now associated with 7 Herbert Street as well as 10A + 12 Mitford Street and (CT v779 f650). Jackson resided there for about seven years and was a respected colonist (*Argus* 26 Oct 1922 p9).

During the late 19th and early 20th century, the property changed hands with some regularity, being to the Federal Building Society in 1882 (CT v1343 f586), then to Emily Morison, Herbert Street in 1885, the United Property Co Ltd in 1890, the Federal Bank of Australia in 1892, and Louis William Rowden of Frankston in 1897 (CT v1732 f301).

According to the 1897 MMBW (Figure 2), the footprint of the original house, whose address was then no.7, seemed not to have been altered. There were paved areas to the front and a large paddock to the rear extending to Mitford Street. Although a name was not identified on the MMBW plan for the place, by 1902, it was being referred to as Yatton (*Herald* 26 Feb 1902 p4).

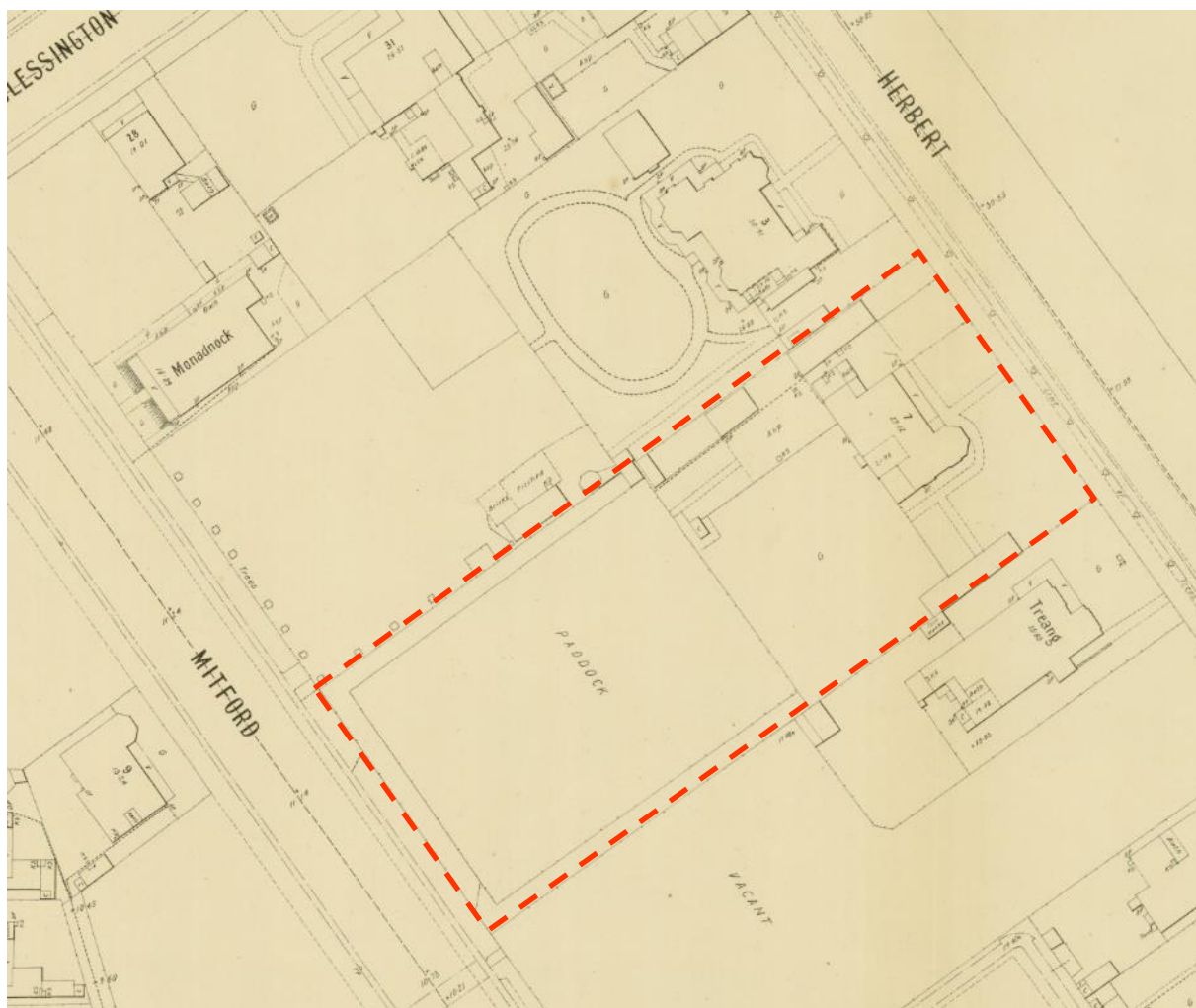


Figure 2 - 1897 MMBW detail plan no. 1380, showing the holdings associated with the site at that time. (Source: State Library of Victoria)

In 1908, a local plumber - John Earl Carnochan of Jackson Street, St Kilda – acquired the site and subdivided the holdings in two stages, (CT v3194 f721). In 1910, what is now 10A + 12 Mitford Street was excised and in 1919, the subject site was sold to John Michael Copeland of Fitzroy. Carnochan retained what is now 7 Herbert Street for himself (CT v4278 f469). (Figure 3)

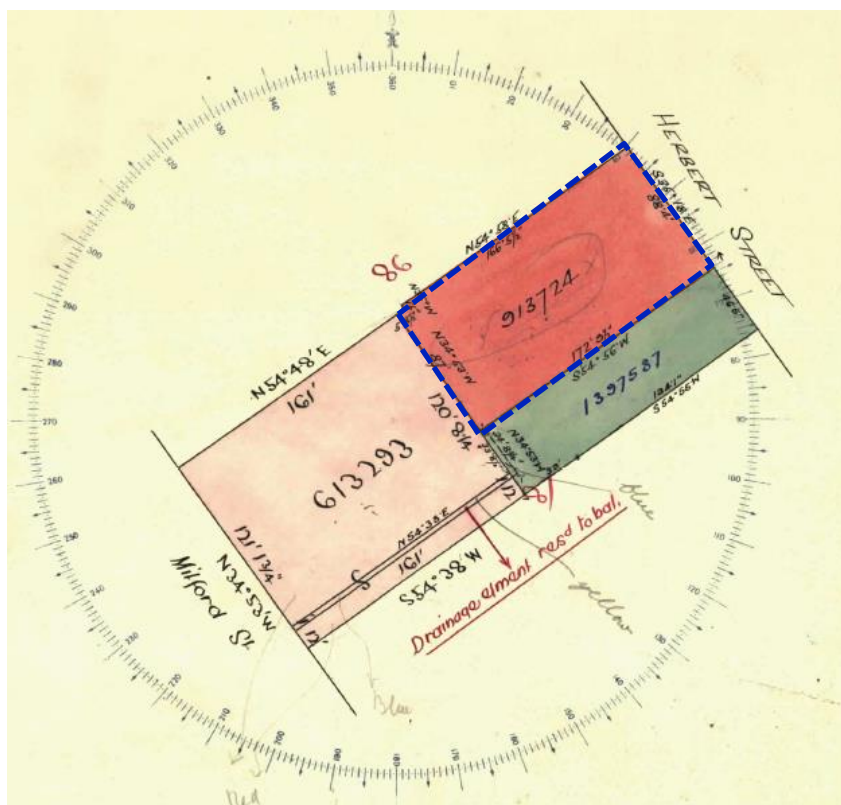


Figure 3 - Subdivision of John Earl Carnochan's holdings during the early 20th century. Subject site dashed in blue. (Source: Certificate of Title v4278 f469)

John Copeland retained the site for about 15 years, although failed to sell it in 1931 when it was described as 'double-fronted brick villa, of 9 Rooms, Billiardroom. on Land 88 x 172, Fronting St Kilda Gardens, Suitable for Hospital or Rest Home' (Age 11 Jul 1931 p2). The site was sold three years later in 1934 to Campbell Lawson of Port Melbourne. At that time, more detail was provided as follows:

MOST SUBSTANTIAL OLD TYPE BRICKVILLA, with Slate Roof. The House contains 8 Rooms, Scullery, Bathroom & c.. also cellar and a splendid Detached Full Size Billiard Room. The outbuildings comprise brick garage, weatherboard laundry, tool shed, W.C, and man's room. THE LAND is an Exceptional Block, and is well laid out in Garden, with well grown trees (Age 20 Jan 1934 p2)

During the 1940s and early 1950s, the Dunbar Guest House was operating at the site (SM). The 1945 aerial photograph (Figure 4) shows the original house and other buildings to the north boundary. A site plan of 1948, when a permit for some additions was being sought indicates that there was a flat(s), 3 single bungalows, 1 double bungalow, and a wash house (BP).

The streets surrounding and facing to the St Kilda Botanical Gardens had become a popular location for flats and some of the first purpose-built flats in St Kilda were constructed here including Clarendon (1915) and Clairvaux (1917), both in Blessington Street. The many mansion houses also provided suitable opportunities for flat conversions. In Herbert Street the first flats were created as the conversion of a house at no.9, while the first purpose-built block, Lloydon, was erected in 1922 at no.23, which was soon followed by St Omar at no.21. Then, during post-war flat building boom almost all the remaining houses were replaced by flats in the period from 1959 to 1972.



Figure 4 - 1945 aerial photograph, showing location of subject site. (Source: Landata, Proj No 5, Run 17E, Frame 58011)

John Michael Copeland died in 1950 and probate was granted to two of his relatives. Margaret Isabel Aird, then residing at the site, acquired it during late 1953 (CT v4278 f469). At this time, she was identified as a guest house proprietor (*Argus* 15 Jul 1955 p17).

In late 1958 Spigelman & Shor purchased the site for £4000. Permission had been granted to demolish the existing house and other buildings on the site in November 1958. The work was overseen by Perry & Hawke of Hawksburn and the estimated cost was £300. Three buildings were identified on a contemporary plan. The local builder Rudolph Kalish of 9 Tennyson Street, Elwood constructed the flats at an estimated cost of £40,000. The permit application was approved on 1 December 1958 (BP).

Kalis(c)h was born in Berlin in 1932 and departed on the *Skaubryn* from Bremerhaven, Germany in May 1955 arriving in Melbourne (Passenger List). His company, Rudolph Kalish Constructions P/L continued to operate into the mid-1970s, at which time they were advertised as 'experienced Master Builders for over 25 years' (*Australian Jewish News* 6 Jun 1975 p32). He died in 1990. Fooks collaborated with Kalish on other blocks of flats including at 119 Brighton Road, Elwood in 1958 (BP), 12 Milton Street, Elwood in 1961 (Age 7 Jan 1961 p31) and 21A Dickens Street in 1966 (BP).

The original drawings by the architect responsible for the design, Dr Ernest Fooks, whose office at the time was located in Woonsocket Court, St Kilda were dated October 1958 (BP). Fooks had just returned from a seven-month tour in Europe and USA with his wife, during which scrutinising contemporary blocks of flats were a major focus (Age 12 Nov 1958 p10).

The drawings provide details of many of the key elements, most of which were realised and/or have been retained. They show that a bituminous felt over 'Stramit' decking was the initial roof construction. There were to be timber-framed windows to the main elevations – façade/east and garden/north side and steel-framed windows to the south (rear) side. The free-standing circulation core has as a long, timber window wall to the south side and a grille to the front (wrought iron screen, though likely steel), and a concrete

hood over the entrance. The flats were to have concrete floors with timber boards over. The galleries and stairs with landings to the south side are concrete with steel poles and palisading to the balustrade.

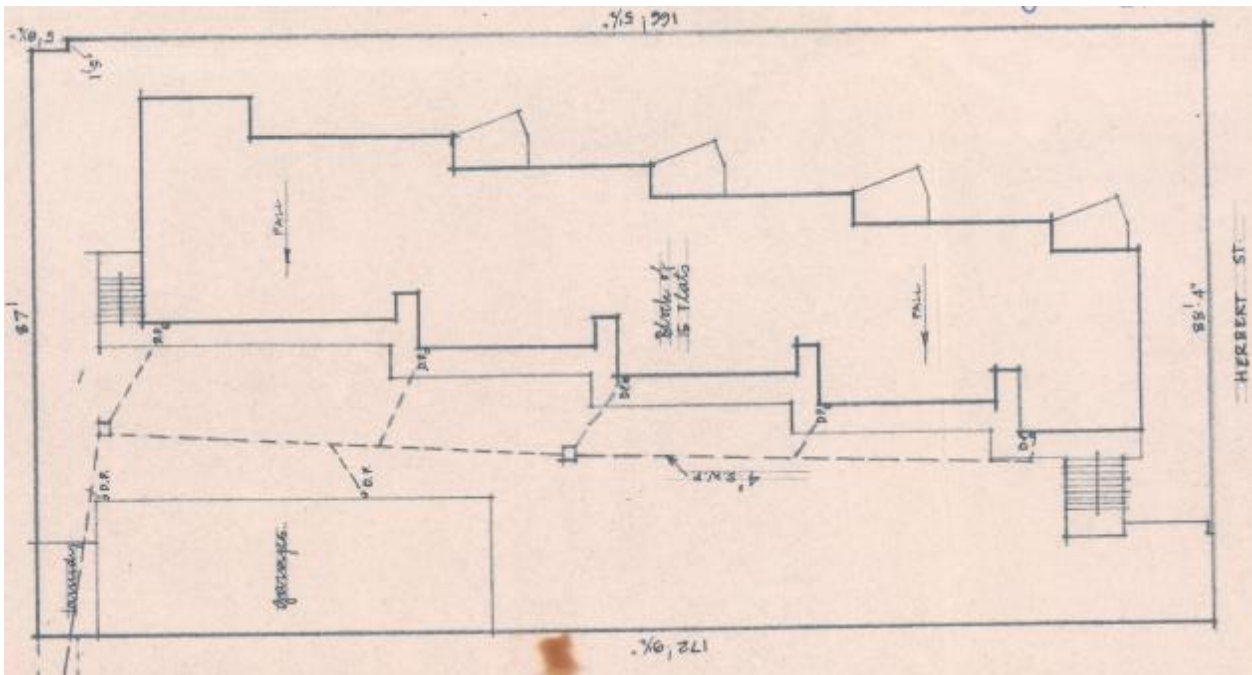


Figure 5 – Site plan, 1968 (Source: BP)

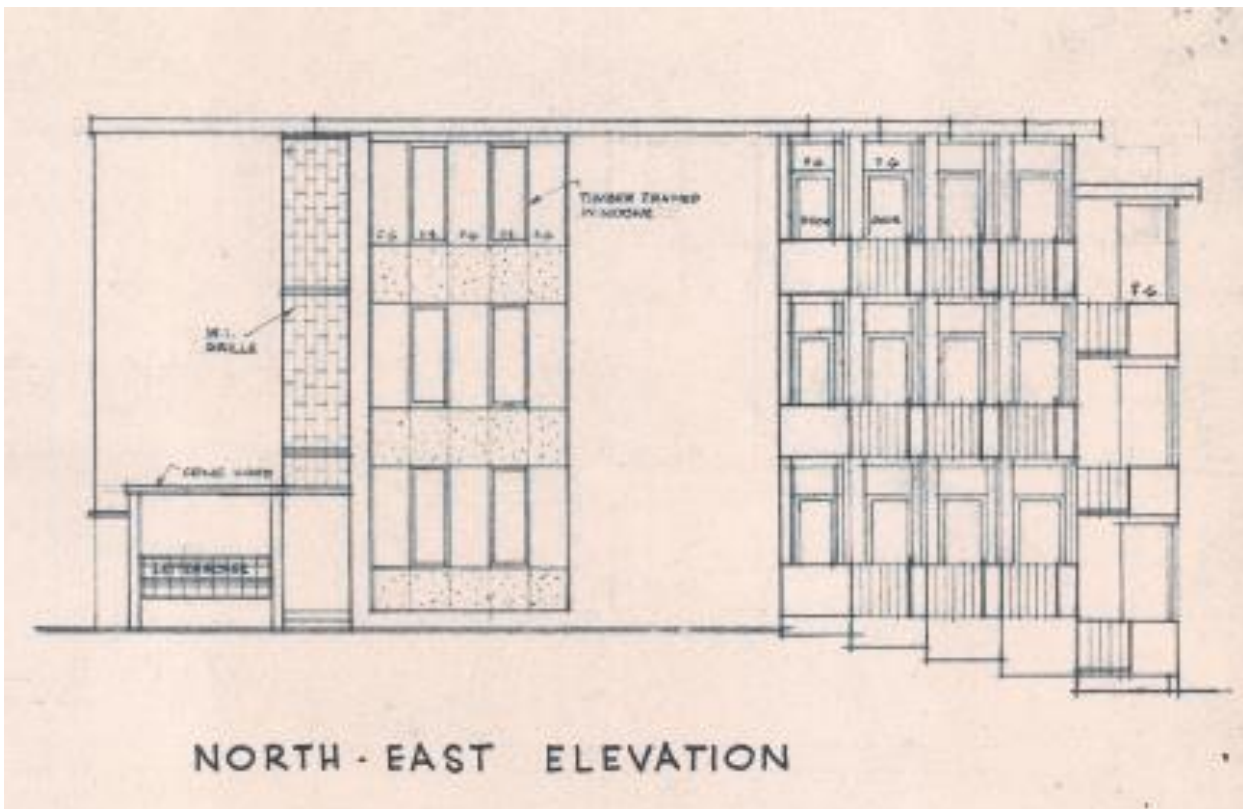


Figure 6 – 1968 drawing showing the front or north-east elevation (Source: BP)

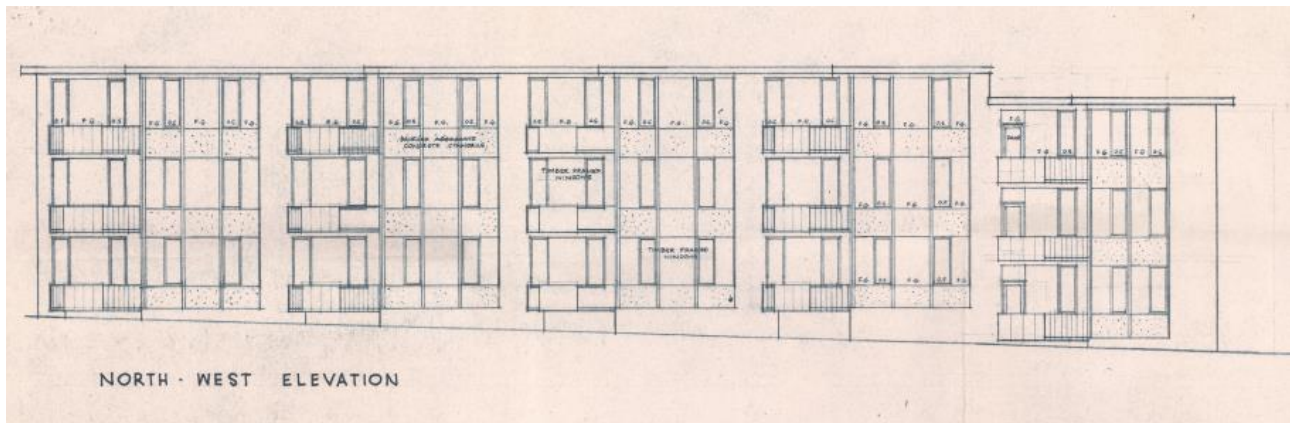


Figure 7 – 1968 drawing showing the north-west or garden side elevation (Source: BP)

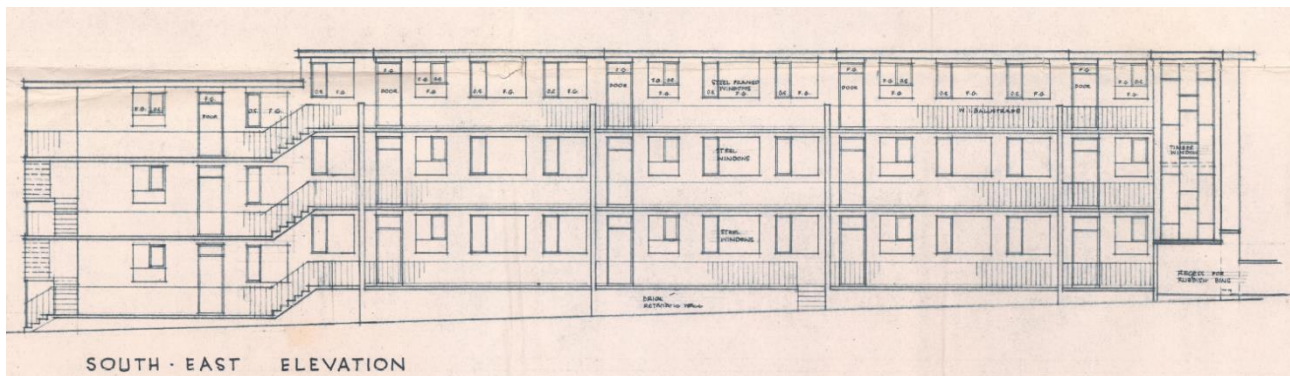


Figure 8 – 1968 drawing showing the south-east or rear elevation (Source: BP)

The developers (the husbands and their wives) were all identified on the title - Harry (chemist) and Freda Spigelman in conjunction with Gus (manufacturer) and Sonia Shor at 83 Acland Street, St Kilda – as registered tenants in common of the property on 18 March 1959. The individual flats were sold from 5 January 1960 over a 16-month period with the last being settled in the following May (CT v4278 f469). The building had presumably been completed by March 1960 when the subdivision plan was lodged (LP 51,176).



Figure 9 – c.1960s image of Park View. Note the spandrel panels were originally brown. (Source: SLV, gs000118 (incorrectly grouped with the block at 4 Rae Court, Windsor))

Ernest Fooks

Born during 1906 in Bratislava (then part of the Austro-Hungarian Empire, later Czechoslovakia, now Slovakia), Ernest Fuchs was educated in Vienna, where he completed a degree in architecture in 1929 and subsequently a doctorate in town planning in 1932. He started his own practice at that time but in 1939 fled the rising anti-Semitism in Europe, marrying Latvian-born Noemi Matusevic in Canada en route to Australia (Edquist, 2012).

In Melbourne, he became assistant town planner for the Housing Commission of Victoria for nearly a decade (until 1948) working on projects across the State. During this time, he wrote extensively, and lectured, on town planning issues leading to his appointment in 1944 as the first lecturer of town planning at the Melbourne Technical College (now RMIT). In 1946, he outlined his ideas and solutions to planning in Melbourne in *X-Ray the City!: the Density Diagram, Basis for Urban Planning*.

On becoming an Australian citizen in 1945, he changed his surname to Fooks. From 1948, he established a successful architectural practice, specialising in 'own your own' flats for developers completing over forty blocks of flats in St Kilda, Caulfield, Toorak, South Yarra and Hawthorn. In 1955, he self-developed an office with four bachelor flats attached at 1 Woonsocket Court, St Kilda (extant but much altered). Fooks also designed numerous single-family residences, beginning with modest-scale examples in the austerity driven period of the late 1940s and early 1950s but evolving as prosperity increased to more ambitiously scaled and detailed examples subsequently. In this sphere, he was influenced by courtyard focused precedents and the use of Japanese-inspired screens, culminating in his own-famed house in Caulfield (1966).

Other projects included some commercial (such as shops) and educational buildings (e.g. Mt Scopus Memorial College, Burwood), as well as three notable community facilities – the B'nai B'rith in Hotham Street, Balacava in 1959, Adass Israel Synagogue in Glen Eira Avenue, Ripponlea (designed 1961, built 1965), the National Jewish Memorial Centre and Community Facility in Canberra, completed in 1971. The B'nai B'rith commission is said to stem from Noemi's encouragement to be involved with local community affairs (Edquist, 2012).

Fooks passed away in 1985. Despite the coverage in magazines such as *Australian House and Garden* and extensive output of both built work and in publishing, his work has only recently become more widely acknowledged in general architectural circles (Peterson, 2009).

References

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Edquist, Harriet (2012), 'Fooks, Ernest', P Goad & J Willis, *The Encyclopedia of Australian Architecture*, Melbourne, pp258-259

Kearney, James 'Melbourne + its Suburbs' (no.4, Prahran & St Kilda) - Melbourne 1855

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O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

Parish Plan - P81(13) At Elwood, Parish of Prahran (PP)

Peterson, Richard (2009, 2nd ed. [2005]), 'Edgewater Towers' (chpt. 43) in *A Place of Sensuous Resort: Buildings of St Kilda and their people*

Port Phillip Thematic Environmental History (TEH), February 2021

Rate books (RB)

St Kilda Council building permit files (BP) no. 57/510, 1 December 1958

Sands & McDougall street directories (SM) 1955-1965

Sawyer, Terry, (1982) 'Residential flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne

Description

The large rectangular site has an area of about 1400 sq. metres and slopes about 2 metres from the east to the west. The front boundary is defined by a low cream brick fence which incorporates a recess for letterboxes. There are perimeter garden beds with some shrubs and a few trees, both young and more established specimen, and there is an area of lawn much of the north side of the site.

The main building is located centrally on the site with a garage block in the south-west corner which is accessed by a concrete paved driveway along the southern boundary. The garage block is comprised of six separate garages - two face the street with original doors with four behind (facing north) - and a laundry room at end.

Due to the slight slope, the building steps down in three parts to the west - front (6 flats), middle (6 flats), and rear (3 flats). The building is in good condition and has a high degree of external intactness.

The flats are staggered along the site allowing for views to the Botanic Gardens opposite from all the flats. At each level the plan of the front four flats is consistent, whilst that of the fifth (rear) is flipped as it bookends the block. There is a living and bedroom to the front (north), with kitchen, bathroom and a second bedroom to the rear (south).

The roof is flat with boxed eaves and a wide overhang, whose soffit is lined with slatted boards. The original roof cladding was bituminous roof, which routinely failed and from the aerials, it is likely that it has been reclad/clad over with metal sheeting. The height of the wide fascia seems to have been increased (as compared to the previous 1960s photograph).

The walls are cream brick in stretcher bond. The façade is part blank with a strongly defined bank of five windows across the three levels with alternating band of blue spandrel panels (originally brown) and wide rows of windows (alternating fixed and awnings).

The front of the free-standing circulation core/tower with stair is articulated by projecting bricks in stacked configuration, similar to what he employed in the following year at B'nai B'rith. A screen with geometric patterning consisting of vertical railings interspersed with circles separates the core from the main building so that the galleries are visible. The long window to the south side of the tower has a staggered configuration of glazing bars.

The north side is largely glazed in a manner similar to that evident on the street frontage. The windows are however wider and organised in tripartite units. The bay with the splayed, canted balconies – the balustrade of which aligns with the adjacent spandrels. The balustrade has a dark (brown/black) glass panel to the front and is metal to the side with circular motifs and a supporting steel pole to the centre. The decks are concrete and there is a timber-framed, largely glazed door.

The south side is largely obscured from the public realm by the free-standing circulation core but from current realestate.com images. The articulation varies to the south side in that there are no spandrels and the windows form more discrete units, albeit in similarly consistent bands. The windows appear to be timber although steel was identified on the original drawings. Access to the flats is from this side along open concrete galleries which has a metal balustrade with vertical railings.

Comparative analysis

The southern parts of the municipality – St Kilda (East) and Elwood - have manifold Post-war flats. Whilst many are generic, there is a relatively high concentration of architect-designed examples which are more finely detailed or distinguished by their site responsiveness. Dr Ernest Fooks was one of several émigré

architects that were active in the area and at the forefront of the evolution of this building type along with Mordecai Benshemesh, Michael R E Feldhagen and Kurt Popper, often working for Jewish clients and accommodating the influx of Central and Eastern European Jewish refugees who were accustomed to apartment living. In addition, several Australian-born architects were responsible for flats but rarely multiple examples.

The subject building is indicative of the approach that evolved during the end of the Postwar period – circa mid to late 1950s/early 1960s. Moving further into the 1960s, there was a shift to what is often defined as the late 20th century period, when the influence of Brutalism becomes apparent in the bolder forms and use of brown brick. Although cream brick was also common during the earlier phase of the Postwar period, during the late 1940s and early 1950s, a Functionalist mode held sway at that time with parapets and steel-framed windows. From about the mid-1950s, whilst roofs were typically flat, they were usually expressed with soffits, often deep, and openings were typically timber-framed.

Noted academic, Professor Harriet Edquist considers *Park View* one of the best examples of Fooks' flats, being 'beautifully sited facing St Kilda gardens', and possibly influenced by the work of Frederick Romberg (another Jewish European-trained émigré architect), specifically the Newburn flats, 30 Queens Road, Melbourne (1939-42), with their canted format along the north elevation, as well as Scandinavian design (RP).

Locally based Ernest Fooks designed many buildings in the municipality, but to date only a few of these have been recognized within the heritage overlay, though several are currently under review. Two blocks of flats in Elwood built about the same time are comparable to *Park View* - those at 5 May Street and 12 Milton Street – but they are less distinctive than the subject site. Like other architects, his buildings designed immediately following WWII were indicative of the Functionalist style. Fooks also designed other building types for the Jewish community including the B'Nai B'Rith House (1959) and the Adass Israel Synagogue (1961-66).

- Flats, 5 May Street, Elwood, 1957. Cream brick, two storey flats with a tiled hip tile roof, in a U-plan around a central garden courtyard. Typically Fooksian elongated window proportions with some larger mullions and coloured spandrels. Concrete balconies with metal balusters.
- Raleigh House, 406 Inkerman Street, St Kilda East, 1958 (Not in HO). Modernist house, brick (overpainted), cuboid forms, distinctive window configuration, screen to one large window, largely intact.
- Flats, 12 Milton Street, Elwood 1961 (Contributory within St Kilda Botanical Gardens & Environs precinct). Intact, cuboid form being slightly stepped at the front, cream brick with spandrels and elongated window proportions. Similar to the subject building but on a narrower site with limited potential for varying the footprint.
- Flats, 21A Dickens Street, Elwood, 1966 (Contributory within St Kilda Botanical Gardens & Environs precinct). Later brown brick and render, suggesting a burgeoning Brutalist character.

Several blocks of flats designed by the Palestinian-born, Australian educated architect Mordecai Benshemesh are included within the heritage overlay (with others yet to be assessed). His early work, dating from about 1951 to 1956, was overtly Functionalist. Subsequently his work varied with the group constructed in 1960 bearing the most comparison with *Park View*.

- Two notable blocks were completed in 1959. The iconic *Edgewater Towers* at 12 Marine Parade, St Kilda (Citation 2049) and another nearby to *Wolverton* at 22 Westbury Street (contributory within HO6 precinct). The former is in a different category, as it is a multi-storey International style building in white painted concrete with continuous bands of glazing to each elevation. The latter bears some similarities with the subject group in the material palette, the balcony detailing (metal balustrade with panels), fully glazed stairwells with louvres, but has more regular patterns of glazing and lacks some of the more distinguishing details of this group such as fan-like balconies and decorative treatments (e.g. tiling or projecting brick work).

- Group of three at 306 Dandenong Road (*Leaworra*), 16 Lansdowne Road and 8 Westbury Street (*Wolverton*), St Kilda East, 1960 (Citation 2429). All three buildings are intact and three storey, have cream brick walls and flat roofs with wide, sheet-lined soffits to the front/main elevations, and timber-framed openings. They have balconies with angled geometry either in the vertical (canted) or horizontal (splayed) plane orientated to take best advantage of the solar access and the site configuration. The stairwells have louvred glass. Decorative elements or treatments include ceramic tiling, some panels to the balustrades, projecting bricks, and/or staggered glazing bars to the windows. All retain their original low cream brick fence and associated letter box enclosures. The circulation is different in that the flats are divided into blocks with either two or three enclosed stairwells (at the front) rather than the open stairs and galleries to the rear at *Park View*.

The work of the Viennese Kurt Popper is generally indicative of a restrained version of contemporary Modernism. His preferred design mode similarly changed over time, and although his contemporary work shares a similar material palette, he generally employed more contained footprints and forms.

- Flats, 124-126 Alma Road, 1954 + 47 Westbury Street, St Kilda, 1956 (Contributory within HO6). Similar, adjacent blocks in a Functionalist mode. Cream brick (one on red brick plinth), with parapeted roof, steel-framed windows, some with concrete framing, and balconies with concrete decks and metal railing.
- Flats, 22A Acland Street, St Kilda, 1957 (Contributory within HO5). Of a similar type to the subject site, though with a regular footprint. Cream brick with panels of pale blue tiles to the façade and balconies with metal balustrading with diamond pattern. It however has a tile clad, hipped roof.
- Flats, 17 & 17A Burnett Street, St Kilda 1958-59 (Contributory within HO5). More conventional with a hipped roof clad in tile in two mirror-image blocks. Distinguished by the expressed rendered frame to the corner windows.
- Flats, 21 Dickens Street, Elwood, 1965 (Contributory within HO7). A relatively late cream brick example with minimal eaves overhang as the balconies, with faceted metal panels to the balustrade, are recessed.

Among the contemporary work of other designers/architects, there is considerable variety with the main comparisons being Chudleigh Court and 33 Pine Avenue, and to a lesser extent, the block at 21 Redan Street, where some triangular or splayed geometry has also been employed.

- *Chudleigh Court*, 9 Dickens Street, Elwood, 1958, Bailey and Tilley Home Plan Service (Citation 2426). The three-storey, cream brick block has a skillion roof form with triangular projections and balconies on the east (garden) elevation. The garden side openings are timber-framed, whereas steel-framed windows are employed to the gallery side. The metal balustrading features a triangular pattern.
- Flats, 21 Redan Street, St Kilda, 1958, John & Phyllis Murphy (Citation 785, HO503). An unusual two-storey red brick building, consisting of two-level flats with separate entries, with a prow-like form and gable roof. Triangular forms are employed under the encompassing roof to provide privacy.
- Flats, 33 Pine Avenue, Elwood, 1959, Leslie J W Reed (Citation 2339, HO429). Cream brick, tile-clad hipped roof, with a flat roof, stairwell block to the front, screen walls, and a splayed profile to the upper-level balconies, which have a conventional railing detailing. The windows are timber-framed, including spandrels to the facade.
- Flats, 39 Southey Street, Elwood, 1959, L.G. Grant & Associates (Contributory within St Kilda Botanical Gardens & Environs precinct). Cream brick but with extensive use of decorative brickwork and screens to the front and a bowed concrete canopy to the entrance supported on steel poles.
- Flats, 63-69 Tennyson Street, Elwood, 1959-60, A V Jennings (Citation 2344, HO436). A series of four mirrored blocks, cream brick, stepped form with undercroft carparking, spandrels and banks of windows.

- *Rocklea Gardens*, 46-40 Hotham Street, St Kilda East, 1960, designed by Theodore Berman. (Citation 2017, HO293). International style, continuous band of windows/openings with balconies, and spandrel panels at either end of the elongated façade.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Add to the Heritage Overlay as an individual place.

In the Schedule to the Heritage Overlay apply:

- external paint controls (to encourage reinstatement of the original colour scheme to the spandrels - currently they are painted blue but originally they were dark brown, similar to the glazed panels to the balconies).
- fence controls (original front fence)

Primary source

RBA Architects & Conservation Consultants, *H07 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2*, 2021

Other studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other images



Circulation tower with staggered glazing bars



Canted balconies

Area to be included in HO

