

City of Port Phillip Heritage Review

Place name: Chapel Lodge
Other names: Flats

Citation No:
2425

INSERT MAP



Address: 16A Chapel Street, St Kilda

Heritage Precinct: Not applicable

Category: Residential: Flats

Heritage Overlay: TBC

Style: Functionalist

Graded as: Significant

Constructed: c.1950

Victorian Heritage Register: No

Designer: Bernard Evans

Amendment: TBC

Comment: New citation

Significance

What is significant?

Chapel Lodge at 16A Chapel Street St Kilda, designed by Bernard Evans and constructed c.1950 by Norman Adderley, is significant.

Chapel Lodge is a five-storey red brick, but currently overpainted, building with a cruciform footprint. It has a flat roof that is predominantly concealed behind a parapet though projects slightly forward over the terraces on the south side (Argyle Street) relating to the two penthouses. There are two short chimney breasts, one each to the west and east elevation, below which are two circular recesses. There are balconies to each of the four wings, paired to the large east and west wings, with concrete decks/canopies and the original windows are steel-framed. To the rear/east wing, there is undercroft car parking.

The low brick fence to the front boundaries also contributes to the significance of the place.

Alterations and additions are not significant. The current paint colour scheme is not significant.

How is it significant?

Chapel Lodge at 16A Chapel Street, St Kilda is of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

Chapel Lodge is historically significant as an early example of a multi-storey flat development, which at the time of its construction (completed 1950) was among the tallest buildings in the municipality. There was a dire need for housing during the late 1940s due to the downturn of construction activity during World

War II, when residential construction was severely curtailed by government decree. The site is also significant for its associations with the architect, Bernard Evans, who was responsible for many significant flat buildings in the municipality and an influential figure in this sphere, as he was oft quoted in contemporary newspapers regarding flat development. There are also distinctive or unusual aspects about Chapel Lodge's historical development, in that by contrast to most Post-World War II flats, which typically replaced Victorian period houses or mansions, it was constructed on a rare piece of undeveloped land, though part of the extensive holdings which had been associated with the nearby mansion, Aldourie, at the corner of Alma Road. Furthermore, projects of this scale typically received considerable press however Chapel Lodge surprisingly did not, likely because in addition to much of the building being employed for serviced/rented flats, there was a purpose-built, clandestine SP bookie operation to the uppermost level, run by the owner, former St Kilda councillor Norman Adderley until police raided it in 1956. (Criterion A)

Chapel Lodge is of aesthetic significance as a prominent and early example of the Functionalist style, which was employed for much of the progressive contemporary flat design through to the mid-1950s. The rigorous volumetric and horizontal expression in face brick with balconies and steel-framed windows in discrete configurations but with an unusual cruciform plan to optimise views and privacy, is unique at this time in the municipality (as most examples had more varied massing and were on more constrained sites) and is a forerunner to the wider adoption of the International style. (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. 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 increase by 10,000 people at a time when the populations of other inner-city suburbs were declining (TEH).

Early History

The site forms part of Crown Allotment 139A in the Parish of Prahran at St Kilda. The five-acre allotment was sold at land sales held during the late 1850s and acquired by the Scottish-born Alexander Fraser (1802-1888), businessman and politician born in Aldourie, Scotland. He emigrated to Australia in 1832 and was a St Kilda councillor and mayor (ADB). He was a member of the firm of Fraser & Cohen, auctioneers, and was also a member of the Legislative Council of Victoria, 1858 to 1881. He has been said to loom 'large in the history of St. Kilda' (JBC). Fraser was living on Alma Road as early as 1856 (ER) but resided west of Chapel Street at least until 1863 (SM).

On the 1855 Kearney plan (Figure 1), the Crown Allotment is evident and was undeveloped. Opposite on Chapel Street however, six houses had been erected.

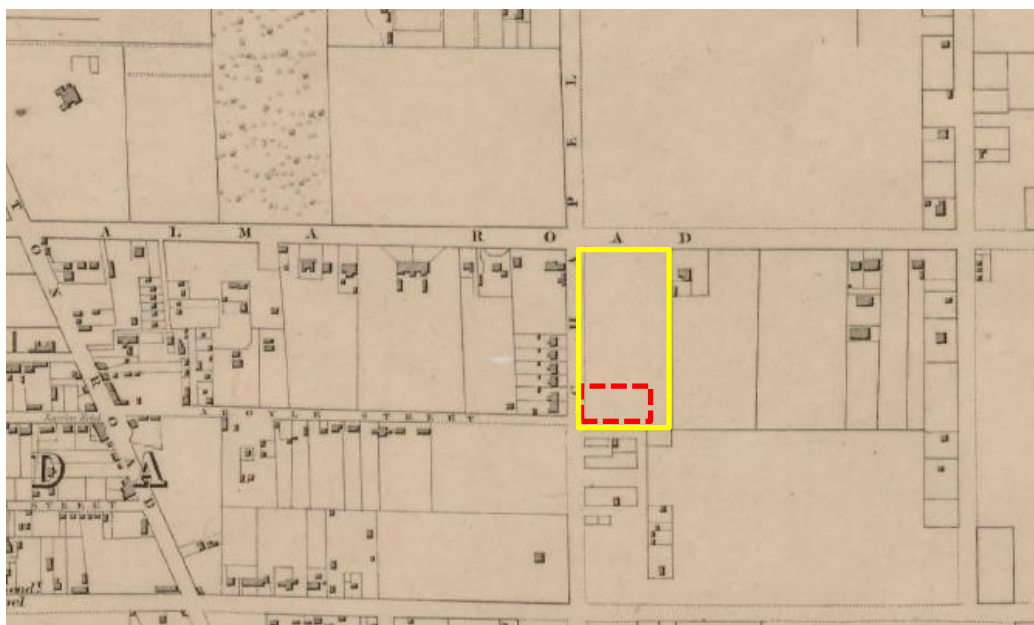


Figure 1 - 1855 Kearney Plan, showing CA 139A and location of subject site (Source: State Library of Victoria)

By 1864, as evidenced on the Cox Plan (Figure 2), a house (Aldourie) had been constructed at the corner of Alma and Chapel streets, and part of whose holdings the subject site remained for another 80 years. Aldourie was constructed about the time the Cox plan was prepared as the land was undeveloped in 1864

(RB) and first listed in 1865 directory (SM). In 1866, the brick house was described as having nine rooms and NAV of £120 (RB).



Figure 2 - 1864 Cox Plan, showing Aldourie (arrow) and location of subject site (Source: SLV)

By 1873, the house may have been enlarged according to the more defined footprint outlined on the Vardy plan (Figure 3).

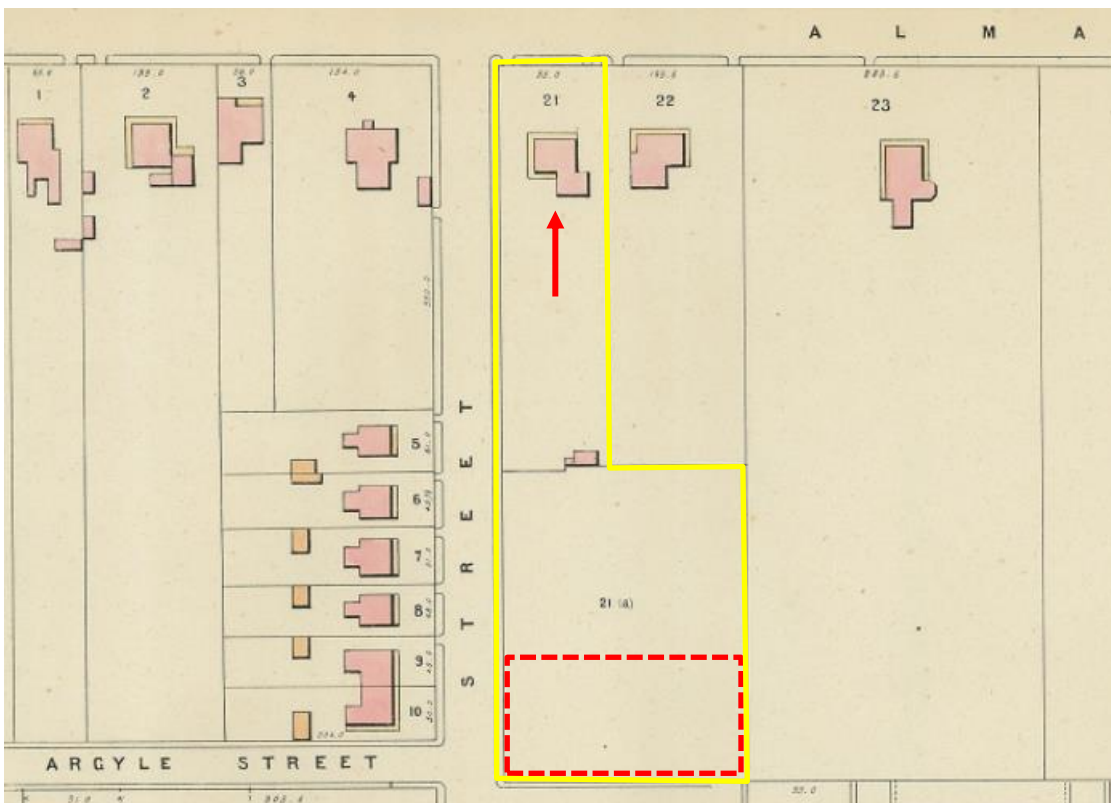


Figure 3 - 1873 Vardy Plan, North Ward no.6, showing approximate location of subject site (dashed) and Aldourie (arrow), and the extend of Fraser's holdings (yellow)

Fraser retained the western half of these holdings until 1882, when the first Torrens title was issued (CT v1339 f637). In that year, the large holding of about 2½ acres passed to the Hebden family in whose ownership it was retained unsubdivided until 1942 (CT v1344 f691; v3768 f456; v3811, f114).

By 1897, according to the MMBW plan, the subject site formed part of a large paddock at the southern end of the Hebden family's holdings. *Aldourie*, then 87 Alma Road, is not named on the drawing. The house had a return verandah and was set in extensive gardens with paths that terminated at a fernery.

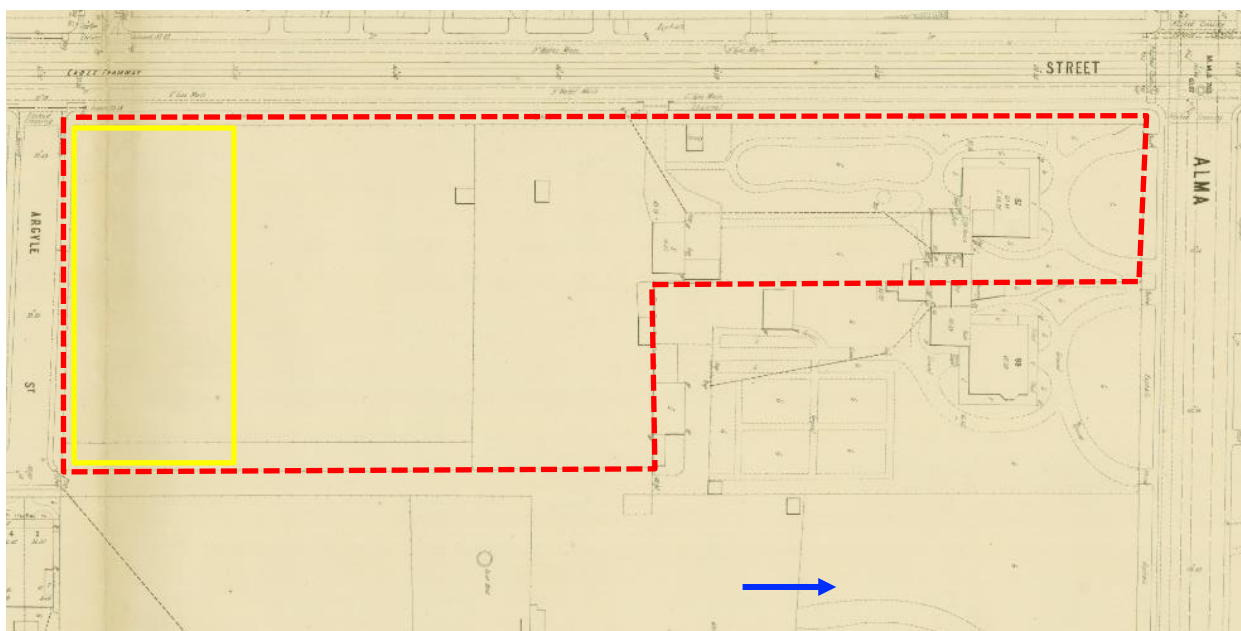


Figure 4 - MMBW detail plan no. 1423, showing the extent of the Hebden family's holdings in relation to the subject site, NB north is to the right (Source: SLV)

The site remained undeveloped throughout the early part of the 20th century and there was planting/trees to Chapel Street boundary by 1931 (A). When sold in October 1942, *Aldourie* was described as a 'cemented brick 2-storey residence' (*Herald* 21 Oct 1942 p5). The land was eventually subdivided after it was acquired by a local family of motor garage proprietors, the Greaves. From early 1943, for the ongoing duration of WWII, *Aldourie* was loaned by G R Greaves to the committee of RAAF auxiliaries as a home for children whose fathers were serving in the Air Force and whose mothers were temporarily affected by illness (Age 07 Jan 1943 p3).

A 1945 aerial photograph (Figure 5) shows that there was no fence to the southern paddock so that criss-cross pattern of informal paths had been established and only a few trees or bushes to the Chapel Street boundary.



Figure 5 - 1945 aerial showing the approximate location of subject site. (Source: Landata, Project No 5, Run 17E, Frame 58013)

Chapel Lodge, 16A Chapel Street

The electrification of the cable tram route along Chapel Street in 1926 encouraged the building of flats and between 1930 and 1940 fifteen blocks were erected along its length. Flat development continued in the post-war era. The subdivision of the Aldourie estate yielded sites for four large flat blocks, which were constructed from c.1947 to c.1955. The boom in flat building during the 1960s eventually saw the entire block between Alma Road and Argyle Street occupied by flats.

The southern paddock of Aldourie was subdivided into six large allotments, which were sold in double lots during late 1948, when the subject site was acquired by the Tudor Estates P/L on 10 December 1948 (CT v3811 f114). Treasury approval had been required for construction on the six large allotments in June 1947, each 60 x 180ft (*Argus* 26 Jun 1947 p13). The site was immediately transferred to the Southern Investments P/L, who retained ownership until 1972 and it was not until 1984 that individual flats were sold to separate owners (CT v7247 f219).

Chapel Lodge was constructed c.1948-c.1950 on the southernmost portion of the Aldourie Estate, at the corner of Argyle Street. Building approval was granted in 1948 to builder (and St Kilda Councillor) Norman Adderley for a seven-storey apartment building designed by Bernard Evans (BP no. U.584 issued 30 August 1948). However, in the end only a five-storey building was constructed. Oddly, the elevator only reached the fourth floor, with the two fifth level apartments reached by stairs from the level below. Changes were also made to the elevational treatment shown on the original plans, although the floor layout remained the same (BP).

Council retains the drawings for the original seven storey proposal, which are generally similar to the extant building. The main drawings (9 in total) do not have a title block however on the five prepared by the consulting engineers J L & E M Daly for the concrete elements (footings, floor slabs, stairs, etc.), Bernard Evans is noted as the architect. These drawings are labelled 'Modern Service Apartments, Chapel Street, St Kilda' and dated 12.7.47, being updated on 16.08.48 (BP). The name/entity for whom the drawings were prepared has been concealed but is known to be Norman Adderley. The 1950 directory entry was for 'flats being built and in 1955, Chapel Lodge was listed as no. 14 with V E Adderley noted but by 1960 is identified as no. 16 (SM).

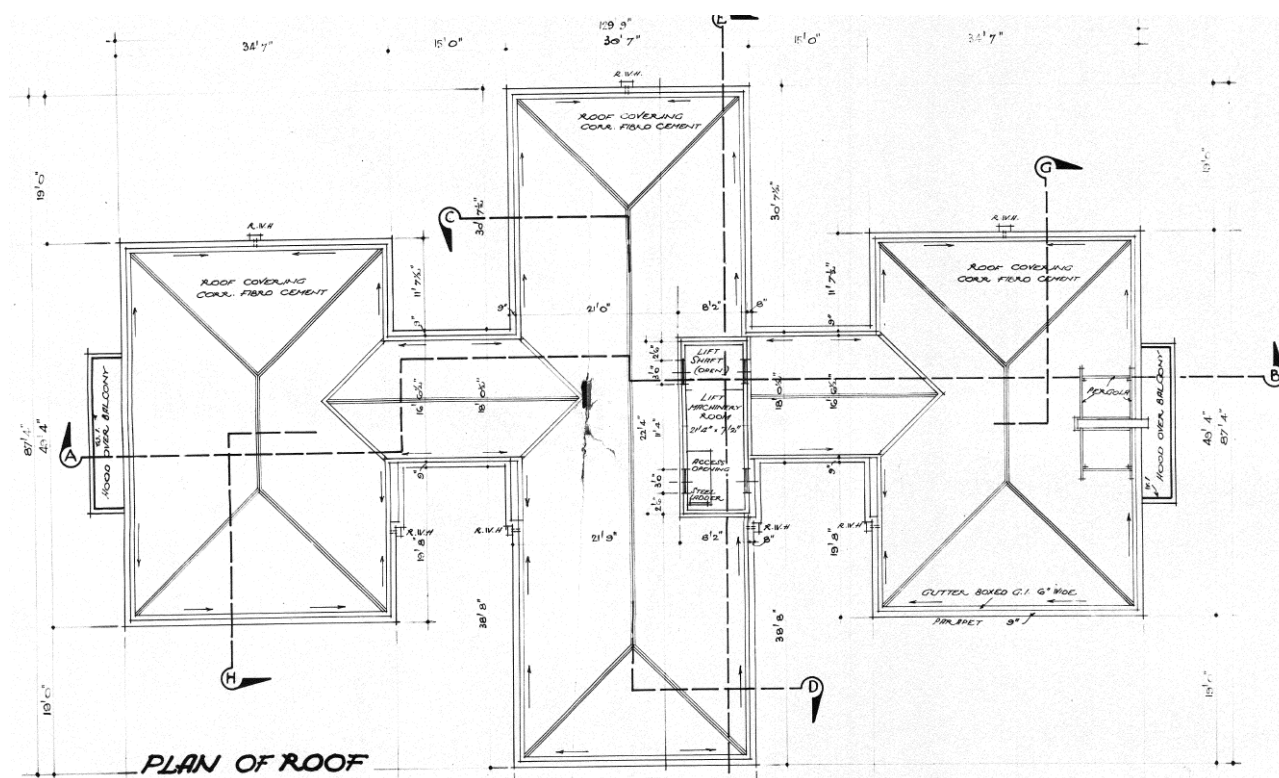


Figure 6 – drawing for original seven storey design – roof plan (Source: BP, sheet 4)

Some of the principal differences with the extant building are that the roofs were to be hipped and clad in corrugated fibro-cement, though would have been largely concealed by the parapet. The balconies to the southern wing were to be larger and be wrap around (i.e. located at the southern corners rather than the middle of the relevant elevations). Multi-paned windows and decorative railing was to be employed to many of the balconies. The drawings of the elevations also suggest that concrete lintels were envisaged to the larger windows but in the building as constructed they are brick.

There are eight flats for each of the lower four levels – a mixture of two-bedroom flats to the wider east and west wings and single bedroom flats to the narrower north and south wings. The fifth floor has two penthouses, the only flats with a fireplace.

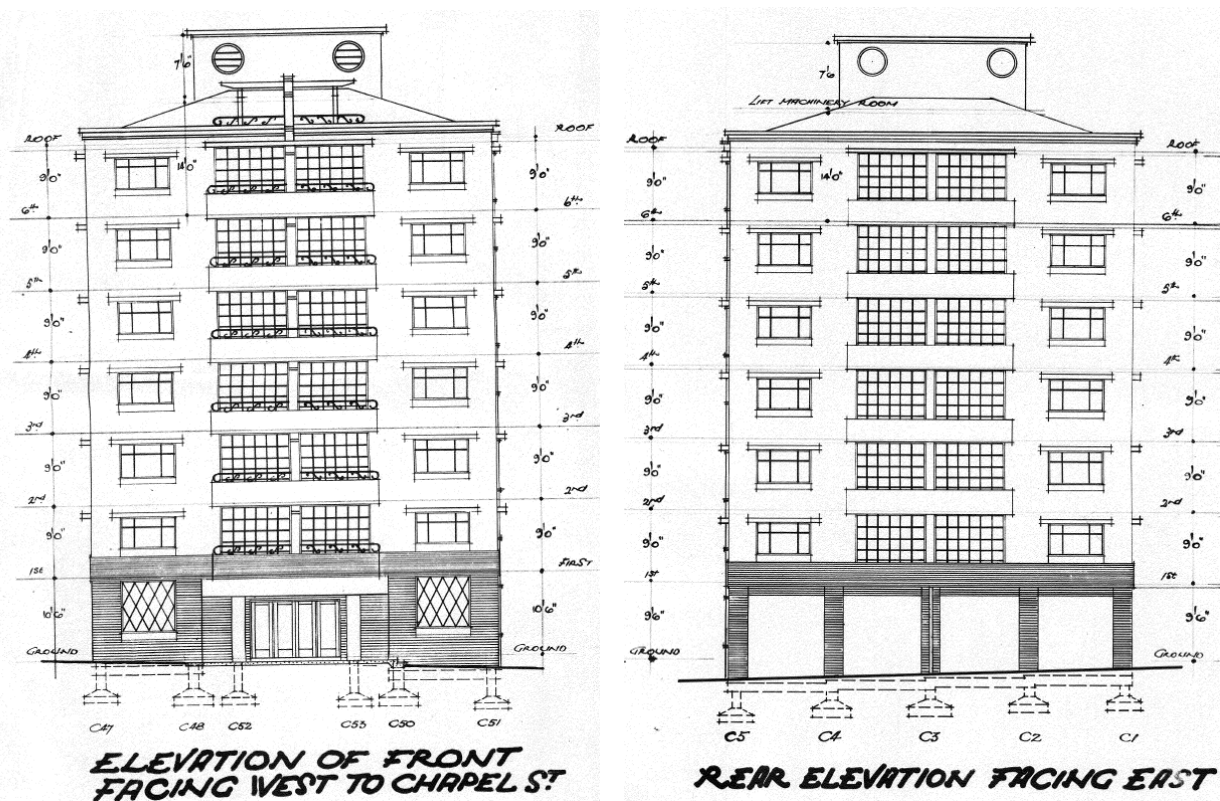


Figure 7 – drawings for original 7 storey design – front (west) and rear (east) elevations (Source: BP, sheets 7 +8)

Chapel Lodge initially played host to many new immigrants and during the mid-1950s (especially 1953 and 1954), many residents applied for naturalisation – after five years of residency. These residents were mostly born in eastern Europe – e.g. Austria, (then) Czechoslovakia, Hungary and Romania – or Israel (various newspapers public notices).

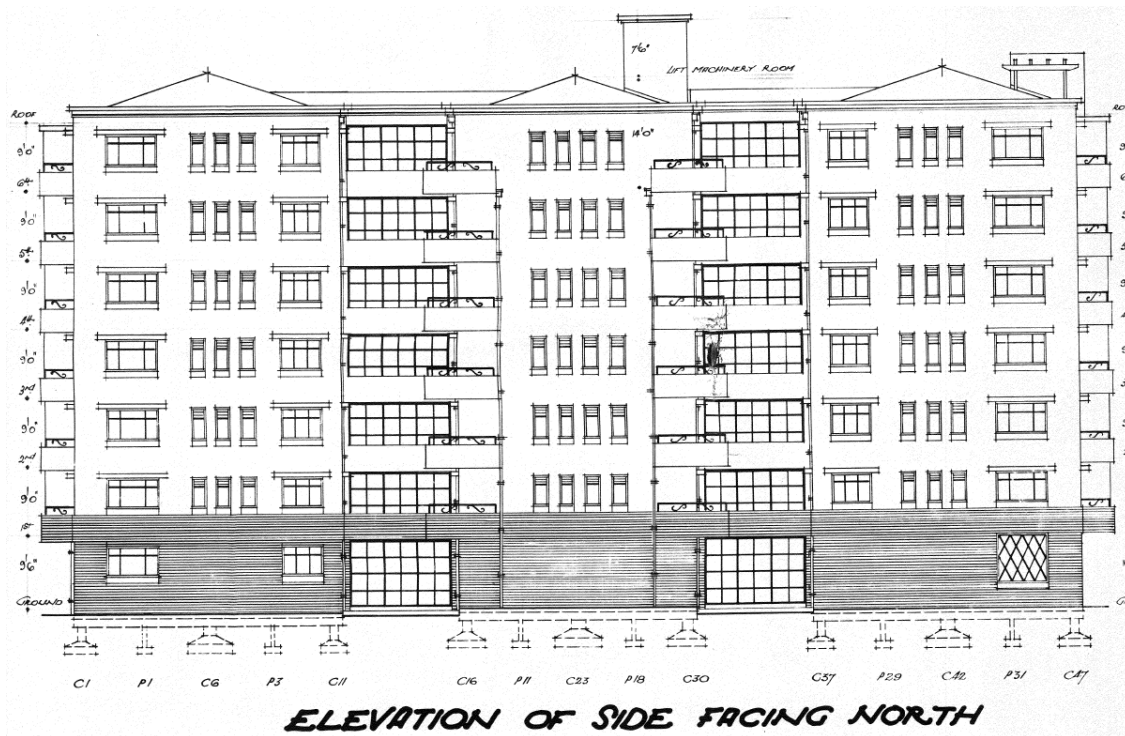


Figure 8 – drawing for original seven storey design – south elevation (Source: BP, sheet 10)



Figure 9 – 1980s showing the original red brick and an earlier addition on the top of the southern wing (Source: Council Building File)

Bernard Evans

Bernard Evans was born at Manchester, England in 1908 and was the son of builder, Isaac Evans. In 1913 the family emigrated to Australia, settling at St Kilda. Bernard completed his secondary education at Prahran Technical School and studied architectural drawing at the Working Men's College (now RMIT University) in the evenings, while also assisting his father. Evans subsequently worked as a designer and builder for timber merchant, Albert Weston at Box Hill (Dunstan, 2012).

In 1928 Evans established Hampton Timber and Hardware Pty Ltd and the Premier Building Co. and began building speculative villas at Brighton and Hampton. One of his earliest works included a bungalow in about 1930 for his father-in-law which was designed in the Arts and Crafts style (Bunyip Lodge). After spending much of the Depression in Perth, Bernard and his father were contracted by mining magnate Claude Albo de Bernales from 1935 to replace decrepit mansions in Melbourne with Moderne or revival style flats (Dunstan, 2012).

In 1938 Bernard was appointed lieutenant colonel where he commanded the 57th/60th Infantry Battalion. Following several years in service, he registered as an architect in Victoria in 1940 and formed Bernard Evans & Associates, one of Victoria's largest architectural firms. After WWII, the company developed 'shared ownership buildings and the own-your own concept in flats' with some key early examples being the (Greyfriars) flats at 53 Balaclava Road, St Kilda East (1949) and Sheriden Close on St Kilda Road (1950). During the 1950s and 1960s, the firm was responsible for several International style, multi-storey office buildings in central Melbourne, some since demolished, and high-rise projects for the Housing Commission of Victoria (Dunstan, 2012).

Evans served as a Melbourne city councillor from 1949-1973, held the position of chairman of building and town planning (1956-8, 1964, 1966-70) and was twice elected lord mayor (1950, 1960). Evans was knighted in 1962 and died in 1981 (Dunstan, 2012).

References

- Aerial photograph (1931 Nov.), Landata, Project No 1931, Run 15, Frame 2750 (A)
- Certificates of Title (CT)
- Cooper, John Butler (1931) 'The History of St Kilda 1840-1930', vol.I, Melbourne, pp83-84 (JBC)
- Cox, Henry L (1864) 'Hobson Bay and River Yarra leading to Melbourne' [map], London
- Dunstan, David (2012), 'Evans, Bernard', in Phillip Goad and Julie Willis [eds] *The Encyclopedia of Australian Architecture*, Cambridge University Press, Melbourne, pp237-238
- Electoral Role (ER), Central Province – St Kilda Division, 1856, p56
- Hewitt, Amree, 'Our wonderful, wild & infamous building', 2019
- Renate Howe, 'Fraser, Alexander (1802–1888)', *Australian Dictionary of Biography*, 1972, accessed online 15 June 2021 (ADB).
- Kearney, James (1855) 'Melbourne and its Suburbs' no.4 (Prahran & St Kilda) [map], Melbourne
- Newspapers: Age, Argus, Herald
- 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, at Elwood, Parish of Prahran, P81(13)
- Port Phillip Thematic Environmental History* (TEH), February 2021
- St Kilda Council building permit file (BP)
- St Kilda Council rate books (RB): 1864, entry 1594-95; 1866, entry no. 788

Sands & McDougall Directories (SM), various

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

Vardy, John (1873) 'Plan of the Borough of St Kilda' [maps], NW6

Description

The large site has an area of over 2000m² and the terrain slopes about a metre across the width of the site. There are three street boundaries – Chapel Street to the west, Argyle Street to the south, and Phillips Street to the east.

The perimeter fence consists of timber paling between brick piers. The low, retaining wall sections to Chapel and Argyle streets might be original, whilst the taller piers are likely later alterations. All brickwork to the fence is currently painted. There is some perimeter planting shrubs and silver birch trees, including a hedge along the south side, as well as a few palm trees to the south-west corner.

The landmark building has a cruciform footprint that is centrally located on the site. Much of the surrounding land is hard paved with carparking mainly to the rear, including to the undercroft of the east arm of the building. There is also a small pool in south-west corner, introduced during the late 20th century.

The roof is flat and mostly clad in metal sheeting however projects to south side over a recessed deck to the two wider wings - west and east. The latter's soffit has exposed rafter ends and is timber lined. There are also larger roof top decks to the north and south wings.

The red brick is stretcher bond, currently overpainted, with a projecting band demarcating the shift in levels. There are small, paired circular/porthole recesses to the uppermost level of the west and east wings, either side of narrow capped projection in the parapet, which is a chimney.

The wider west and east wings have central, paired balconies with a central concrete dividing wall and concrete deck. Balconies to the narrower wings – north and south - are single, with one to each longer elevation (west and east).

The windows are predominantly steel-framed windows - mostly in large tripartite configurations with side casements, but there are also paired and single windows. The openings are all organised consistently across the elevations. A few original windows or openings have been replaced and have wider muntins, etc.

Comparative analysis

Until the 1940s most apartment blocks in Melbourne were two or three storeys, with a smaller number of four or five storey blocks, many within the central city. A notable exception was 'Alcaston House', a seven-storey apartment block built in 1929 at the corner of Collins and Spring streets in Melbourne. Designed by the prominent architects, A & K Henderson, it remained the tallest apartment block in Melbourne until the post-war era.

In the 1920s and 1930s there were several schemes for flats of six storeys or more in St Kilda, but none came to fruition. Until World War II, the tallest apartment blocks in Port Phillip were of five storeys: the 'Majestic' (1913-14) and 'Ritz Mansions' (1927), both in Fitzroy Street where a 1926 scheme for a seven-storey block did not eventuate. Another unrealized scheme dating from 1936 would have seen an eleven-storey block containing over 200 flats constructed at the corner of Acland and Robe streets.

A significant development in multi-level flat design came in 1939 when the five-storey *Newburn* flats were built in Queens Road, designed by renowned émigré architect, Frederick Romberg (in association with Mary Turner Shaw and Richard Hocking) they were the precursor to the much larger *Stanhill* apartments, also in Queens Road, that rose to nine levels. Designed by Romberg in 1942, but not completed until 1950, *Stanhill* remained the tallest apartment building in Port Phillip (and Melbourne) until the completion of *Edgewater Towers*, designed by another émigré architect, Mordecai Benshemesh, in 1960.



Flats were seen as one means of solving the post-war housing shortage and at the same time that *Stanhill* was completed there were several schemes for six and seven level apartment blocks in Chapel Street between Alma Road and Argyle Street, but only one, *Chapel Lodge*, was built. Designed by Bernard Evans, the approved plans were for seven storeys, but in the end only a five-storey building was built.

Upon completion, *Edgewater Towers* took over from *Stanhill* as Melbourne's tallest private apartment block until Robin Boyd's twenty-level *Domain Park* was completed in 1962.

Chapel Lodge was constructed during the early phase of the Postwar period, during the late 1940s and early 1950s, when the Functionalist style held sway. This form of Modernism is readily identified by clear volumetric expression (usually rectilinear or cuboid), parapets (concealing the roof), and steel-framed windows. Concrete framing was often employed to the openings. This machine-like aesthetic had clear connotations with progress. Whilst cream brick was favoured at this time, there was still some use of red brick which were cheaper (for instance, in 1948 cream bricks were about 15% more expensive than red bricks, which would add considerably to the costs of large blocks of flats (Age 13 Oct 1948 p4)).

Cream brick continued to be favoured during the latter phase of the Post-war period, that is the mid to late 1950s into the early 1960s, however whilst roofs were typically flat, they were usually expressed with soffits, often deep, and openings were typically timber-framed. Some decorative elements crept into the palette such as coloured spandrel panels, ceramic tiles, and balustrading with geometric patterns, partly as a reaction to the often codified and simplified approach to Modernism that was evolving, especially in the realm of the speculative developer (where it offered the opportunity for a cheaper build).

Several other blocks of flats designed by Bernard Evans have been recognized within the heritage overlay. Most pre-date *Chapel Lodge*, being constructed late Interwar period (mid to late 1930s), and reflect one of the contemporary styles, especially the Moderne and/or Art Deco. At this time, Evans consistently employed render externally, though often with some face brickwork and the buildings were either two or three storey.

The four examples constructed in the immediate post-WWII period by Evans are all cream face brickwork but of varying character. The flats at 169 Ormond Road and 91 Ormond Esplanade but subsequent to Chapel Lodge are also indicative of the Functionalist style and are broadly comparable to *Chapel Lodge* but have some varying detailing.

- *Deansgate*, 9 Southey Street, built 1949 (Contributory within St Kilda Botanical Gardens & Environs Precinct). Three storey, Georgian Revival style bachelor/studio flats, variegated cream brick, parapet with dogtooth cornice, multi-paned windows, curved bay with lozenge windows.
- Flats, 169 Ormond Road, Elwood, built 1951 (Contributory within HO8 precinct). Functionalist style, three storey, cream brick, parapet to front and hip roof to the rear, built around an enclosed courtyard. Bank of windows to upper two levels set in concrete frame, timber-framed windows with horizontal glazing bars.
- Pine Gate, 91 Ormond Esplanade, Elwood, 1952-53. Main frontage to Pine Avenue (that to Ormond Esplanade contains a path only) Three storey, variegated cream brick, hipped roof, tile clad. Large windows with horizontal glazing bars but timber-framed and with brown brick sills. U-shaped footprint around central courtyard.
- Flats, 1-7 Newton Court, St Kilda 1953 (Contributory within HO5 precinct). These single storey flats with a continuous, tiled hipped roof and timber-framed openings are largely concealed from the public domain. They were built using a prefabricated construction system.

The few other early post-war flat comparisons, reflect a less pure expression of the Functionalist style:

- Flats, 40 Southey Street, Elwood, built 1941 & 1946, and 44 Southey Street, built c.1946 (Contributory within St Kilda Botanical Gardens & Environs Precinct). Designed by Harry R. Johnson, possibly with the involvement of Mordecai Benshemesh, who was employed in his office during this time. This pair of three-storey flats which frame the entry to Southey Court are similar to each other. Both are cream

brick with steel-framed openings and represent a Moderne/Functionalist hybrid with their prominent curved corner balconies, either partly or fully rendered, and rendered bands.

- Flats, 45 Spray Street, Elwood, built 1950-51. Built by Norman Adderley Three storey, clinker brick and render, large steel-framed openings, broadly Functionalist style but with a projecting flat roof.
- Duplex, 23 Eildon Road, St Kilda, built 1953-54 (Contributory within HO5). Constructed by Norman Adderley. Two storey, variegated salmon brick, timber-framed openings, broadly Functionalist style but with a projecting flat roof.

A few early examples by émigré architects, who became active in the area, are good examples of the Functionalist style but post-date *Chapel Lodge* and have some different detailing. All are largely/fully cream brick externally and three storey.

- The Palestinian born Mordecai Benshemesh: *Burnett Lodge* at 9-11 Burnett Street, St Kilda, 1951 (Citation 4450, Contributory within HO5) and *Barkly Lodge*, 289 Barkly Street, St Kilda, 1956 (Citation 24, HO35). Both are overtly Functionalist in their cuboid volumetric expression with a taller, separate circulation zones (stairs and galleries), parapeted roofs, and steel-framed windows. The glazing to the circulation tower of the former has a horizontal emphasis whereas that to the latter has a strongly contrasting vertical emphasis.
- Viennese born Kurt Popper. Adjacent block of flats at 124-126 Alma Road (1954) + 47 Westbury Street, St Kilda (1956) (both Contributory within HO6). Similar, adjacent blocks in a Functionalist mode. Cream brick (one on a red brick plinth), with parapeted roof, steel-framed windows, some with concrete framing, and separate balconies with concrete decks and metal railing,

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 ensure complementary colour schemes are employed and/or encourage paint removal from brickwork).
- fence controls (original front fence)

Primary source

RBA Architects & Conservation Consultants, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2*, 2021

Other studies

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

Other images



Front (Chapel Street)



South Elevation – west end (Argyle Street)



South Elevation – east end (Argyle Street)



Rear/east elevation (Queen Street)