

City of Port Phillip Heritage Review

Place name: Dalgety
Other names: -

Citation No:
2421

INSERT MAP



Address: 191 Inkerman Street, St Kilda

Heritage Precinct: Not applicable

Category: Residential: House

Heritage Overlay: TBC

Style: Early Interwar: Transitional
Queen Anne/Bungalow

Graded as: Significant

Constructed: 1919

Victorian Heritage Register: No

Designer: H R Stevens (builder)

Amendment: TBC

Comment: New citation

Significance

What is significant?

Dalgety, constructed in 1919, at 191 Inkerman Street, St Kilda is significant. It was built for local dairyman, John S Holmes, and his family by builder H R Stevens.

Dalgety is a single-storey house with a wide, symmetrical front façade featuring two flying gables around a central porch. The roof is hipped, with two projecting front gables, and is clad in terracotta tiles. Walls are of red brick. The two front gables are clad in timber shingles, as are the tops of bow windows beneath them. The bow windows each contain five casement windows with Art Nouveau highlights. The front porch has a flat roof and a solid brick balustrade. It is supported by timber posts with arched fretwork. The front door is highwaisted and retains broad sidelights and highlights. The porch retains a red and cream tessellated tile floor. There is a highly detailed, low-height brick front fence incorporating special moulded bricks, with a decorative mild-steel and cyclone wire pedestrian gate, which leads to a curved concrete path.

Alterations and additions are not significant, including the c.1967 cream-brick flats to the rear.

How is it significant?

Dalgety at 191 Inkerman Street, St Kilda is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Dalgety is of historical significance as a house constructed during the early Interwar period, a time when intensive development occurred in this part of St Kilda/St Kilda East in the context of local population expansion through consolidation and infill on vacant land within established residential areas. Prior to construction of the house the site had been vacant but may have been used in association with the dairy run by John S Holmes on an adjacent site from at least 1902. (Criterion A)

Dalgety is of aesthetic significance as an excellent and intact example of the transition from the Federation Queen Anne style to the Interwar bungalow idiom. The projecting gabled bays, curvilinear timber fretwork, casement windows and Art Nouveau leadlights are characteristic of the Queen Anne style, while the symmetrical and largely horizontal massing, the simple timber shingles in the gable ends, and the small front porch with its solid brick balustrade are indicative of the bungalow influence prevalent in the late 1910s. The designer of the house has combined the two styles in a confident manner, melding them into a cohesive design. The brick front fence features a high level of detail, seen in the brick 'specials' including bullnose bricks and those with an impressed bull's eye motif, and also in the fine craftsmanship of the corbeled openings suggesting balusters and the pier caps with capping of doubled bullnose bricks. The fence is enhanced by the retention of its original pedestrian gate. (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 (5.3.3 Suburban bungalows)

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plans compiled in 1855 by James Kearney shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). The St Kilda East area, by comparison, was largely undeveloped and most buildings were located within the block bounded by Brighton Road, Wellington Street, Chapel Street, and Alma Road. Improvements to public transport including the opening of the railway station at Carlisle Street, and the establishment in the late 1880s of cable tram routes along High Street (St Kilda Road) and Chapel Street encouraged development during the land boom, however, this remained sporadic and ground to halt during the economic depression of the 1890s.

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century the number of residents in St Kilda almost doubled between 1901 and 1921 rising from 20,500 to 38,500 as land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats. Whole new streets of neat brick cottages and villas appeared, however, in St Kilda East this largely remained a period of consolidation and infill on vacant land within the established residential areas, rather than expansion into the still largely undeveloped areas east of Hotham Street, although development did begin to creep along the length of Dandenong Road, following the route of the new electric tram introduced in 1911.

House (Dalgety), 191 Inkerman Street

The subject site formed part of Crown portion 71D, parish of Prahran at St Kilda. N Guthridge purchased the almost eight-acre allotment in the 1850s (pre-1857). It covered a roughly square block of land at the south-west corner of Inkerman and Chapel streets, stretching halfway to St Kilda Road to the west and halfway to Carlisle Street to the south. The 1855 Kearney plan (Figure 1) shows that by this time there were two small buildings constructed close to the Inkerman Street frontage, to either side of the subject site. There was a third building fronting onto Chapel Street, just south of Pakington Street, which cut through Crown portion 71D.

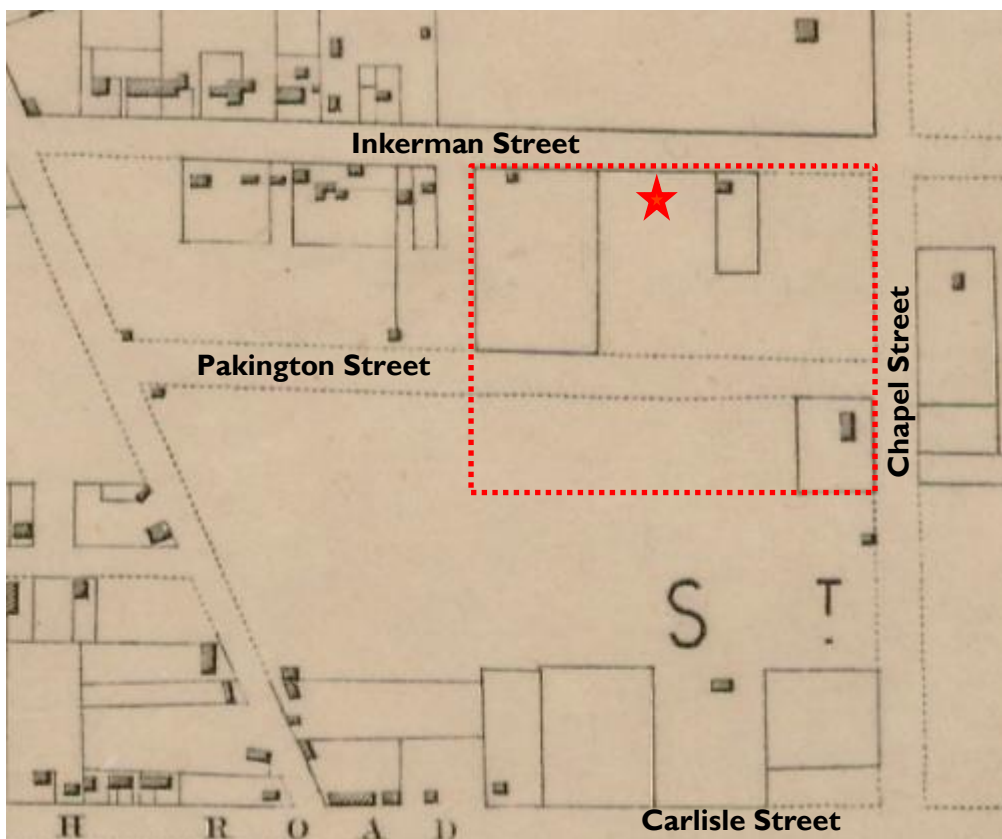


Figure 1 - Plan 'Melbourne and its suburbs' dated 1855 (compiled by James Kearney). Indicated is the original extent of the nearly 8-acre Crown portion 71D (dotted outline), the location of the subject site (star). (Source: State Library of Victoria)

The Vardy Plan shows further development by 1873 on Crown portion 71D, particularly along Pakington Street. The subject site was still undeveloped. An S Watson was listed on the plan as the owner of blocks 2-7 on this plan, including No. 3 which corresponds to the subject site.

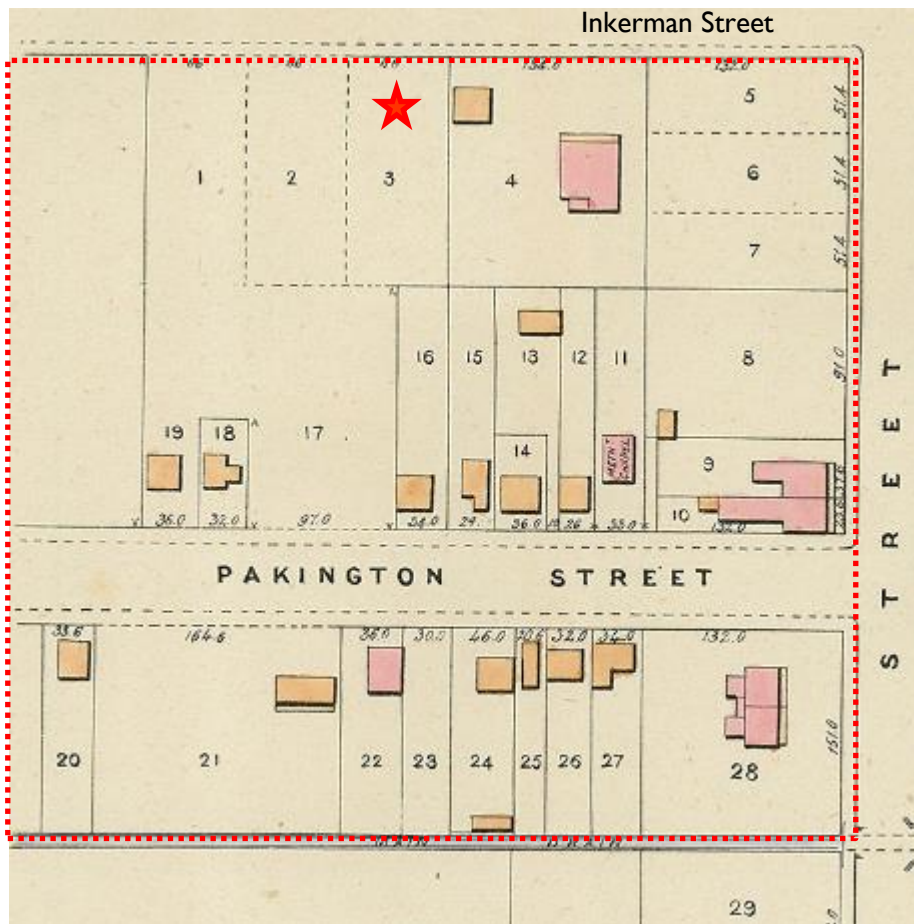


Figure 2 - Plan of the Borough of St Kilda, No. 2 south-west (J.E.S. Vardy, 1873). Showing the boundary of Crown portion 71D (outlined), and the location of the subject site (star). (Source: St Kilda Historical Society)

From 1892, four members of the Thomas family, including John Morris Thomas, owned a large block of land, comprising today's 185, 189 and 191 Inkerman Street. This corresponded to allotments 2 and 3, as shown on the 1873 Vardy Plan (Figure 2).

The Thomases subdivided their block into three, and first sold the land that comprises 185 Inkerman Street to a John Davis in 1894. The MMBW Detail Plan No. 1371 of 1897 (Figure 3) shows increased development of detached, double-fronted houses along this part of Inkerman Street, and single-fronted dwellings to the east on Chapel Street. There was a double-fronted house on John Davis' land (at that time, No. 201). The block which now comprises 189 and 191 Inkerman Street was still empty.

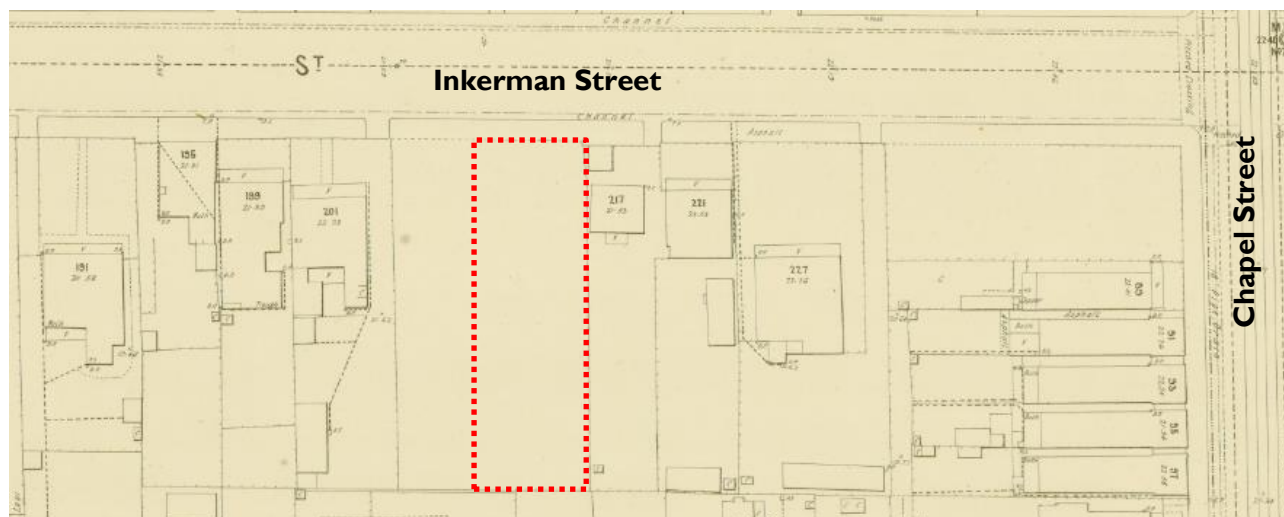


Figure 3 - Extract from MMBW Detail Plan no. 1371 (1897) showing approximate boundaries of the subject site (dotted outline). At this time, the Thomas family also owned the empty land just to the west (left). (Source: State Library of Victoria)

The Thomases sold the narrow block that now comprises 189 Inkerman Street to a William Sawyers in 1900. In February 1905, the entire subject site was vested in one of the Thomases: John Morris Thomas, a retired civil servant, residing on Union Road, Surrey Hills. Three years later, on 31 March 1908, the property transferred to John Sylvester Holmes, who purchased it with a mortgage loan (CT).

At that time, Holmes was already resident on Inkerman Street, and had been running a dairy to the rear on Pakington Street from at least 1902. His dairy was advertised near the subject site between 1907 and 1916, with deliveries of 'pure and well cooled' milk made to Toorak and Hawksburn railway stations. Judging from the street directories, the dairy was at today's 193 Inkerman Street.

John Holmes had engaged builder H R Stevens to construct a 'weatherboard villa' on Inkerman Street. The building permit is undated, but the permit number (no. 133) suggests that it was granted sometime in 1902. The precise location of this timber house has not been determined, but it may have been at 193 Inkerman Street, on the same site as his dairy, particular as he did not have another residence listed in the street directories.

In late 1916, J S Holmes commissioned builder G H Bartlett to construct a 'brick shed' at the subject site (then 217 Inkerman Street,). This shed was probably for his dairy, which was still in operation.

Three years later, J Holmes commissioned builder H Stevens to construct a 'first rate' brick villa on Inkerman Street measuring 24 squares (223 sq m) in floor area. The building permit was granted on 3 June 1919. A 'House being built' was recorded in the 1920 Sands & McDougall's street directory, just west of J S Holmes's dairy (and home). John Holmes and his family occupied the new brick villa, with his wife, three daughters and four sons.

H R Stevens, who constructed the two houses for J S Holmes, is also listed as the builder for four other projects in the City of St Kilda between 1912 and 1921, including houses, shops and a factory, with one building permit recording his address as 1 Mont Albert Road, Canterbury.



Figure 4 - Aerial photograph dated 1945, subject site indicated (red outline). Note outbuildings behind the house, and the single-fronted timber house (no. 189) to its left. (Source: Landata, Proj. No 5, Run 17E, Frame 58012)

Holmes remained the owner of the subject property until his death in 1960, at which time he was recorded as a retired dairyman. It was inherited by his eldest daughter and son: schoolteacher Eva Hilda Holmes, who still resided at the subject property, and Clive Sylvester Holmes, a civil servant who resided in East Brighton (CT).

The heirs sold the property to Jankiel and Szeina Pincus, a furrier and his wife of Caulfield (CT). Mrs Pincus retained the property until 1981, after Jankiel's death in 1976. Under the Pincuses' ownership, a two-storey cream brick block of flats was constructed in the rear yard of the subject property. It first appeared in the street directories between 1965 and 1970 (SM), which corresponds to a mortgage they took out in 1967.

References

Apperly, R, R Irving & P Reynolds, *A Pictorial Guide to Identifying Australian Architecture*, 1989

Certificates of Title (CT): Vol. 2448 Fol. 549; & Vol. 3036 Fol. 174

Newspapers: *The Age*, 8 Feb. 1902, p.7; 29 Jan. 1907, p.2; 6 Mar. 1912, p. 4; 28 Jan. 1915, p. 2; & 28 Mar. 1916, p. 3; *The Argus*, 13 Mar 1939, p.8

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

Port Phillip Thematic Environmental History (TEH), February 2021

St Kilda Council Building Permits (BP) No. 133, undated; No. 3100, dated 17 Nov. 1916; & No. 3897, dated 3 June 1919.

Sands & McDougall's street directories (SM)

Description

Dalgety is located on the south side of Inkerman Street, with detached housing to the west, and flats development to the east and along the north side of the street. The house sits on a wide block with a side driveway along the east side. There is a highly detailed, low-height brick fence along the front boundary, with a decorative mild-steel and fine-gauge cyclone wire pedestrian gate, offset from the front entrance to allow for a gently curving concrete front path. The fence incorporates a range of special moulded bricks, used for pier and balustrade cappings, as well as gaps with corbelled tops and bottoms to suggest balusters.

It is a face brick house with a wide, symmetrical front façade in a late iteration of the Queen Anne style as it transitioned to the Interwar bungalow idiom. The tiled roof is principally a high hip, with two projecting gables to the front façade. Rafter tails are exposed, and there are decorative triangular brackets to the front gable eaves. Its three chimneys are of red brick with simple, two-course corbelling. The walls are of the same pressed red face brick with light grey jointing mortar.

The two front gabled bays are treated identically, with timber shingles in a flying gable, above a deep bow window, also with timber shingles at its top. Each bow window has five facets, each with a casement incorporating six tiny panes at the top, and small highlight windows featuring Art Nouveau floral leadlights.

The front porch is arranged at the centre of the façade, between the two gables. It has a low, nearly flat roof with exposed rafter tails. The superstructure rests on six square posts that in turn sit on a solid red brick balustrade. Decorative timber fretwork between the posts forms five dentilated arches (three to the front) with a wavy ladder frieze above them. The house's nameplate sits above the central arch.

The front door is further recessed behind the porch. As was typical in the late 1910s, it is a high-waisted door, with ledging to the bottom two-thirds and segmentally arched glazing at the top. It is surrounded by two broad sidelights and three highlights. The porch retains original red and cream tessellated tiles to the floor, and dwarf walls with bullnose brick coping leading to the entrance.

Windows to the side elevations are double-hung timber sashes.

There are no visible external alterations to the house itself, but there are some subtle changes to its setting linked to the block of flats at the rear. There are no vehicular gates (which may have matched the pedestrian gate). There is a brick block of mailboxes facing the west side of the driveway, and a very low brick wall separating the front garden from the shared driveway. The driveway paving stretches from the house to the boundary, where originally there would have been landscaping strips. While the house has lost a functional back yard, the two-storey flats have been developed in a reasonably sensitive way, with the flats directly behind the house, so they are only glimpsed down the driveway but do not impair appreciation of Dalgety from the street.

Comparative analysis

Dalgety illustrates the transition from the Federation Queen Anne style, which characterised the turn of the century and Federation periods, and the bungalow idioms that characterised the Interwar period. Early Queen Anne houses were characterised by asymmetry, the use of diagonal axes, and high hipped roofs with picturesque silhouettes created by elements such as subsidiary gables, tall chimneys and towers. Roofs were often clad in terracotta tiles, complementing the red face brick of the walls. This preference for 'natural' cladding materials was carried to verandah details, which were of timber instead of the cast-iron that dominated the 19th century. The roof was a strong, sheltering element, that often continued unbroken over broad verandahs. Details of Queen Anne houses exhibited a mix of historical influences, including casement windows and half-timbering. This was often mixed with contemporary styles, such as Art Nouveau, seen in floral patterned leadlight windows and curvilinear verandah fretwork.

In contrast, the bungalow tradition, which appeared in the 1910s, was strongly influenced by the horizontality, simplicity and expressed structural joinery of Japanese architecture. Symmetry was often used to create a restful composition. Decorative detailing was far less common than with the Queen Anne, often

limited to cladding materials and timber detailing that was putatively structural (such as exposed rafter tails and purlins). The verandah often shrunk to a front porch. While some builder-designed bungalows retain simplified half-timbering in gables, examples that are truer to the style tend to employ simpler treatments such as timber or mathoid shingles and roughcast render.

The transition between these two styles can be called the 'Federation Bungalow' style. As noted by Apperly et al (1989, p. 144), houses of this type 'cast off the picturesque complexities' of the Federation Queen Anne, but 'did not display the structural carpentry' of the California Bungalow. While they first appeared in the late Federation period, examples of this type continued to be built in the early Interwar period (like Dalgety).

Dalgety is a good example of this transitional style. It retains the projecting gabled bay that so characterised Queen Anne houses, casement windows and Art Nouveau leadlights. The timber fretwork of the front porch, with its arches and curvilinear fretwork, is also typical of the style. The symmetry of the front façade and its overall horizontality, the diminution of the verandah to a front porch, the solid brick balustrade, and the use of timber shingles to the front gables are all characteristic of the bungalow idiom. The integration of these two approaches has been carried out successfully, resulting in a cohesive composition.

Other individually significant Federation and early Interwar-era houses included in the HO in St Kilda, St Kilda East and Elwood include:

- 269 Barkly Street, St Kilda, built 1908, (Citation 23, HO34). Symmetrical weatherboard house.
- Eumana, 76 Blessington Street, St Kilda, built 1914, (Citation 297, St Kilda Botanical Gardens & Environs precinct). Symmetrical attic gable fronted.
- 39 Dalgety Street, St Kilda, built c.1914, (Citation 884, HO5 precinct). Late Federation villa in the Arts and Crafts style.
- 344 Dandenong Road, St Kilda East, built 1919, (Citation 322, HO6 precinct). Substantial and unusual attic-storey house with strongly expressed roof form and fine pictorial leadlights.
- 18 Gurner Street, St Kilda, built c.1915, (Citation 2004, HO5 precinct). Late Federation villa in the Arts and Crafts style.
- 17-19 Havelock Street, St Kilda, built 1920s, (Citation 2009, HO5 precinct). Duplex with tall gabled front and bow windows.
- 45-47 Hotham Street, St Kilda East, built c.1920, (Citation 2016, HO292). Duplex massed like a single, symmetrical house with rendered walls and central porch, elaborate brick front fence.
- 96 Mitford Street, St Kilda, built 1917, (Citation 42, HO195). Substantial brick Federation villa with gables to both streetfronts and central attic dormer.
- 2A Spray Street, Elwood, built 1920-21, (Citation 2270, HO352). Attic-storey Federation Bungalow with leadlight bay window.

In contrast to the typical asymmetrical and picturesque massing of early Federation Queen Anne villas, 269 Barkly Street of 1908 illustrates that start of the transition to more sober Late Federation massing. The central pyramidal roof is framed by two half-timbered gabled bays with leadlight bay windows. Between them is a small porch with a pitched roof and arched timber fretwork. In its composition, it is very similar to Dalgety. Dalgety's later built date is apparent in the greater horizontality to its massing, and the simpler gable and window details.

In the period 1915 to 1920 there were many styles overlapping. While early California Bungalows were appearing, there were still many Federation villas built as well. In some cases, these houses retained the steep and dominant roof form and asymmetric massing, while the passage of time was apparent in simpler detailing in keeping with an Arts & Crafts influence. Examples of this type are seen at 39 Dalgety Street of c.1914, 18 Gurner Street of c.1915, and 96 Mitford Street of 1917.

Another approach seen at this time was the continued use of some Queen Anne details on houses with quite different massing. The architect-designed house at 344 Dandenong Road of 1919 is a prime example of this, incorporating a half-timbered gable and arched entry with lush leadlights, with horizontal bands of small windows and flared eaves. Another example is a duplex pair at 17-19 Havelock Street of the early 1920s, which retains Queen Anne bow windows in a striking gable-fronted composition anticipating California Bungalows of the mid-1920s. In other cases, the attic-storey bungalow form was used with Queen Anne details, like 2A Spray Street of 1920-21, with half timbering, a leadlight bay window, and arched porch fretwork.

The duplex pair at 45-47 Hotham Street of c1920 is very similar in massing to Dalgety, but without the Federation-era details. Designed to look like a single large house, the duplex has a high hipped roof with projecting gables to each side and a porch set between them. Smooth rendered walls and hung tiles in the gable ends and the lack of applied ornament create a clean feel to the composition. The front porch is very bungalowoid in type, with a solid balustrade and tapered posts. Casement windows with highlights are the only clear link with the Queen Anne style.

In comparison with these other examples of transitional houses, Dalgety sits on the more conservative side, first reading as a Queen Anne villa, before the more restrained ornament and symmetrical massing are noted. It is a good illustration of one of the many ways in which domestic architecture transitioned between the Federation and Interwar periods.

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.

Apply fence controls in the Schedule to the Heritage Overlay (original front fence).

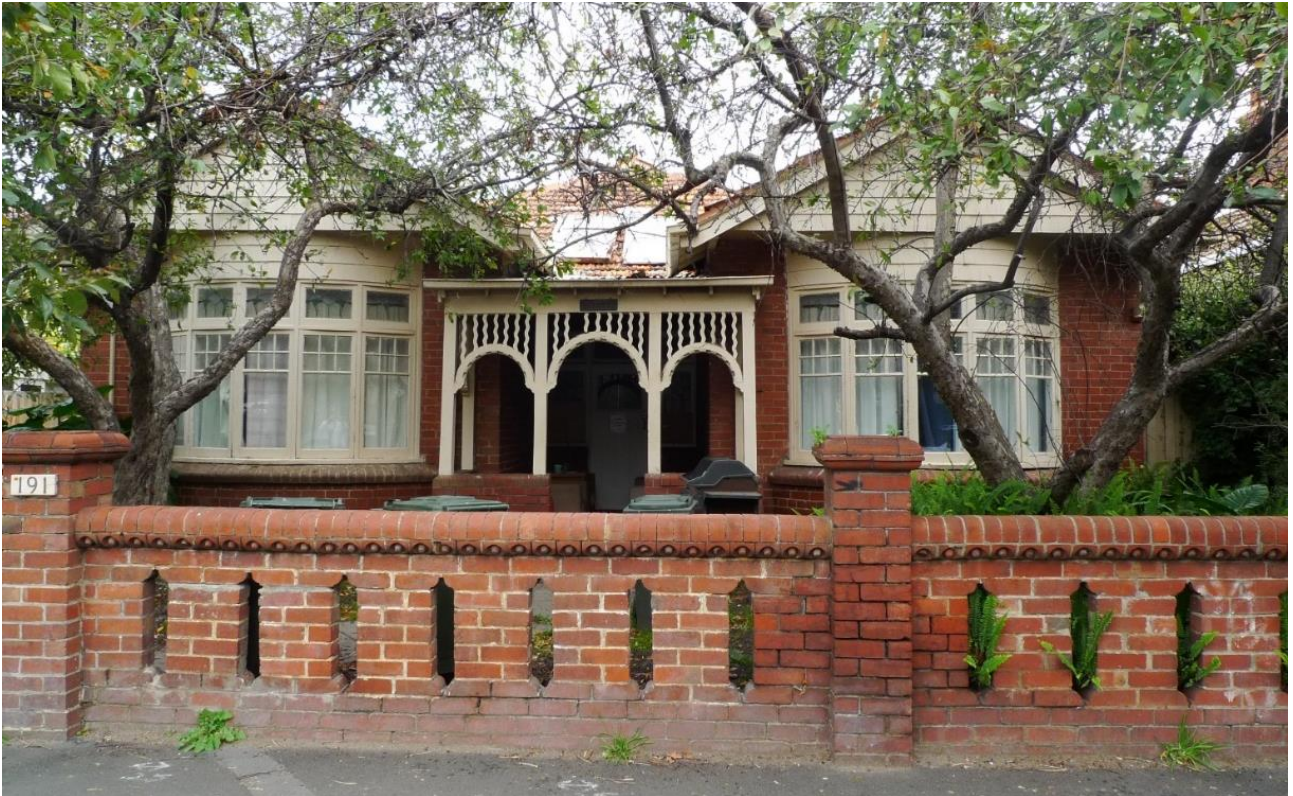
Primary source

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



Area to be included in HO

