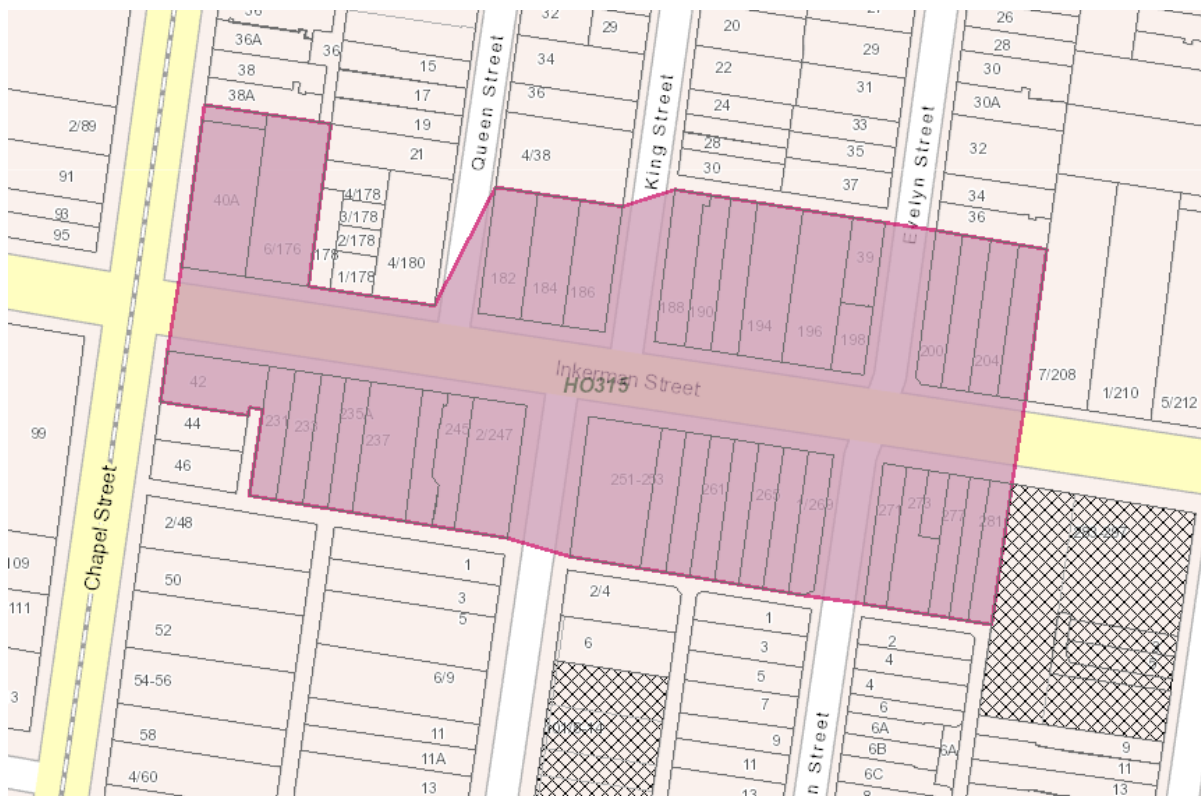


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## Inkerman Street (East) - HO315

The Inkerman Street (East) precinct (hereafter referred to as 'the precinct') includes the properties at 40, 40A & 42 Chapel Street, St Kilda, 176, 182-206 Inkerman Street, St Kilda East and 231-245 & 249-281 Inkerman Street, Balaclava, as shown in Figure 1.



**Figure 1 – Precinct plan (Note: 247 Inkerman St is proposed to be transferred from HO315 to the Feldhagen Flats Group Listing 2 heritage overlay)**

### 1. Thematic Context

#### Victoria's framework of historical themes

2. *Peopling Victoria's places and landscapes: 2.5 Migrating and making a home*
5. *Building Victoria's industries and workforce: 5.3 Marketing and retailing*
6. *Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians*

#### Port Phillip thematic environmental history

3. *People: 3.3 Arrival, 3.4 Making a home*
4. *Transport: 4.4 Railway and tramway links*
5. *Buildings and cultural landscapes: 5.2 Shaping the suburbs, 5.3 Diverse housing*
6. *Commerce, trade and work: 6.2 Markets, shops and retail*

## 2. History

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan 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 including this precinct, by comparison, was largely undeveloped and most buildings were located within the block bounded by Brighton Road, Wellington Street, Chapel Street, and Alma Road.

The Kearney Map of 1855 shows that there were no buildings in Inkerman Street east of Chapel Street. The first land sales in the precinct area occurred in October 1857 when blocks of almost an acre were successfully auctioned at the Inkerman/Chapel streets corner. The land was advertised in glowing terms and on the basis that it was soon to be the centre of St. Kilda<sup>1</sup>. Inkerman Street was one of the first named streets, but by the end of 1857 it had been joined by Little Inkerman Street (Evelyn Street) and Little Alma Street (King Street). Queen Street was soon formed out of the allotment situated on the northeast corner of Chapel and Inkerman streets and in the same year, the next block east was for sale.<sup>2</sup>

Although the Windsor to North Brighton railway extension was opened in December 1859 with a railway station at Balaclava on Carlisle Street, development followed slowly. By 1860 there were six properties east of Chapel Street on the north side of Inkerman Street within the precinct, including Mrs Heath's Ladies School, the "National School" and a Mr. Holland, who was a wine and spirit merchant. However, there were only two houses east of Chapel Street on the south side, with vacant land between them.

In 1873 there were still only six houses on the north side of Inkerman Street within the precinct, with a further four on the south side. Of these, the timber cottage at the west side of Little Alma (King) Street (now 186 Inkerman Street) had been constructed by 1870 as an investment for John Drew and first occupied by Mary A. Ross.<sup>3</sup> This house is shown on the Vardy Plan of this area, prepared in 1873 (see Figure 2). The large vacant site on the south side of Inkerman Street shown on the Vardy Plan was owned during the 1870s and 1880s by George Brunning who had established his plant nursery in nearby Argyle Street before relocating to Brighton Road in Ripponlea. The Inkerman Street site was described as 'cultivated' and 'fenced' land and was presumably used for growing plants for Brunning's nursery.

Another early house in the precinct is the villa at 40A Chapel Street (northeast corner of Inkerman Street), which was constructed in 1877 for Edward D. Holroyd<sup>4</sup>, and in 1883 the pair of timber cottages at 231-233 Inkerman Street were built for S.A.H. Pay.<sup>5</sup> The local shopping needs of this developing residential area were served from 1879 by the grocery shop built for James Sawyers, a publican of Collingwood, at the southeast corner of Chapel Street and Inkerman Street (now 42 Chapel Street). The first proprietor was George Squire.<sup>6</sup>

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<sup>1</sup> Cooper, p. 112.

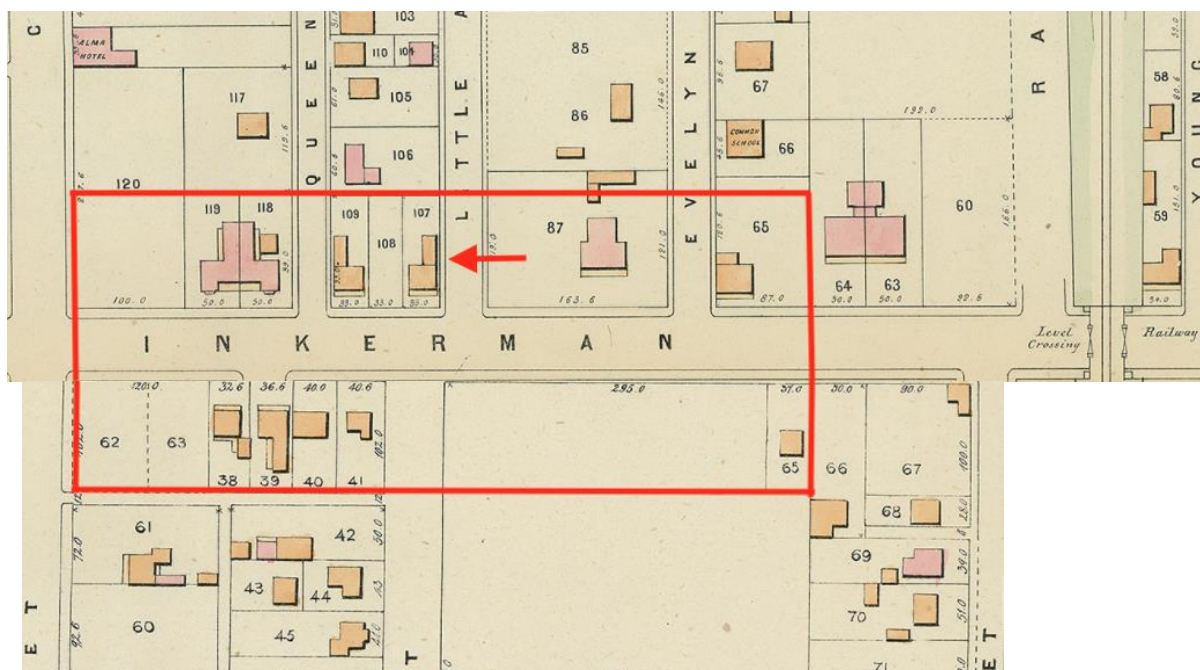
<sup>2</sup> Plan of Building Allotments at St. Kilda, SLV Vale Book 4A, p.146, dated 1857.

<sup>3</sup> St Kilda rate books March 1870 (no. in rate 741), December 1870 (744), January 1872 (795); Sands & McDougall Directory, 1875

<sup>4</sup> St Kilda rate books December 1876 (no. in rate 854), December 1877 (879), December 1878 (881), November 1888 (1118); Sands & McDougall Directories 1890, 1895

<sup>5</sup> St Kilda rate books December 1883 (no. in rate 1765, described as '40ft land'), December 1884 (1819, 1820).

<sup>6</sup> St Kilda rate books December 1878 (no. in rate 1655, described as '100ft land'), December 1879 (1672), 1881 (1682)



**Figure 2 – Extract from J.E.S. Vardy Plans North Ward 6 (upper section) and South Ward 2 (lower section) 1873. Approximate precinct boundary shown in red. 1870 timber cottage at 186 Inkerman Street indicated by red arrow. (Source: St Kilda Historical Society online collection)**

The population of St Kilda grew rapidly during the building boom of the late 1880s, rising to 19,000 by 1890. In St Kilda East the opening in 1888 of cable tram routes along Wellington Street, High Street and Brighton Road, and Chapel Street stimulated development. The route along Chapel Street, which opened on 26 October 1888 coincided with a minor development boom in this area. In 1887, the Brunnings land was subdivided by local estate agent G.A. Linton, creating Linton Street and lots along the south side of Inkerman Street and the east side of Camden Street, which were immediately built upon. Modest single storey timber cottages lined Linton and Camden streets and by 1888 two groups of two-storey shops had been built in Inkerman Street: a row of four (now nos. 275-279) to the east of Linton Street and row of eight (255-269) to the west.<sup>7</sup> These were soon occupied by a range of retailers serving local needs including a butcher, fruiterer and a grocer. Two years later one of the tenants of the group of eight, John Wishart, built his own grocery store and residence at the east corner of Camden Street.<sup>8</sup>

Meanwhile, to the east of Camden Street a brick house was built c.1887 for Mr George H. Smart, a 'professor of dancing' (this is now 243 & 245 Inkerman Street)<sup>9</sup> and on the north side, the two-storey terrace house at the east corner of King Street (now 188 Inkerman Street) was constructed in 1888 for Clement Short.<sup>10</sup> Short was a builder/contractor and so is likely to have built the house himself.

This burst of development was cut short by the economic depression of the early 1890s, and because of this there was almost no increase in St Kilda's population in the decade from 1891 to 1901. Within the precinct during this time only one new house was added – situated at the west corner of Evelyn Street (now 198 Inkerman Street) this was built in 1898 for Robert Linay, a timber merchant who was at the time living at 188 Inkerman Street and owned the intervening vacant

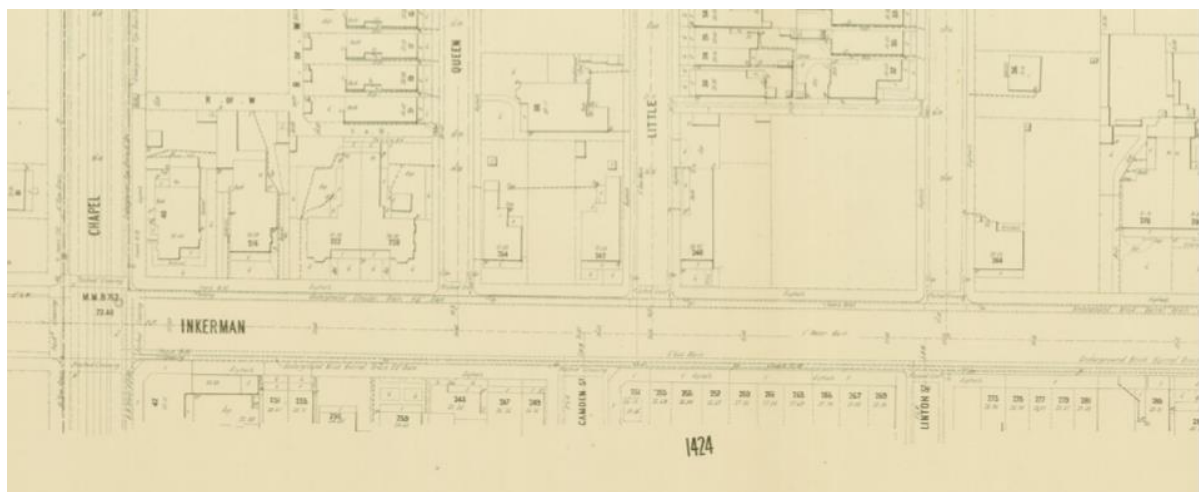
<sup>7</sup> St Kilda rate books November 1888 (nos. in rate 2753-2760 & 2803-2806)

<sup>8</sup> St Kilda rate books November 1888 (no. in rate 2752, described as '36 feet land'), January 1890 (2850).

<sup>9</sup> St Kilda rate books December 1887 (no. in rate 2404), November 1888 (2699), January 1890 (2796)

<sup>10</sup> St Kilda rate books December 1887 (no. in rate 1145), November 1888 (1186)

land.<sup>11</sup> The Melbourne & Metropolitan Board of Works Plan (Figure 3) shows the extent of development in 1895.



**Figure 3 – Extract from MMBW Detail Plan 1423, dated 1897. (Source: State Library of Victoria online collection)**

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. 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 further to the east.

The remaining vacant sites within the precinct shown in Figure 3 were all built upon just prior to World War I. In 1907 local builder Ingram & Son erected the timber villa at 196 Inkerman Street for A.H. Bishop<sup>12</sup> and by 1910 the adjoining house at no. 194 and diagonally opposite at no. 269 Inkerman Street had been built<sup>13</sup>, while the timber villa at no.184 and the semi-detached pairs at nos. 190-92 and 200-206 followed by 1915. It appears the semi-detached pairs were all built for C. McClelland.<sup>14</sup>

There was no further development within the precinct until after World War Two, when some nineteenth century buildings were replaced with new houses or flats.

### 3. Description

The precinct consists of properties along both sides of Inkerman Street between Chapel Street and a short distance east of Evelyn Street, within the suburbs of St Kilda (including the properties at the corner of Chapel Street), St. Kilda East (north side of Inkerman) and Balaclava (south side of Inkerman). The Chapel Street tramway is a defining element at the west end and the Sandringham railway overbridge, whilst beyond the precinct to the east, terminates the vista in this direction.

The precinct comprises a mix of residential and retail buildings predominantly from the late Victorian and Federation/Edwardian era, constructed from the 1870s to the 1910s. The majority of the buildings along the south side of Inkerman Street are from the Victorian era and this side is

<sup>11</sup> St Kilda rate books January 1897 (no. in rate 1262 'Land 100ft'), January 1898 (1259, 1260, 1261), February 1899 (1276, 1277 & 1278)

<sup>12</sup> St Kilda building permit no.498, 25 March 1907

<sup>13</sup> Sands & McDougall Directory 1910, St Kilda building permit nos. 2527 (28 January 1915), 2584 (27 April 1915), 2651 (22 June 1915), each for 'two brick cottages'.

<sup>14</sup> Sands & McDougall Directories 1910, 1915



distinguished by the two storeyed late Victorian terrace rows and Victorian corner store at the south-east corner of Chapel Street. Together they establish a distinctive late Victorian streetscape within this section of Inkerman Street. The terrace rows at nos. 275-281 (Figure 4) and 255-269 were constructed at the same time (and probably by the same builder/developer) and are similar in appearance, particularly in relation to the parapet and window details:

- The window heads have very slightly segmental forms with drip moulds and bracketed sills. At nos. 275-281 they occur in pairs but at nos. 255-269 they are arranged in groups of three.
- The parapets are characteristic of their time with central curved pediments supported on pilasters and ornamented with anthemions and volutes. There are identical urns giving emphasis to the party walls and punctuating the skyline but many of these are missing.

The street level facades are in two forms, nos. 275-281 and 269 having shop fronts and the nos. 255-267 having loggias with Romanesque arcaded treatments and. palisade iron fences in front of the paired windows with bracketed sills and entry doors with sidelight and highlight windows (some retaining leadlight glass). The shopfronts to nos. 275, 277 and 281 have been sympathetically reconstructed, while no.269 has been replaced with a modern shopfront. Other changes include the removal of original verandahs shown on the MMBW plans, replacement of first floor windows at 269, and replacement of some front doors (for example, 259, 263, 265).



**Figure 4 – The terrace at 255-269 Inkerman Street**

To the immediate west of no. 255 is a terraced pair of shops adopting a similar form to the other terraces. It runs to the corner of Camden Street and is important in this respect giving the longer terrace at nos. 255-269 an enhanced presence in the street. There is a corner splay and elaborately decorated upper level windows with aedicules and bracketed sills. The parapet is plain, however, and may have been simplified over the years. At street level, the shop fronts have been replaced and the verandahs removed.

The former corner store at 42 Chapel Street marks the point of entry to the precinct from the west. The parapet treatment with shallow pediment framed by scrolls and crowned with an acroterion illustrates the earlier construction date when compared to the terraces further to the east, the form and ornamentation being characteristic of the mid-Victorian period. There is quoining to the corner splay and upper level façade corners and the window (double hung timber sash) and door surrounds are understated in the manner of the period. A brick wall that extends along the Inkerman Street boundary enclosing the rear yard curves as it steps up to meet the main building and the rendered chimneys have cornices and arched crowns. There is a later cantilevered verandah above the defaced shop fronts, but the balance of this imposing building is substantially intact.



**Figure 5 – Former corner shop at 42 Chapel Street defines the western boundary of the precinct**

On opposite corner is a stuccoed Victorian villa, which is asymmetrical in plan with a hipped slate roof and a projecting gable. This house is notable for the treatment of the projecting gable, which features elaborate intaglio (incised pattern) work and other decoration including an impost mould to the paired arch head windows, and the carved timber barge board with ring details and finial. The chimneys feature bracketed cornices. The return verandah has been enclosed, but otherwise the building has good integrity.

To the east of the former corner shop is the pair of attached timber cottages at 231 & 233 Inkerman Street. This is notable for the shared and undivided hipped roof, which demonstrates the lack of fire separation in many early dwellings (by the late nineteenth century and certainly by the early twentieth, building regulations required masonry walls that projected above the roof line between attached residences). Considering their age, these houses have very good integrity with the key visible change being the replacement of the verandah roof to no.233. Otherwise the verandah decoration, including the distinctive ogee profile roof to no.231, is original, as are the paired timber sash windows, the front doors with sidelights and highlights, the imitation ashlar cladding and the unpainted render chimneys. Another early feature (possibly dating to the interwar period) is the low timber picket fence and privet hedge to no.231.

The other Victorian era buildings in the precinct are:

- The 1870 timber cottage at 186 Inkerman Street. This has a simple transverse gable form with skillion additions at the rear. There is one low brick chimney, now overpainted, with dog-tooth detailing. While it appears, the front verandah may have been reconstructed the simple timber fretted valance and the paired posts with lattice work are typical of c.1870s cottages. The front windows have been replaced in the early twentieth century.
- The house, now subdivided in two, at 243 & 245 Inkerman Street. Asymmetrical in plan, this is constructed of dark brown brick with cream brick used as quoining around openings (which contain tripartite timber windows) and the wall corners, and to the eaves, which have brackets. The cast iron front verandah appears to be a sympathetic reconstruction. There is one shortened brick chimney.
- The two-storey terrace house at 188 Inkerman Street, also constructed with bi-chromatic brick patterning, similar to nos. 243 & 245 and with a two-level cast iron verandah. The six-panel front door has side lights and highlights and is flanked by arch head windows, with three tall timber square head sash windows to the first floor. The parapet retains its unpainted render finish and is comprised of a central curved pediment supported on pilasters and ornamented with anthemions and volutes. Below the cornice are paired brackets, swags and medallions. The chimneys have cream brick bands and rendered cornices and toppings. The verandah with a shallow concave roof at the side of the rear two storey wing appears to be original and the house is also complemented by an original cast iron front fence.
- The terrace house at 198 Inkerman Street, which is distinguished by the less common transverse gable roof with rendered side parapet walls following the line of the roof and verandah wing walls with vermiculated bracketed consoles. Originally constructed of bi-chromatic brick (which can still be seen in the chimney), this has been overpainted or rendered, the verandah decoration altered, the front window replaced, and a large addition built at the rear.

The Federation/Edwardian dwellings are of both timber and brick construction and some are in semi-detached mirror-reversed pairs in the manner of the period. Most (nos. 184, 190-196 & 200-206) are situated on the north side of the street with one example on the south side at no.269. These houses are representative of their period often being asymmetric in plan with dominant hip and gable roofs (often clad in slate or terracotta or mix of both) with corbelled red brick chimneys (often with terracotta pots), timber verandahs or small porches with fretwork, timber sash or casement windows (sometimes in bow or box bays, and often with window hoods), panelled doors (often with arched glass windows) with sidelights and highlights, red brick with stuccoed details, and Arts & Crafts influences such as half-timbering to the gable ends.

The timber house at no.196 is a fine and characteristic example with a pyramidal hip roof clad in terracotta tiles that extends to form a verandah at one side of the projecting gabled bay. The verandah has an elegant arched ladder valance with turned posts and the projecting bay features jettied half timbering above the box bay casement window, which has notched weatherboards above. The timber house at no.184 has a similar roof, but with a gablet, and a separate front verandah, and has notched weatherboards to the weatherboards below the sill height.

On the other hand, the other asymmetrical house at no.194 includes some features (for example, the brick chimneys with rendered cornices and paired eaves brackets) that show the transition from the Victorian period as well as characteristic Federation/Edwardian features such as the elegant timber fretwork to the verandah and window hoods, and the half-timbering to the gable end. The house is complemented by a cyclone wire fence and gate and privet hedge

The semi-detached pairs differ slightly. Nos. 190-192 have hipped roofs with projecting half-timbered bays, with entry via side verandahs forming an extension of the main roof. The roof tiles to no.190 have been replaced, but they otherwise have good integrity. Those at nos. 200-206 have transverse roofs that extend to form recessed porches with cast iron frieze centrally placed between the projecting bays at either end. The single gable-fronted example at no.271 features half-timbering to the gable end, a recessed porch with a latticework valance, a box-bay window with a simple hood, and notched weatherboards.



Overall, most houses within the precinct have good integrity and most changes such as replacement of windows, replacement of roof cladding, and the overpainting of face brick surfaces are relatively minor and often reversible. While the construction of some high and sometimes solid front fences has impacted upon the setting of some houses and the streetscape, these have not impacted upon the integrity of the houses themselves.



**Figure 6 – Inkerman Street, north side, showing the mix of late Victorian and Federation/Edwardian dwellings**

#### **4. Statement of Significance**

##### **What is significant?**

The Inkerman Street (East) precinct is a small mixed residential and commercial area, which predominantly comprises buildings from the Victorian and Federation/Edwardian eras. The contributory features are the houses and shops, or former shops constructed in the period from c.1860s to c.1910s. The original or early front fences at 188, 194 and 231 Inkerman Street also contribute to the significance of the precinct.

The Significant places are 40A & 42 Chapel Street, 186, 231, 233, and 255 to 267 Inkerman Street.

The Contributory places are 184 to 208, 243, 245, 251, 253, 271, and 275 to 279 Inkerman Street.

The Non-contributory properties and features are:

- 176, 182, 235, 235A, 237, 273 Inkerman Street and 39 Evelyn Street.
- All street infrastructure and plantings.

##### **How is it significant?**

The Inkerman Street (East) precinct is of local historic, aesthetic, and representative significance to the City of Port Phillip.

##### **Why is it significant?**

The Inkerman Street (East) precinct is historically significant for its capacity to demonstrate the impact of the late Victorian Land Boom in the suburbs of the Metropolis served by the cable tramway network. The villas and terraced developments constitute a striking testimony to the



impetus for development provided by the cable tramways and the momentum of the Land Boom, while the Federation era houses demonstrate the development boom during the early twentieth century. (Criterion A)

The Inkerman Street (East) precinct is representative of the mix of residential and commercial development which demonstrates the patterns of settlement characteristic of a society dependent on public transport systems for medium distance journeys and walking for other trips including daily shopping needs. (Criterion D)

The Inkerman Street (East) precinct is aesthetically important principally for the dominant terraced developments of the Land Boom era which whilst being representative of their time in many respects are also exceptionally large for their locality. Together with the other two storey buildings including the former corner shop at 42 Chapel Street and the house at 188 Inkerman Street this imparts a distinctive identity to this part of Inkerman Street, which is complemented by the related group of Federation era houses along the north side. . (Criterion E)

The houses at 40A Chapel Street and 186 Inkerman Street and the former corner shop at 42 Chapel Street are historically significant as rare examples of pre-1880s buildings in this part of St Kilda and provide an important reminder of early development prior to the land boom. (Criterion B)

The attached houses at 231 and 233 Inkerman Street are of representative significance as examples of early timber cottages with undivided shared roofs that demonstrate the lack of fire separation in houses constructed before the 1890s. (Criterion D)

The terrace at 255-267 Inkerman Street is of representative significance as an example of an Italianate terrace row with a less common arcaded form with no front setback. (Criterion D)

The house at 40A Chapel Street is of aesthetic significance for the fine intaglio and stucco detailing and bargeboard to the projecting gable. (Criterion E)

## 5. Recommendations

2000: Recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

2022: Retain in HO315 with the following changes:

- Remove 247-49 Inkerman Street, as these postwar flats form part of the proposed Feldhagen Flats Group Listing I, which will have a separate individual HO.
- Revise the gradings in accordance with the new (2022) grading definitions as follows:
  - The Significant places are 40A & 42 Chapel Street, 186, 231, 233, and 255 to 267 Inkerman Street.
  - The Contributory places are 184 to 208, 243, 245, 251 to 271, and 275 to 279 Inkerman Street.
  - The Non-contributory properties are 176, 182, 235, 235A, 237, 273 Inkerman Street and 39 Evelyn Street.

## 6. Assessment

City of Port Phillip, *HO7 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2: Review of existing heritage citations*, 2022

Andrew Ward, *Port Phillip Heritage Review*, August 2000