
Carlisle Street (East) - HO316

The Carlisle Street (East) precinct (hereafter referred to as ‘the precinct’) includes the properties at 291-313 & 332-382 Carlisle Street, and 1A, 1-39 & 2B, 2-24 Hawsleigh Avenue, Balaclava, as shown in Figure 1.

PRECINCT MAP TO BE ADDED

Figure 1 – Precinct plan

1. Thematic Context

Victoria’s framework of historical themes

- 2. *Peopling Victoria’s places and landscapes: 2.5 Migrating and making a home*
- 6. *Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians*
- 8. *Building community life: 8.1 Maintaining spiritual life*

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*
- 8. *Community life: 8.1 Spiritual life*

2. History

Nineteenth century development

Carlisle Street was one of the first named streets in St. Kilda, having been officially proclaimed in July 1857. Before this time the western section was known as Beach Road, and the eastern section Balaclava Road. . Development of this precinct commenced following the opening of the Windsor to North Brighton railway extension in December 1859 with a railway station at Balaclava on Carlisle Street, just to the east. Development proceeded slowly at first and by 1873 the precinct only contained six houses, three on the north side and a further three on the south. Those on the north side were known as The Grove, Westbourne and Woodslee. On the south side were two mansions in substantial grounds, which were known as Shawmut and Hawsleigh (see Figure 2).

The population of St Kilda grew rapidly during the building boom of the late 1880s, rising to 19,000 by 1890. In 1878 the State government acquired the St Kilda and Brighton Railway Company’s assets, and four years later in 1882 the line was duplicated, with the improvement in services encouraging further development of the area surrounding Balaclava station. By 1890 there were two more residences on the north side of Carlisle Street to the east of Woodslee: Dunraven, and Dunluce, which occupied the allotment at the north corner of Hotham Street (now 382 Carlisle Street). On the south side another three had been built to the east of Hawsleigh: Kirkdale (now 307 Carlisle Street), Morven and The Nook. These are shown on the MMBW plans of this area prepared in 1898

(see Figure 2).¹ Not shown on these plans is the mansion at 366 Carlisle Street, which was erected in 1899 for James Adamson.²

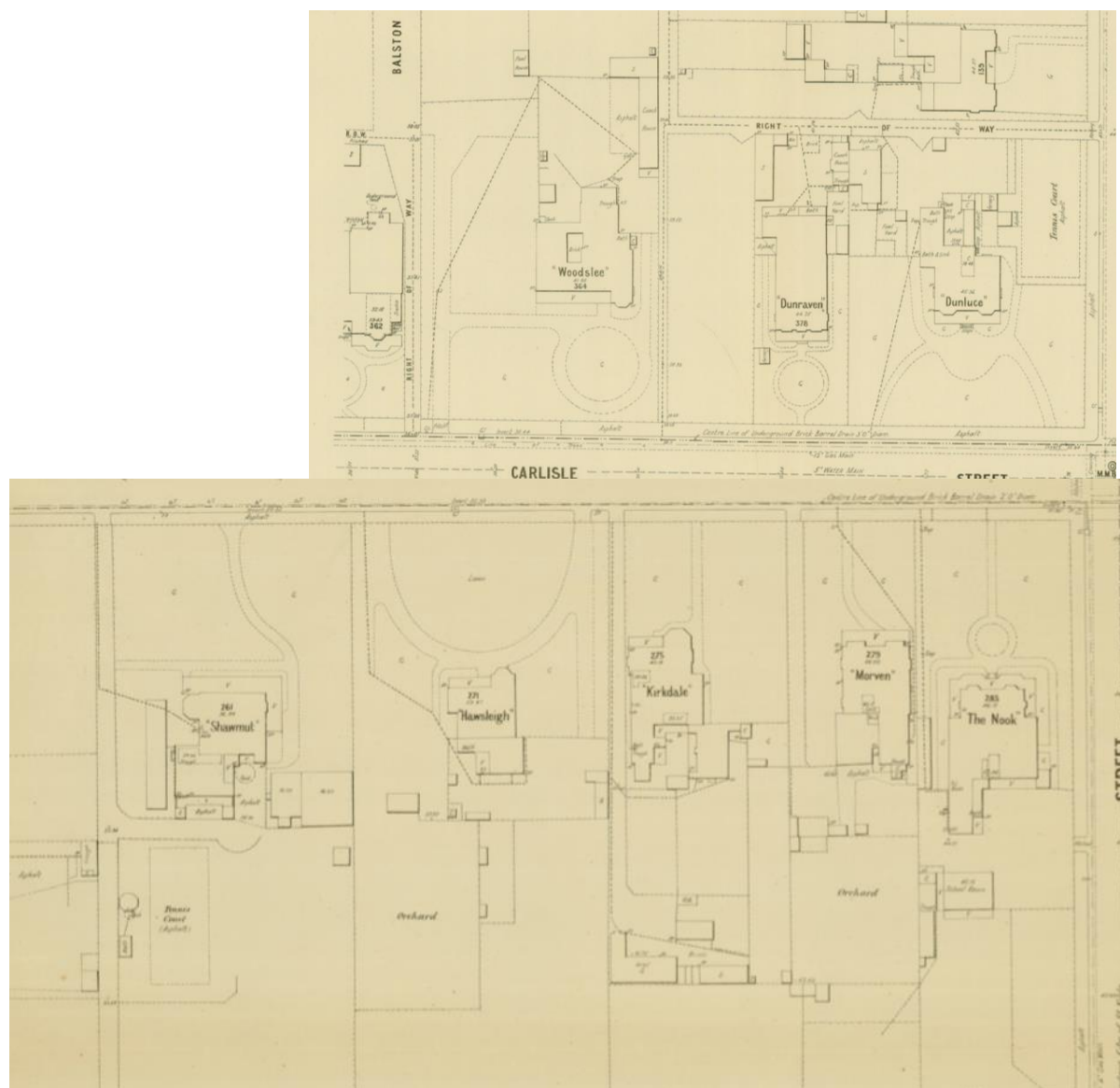


Figure 2 – Extract of MMBW Detail Plans 1427 (top) and 1438 (bottom) showing development at the eastern end of the precinct in 1898

Federation/Edwardian and interwar development

The house at 366 Carlisle Street was one of the few built during the economic depression of the 1890s, which effectively brought a halt to development across Melbourne. As a result, there was almost no increase in St Kilda's population in the decade from 1891 to 1901. The early twentieth century also 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 and 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

¹ Melbourne & Metropolitan Board of Works Detail Plan 1427 (1898) and 1438 (1898)

² St Kilda rate books January 1898 (no. in rate 3122, 'land 60 ft'), February 1899 (3150, 12 room brick house)

38,500 as land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats.

Most of the development during the Federation/Edwardian period occurred on subdivisions laid out during the 1880s boom period, as well as in the continuing subdivision of mansion estates in St Kilda, Elwood, Balaclava and Ripponlea. This coincided with the trend toward higher-density living in St Kilda, which 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. Flats were usually built close to transport routes, particularly along or within walking distance of tram lines, 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. 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, and by 1935, despite a slowing of development due to the Great Depression, there were more than 2,800 flats in over 500 blocks (TEH).

The opening by the Prahran and Malvern Tramways Trust of the Hawthorn Road to St. Kilda Esplanade electric tramway in April 1913³, via Balaclava Road and Carlisle Street, paved the way for more intensive residential subdivision and development in the precinct including the building of flats. In the early twentieth century the grounds of Shawmut and Hawsleigh were subdivided to create Hawsleigh Avenue. Land on the east side was offered for sale first and was quickly developed: from 1913 to 1914 Leonard Bros. of Brighton constructed twenty houses in 10 semi-detached pairs. Land on the west side was offered for sale in 1919. It too was quickly developed, and all 12 houses and duplexes were constructed by the same builder – in this case J.W. Fairbanks – in the two-year period from 1919 to 1920.⁴

Shawmut and Hawsleigh were retained at first on reduced allotments, but by the early 1930s had been demolished and replaced with blocks of flats. Hawsleigh Court designed by Hugh Philp and built in 1928 on the west side on the site of Shawmut (now 2B Hawsleigh Avenue) was the first and was said to be one of the first ‘courtyard’ flat developments in Melbourne.⁵ In 1933 the builder A. Charles constructed two more blocks of ‘courtyard’ flats directly opposite on the site of Hawsleigh, one facing to Carlisle Street (Hillsden Court) and the other to Hawsleigh Avenue (Triona Court).⁶ Then, in 1934 Astolat, designed by Leslie J.W. Reed, was built at the west corner of Carlisle Street.⁷ Just to the east of Hillsden Court builder and designer J.H. Johnson built the Waikato flats within the east garden of Kirkdale in 1933.⁸

The above flats were not, however, the first within the precinct. In 1919 the prominent local architect Harry R. Johnson designed the St Martin’s flats at 332 Carlisle Street for Captain Gray.⁹ These were part of the first wave of flat development in St Kilda and Balaclava prior to 1920 and one of the first blocks erected in Carlisle Street. The adjoining houses at 334 and 336 Carlisle Street had been built in 1917.¹⁰

Other flats built on the north side of Carlisle Street during the interwar period in the precinct were Mandalay (360) and Charters Towers (362), built in 1939 on the site of Westbourne on the west side of Balston Street, and Merricourt (1933) designed and built by H.G. Grigg at 380 Carlisle

³ George, B., Storey, D., Birch, J., et. al., *Time-line History of Melbourne’s Government Cable and Electric Trams and Buses*, (Melbourne, Association of Railway Enthusiasts), 1997.

⁴ St Kilda Council building permit card Hawsleigh Grove

⁵ Port Phillip Heritage Review Citation 2010

⁶ St Kilda Council building permit card Hawsleigh Grove

⁷ Port Phillip Heritage Review Citation 317

⁸ St Kilda Council building permit 8334, 24 March 1933

⁹ St Kilda Council building permit 3907, 26 June 1919

¹⁰ St Kilda Council building permit 3298, 26 June 1917

Street.¹¹ Merricourt was built within the grounds of Dunluce, which by 1940 had become the Meryula Guest House. Other nineteenth century residences converted to boarding houses or flats included The Grove (Sidcote Flats) and no.366 (Blair Athol Flats).¹²

In the late 1930s or early 1940s The Grove on the east side of Orange Grove was demolished and in 1941 a surgery and residence was built for Dr. J. O'Collins on the corner (338 Carlisle Street). In the same year the Joseph Allison Funeral Parlour designed by architect Harry Winbush and built on the east side of Balston Street (within the grounds of Woodslee) completed the development of the north side of Carlisle in the interwar period.¹³ The Joseph Allison building comprised a two storey section containing offices and a residence and a chapel at the rear facing Balston Street.

The other major development in the precinct during the interwar period was the establishment of St Colman's (originally Holy Angels) Catholic Church complex. The original parish of Balaclava, established by Archbishop Carr in July 1912, included the suburbs of Elsternwick and Balaclava. Following the creation of the Balaclava parish a new brick church located on the south side of The Avenue, Balaclava was opened on 30 December 1913.¹⁴

Due to significant population growth after World War One, St Joseph's, Elsternwick became a separate parish in 1925 and in the following year a new presbytery for the Balaclava parish was built on the present site in Carlisle Street. With the continuing growth in the surrounding suburbs a larger church became necessary and The Church of the Holy Angels, Balaclava was opened by Archbishop Mannix on Sunday, 1 December 1929. In 1938-39 the parish centre in Carlisle Street was completed with the building of the new Holy Redeemer School on the east side of the presbytery. The new school was blessed and opened by Archbishop Mannix on Sunday 11 June 1939. With the parish centre complete the decision was made in September 1939 to change the name of the parish from Holy Angels to St Colman's.¹⁵

Post-war development

Another boom in flat-building began in the mid-1950s. This was fuelled by population growth and a housing shortage after World War Two, 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).

This development boom coincided with the notable period shift of Melbourne's Jewish population from the Carlton area to the inner southern suburbs, particularly St Kilda and Elwood (previously the domain of a smaller affluent Anglo-Jewish group). This trend commenced in the interwar years but accelerated in the wake of World War Two, propelled by an influx of Central and Eastern European Jewish refugees, including Holocaust survivors. Within the growing St Kilda-Jewish community were many individuals interested in recreating familiar lifestyles or with an eye to property development (chiefly flats/apartments), which often incorporated a modernist ethos. To facilitate such aims, they regularly turned to compatriot designers (O'Hanlon, 2014, *passim*).¹⁶

Consequently, during the post-war period a relatively small group of Jewish émigré architects – Kurt Popper, Dr Ernst Fuchs/Ernest Fooks, Michael R.E. Feldhagen, Mordechai Benshemesh, Harry Ernst, etc. – were responsible for a prolific number of houses, flats and apartment blocks in the district; in

¹¹ St Kilda Council building permit card Carlisle Street

¹² Sands & McDougall Directory 1935

¹³ St Kilda Council building permits 10719, 29 January 1941, 10892, 15 August 1941

¹⁴ Port Phillip Heritage Review Citation 2441

¹⁵ *ibid*

¹⁶ O'Hanlon, Seamus, 'A Little Bit of Europe in Australia: Jews, Immigrants, Flats and Urban and Cultural Change in Melbourne, c.1935-1975', *History Australia*, Volume 11, Issue 3, pp.116-133

the process 'reshaping streets, occupation patterns and community areas' with an injection of European-influenced modernism.¹⁷

In the post-war period several nineteenth century residences were demolished and replaced by new houses and flats, most designed by émigré architects for Jewish clients. In the late 1940s The Nook at the south corner of Hotham Street was demolished and the property subdivided, mainly under the watch of the new owners, the Sackvilles – a Anglo-Polish Jewish family, and in 1950 Esther Essie (née Sackville) Leon Tabatznick engaged Kurt Popper, a Viennese-Jewish architect of increasing profile, to design their new Modernist style house at 101A Hotham Street (outside the precinct, see Citation 2420). Another part of The Nook subdivision was acquired by Mr. & Mrs Fishman and in 1963 Michael R.E. Feldhagen designed a Modernist residence for them at 313 Carlisle Street.¹⁸ Meanwhile, on the adjoining site to the west the nineteenth century villa Morven was demolished in 1960 and replaced by a three-storey block of 21 flats designed by Kurt Popper.¹⁹

On the north side of Carlisle Street, the following flats were built on the site of, or replacing, nineteenth century residences:

- In 1958 Bellevue Lodge, a three-storey block of 12 flats designed by architect Frederick Gardiner was built on the site of The Grove (340-342A Carlisle Street), which had remained vacant since the 1940s.²⁰
- In 1958 Woodslee was demolished and in 1959 Dr. Ernest Fooks designed two three-storey blocks of flats at 364 & 364A Carlisle Street, each containing nine flats, for Messrs. O. Dytman and M. Shor and H & Z Investments.²¹
- Finally, in 1963, R. Rosh & Associates designed the two-storey block of eight flats at 378 Carlisle Street, which replaced Dunraven.²²

In the early 1980s the former Joseph Allison Funeral Parlour was acquired by the Kollel Beth Hatalmud Yehuda Fishman Institute, and the Institute constructed additions to the rear of the building in the late 1980s. Founded in 1981, this was the first overseas community Kollel established by the Lakewood Yeshiva under the direction of Torah leaders, Rabbi Shneur Kotler and Rabbi Nosson Wachtfogel zt'l. The Kollel is an educational resource for the Australian Jewish community and consists of core group of scholars engaged in full-time study, who, upon graduation assume leadership positions in the Jewish community in Australia and abroad.²³

Description

This precinct is situated at the east end of Carlisle Street between Westbury Street Hotham Street and includes Hawsleigh Avenue. It is a residential area comprising houses and flats from the Victorian to post-war period surrounding the landmark St Colman's Catholic Church complex.

St Colman's Catholic Church and the school/hall are dominant Italian Romanesque Revival buildings built of red brick with cement dressings. St Colman's Church is at the west of the site, adjacent to Carlisle Avenue. The façade is symmetrically composed with a steep pediment above a broad central bay flanked by narrower projecting bays, all of which conceal the large slate tile gable roof of the church. The narrower bays formed the base of the spires that have since been removed. St Colman's

¹⁷ Edquist, Harriet, 'Kurt Popper: from Vienna to Melbourne, architecture 1939-1975', RMIT University, School of Architecture and Design, 2002, p.9

¹⁸ St Kilda building permit 57/2986, 11 November 1963

¹⁹ St Kilda building permits 57/1295, 12 May 1960; 57/1361, 16 June 1960

²⁰ Port Phillip Heritage Review citation 2443

²¹ St Kilda building permits 57/669, 7 April 1959; 57/711, 5 May 1959

²² St Kilda building permit 57/2705, 23 April 1963

²³ Kollel Beth Hatalmud Yehuda Fishman Institute website: <https://www.kollel.edu.au/about-us> viewed 23 May 2022

School is of a similar materiality and detailing to the church, but its façade is asymmetrically composed, and it retains the tower with its zinc dome and cross atop. The hall has a shallow setback behind a low wrought iron fence on a rendered base and is connected to the church by a high brick wall with ornate wrought iron gates (see Citation 2441 for detailed description of St Colman's).



Figure 3 – Looking east along Carlisle Street showing the landmark St Colman's Church complex at right.

The Victorian era is represented by three substantial villas. Those at nos. 307 and 366 (Figure 4), which directly face one other on either side of Carlisle Street, have characteristic Italianate asymmetrical form with projecting bays, hipped roofs with bracketed eaves, two-level cast iron verandahs and detailing including cement mouldings such as cornices, string courses and the like to walls and chimneys. No.366 is more intact and retains a slate roof and the canted bay window projecting from the flat bay has tall double timber sash windows with stop chamfered ovolo profile reveals. The other windows to the main elevation are large tripartite windows beside the front door, which has sidelights and highlights and to the first floor. No.307 is distinguished by the three-sided bay each face with an arched timber sash window with a cast iron bracketed balconette to the first floor and tall sash windows separated by pilasters at the ground floor. The ground floor windows have flat heads, rounded corners and ovolo profile reveals.



Figure 4 – Victorian Italianate villas at 307 (left) and 366 (right) Carlisle Street

The other Victorian era building is Meryula Guest House (former Dunluce) at no.382. While the front has been significantly altered in the late 1930s or 1940s, the Victorian origins of the building are still evident in the hipped slate roof, rendered chimneys with tall pots and original windows in the side elevations. The interwar additions at the front show Moderne influences in the simple cubic form with corner windows.

Housing of the Federation/Edwardian period includes the two bungalows at 334 and 336 Carlisle Street, and the extraordinary collection of semi-detached cottages along the east side of Hawsleigh Grove. The Carlisle Street houses are gable fronted bungalows with terracotta tile roofs that show the transition to the California Bungalows of the interwar period. Both are constructed of red brick with textured render to the gable ends and have timber sash windows (with multi-pane upper sashes) and simple brick chimneys (some with a cross detail). No. 334 has deep eaves with exposed rafter tails, and a shallow gabled porch supported on thick brick piers with rendered caps containing the entry door, which has a multi-pane window and multi-pane sidelights. Beside the porch is a bow bay window with a flat roof. No.336 is distinguished by the projecting bay, where the walls extend to form rendered parapets with incised rectangular details that frame the tiled roof above the boxed timber window, which has a shingled hood. Beside this is a verandah with arched timber valances with circular motifs, between short paired posts with fretted details resting on brick pillars with rendered caps. Beneath the verandah is a pair of multi-pane French doors.

The semi-detached pairs along the east side of Hawsleigh Avenue have characteristic hip and/or gable terracotta or slate (with terracotta ridge capping and ball or rams head finials) tile roofs, gable ends decorated with half-timbering (cross or simple vertical band pattern), timber fretted verandah ornamentation and turned posts, tiled verandah floors, casement windows with lead lit upper lights (usually arranged in box, canted or bow bay to the main elevation), feature 'lozenge' or 'porthole' windows (often near the entry), red brick walls with rough cast banding, and corbelled brick chimneys often with terracotta pots. There are two basic types: matching pairs and 'mis-matched' pairs. The former type has two variations:

- Hipped roof type 1 (nos. 5-7, 17-19 & 25-27). These have a hipped roof that extends to the front form a bracketed hood over the front bay window and to the side to form the entry porch (Figure 5).
- Hipped roof type 2 (no. 29-31). These have a hipped roof with a projecting gabled bay, and a side porch verandah.

The Gable fronted type (nos. 13-15, 21-23, 37-39) have recessed entries on the inside of the projecting bay on either side of the central fire wall. The half-timbered gable ends are jettied with timber brackets. The pairs at 13-15 and 21-23 are distinguished by pressed metal used instead of roughcast render to the bow bay windows (Figure 5).



Figure 5 – Federation/Edwardian duplexes on the east side of Hawsleigh Avenue: at left, one of a pair of 'Gable-fronted' type (with pressed metal to the bow window) and at right, a Hipped Roof Type 1

The 'mis-matched' pairs are comprised of a gable-fronted and a hipped roof house. The gable-fronted houses have a side porch, while in the hipped roof house the roof extends to form a verandah at the front.

The houses on the west side of Hawsleigh Street are transitional early interwar gabled fronted residence comprised of a mix of detached bungalows (2-8) and duplexes (10-24) (Figure 6). The houses have brick and roughcast rendered walls (some with weatherboards, shingling or half-timbering, and louvred roof vents to the gable ends) and terracotta tile roofs (some with deep bracketed eaves) and front or side porches or verandahs supported by timber posts or rendered piers. Windows are typically timber sash, often in pairs or triples in the main elevations, and with multi-panes or simple leadlight glass to the sashes, and front doors often have arched windows with sidelights and highlights. Chimneys are rendered (some retain the original unpainted finish) and often slightly tapered and either have a distinctive cross brick pattern, which is likely the builder's trademark (for example, nos. 2, 12, 14-16) or simple brick cresting (6, 8, 18-20, 22-24). There are two main types:

- Single gable-fronts. This type includes the house at no.2 and the duplexes at nos. 14-16 and 18-20. The house at no.2 the roof extends to form a recessed porch at the side, which is supported on a tapered rendered pier, and the tapered rendered chimneys feature bricks in a cross detail. The duplex at 14-16 has side porches contiguous with the main roof and box bay windows with tiled hoods. The duplex at 18-20 has a central gable-fronted porch.
- Asymmetrical with a minor projecting gable (nos. 4, 6, 8, 10-12). At No.4 the projecting gable forms a porch, whereas in the other examples, it contains a room with a verandah at one side. In the duplex at no.10 the projecting gable incorporates a side porch providing the entry.

The other duplex at 22-24 has a shared hip roof with a gablet with projecting gabled bays on either side of the central recessed entry porches.



Figure 6 – Interwar bungalows and duplexes on the west side of Hawsleigh Avenue

Most of the houses in Hawsleigh Avenue have relatively good integrity. Overpainting of face brick or render is the most common change. More altered examples including nos. 29 (rendered, verandah details altered) and 24 (rendered, bay window altered). None of the front fences are original, but most are low and many (particularly on the east side) are sympathetic to the period (timber picket

or woven wire). The setting of some houses has been impacted by car parking within the front setbacks and associated removal of front fences.

The influence of the bungalow and Arts & Crafts style is also evident in St Martin's flats at 332 Carlisle Street in the simple massing with a hipped tile roof with a gablet, and in materials and detailing such as the red brick and shingle, incised rectangles above between the (now enclosed) ground and first floor balconies, and the arched opening to the gabled entry porch.

The other interwar flats and buildings within the precinct demonstrate a variety of popular architectural styles of the period. Notable examples include:

- Hawsleigh Court, which is in the Mediterranean Style with Tuscan columns to two storeyed loggias facing Hawsleigh Avenue. They are located at the end of wings enclosing a central courtyard (see Citation 2010 for a detailed description).
- Astolat, which is a remarkable Old English style apartment complex prominently situated at the Hawsleigh Avenue corner. The picturesque hipped and gabled roofs, tall chimney stacks, half timbering, porches and rustic clinker bricks are characteristic of the style (see Citation 317 for a detailed description).

The Old English or Tudor style influence is also seen at Charters Towers at 362 Carlisle Street, the former doctor's surgery and residence at no.338, and the former Joseph Allison Funeral Parlour at no.362A, all constructed of clinker brick and creating a related group with Astolat. Distinctive features of Charters Towers are the projecting first floor balconies (see Figure 7), which feature timber framed balustrades with a herringbone brick pattern and rough-hewn posts. The former doctor's surgery and residence has a steeply pitched hip roof with prominent gables to the front and side (one has remnant half-timbering above windows with diamond leadlight glass), multi-pane windows and arched doorways with decorative quoining using thin bricks.



Figure 7 – The distinctive balconies at Charters Towers, the interwar Old English style apartments at 362 Carlisle Street

The former Joseph Allison Funeral Parlour (now the Kollel Beth Hatalmud Yehuda Fishman Institute) comprises a two-storey building facing Carlisle Street, connected by single storey wings to a gable-fronted former Chapel facing Balston Street at the side (Figure 8). There are no setbacks to the front or side. The two-storey front section is symmetrical with a steeply pitched hipped roof that flattens at the eaves, and a recessed central entry with a compressed arch opening (the timber entry doors with fanlight above appear to be original) and a castellated parapet flanked by projecting bays with tiled roofs. The building is distinguished by distinctive detailing showing range of stylistic influences such as the label moulds, the brick dentilling under the eaves, the lancet windows and entry door to the former chapel, and the abstracted brick patterning to the gable end above.



Figure 8 – The former Joseph Allison Funeral Parlour at 362A Carlisle Street (front elevation to Carlisle Street at left and former chapel facing Balston Street at right)

Most of the interwar buildings have relatively high integrity and several of the flat complexes are complemented by original low front fences, remnant landscaping (for example, privet hedges, and the mature trees at Hawsleigh Court) and other details such as lighting and pathways.

The other interwar flats in the precinct have hipped tile roofs and rendered or brick walls and plain render or brick chimneys, and often with simple square or rectangular openings to balconies or stairwells (for example, Mandalay, 360 Carlisle Street and Merricourt, 380 Carlisle Street). Ornamentation is generally limited except for the occasional use of decorative brickwork, particularly around windows and openings and entries or stairwells, and details such as Tuscan columns to balconies or beside entrance and patterned leadlight glass in windows.

Triona Court, one of the two courtyard flats opposite (and possibly inspired by) Hawsleigh Court, is a good example (see Figure 9). Here, clinker brick is used as rectangular panels with squares at each corner in the rendered walls and to express the stairwells above the entrances, which are defined by rendered hoods with stepped brackets below paired arched windows with leadlight glass. The main central entrance stairwell wall extends above the eaves line to form an arched parapet and features a rendered nameplate. The rendered lamppost at the end of the central lawn and the cement paths that border it, as well as the low brick front fence all appear to be original and are complemented by the neat garden. The adjoining Hillsden Court by the same builder has similar detailing – in this case with arched clinker brick panels above windows and as sills. At Waikato (309 Carlisle Street), an early example of the use of cream brick, clinker bricks form flat abstracted label moulds above and sills below the windows, which have Art Deco style leadlight.



Figure 9 – The central courtyard at Triona Court, the interwar ‘courtyard type’ flats at 1A Hawsleigh Avenue

The house and flats of the post-war period are Modernist in style and usually flat roofed with plain brick walls. The former Fishman house at no.313 designed by Michael R.E. Feldhagen (Figure 10) is constructed of orange bricks and the first floor (which contains the living rooms) projects forward of the ground floor to form carports on either side of the broad central glazed entry. It is supported by four circular columns, clad in white mosaic tiles. The first-floor façade features a horizontal window wall with coloured stone spandrels. It appears to be highly intact.



Figure 10 – The Modernist house designed by Michael R.E. Feldhagen at 313 Carlisle Street

The adjoining flats at no.311 by Kurt Popper have a symmetrical façade with a recessed central glazed stairwell, which is flanked by projecting balconies with decorative wrought iron balustrades. The pair of flats at 364 & 364A Carlisle Street include features such as coloured spandrel glass (364A) and patterned brickwork to the façade walls, as well as wrought iron balustrades to the balconies. With their hipped roof, the flats at 378 Carlisle Street is more conventional in appearance but are well-detailed with stone panels between the large picture windows, wrought iron balustrades to the balconies, and are complemented by an original low brick front fence.

Of note is Bellevue Lodge at 342 Carlisle Street. At the front is a prominent stairwell with a flat roof which features the name Bellevue Lodge in raised metal lettering in a cursive script. The main block, which is parapeted at the front, consists of three stepped units with separate skillion roofs clad in corrugated sheet metal. The three bays are angled slightly north-westwards (that is, towards the sun), and a series of triangular spaces are created under the long gallery/verandahs which have steel-balustrading and poles and timber-screening (brise-soleil) attached at the upper part. The windows are steel-framed fixed panes and casements. The façade is distinguished by an oriel bay to the third level, a window type which is also employed across that level on the west and north elevations.

Statement of Significance

What is significant?

The Carlisle Street (east) precinct, which is a residential area at the east end of Carlisle Street and in Hawsleigh Avenue that developed from the mid nineteenth century to the mid-twentieth century is significant. It is comprised of houses and flats predominantly from the Federation/Edwardian and interwar periods, with a smaller number of Victorian villas and post-World War Two flats and houses surrounding the St Colman's Catholic Church complex.

The Significant places are 291 (St Colman's Catholic Church complex), 301 (Astolat), 342 (Bellevue Lodge) & 362A (former Joseph Allison Funeral Parlour) Carlisle Street, and 2B Hawsleigh Avenue (Hawsleigh Court).

The Contributory places and features are 332-338, 360, 362, 364-382 & 303-313 Carlisle Street and 1A, 1-39 & 2-24 Hawsleigh Avenue, and the bluestone kerb and channel in Balston Street, Hawsleigh Avenue and Orange Grove. The contributory features of the flat complexes include the original low brick or render front and side fences at 301 338, 362 & 378 Carlisle Street, and 1A & 2B Hawsleigh Avenue.

The Non-contributory properties and features are:

- 356 Carlisle Street.
- Carlisle Street concrete kerb and channel and all street plantings.

How is it significant?

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

Why is it significant?

The Carlisle Street (East) precinct is historically significant for its capacity to demonstrate key periods of growth in Balaclava from the late nineteenth century onwards, and how improvements to transport links in the early twentieth century encouraged subdivision of mansion estates from the Federation/Edwardian era until the post-World War Two period. The houses, duplexes and flats provide evidence of the rapid growth of St Kilda and Balaclava during the early to mid-twentieth century and the trend to higher density living during that time. The flats demonstrate the importance of St Kilda to the development of apartment living in Melbourne (during one year in the 1930s the City of St Kilda attracted one third of all metropolitan flat development) and how they were

increasingly regarded as smart and progressive accommodation from the interwar period onwards, a trend which continued into the post-World War Two period. (Criterion A)

The post-war house and flats in precinct also demonstrate how post-World War Two migration resulted in a growing Jewish community, which included many individuals who, interested in recreating familiar lifestyles or with an eye to property development, regularly engaged a select group of Jewish émigré architects to design houses, flats and apartment blocks, which introduced concepts of European-influenced modernism. (Criterion A)

The Carlisle Street (East) precinct is of aesthetic significance for its rich and diverse collection of residential buildings surrounding the landmark St Colman's Catholic Church complex. Hawsleigh Grove is of note for the two distinct phases of building, which creates homogeneous, but contrasting characters on either side of the street. The diverse character of Carlisle Street, which comprises a mix of late nineteenth and early twentieth century houses interspersed with interwar and post-war flats and houses, many of which are architect-designed, creates a distinctive streetscape that is highly characteristic of St Kilda and Balaclava and sets them apart from other areas within Port Phillip. (Criterion E)

Collectively, the duplexes and flats within the precinct are significant for their ability to demonstrate the development of multi-dwelling and flat design in Melbourne, including the growing popularity of courtyard style flats, during the early to mid-twentieth century and forms part of the important collection of flats within the broader St Kilda and Elwood area. (Criteria C & D)

The Federation/Edwardian duplexes along the east side of Hawsleigh Avenue are of representative significance as a fine and diverse collection that demonstrate the range of approaches to this housing type, which was one of the most popular in the early twentieth century. (Criterion D)

5. Recommendations

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

2022: Retain in HO316 with the following changes:

- Transfer St Colman's Catholic Church complex, 291 Carlisle Street, from HO375 to HO316 and maintain internal controls only for the church and school/hall (see Citation 2441).
- Transfer the Hawsleigh Court flats, 2B Hawsleigh Avenue from HO375 to HO316 and maintain tree controls (see Citation 2010).
- Revise the gradings in accordance with the new (2022) grading definitions as follows:
 - The Significant places are 291, 301, 362A Carlisle Street, 2B Hawsleigh Avenue.
 - The Contributory places are 332-338, 360, 362, 364-382 & 303-313 Carlisle Street and 1A, 1-39 & 2-24 Hawsleigh Avenue.
 - The Non-contributory properties are 356 Carlisle Street.
- Add new properties to the precinct and include within HO316 with the following gradings:
 - Significant: 342 Carlisle Street (Citation 2433).
 - Contributory: 311, 313, 332, 334, 336 & 360 Carlisle St and 2-24 Hawsleigh Grove.
 - Non-contributory: 356 Carlisle 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