

City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
2135



Address: 8 Nightingale Street, Balaclava

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: HO216

Style: Federation/Edwardian:
Bungalow

Graded as: Significant

Constructed: 1904

Victorian Heritage Register: No

Designer: Unknown

Amendment: TBA

Comment: Revised citation

Significance

What is significant?

The house built in 1904 for William Leckie at 8 Nightingale Street, Balaclava is significant.

Alterations and additions are not significant.

How is it significant?

The house at 8 Nightingale Street, Balaclava is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

The house is of aesthetic significance as a conventional Federation timber bungalow, which is notable for the unusual combination of details and materials including the pressed metal cladding used with notched or shingled weatherboards to the walls, the moulded architraves with imposts and corner block to the windows and the verandah with a 'rik rak' style timber frieze and stop chamfered posts with large collars. (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

Private development in the City of Port Phillip began from the time of the first sales of Crown land in the 1840s and 1850s. The gradual development of infrastructure, including roads, public transport networks and utilities, paved the way for increasing development of private land. Private subdivision within the broad framework set out by Hoddle's survey saw neighbourhoods in the City of Port Phillip grow into populated, thriving communities (TEH).

During the peak of Melbourne's building boom in the 1880s, almost all the remaining land in Port Phillip (except for the Elwood Swamp and the Fishermans Bend area) was subdivided and offered for sale. Prosperity saw land speculation intensify across the suburbs during that period in areas such as Elwood, Balaclava, Ripponlea, St Kilda East that were remote from transport and services. When one of Elwood's oldest estates, Chiverton, was subdivided in 1885, it created 85 allotments. Despite the eager subdivision of land and colourful advertising, however, the actual building of homes in these remote subdivisions was slow. With the onset of the 1890s economic depression, many estates failed and remained undeveloped for a decade or more (TEH).

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.

Most of the development that occurred 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. The exception is the low-lying parts of Elwood, which were subdivided and development following completion of the Elwood Swamp reclamation project in 1910 (TEH).

House, 8 Nightingale Street

At Crown land sales, J. Cook purchased portions 216A and 217A and B, bounded by Carlisle, Chapel, and Nightingale streets and the railway line. Development was slow at first but by the turn of the century, development of the street was well advanced, and few vacant lots remained. In 1900, Mrs Green of the Royal Saxon Hotel in Richmond, owned land on the north side of Nightingale Street between Chapel and Woodstock Streets. It had a frontage of 40 feet and a Net Annual Value of six pounds.

By 1904, William Leckie, a builder of High Street, St Kilda had bought the land and, in that year, he built a house, which he let to William Moffat, an insurance agent. The house was described as 'wood, six rooms, NAV 25 pounds'. In 1910, Leckie and Moffat continued as owner and occupant. The description of the house remained the same although it was recorded that six people lived there and the NAV had risen to 30 pounds.

References

Port Phillip Thematic Environmental History (TEH) **Version 1, July 2020**

St. Kilda Council building permit no. 176

St. Kilda Rate Books (RB) 1899-1906, 1910-11, VPRS 8816/PI, PROV

Description

The house at 8 Nightingale Street, Balaclava is Federation timber bungalow. Typical of the period, it is asymmetrical in plan and has a hipped roof that extends to form a return verandah at a lower pitch at one side of the projecting gabled bay, which is half timbered with bracketed eaves. The timber verandah has a 'rik rak' style timber frieze and stop chamfered posts with large collars. Of note is the use of notched/shingled weatherboards and pressed metal wall cladding to the main facades, and moulded architraves with impostes and corner blocks to the timber sash windows.

The original section building has good external integrity. There is a visible two storey addition at the rear.

Comparative analysis

No information.

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

Retain in the Heritage Overlay with external paint controls.

Primary source

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

Other studies

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

Other images

