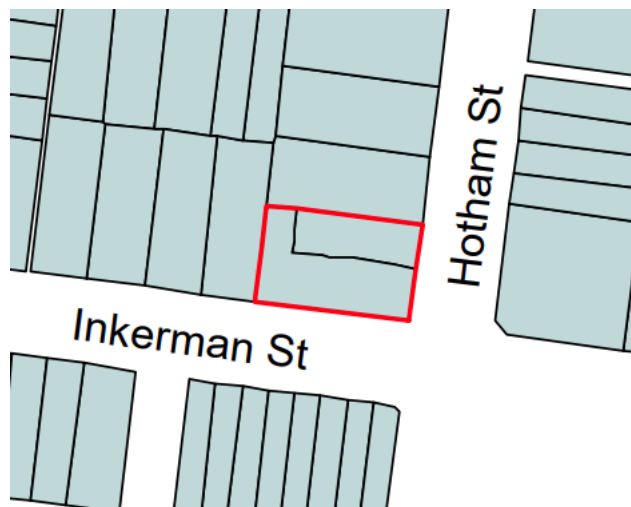


# City of Port Phillip Heritage Review

**Place name:** Houses  
**Other names:** -

**Citation No:**  
**35**



**Address:** 290 Inkerman Street & 71  
Hotham Street, St Kilda East

**Heritage Precinct:** Not applicable

**Category:** Residential: House

**Heritage Overlay:** HO163

**Style:** Federation/Edwardian:  
Queen Anne

**Graded as:** Significant

**Constructed:** 1913

**Designer:** Albert Lambert

**Amendment:** TBA

**Victorian Heritage Register:** No

**Comment:** Revised citation

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## Significance

### *What is significant?*

The attached Federation houses designed and constructed by Albert Lambert in 1913 at 290 Inkerman Street and 71 Hotham Street, St Kilda East are significant.

Alterations and additions are not significant.

### *How is it significant?*

The houses at 290 Inkerman Street and 71 Hotham Street, St Kilda East are of local aesthetic significance to the City of Port Phillip.

### *Why is it significant?*

They are aesthetically significant as Federation houses in a prominent corner location with typical form and detailing including the dominant terracotta tiled hip and gable roof with gablets, ridge cresting and finials, and bracketed eaves, projecting half-timbered gables, paired timber sash windows with leadlight highlights and porthole windows, verandahs with arched ladder framed friezes with wavy frets and turned timber posts and tiled floors, and panelled front doors with sidelights and highlights. Of note is how the projecting verandah gable with a rising sun motif above a box bay window addresses the corner location and creates a strong diagonal axis, which is a defining feature of the Federation style. (Criterion E)

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## 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)

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## 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).

### Houses, 290 Inkerman Street & 71 Hotham Street

At Crown land sales S.J.T. Von Geyer purchased portion 157B which extended from the north west corner of Inkerman and Hotham Streets and comprised about 4.5 acres. Albert Lambert, a contractor of Inkerman Street, purchased the corner block of Hotham and Inkerman Streets c.1910. The land had a frontage of 66 feet to Hotham Street and a Net Annual Value of 15 pounds.

Lambert subdivided the land to form two blocks, one facing Hotham Street and the other Inkerman Street. He built a brick house on each block in 1913. The Inkerman Street house became Lambert's residence. It had seven rooms and a NAV of 60 pounds. At the time, the house had the street number 380. The Hotham Street house had five rooms and was leased by Lambert to Leslie Watt.

## References

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

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St. Kilda Rate Books: 1910-16. VPRS 8816/PI, PROV.  
MMBW litho plan no.47, dated 1935  
Parish Plan of Prahran, Borough of St. Kilda. SVL 820 bje.  
Sands & McDougall Directories (SM), 1920, 1930

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## Description

A large attached pair of Federation period houses in bi-chrome brick with dominant terracotta tiled hip and gable roof, gablets, ridge cresting and finials, and bracketed eaves. The chimneys are relatively plain and have simple square tops with rendered crests. The east elevation features projecting half-timbered gables above paired timber sash windows with leadlight highlights. There is another pair of these windows in the south elevation. The verandahs have arched ladder framed friezes with wavy frets and turned timber posts and tiled floors and the front doors are panelled with sidelights and highlights. Characteristic of the period, the corner verandah has a projecting gable with a rising sun motif in the gable end above a corner box bay window creating a strong diagonal axis. The porthole windows are also a characteristic detail.

The houses are in good condition and has a relatively high degree of external intactness. The colour scheme is sympathetic to the period. The timber picket fences are also sympathetic, but not original.

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## Comparative analysis

No information.

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## 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.

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## Recommendations

Retain in the Heritage Overlay with external paint controls.

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## Primary source

City of Port Phillip, *H07 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

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## Other images

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