

City of Port Phillip Heritage Review

Place name: Acland Court
Other names: Shops and flats

Citation No:
114



Address: 91-93 Acland Street, St Kilda

Category: Commercial: Shop

Style: Interwar: Spanish Mission

Constructed: 1935

Designer: Leslie J.W. Reed

Amendment: TBC

Comment: New citation

Heritage Precinct: Village Belle
Commercial

Heritage Overlay: **HO7**

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

Acland Court, designed by Leslie J.W. Reed and constructed in 1935, at 91-93 Acland Street, St Kilda is significant. The Spanish Mission-style facade and original shopfront to no.91 and residential entry contribute to the significance of the place.

Alterations and additions are not significant.

How is it significant?

Acland Court at 91-93 Acland Street, St Kilda is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

Acland Court is of aesthetic significance as an example of a commercial building with Spanish Mission-style features and details including the deep projecting balcony with twisted columns, corbelled openings and balustrades with recessed brick panels, the 'ox-bow' pediment, and the paired narrow arched head multi-pane windows with a twisted colonette. The original shopfront to no.91 including the residential entry with brass framed windows with a curved corner, recessed tiled stallboards, terrazzo floors to the ingos, pressed metal soffits, the glazed residential entry door with fanlight, and the finely detailed multi-coloured leadlight toplight is a fine example of its type. (Criterion E)

The leadlight glazed hood above the residential entry emblazoned with the building name is a rare and distinctive feature with the only known comparison being the glazed hood at the former Brinsmead Pharmacy in Ripponlea. (Criteria B & E)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.6 Entertaining and socialising

Port Phillip thematic environmental history

6. Commerce, trade, and work: 6.2 Markets, shops, and retail

History

Village Belle Shopping Centre

The Village Belle commercial centre developed around, and took its name from, the Village Belle Hotel, which was established in Barkly Street opposite the Acland Street intersection in c.1855. In the nineteenth century Acland Street was a residential area and contained mansions in large grounds and substantial villas and terraced houses. Beginning in the first decade of the twentieth century shops began to replace the nineteenth century residential buildings. For example, following the sale of Taroona, which occupied the largest property on the north side, permits were issued for two rows of six shops each in 1918 and 1919.

Development at the south end of Acland Street near Barkly Street in the 1910s and in the 1920s spread to the north end near Carlisle Street. A major catalyst for change was the redevelopment of the former cable tram car sheds on the south side in 1926, which were replaced with 10 two-storey shops at nos. 95-105 and 107-115. The growing importance of the centre was marked in the following year with the formation of the Village Belle Traders Association, which held its first 'shopping week' to promote the area. Further development followed in the 1930s and many of the new buildings were architect-designed. This included the new Coles Store, designed in 1938 by Harry A. Norris and built as part of a major redevelopment of a former roller skating rink and theatre at the north corner of Barkly Street. By the end of the 1930s the retail transformation of Acland Street was almost complete.

The development of the centre was associated with population growth in the surrounding areas due to the boom in flat building in the 1920s and 1930s.

Acland Court

Acland Court was designed in 1935 by architect Leslie J.W. Reed for the owner S. Pringinal. J.W. Ingram was the builder, and the elaborate shopfronts were manufactured by Duff shopfitters (BP).

In 1940 the tenants of the shops were the 'Misses Rodda, ladies drapers' (91) and 'Madame Colette, ladies' hairdresser' (93) (SM)

References

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

St. Kilda Council building permit (BP): 8833, 19 March 1935

Sands & McDougall Melbourne Directory (SM) 1940

Description

Acland Court is a two-storey interwar commercial building that shows the influence of the Spanish Mission style comprising two ground floor shops with flats above. The walls are rendered with tapestry bricks used as details and the roof is concealed by the parapet. Notable details include:

- The parapet, which features an 'ox-bow' rendered pediment with three vertical brick lines flanked by recessed brick panels.
- The deep projecting balcony beneath the parapet, which has a tiled hip roof, twisted columns, and a rendered balustrade with recessed brick panels. The wall openings to the balconies have corbelling.
- The paired narrow arched head multi-pane windows with a twisted colonette.
- The original shopfront to no.91 with brass framed windows (with a curved corner to the residential entry), recessed tiled stallboards, an ingo with a terrazzo floor, and a finely detailed multi-coloured leadlight toplight. To the left of the shopfront is the residential entrance which features a glazed leadlight hood emblazoned with 'Acland Court'. It has a pressed metal soffit, a timber door with three tall glass panes below a compressed fanlight and a terrazzo floor. The original shopfront to the right has a curved corner.

The building is in good condition and has relatively good integrity. The main external change to the façade has been the replacement of the shopfront to no.93.

Comparative analysis

Most of the interwar buildings in the Spanish Mission style in Port Phillip are residential either houses or flats. This is one of just three commercial examples, the others being the Grosvenor Hotel (Citation 301) and Strathmore, 89 Acland Street, St Kilda, which is a similar development of shops with flats above. Strathmore was designed and built in 1931 by designer/builder J.H. Johnson and is one of several Spanish Mission style buildings he built in St Kilda and Elwood during the interwar period.

Like Acland Court, Strathmore retains original shopfronts with leadlight glazing and a projecting first floor balcony with a hipped tile roof and Spanish Mission details such as arched openings with twisted columns. However, the windows at Strathmore are more conventional boxed timber sash rather than the distinctive arched head windows with twisted colonettes at Acland Court.

The leadlight glazed hood above the residential entry is a rare and distinctive feature with the only known comparison being the hood at the former Brinsmead Pharmacy, 71-73 Glen Eira Road, Ripponlea, which is included on the Victorian Heritage Register (H725).

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

2022: Retain as a Significant place within the Village Belle Commercial heritage precinct.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

City of Port Phillip, *H07 Elwood St Kilda Balaclava Ripponlea Precinct heritage review Stage 2: Review of existing heritage citations (Part 2)*, 2022

Other studies

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



Other images



Original shopfront and residential entry

