

1. Introduction

1.1 Purpose

This report has been prepared for the City of Port Phillip (CoPP) and provides the methodology for, and recommendations arising from the review of individual heritage citations and three small precincts (HO315, HO316 and HO317) within the HO7 Elwood St Kilda Balaclava Ripponlea Precinct Review study area.

The need for this review was identified as part of the CoPP's on-going heritage program (see Background). As part of this program the CoPP is progressively updating heritage citations in the *Port Phillip Heritage Review* (PPHR) prepared prior to 2000 that no longer meet the standards set out in Planning Practice Note 1: *Applying the heritage overlay* (PPN1). This forms part of the ongoing review of heritage precincts across the municipality.

The purpose of the review is to ensure the updated citations meet the standards set out in PPN1 and clearly describe what is significant about the heritage place or precinct, and how and why it is significant.

The key tasks included:

- Prepare new citations for places of local significance in accordance with PPN1 including a history, description, and statement of significance, and identify any changes to heritage overlay (HO) controls, if required.
- Identify places that no longer satisfy the threshold of local significance and could instead become Contributory places within a heritage precinct, or be removed from the HO, as appropriate. The current citations for these places will not be updated.
- Review and update the citations for HO315, HO316 and HO317, as required, and update the gradings for properties in accordance with the new definitions (see Methodology).

This review has been prepared by CoPP heritage advisor, David Helms, and heritage consultant, Peter Barrett. The findings of the review have also been informed by the findings and recommendations of the *Review of Heritage Precinct HO7 Elwood St Kilda Balaclava Ripponlea Precinct* prepared by RBA Architects & Conservation Consultants.

Appendix I provides the full list of the heritage places assessed by this review.

1.2 Background

The CoPP has taken a systematic approach to the review of heritage precincts in the municipality since the preparation of the Port Phillip Heritage Review (PPHR) in 2000. Since then, comprehensive reviews have been completed of HO3 (South Melbourne, Albert Park, Middle Park, St Kilda West) in 2008, HO1 (Port Melbourne) in 2011, HO4 (South Melbourne Industrial) in 2016, and HO6 (St Kilda East) in 2016-18. In addition, there have been 'gap' studies of St Kilda East, Elwood, and Fishermans Bend. Consequent changes to the HO controls arising from these reviews and gap studies have been implemented via a series of planning scheme amendments.

In 2019 RBA Architects & Conservation Consultants (RBA) were appointed to undertake the review of the HO7 Elwood St Kilda Balaclava Ripponlea precinct and environs, which includes.

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- The division of the HO7 precinct into smaller sub-precincts and the creation of new citations.
- The assessment of two new heritage precincts.
- The assessment of new individual heritage places outside of the HO7 precinct.
- The review of a select number of places with current PPHR citations that are within the revised or new heritage precincts or associated with the new individual heritage places being assessed.

As an associated task, the CoPP identified 121 individual heritage citations and three small precincts within the HO7 study area that require updating. Most are within the current HO7 precinct, while a smaller number are within individual HOs. The precincts and places, which are listed in the tables in Appendix A include:

- HO315 Inkerman Street (East), HO316 Carlisle Street (East) and HO317 (Hotham Street) (Table A.1)
- 59 houses (Table A.2).
- 38 flats (Table A.3)
- 17 commercial or mixed-use buildings (Table A.4).
- 7 churches, government (police station, former post office) or community buildings (Table A.5).

The PPHR citations selected for review have been identified by Council's heritage advisor. They were prepared prior to 2000 and often have inadequate historic and descriptive information and statements of significance that do not meet standards set out in PPN1.

Methodology

This review has been prepared in accordance with the Australia ICOMOS *Charter for Places of Cultural Significance*, 2013 (the *Burra Charter*) and its guidelines, and in accordance with relevant guidelines including PPNI. All terminology is consistent with the *Burra Charter*.

The tasks included:

- Historical research using selected primary (Council building plans and records, land title information, property sewerage plans, newspaper, and journal articles) and secondary (heritage studies) sources.
- Consideration of the association of the place or precinct with themes identified in new draft *Port Phillip Thematic Environmental History* (2021).
- Site inspection. A key task was to note any changes since the original assessment and whether this has affected the integrity or intactness of the place.
- Comparative analysis. As the purpose is to review and confirm rather than establish significance, detailed comparative analysis has not been carried out for all places. Detailed comparative analyses have been prepared where the original documentation was lacking, or the historic research and physical analysis has revealed new information about the place that reveal new aspects of significance not identified before.
- Assessment against the Hercon criteria and preparation of a statement of significance in accordance with PPNI.

The review was prepared in two stages:

Stage 1

The citations included in Stage 1 were prepared as part of the heritage studies carried out by the former City of St Kilda in 1982, 1985 and 1992 and were not reviewed or updated when the PPHR was prepared in 1998. Many of these have only brief or cursory descriptions and histories (some have none) and very brief statements of significance. None have a comparative analysis.

These citations required the preparation of a new history, description, and statement of significance, as well as some comparative analysis to confirm and/or establish the significance of the place.

For Stage 1 the descriptions and statements of significance were prepared by Peter Barrett based upon his own site inspection, and the history and comparative analysis prepared by David Helms. Both the descriptions and statements of significance were prepared in batches of approximately 8-10 sites, which were reviewed by the CoPP. Mr Barrett undertook one final review of each citation based on feedback by the CoPP.

Stage 2

The citations included in Stage 2 were prepared as part of the 1998 PPHR or are earlier citations that are more comprehensive. They have a history and description, and a more fulsome statement of significance, which in the case of the 1998 citations includes reference to the Hercon criteria.

These citations required a review and update of the descriptions and histories, additional comparative analysis where necessary, and the preparation of updated statements of significance.

Also forming part of Stage 2 was the review of the citations for the HO315 Inkerman Street (East) precinct, HO316 Carlisle Street (East) precinct and HO317 Hotham Street precinct, which were

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prepared as part of the 1998 PPHR. These citations required a review and update of the descriptions and histories, additional comparative analysis where necessary, and the preparation of updated statements of significance. In addition, the HO316 precinct required an assessment of potential extensions in Carlisle Street and Hawsleigh Avenue.

The gradings of each property also required updating in accordance with the new grading definitions, which have been prepared to ensure the gradings are consistent with PPN1 and reflect the correct level of significance for the place (See Table 1, below). A key issue with the current gradings is a Significant place includes a place of local or State significance, as well as places that are not of individual significance, but are contributory to a precinct only.

For Stage 2, the places and three precincts were reviewed by David Helms, who prepared the description, history, comparative analysis (as required) and updated statements of significance.

Table 1 – New and updated heritage gradings

Current definition	Places included	Proposed new definition	Places included
Significant heritage places include buildings and surrounds that are individually important places of either State, regional or local heritage significance and are places that together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured “red” on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6.	Places included on the Victorian Heritage Register Places of local significance (usually, with an individual PPHR citation) Places that contribute to the significance of a heritage precinct but are not of individual local significance and coloured red on the Heritage Policy Map.	Significant heritage places are of individual significance at the local or state level and may also contribute to the significance of a heritage precinct.	Places included on the Victorian Heritage Register. Places of local significance with an individual citation or specifically identified within a precinct citation in the PPHR.
Contributory heritage places include buildings and surrounds that are representative heritage places of local significance which contribute to the significance of the Heritage Overlay area. They may have been considerably altered but have the potential to be conserved. They are included in a Heritage Overlay and are coloured “green” on the City of Port Phillip Heritage Policy Map, in the Port Phillip Heritage Review, Volume 1-6.	Places that contribute to the significance of a heritage precinct but are not of individual local significance and coloured green on the Heritage Policy Map.	Contributory heritage places contribute to the significance of a heritage precinct but are not of individual significance.	Places that contribute to the significance of a heritage precinct but are not of local or State significance.

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Current definition	Places included	Proposed new definition	Places included
<p>Non-contributory properties are buildings that are neither significant nor contributory. They are included in a Heritage Overlay and have no colour on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6. However, any new development on these sites may impact on the significance of the Heritage Overlay, and should therefore consider the heritage characteristics of any adjoining heritage place and the streetscape as covered in this policy</p>	<p>Properties that do not contribute to the significance of a heritage precinct</p>	<p>Non-contributory properties do not contribute to the significance of a heritage precinct.</p>	<p>Properties that do not contribute to the significance of a heritage precinct</p>

Findings and recommendations

The tables in Appendix I provide the recommendations for each precinct and place. In summary:

- New statements of significance have been prepared for HO315, HO316 and HO317, and the gradings of properties have been updated in accordance with the new definitions (see Table A.1).
- The boundaries of HO317 precinct do not change, and only one change is recommended for the HO315, which is to remove one place (247-249 Inkerman Street), which will form part of a new group listing of flats designed by Michael R.E. Feldhagen.
- The following extensions to HO316 are recommended:
 - 332-336 Carlisle Street and 2-24 Hawsleigh Avenue. These are associated with the rapid development that occurred in the early twentieth century following the opening of the electric tramway, which encouraged higher density development including the building of flats.
 - 311, 313, 364, 364A Carlisle Street. These comprise one house and five post-war flats that 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.
 - 342, 378 Carlisle Street. These demonstrate the importance of St Kilda and Balaclava as an epicentre of flat building in Melbourne. Bellevue Lodge (342) is also of individual significance.
 - 356 Carlisle Street. This is Non-contributory property but is within the extended precinct boundary.
- 87 individual places are of local significance and a new updated citation has been prepared, or they have been specifically identified in the new or updated precinct citation. In three cases, combined citations have been created for places that have a shared history and significance:
 - La Tourelle, 47A Brighton Road and La Rochelle, 1A Dickens Street, both in Elwood. Both designed by W.H. Merritt for the same client on adjoining properties
 - Santa Fe and Las Palmas, 43 and 45 Mitford Street, Elwood. Both designed by J.H. Soderburg in similar Spanish Mission or Mediterranean influenced styles.
 - Houses, 29-31 & 33 William Street. Victorian bi-chromatic brick houses built for the Smith family and likely designed by Alfred Smith.
- Four places now form part of group listings, which have a single citation:
 - The flats at 169 Hotham Street, Balaclava, and 247-249 Inkerman Street form part of the Feldhagen Flats Group Listing I (prepared by RBA).
 - Barkly Lodge, 289 Barkly Street, Elwood and Burnett Lodge, 9-11 Burnett Street, St Kilda form part of the Benshemesh Flats Group Listing I (1948-1954) (prepared by RBA).
- One new citation has been prepared for the former Cable Tram Depot building that forms part of the Grosvenor Hotel complex but has a separate development history.
- 34 places become Contributory to the precincts of which they form a part. The citations for these places have not been updated.

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HO control changes

Generally, the places reviewed will either retain the current individual HO or become part of the new HO applying to the precinct of which it forms a part.

Specific changes in accordance with PPN1 include:

- Transfer of places from a current individual HO to a new precinct HO:
 - St Colman's Church Complex, 291 Carlisle Street, Balaclava (currently, HO75) to the updated HO316 precinct, retaining interior controls for the church and school/hall, consistent with the current HO schedule.
 - Hawsleigh Court, 2B Hawsleigh Avenue, Balaclava (currently HO375) to the updated HO316 precinct, retaining tree controls, consistent with the current HO schedule.
- The inclusion of 311, 313, 332, 334, 336, 342, 360, 364, 364A & 378 Carlisle Street and 2-24 Hawsleigh Avenue, Balaclava within HO317. 342 Carlisle Street is one of the places of individual significance assessed by RBA.

In addition, the *Review of Heritage Precinct HO7 Elwood St Kilda Balaclava Ripponlea Precinct* prepared by RBA Architects & Conservation Consultants recommends the following changes:

- Transfer of places from a current individual or precinct HO to a new individual or group listing HO:
 - Grosvenor Hotel, 10 Brighton Road, Balaclava (currently, HO7 precinct) to new individual HO.
 - Former Cable Tram Office, 16 Brighton Road, Balaclava (currently, HO7 precinct) to new individual HO.
 - Yurnga, 36 Brighton Road, Balaclava (currently, HO7 precinct) to new individual HO.
 - Flats, 169 Hotham Street, Balaclava (currently, HO315 precinct) and 247-249 Inkerman Street (currently, HO7 precinct) to the Feldhagen Flats Group Listing I HO.
 - Barkly Lodge, 289 Barkly Street, Elwood (currently, individual HO35) and Burnett Lodge, 9-11 Burnett Street, St Kilda (currently, HO5 precinct) to the Benshemesh Flats Group Listing I (1948-1954).
- Transfer of the following places from a current individual HO to a new precinct HO:
 - St Kilda Police Station, 92 Chapel Street (HO290) becomes part of the new Carlisle Street Commercial & Public precinct (recommendation by RBA).
 - Shops and residences, 268-276 Inkerman Street, St Kilda East (HO162) becomes part of the new Inkerman Street Commercial precinct (recommendation by RBA).

Appendix A – Summary of findings by place

A.1: Precincts

Name	Current extent	Summary of updates	Recommendations
1. Inkerman Street East (HO315)	40-42 Chapel St 176-206 & 231-281 Inkerman St	Review and updates to description and history to specifically identify construction dates of early (pre-1880) buildings. Specifically identify terrace at 255-269 as individually significant within precinct. New SoS in PPNI format.	Remove 247-249 Inkerman Street from precinct and HO315 to become part of new Feldhagen Flats Group Listing 1. Otherwise, no change to precinct boundary. Apply new gradings as follow: <ul style="list-style-type: none"> Significant: 40A & 42 Chapel St, 186, 231, 233, and 255 to 267 Inkerman St. Contributory: 184 to 208, 243, 245, 251 to 271, and 275 to 279 Inkerman St Non-contributory: 176, 182, 235, 235A, 237, 273 Inkerman St and 39 Evelyn St.
2. Carlisle Street East (HO316)	338, 362-382 & 291-309 Carlisle Street 1-39 & 2B Hawleigh Ave	Assess potential extensions to precinct including west side of Hawleigh Avenue, which is an intact streetscape of interwar bungalows and post-war house and flats in Carlisle Street. Review and update history and description and prepare new SoS in PPNI format.	Transfer St Colman's Church complex (HO75) and Hawleigh Court (HO375) into HO316, retaining specific controls. Extend HO316 to include 311, 313, 332, 334, 336, 342, 356, 360, 364, 364A, 378 Carlisle St and 2-24 Hawleigh Ave. Apply new gradings as follows: <ul style="list-style-type: none"> Significant: 291, 301, 342, 362A Carlisle St, 2B Hawleigh Ave. Contributory: 332-338, 360, 362, 364-382 & 303-313 Carlisle St and 1A, 1-39 & 2-24 Hawleigh Ave. Non-contributory: 356 Carlisle St.
3. Balaclava: Hotham Street (HO317)	113-125 Hotham Street	New SoS in PPNI format. Minor updates to description and history including incorporating information, as required, from individual	No changes to precinct boundaries. All properties remain Significant within the precinct.

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		citations for 121, 123 & 125 Hotham Street.	
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Table A.2: Houses

Name	Address	Current citation notes	Assessed by	Recommendation
1. Duplex	245 & 245A Barkly St, St Kilda	Within HO7. Arts & Crafts duplex. 1998 citation	David Helms	Individual significance. New citation.
2. House	57 Blessington St, St Kilda	Within HO7 precinct. Queen Anne villa. <u>No description</u>	Peter Barrett	As above
3. Attic villa	48 Blessington St	Within HO7 precinct. Interwar attic villa. <u>No description</u>	Peter Barrett	As above
4. Eumana	76 Blessington St	Within HO7 precinct. Arts & Crafts bungalow	David Helms	As above
5. Mid-Mar	48-48A Brighton Rd, Ripponlea	Within HO7 precinct. Interwar house with notable brickwork.	Peter Barrett	As above
6. House	50 Brighton Rd	Within HO7 precinct. Interwar bungalow. <u>No description.</u>	RBA	Contributory place in new Brunings Estate precinct
7. Chipping Camden	52 Brighton Rd	Within HO7 precinct. Old English house. <u>No description.</u>	RBA	As above
8. House	56 Brighton Rd	Within HO7 precinct. Interwar Spanish Mission house. <u>No description</u>	RBA	As above
9. Midlothian	64 Brighton Rd	Within HO7 precinct. Interwar bungalow. <u>No description.</u>	Peter Barrett	Individual significance. New citation.
10. Sixty-Six	66 Brighton Rd	Within HO7 precinct. Interwar attic bungalow. <u>No description.</u>	Peter Barrett	As above
11. House	100 Brighton Rd	Within HO7 precinct. Interwar bungalow. <u>No description</u>	RBA	Contributory place in new Ripponlea Residential precinct
12. House	148 Brighton Rd	Individual HO355. 1998 citation	David Helms	Individual significance. New citation.
13. Trefusis	6 Dickens St, Elwood	Within HO7 precinct. Victorian villa	David Helms	As above
14. House	6A Dickens St	Within HO7 precinct. Postwar Moderne style house. <u>No description</u>	Peter Barrett	As above

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Name	Address	Current citation notes	Assessed by	Recommendation
15. House	70 Dickens St	Individual HO105. 1998 citation	David Helms	As above
16. Bon Jours	1 Erindale Ave, Ripponlea	Within HO7 precinct. Attic villa and hedge. <u>No description</u>	RBA	Contributory place in new Ripponlea Residential precinct
17. Tringingham	2 Glen Eira Rd, Ripponlea	Within HO7 precinct. Late Victorian villa. <u>No description.</u>	Peter Barrett	Individual significance. New citation.
18. Moira	16 Glen Eira Rd	Within HO7 precinct. Interwar house. <u>No description.</u>	Peter Barrett	As above
19. Gleneira	12 Glen Eira Rd	Individual HO373. Late nineteenth century Italianate villa.	Peter Barrett	As above
20. Houses	11 & 11A Hammerdale Ave, St Kilda East	Within HO387 precinct. Interwar Spanish Mission style duplexes with integrated garages. <u>No description.</u>	Peter Barrett	Individual significance. New citation.
21. House	26 Hammerdale Ave, St Kilda East	Within HO387 precinct. Very intact interwar bungalow with front fence. <u>No description</u>	Peter Barrett	As above
22. House	11 Hennessy Ave, Elwood	Within HO7 precinct. Intewar Arts & Crafts attic villa. <u>No description.</u>	Peter Barrett	As above
23. Rothermere	14 Hennessy Ave,	Within HO7 precinct. Late Victorian Italianate mansion, now converted to flats.	Peter Barrett	As above
24. Ulverston	23 Hotham Gve	Individual HO149. 1998 citation	David Helms	As above
25. House	173 Hotham St, Balaclava	Within HO7 precinct. Arts & Crafts house. <u>No description</u>	Peter Barrett	Contributory place in new Ripponlea Residential precinct.
26. House and flats	175 Hotham St & 1 Oak Gve Ripponlea	Within HO7 precinct. Interwar attic villa with duplex flats behind designed by Schreiber & Jorgensen. <u>No description</u>	Peter Barrett	Individual significance. New citation.
27. Terrace	255-269 Inkerman St, St Kilda	Within HO315 precinct. Italianate terrace with arcaded ground floor. <u>No description.</u>	David Helms	Individual significance. Citation not updated – specifically mentioned in new HO317 Precinct SoS

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Name	Address	Current citation notes	Assessed by	Recommendation
28. Houses	290 Inkerman St & 71 Hotham St	Individual HO163. 1998 citation	David Helms	Individual significance. New citation.
29. Attached houses	2-4 & 6-8 Jervois St, St Kilda East	Within HO387 precinct. Interwar duplexes. <u>No description.</u>	David Helms	Contributory place within Hammerdale Avenue precinct.
30. House	40 Lansdowne Rd, St Kilda East	Individual HO296. 1998 citation	David Helms	Individual significance. New citation.
31. House	4 Los Angeles Ct, Ripponlea	Within HO7 precinct. Interwar Spanish Mission house. <u>No description.</u>	Peter Barrett	As above
32. Besanoo	5 Los Angeles Ct	Within HO7 precinct. Interwar bungalow.	RBA	Contributory place within new Brunnings Estate precinct.
33. Houses	8 & 10 Los Angeles Ct	Within HO7 precinct. Interwar bungalows. <u>No descriptions</u>	RBA	As above
34. House	15 Los Angeles Ct	Within HO7 precinct. <u>No description.</u>	RBA	As above
35. Tintara	20 Lyndon St, Ripponlea	VHR place	David Helms	Citation updated.
36. House	14 Maryville St, Ripponlea	Within HO7. Interwar Spanish Mission house	David Helms	Individual significance. New citation.
37. Waiora	5 & 5A Mitchell St, St Kilda	Within HO7 precinct. Interwar duplex. <u>No description</u>	Peter Barrett	As above
38. House & air raid shelter	23 Mitford St, St Kilda	VHR place	David Helms	Citation updated.
39. Saret	31 Mitford St,	Within HO7 precinct. Interwar Spanish Mission House (with chauffeur's cottage at rear). <u>No description.</u>	Peter Barrett	As above
40. House	17 Monkstadt Ave, Ripponlea	Within HO7 precinct. Interwar Mediterranean style house. <u>No description.</u>	RBA	Contributory place within new Brunnings Estate precinct
41. House	19 Monkstadt Ave	Within HO7 precinct. Interwar bungalow. <u>No description</u>	RBA	As above
42. House	20 Monkstadt Ave	Within HO7 precinct. Interwar Spanish Mission house by Marcus Barlow. <u>No description</u>	Peter Barrett	Individual significance. New citation.

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Name	Address	Current citation notes	Assessed by	Recommendation
43. House	22 Monkstadt Ave	Within HO7 precinct. Interwar bungalow by RM & MH king. <u>No description</u>	RBA	Contributory place within new Brunnings Estate precinct
44. House	23 Monkstadt Ave	Within HO7 precinct. Interwar Old English house by RM & MH King. <u>No description</u>	RBA	As above
45. Houses	1-4 Morres St, Ripponlea	Within HO7 precinct. Four interwar bungalows with original front fences. <u>No description</u> . Prepare new citations or integrate into new Ripponlea/Brunnings Estate interwar precinct	RBA	As above
46. Houses	2 & 4 Mozart St, St Kilda	Within HO7 precinct. 1998 citation	David Helms	Individual significance. New citation.
47. Monolyte Concrete House	21 Mozart St	Within HO7 precinct. 1998 citation	David Helms	As above
48. House	8 Nightingale St	Individual HO216. 1998 citation	David Helms	As above
49. Avalon	285 Orrong Rd, St Kilda East	Individual HO222. Interwar Arts & Crafts bungalow. <u>No description</u>	Peter Barrett	As above
50. House	311 Orrong Rd	Individual HO223. Interwar Arts & Crafts bungalow. 1998 citation	David Helms	As above
51. Quat Quatta	17 Quat Quatta Ave, Ripponlea	Within HO7 precinct. Late nineteenth century mansion, now reception centre.	Peter Barrett	Individual significance. New citation.
52. House	18 Southey St, Elwood	Within HO7 precinct. Federation villa. <u>No description</u> .	RBA	Contributory place within new St Kilda Botanical Gardens precinct
53. Bundalohn	6 Tennyson St, St Kilda	Late nineteenth century mansion, now converted to flats/boarding house.	Peter Barrett	Individual significance. New citation.
54. Ravelston	17A Tennyson St, Elwood	Within HO7 precinct. c.1870s mansion, now converted to flats. <u>No description</u>	Peter Barrett	As above
55. House & duplex	36 & 38 Tennyson St	Within HO7 precinct. Spanish Mission house and duplex	David Helms	As above

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Name	Address	Current citation notes	Assessed by	Recommendation
56. House	58 Tennyson St	Within HO7 precinct. Edwardian Queen Anne villa. <u>No description</u>	Peter Barrett	As above
57. Talana	89 Westbury St, St Kilda East	Individual HO278. Late Victorian/Federation villa. Incorrect history.	David Helms	As above
58. Langunyah	122 Westbury St	Within HO7 precinct.	RBA	Contributory within new Westbury Street precinct
59. Houses	29-31 & 33 William St	Within HO7 precinct. Currently there are separate citations for each house.	David Helms	Individual significance. New combined citation

Table A.2: Flats

Name	Address	Current citation notes	Assessed by	Recommendations
1. Mandalay	17 & 17A Albion St, Balaclava	Within HO7 precinct. Interwar Old English style flats designed by James Wardrop. <u>No description</u> .	Peter Barrett	Individual significance. New citation.
2. Clarendon	26-28 Blessington St, St Kilda	Within HO7 precinct. Early (c.1918) flats designed by Joseph Plottel.	Peter Barrett	As above.
3. Clairvaux & Flats	44 & 46 Blessington St, St Kilda	Within HO7 precinct. Early flats designed by Howard Lawson.	David Helms	As above.
4. Garden View	60 Blessington St, St Kilda	Within HO7 precinct. Three storey interwar flats by J. Esmond Dorney.	Peter Barrett	As above
5. Keith Court	27 Brighton Rd, St Kilda	Within HO7 precinct. Interwar flats and c.1870 house	David Helms	As above
6. Zaneth Manor	33 Brighton Rd	Within HO7 precinct. Interwar flats by James Wardrop. <u>No description</u> .	Peter Barrett	As above
7. Yurnga	36 Brighton Rd, Balaclava	Within HO7 precinct. Interwar flats by Harry Johnson.	David Helms	Individual significance. New citation. Remove from HO7 and apply individual HO.

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Name	Address	Current citation notes	Assessed by	Recommendations
8. La Tourelle	47A Brighton Rd, Elwood	Within HO7 precinct. Interwar flats by W.H. Merritt, who also designed La Rochelle next door at 1A Dickens St. <u>No description.</u>	Peter Barrett	Individual significance. New combined citation with La Rochelle.
9. Masefield Court	115 Brighton Rd,	Within HO7 precinct. Interwar flats by Archibald Ikin. <u>No description.</u>	Peter Barrett	As above
10. De Mont Rose	1 Broadway, Elwood	Within HO7 precinct. Interwar flats by J. Esmond Dorney. <u>No description.</u>	Peter Barrett	As above
11. Edleigh Flats	6 Broadway	Within HO7 precinct. Interwar flats. Recent works have removed paint restoring original brickwork details. <u>No description</u>	Peter Barrett	As above
12. Flats	49 & 49A Carlisle St, St Kilda	Within HO7 precinct. Interwar flats.	RBA	Contributory place within new St Kilda Botanical Gardens precinct
13. The Gables	57 Carlisle St	Within HO7 precinct. Interwar flats. <u>No description.</u>	RBA	Contributory place within new St Kilda Botanical Gardens precinct
14. Glenmore Court	58-60 Carlisle St	Within HO7 precinct. Interwar flats that incorporate a c.1860s house at the rear. <u>No description.</u>	David Helms	Individual significance. New citation.
15. Astolat	301 Carlisle St, Balaclava	Within HO316 precinct. <u>No description.</u>	Peter Barrett	As above
16. Devon Court	45-47 Chapel St, St Kilda	Individual HO351. 1998 citation	David Helms	As above
17. La Rochelle	1A Dickens St, St Kilda	Within HO7 precinct. Interwar streamlined Moderne flats by W.H. Merritt who also designed La Tourelle next door at 47A Brighton Rd. <u>No description.</u>	Peter Barrett	Individual significance. New combined citation with La Tourelle.

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Name	Address	Current citation notes	Assessed by	Recommendations
18. Mt Tabor Flats	23 Dickens St	Within HO7 precinct. Interwar flats with Mediterranean influence by Archibald Ikin. <u>No description.</u>	Peter Barrett	Individual significance. New citation.
19. Flats	25 Dickens St	Within HO7 precinct. Interwar Moderne flats by I.G. Anderson. <u>No description</u>	Peter Barrett	As above
20. Darjeeling	15 Foster Street, St Kilda	Within HO7 Precinct. Early interwar Arts & Crafts duplex by H.V. Gillespie, since converted to a single residence.	Peter Barrett	As above
21. Alcazar	3 Glen Eira Rd, Ripponlea	Within HO7 Precinct. Interwar Maisonettes.	Peter Barrett	As above
22. Milverton	22 Glen Eira Rd	Within HO7 precinct. Interwar flats with Old English influences. <u>No description.</u>	RBA	Contributory within new Ripponlea Residential precinct.
23. Hawsleigh Court	2B Hawsleigh Ave, Balaclava	Individual HO375. Interwar flats around a central courtyard by Hugh Philp. <u>No description.</u>	Peter Barrett	Individual significance. New citation. Remove from HO375 and add to HO316 Carlisle Street (East) precinct with tree controls.
24. Flats	169 Hotham St, Balaclava	Within HO7 precinct. Postwar flats. <u>No description</u>	RBA	Individual significance as part of Feldhagen Flats Group Listing I
25. Flats	247-249 Inkerman St, Balaclava	Within HO315 precinct. Postwar maisonettes. No description.	RBA	As above
26. Camberley	17A Milton St	Within HO7 precinct. Interwar flats by H.D. Berry arranged around central courtyard. <u>No description</u>	Peter Barrett	Individual significance. New citation.
27. Birnam	15 Mitford St	Individual HO192. 1998 citation	David Helms	As above
28. Southey Court	41 Milton St, Elwood	Within HO7 precinct. Interwar Mediterranean style flats. <u>No description.</u>	Peter Barrett	As above

**HO7 Elwood St Kilda Balaclava Ripponlea Precinct Heritage Review Stage 2:
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Name	Address	Current citation notes	Assessed by	Recommendations
29. Poets Corner	38 Mitford St	Individual HO376. Interwar Moderne flats. <u>No description</u>	Peter Barrett	As above
30. Las Palmas	43 Mitford St	Within HO7 precinct. Interwar Spanish Mission flats. <u>No description.</u>	Peter Barrett	Individual significance. New combined citation with Santa Fe
31. Santa Fe	45 Mitford St	Within HO7 precinct. Interwar Spanish Mission flats. <u>No description.</u>	Peter Barrett	As above
32. Flats	73-75 Mitford St	Within HO7 precinct. Early (c.1917) flats with unusual details by Schreiber & Jorgensen. <u>No description.</u>	David Helms	Individual significance. New citation.
33. Himalaya	10 Tennyson St, St Kilda	Within HO7 precinct. Victorian mansion converted to flats. Recent additions at rear. <u>No description</u>	David Helms	As above
34. House & flats	30 Tennyson St	Within HO7 precinct. Interwar development comprising a large house and two flats designed by Leslie J.W. Reed. <u>No description.</u>	Peter Barrett	As above
35. Flats	34 Tennyson St	Within HO7 precinct. Interwar duplex in Spanish Mission style designed by Archibald Ikin. Question local significance due to façade alterations. <u>No description.</u>	RBA	Contributory place within new St Kilda Botanical Gardens precinct.
36. Flats	1 Victoria Ave, Ripponlea	Within HO7 precinct. Small interwar flats. <u>No description.</u>	Peter Barrett	Individual significance. New citation.
37. Grosvenor mansions	74-88 William St, Balaclava	Within HO7 precinct. Conversion of terrace row into Arts & Crafts style flats by Howard Lawson. <u>No description.</u>	Peter Barrett	As above
38. Arawa & Regno	15 & 17 Wimbledon Ave, Elwood	Within HO7 precinct. Intact Arts & Crafts flats. <u>No description.</u>	David Helms	Individual significance and new citation for no.15 (Arawa) only.

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Name	Address	Current citation notes	Assessed by	Recommendations
				17 becomes Contributory within new St Kilda Botanical Gardens precinct

Table A.3: Commercial and mixed-use buildings

Name	Address	Current citation notes	Assessed by	Recommendations
1. Shops and residences	81-85 Acland St,	Within HO5 precinct. Interwar shops and flats.	RBA	Contributory within new Village Belle precinct
2. Acland Court	91-93 Acland St,	As above	David Helms	Individual significance. New citation.
3. State Savings Bank (former)	133-135 Acland St	Within HO7 precinct. Postwar bank, constructed in 1969 and possibly designed by the SSBV in-house architects. Now a Commonwealth Bank. <u>No description</u>	RBA	Individual significance. New citation.
4. St Kilda Market & Coles (former)	160, 162-170 Acland St & 181-197 Barkly St	Within HO7 precinct. Interwar Moderne commercial complex, including former Coles Store designed by Harry Norris. <u>No description</u> .	David Helms	Individual significance and new citation for former Coles Store (no.160 Acland) only. Other sites are Contributory within new Village Belle precinct.
5. Shops, flats and former school	188 & 188A-E Barkly St, St Kilda	Within HO7 precinct. Bluestone Victorian picturesque Gothic school (c.1860s) now hidden behind interwar Moderne flats and shops.	David Helms	Individual significance. New citation.
6. Village Belle Hotel	202 Barkly St, St Kilda	Individual HO33. Victorian Hotel. No description. Potential social significance.	Peter Barrett	Individual significance. New citation.
7. Shops and flats	229-231A Barkly St & 25-33A Blessington St, St Kilda	Within HO7 precinct. Edwardian/interwar shops and flats built in stages.	RBA	Contributory within new Village Belle precinct.
8. Grosvenor Hotel & Tram Depot offices	10 & 16 Brighton Rd, Balaclava	Within HO7 precinct. Victorian hotel with interwar Spanish Mission renovation and two	David Helms	Individual significance. New separate citations for the hotel and tram depot.

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Name	Address	Current citation notes	Assessed by	Recommendations
		storey Edwardian building. No description		New individual HO for each place.
9. Garage	126 Carlisle St, St Kilda	Within HO7 precinct	RBA	Contributory within new Carlisle Street Commercial precinct
10. Shops	290 & 290A Carlisle St, Balaclava	Within HO7 precinct.	RBA	As above.
11. WH Creed Estate Agent (former)	292 Carlisle St	Within HO7 precinct. Late Victorian building with mansard roof. <u>No description.</u>	RBA	Individual significance. Mentioned specifically in new Carlisle Street Commercial precinct citation.
12. Joseph Allison Funeral Parlour (former)	362A Carlisle St	Within HO317 precinct.	David Helms	Individual significance. Mentioned specifically in updated HO316 precinct citation.
13. Shops and residences	15-27 Glen Eira Rd, Ripponlea	Within HO7 precinct. Edwardian shop row with Arts & Crafts influences and corner tower by Billing, Peck & Kemter. <u>No description</u>	RBA	Contributory within new Ripponlea Commercial precinct.
14. Shops and residences	31-37 & 49-55, 57-67 Glen Eira Rd	Within HO7 precinct. Edwardian shop rows both designed/built by J.R. Daley. <u>No descriptions.</u>	RBA	As above
15. Shop and residence	50 Glen Eira Rd	Within HO7 precinct. Corner shop by Arthur Plaisted. <u>No description</u>	RBA	As above
16. Glen Eira Banks	74, 76 & 78 Glen Eira Rd	Within HO7 precinct. Currently, a combined citation for three separate former bank buildings, while 78 has a brief separate citation.	RBA	As above
17. Shops & residences	268-276 Inkerman St, St Kilda East	Individual HO162	RBA	Individual significance. Mentioned specifically in new Inkerman Street Commercial precinct citation. Remove from HO162 and add to new precinct HO.

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Table A.4: Churches, government, and community buildings

Name	Address	Council heritage advisor notes	Assessed by	Recommendations
4. Wesleyan Methodist Church & Hall	101 Carlisle St & 161, 169 Chapel St, St Kilda	Individual HO. Existing citation only includes the church. Adjoining church hall requires assessment and inclusion. Prepare new history and descriptions and SoS.	Peter Barrett	Individual significance. New citation.
5. St Colman's Church and School	291 Carlisle St, Balaclava	Individual HO75. Romanesque church (1929) by Charles D. Rose and school/hall building. No description of school/hall.	Peter Barrett	Individual significance. New citation. Remove from HO75 and add to HO317 Carlisle Street (East) precinct with interior controls for church and school/hall.
6. St Kilda Police Station	92-98 Chapel St, St Kilda	Individual HO290. Post-modern building. No description or history.	RBA	Contributory within new Carlisle Street Commercial precinct.
7. Congregational Church	72 Hotham St, St Kilda East	Individual HO152. 1998 citation	David Helms	Individual significance. New citation.
8. B'Nai B'Rith House	99 Hotham St, Balaclava	Individual HO337. Postwar building designed by Ernest Fookes for the B'Nai B'Rith organization. <u>No description</u>	RBA	As above
9. United Free Methodist Church (former)	96 Pakington St, St Kilda	Individual HO224. Early (c.1860) church. Now a residence. <u>No description</u> .	David Helms	As above
10. Post Office	114A Westbury St, Balaclava	Within HO7 precinct. 1998 citation	David Helms	As above