

## 2.5 East St Kilda: Kalymna Grove/Inkerman Street

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### Existing Designations:

Heritage Council Register:	nil
National Estate Register:	nil
National Trust Register:	nil

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**History:** This precinct encapsulates a portion of a large residential subdivision that was laid out during 1914, extending between Inkerman Street and Kurrajong Avenue and comprising sixty allotments with frontages to Inkerman Street and newly-formed Wilgah Street and Kalymna Grove. This substantial tract of land was formerly taken up by market gardens, as the *Sands & McDougall Directory* for 1914 lists one Ah Chung, gardener, on the north side of Inkerman Street, east of Alexandra Street.

Kalymna Grove itself does not appear in the directory until 1916, with listings for two occupied houses (including what is now No 14, then occupied by Frederick Earp) and 'five vacant houses' on the east side of the street, and a single house on the west side (now No 33, then occupied by George T Hall). The same directory also lists three newly occupied houses on Inkerman Street (now Nos 346-48 and 368), with a row of 'five vacant houses' (now Nos 350-358), and another 'two vacant houses' (apparently Nos 496-98) east of Kalymna Grove. The estate filled out considerably over the next year or so; the directory for 1917 simply listed 'nine vacant houses' on the west side of Kalymna Grove, and eleven occupied houses on the east side, comprising Nos 6, 8, 12-22, 28 and 30. There were another 'two vacant houses' on Inkerman Street (now Nos 342-44) near the Wilgah Street intersection, and another 'house being built' on the eastern corner of Kalymna Grove and Inkerman Street.

The directory for 1919 shows that the estate was almost fully developed by that time. All of the allotments along Inkerman Street (ie Nos 342 to 374) had been built upon, and the construction of new houses at Nos 2, 4, 10 and 24 Kalymna Grove left only a few vacant blocks remaining there. Electoral rolls provide the names and occupations of these early residents, revealing an interesting cross-section of comfortable middle-class suburbia: Leon Barnes, watchmaker (No 4), John Forest, draftsman (No 7), Abram Pisarevsky, fur cutter (No 12), Albert Easterbrook, coppersmith (No 20), Harry Markby, stereotyper (No 22), Robert Edison, mechanic (No 30) and Frederick Hall, musician (No 35).

The few remaining vacant allotments in Kalymna Grove were developed within only a few years thence. The directory for 1921 lists a 'house being built' at No 9, subsequently occupied by one George Shaw, and the two houses at Nos 29 and 31 first appear in 1924, occupied, respectively, by John Corbett and Walter Fairchild. The only significant addition to the streetscape since then has been a double-storey block of flats at No 25, erected c.1969.

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**Description:** The built fabric in the Kalymna Grove/Inkerman Street precinct consists almost entirely of housing dating from the second half of the 1910s. Most of these are single-storey brick houses (either in the form of detached dwellings or semi-detached pairs) in the Queen Anne Revival style, popularly referred to 'Federation'. These are typically asymmetrical in composition, with irregularly hipped or gabled roofs mostly clad in red terracotta tiles, although some along Inkerman Street (eg Nos 346-48, 354-56, 358-60) have corrugated galvanised steel roofs. Most have half-timbered gable ends, infilled with roughcast render or pressed metal. Several houses (eg 10-12 and 15 Kalymna Grove, and 354-56 Inkerman Street) have been painted, but most retain their original face red brickwork, often with rendered or roughcast trim or, in one notable instance, vermiculated rustication (350-52 Inkerman Street)

Almost all of these dwellings have prominent bay windows, either rectangular (eg Nos 2-4, 14-16, 17-19 Kalymna Grove) or more usually canted (Nos 1-3, 5-7, 13-15, 21-23 and 10-12 Kalymna Grove, and 342, 350-52, 366-68 Inkerman Street). Windows are invariably casement sashes with highlights, often containing leadlight or tinted glazing. Entrances are

mostly set back to one side, sheltered by small verandahs with turned, square or stop-chamfered timber posts (some on brick piers) and shaped timber brackets or friezes.

These distinctive brick houses are supplemented by half a dozen contemporaneous weatherboard and rough-cast rendered villas, which use similar forms and detailing. They have hipped or gambrel rooves, either in terracotta tile (No 9) or corrugated galvanised steel (No 27), with half-timbered or roughcast gable ends. Bay windows are again evident, either canted (Nos 6 and 9) or rectangular (No 27), with casement sashes, highlights and leadlight glazing, and there are verandahs with square or turned timber posts and decorative friezes. One of these villas (Nos 18) has a return verandah.

The two later houses, built in c.1923 at Nos 29 and 31, are in the form of detached bungalows. Their face red brickwork and terracotta tile rooves echo the earlier buildings in the street, but their detailing is otherwise evocative of the prevailing bungalow style of the 1920s. This includes singled gable ends, timber-framed double-hung sash windows, and prominent porches with arched openings and corbelled buttressing. The two non-contributory buildings in the precinct comprise a double-storey block of flats at 25 Kalymna Grove (c.1969) and a more recent house at 362-64 Inkerman Street.

Most of the houses in this precinct have timber picket fences which, if not original, are at least sympathetic in style and materials. The two mid-1920s houses retain their original front fences in the form of brick dwarf walls. A significant and unique element in the streetscape is the detached brick garage that survives at No 368 Inkerman Street, with its original ledged timber doors and shaped parapet.

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#### References:

Lodged Plan No 6638, declared 12 September 1914.

MMBW Plan No 45 (c.1903)

*Sands and McDougall Directory*. 1916 onwards.

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#### Thematic Context:      **Building settlements, towns and cities:**

?      Planning urban settlement

?      Making suburbs

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**Comparative Analysis:** There are several comparable streetscapes of early twentieth century houses in the Queen Anne Revival style. The *Port Phillip Heritage Review* identifies Lambeth Place, St Kilda East (part of HO6, the St Kilda East precinct) as having 'distinctive environmental character as a result principally of the row of Edwardian semi-detached houses'. While comparable to Kalymna Grove/Inkerman Street in date and broad style, these houses are otherwise quite different in form, being paired single-fronted terraces in the Victorian manner. There are no houses of this type in Kalymna Grove/Inkerman Street, where the comparable brick houses are either asymmetrical semi-detached pairs, or asymmetrical detached dwellings.

Comparable rows of semi-detached Edwardian housing also exists in Hawsleigh Avenue, St Kilda East (part of HO316 (the *Carlisle Street (East)* precinct), in Glenmark Street, St Kilda, and in Godfrey Avenue, East St Kilda. The last of these (qv) is by far the best example, with cohesive and intact rows of such housing along both sides of the street. Glenmark Street has comparable 1910s housing in both sides of the street, but the individual houses are in notably less intact condition, while Hawsleigh Avenue, on the other hand, has largely intact houses, but (like Lambeth Place) these are restricted to only one side of the street.

The Kalymna Grove/Inkerman Street precinct stands out from the other examples cited above, not merely because its high level of cohesion (with intact and significant housing along both sides of the street) but also because the housing itself encapsulates diversity of types - unlike Godfrey Avenue, which is strongly characterised by semi-detached brick pairs, the housing in Kalymna Grove/Inkerman Street comprises a mix of semi-detached pairs and contemporaneous detached dwellings of both brick and timber construction.

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**Statement of Significance:***What is Significant?*

The Kalymna Grove/Inkerman Street precinct includes all those houses along both sides of Kalymna Grove (Nos 1-35 and 2-30) and well as contiguous properties along the north side of Inkerman Street (Nos 342 to 374 inclusive). With only four exceptions, the housing dates from the period 1914 to c.1919 and includes semi-detached pairs of brick dwellings and detached dwellings of both brick and timber construction, almost all in a Queen Anne Revival style.

*How is it Significant*

The Kalymna Grove/Inkerman Street Precinct is of historical and aesthetic significance to the City of Port Phillip.

*Why is it Significant?*

Historically, the Kalymna Grove/Inkerman Street Precinct provides evidence of a significant phase of settlement in the East St Kilda area. The estate, laid out from 1914 on the site of a market garden, developed very quickly over the next few years, and thus ably demonstrates how sought-after this area had become as a residential address in the early twentieth century.

Aesthetically, the Kalymna Grove/Inkerman Street Precinct is a fine and particularly cohesive streetscape of housing from the period 1914 to c.1919, including representative and intact examples of detached and semi-detached housing of both brick and timber construction, almost entirely in the Queen Anne Revival style. They are characterised by asymmetrical composition, face red brickwork with rendered banding, bay windows and verandahs with turned timber posts and ornamental timberwork. The streetscape is enhanced by the sympathetic (if not original) timber picket fences to many properties.

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

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**Assessment:** Simon Reeves, Heritage Alliance. June 2004.

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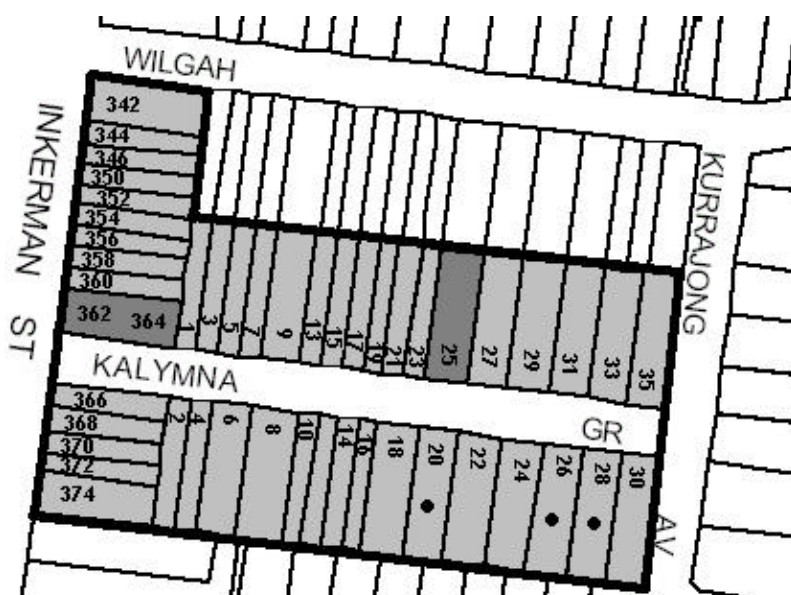




Figure 1 Row of houses, 1-7 Kalymna Grove



Figure 2 Semi-detached pairs, Inkerman St



Figure 3 366-368 Inkerman St; note garage



Figure 4 Weatherboard house at No 6



Figure 5 Weatherboard house at No 27



Figure 6 Bungalow-style house at No 8