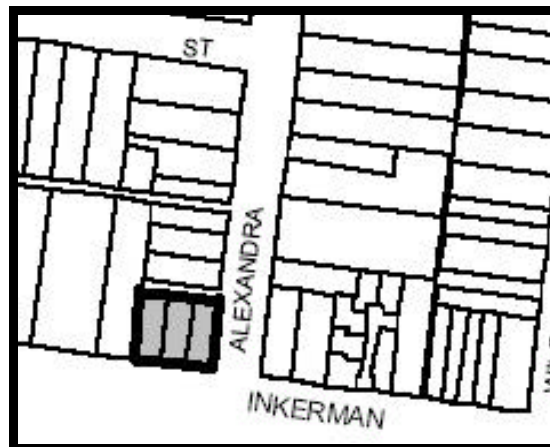


City of Port Phillip Heritage Review

Database No:

Identifier Houses

Formerly



Not within HO Area

Address 316-320 Inkerman Street
EAST ST KILDA

Category Residential

Constructed 1888

Designer Unknown

Significance

What is Significant?

The three houses at 316-320 Inkerman Street are a row of almost identical single storey Victorian block-fronted timber villas with asymmetrical facades incorporating canted bay windows and ornate verandahs.

How is it Significant?

The three houses are of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the three houses are representative of the speculative residential development that occurred during the prosperous Boom period of the late 1880s. This phase of development, while widespread in Melbourne's inner suburbs, was much less common in this part of St Kilda, where settlement east of Alexandra Street was typically characterised by large nineteenth century mansion estates that were finally subdivided during the inter-War period. These three houses are thus significant as an isolated remnant of this phase of development, and one of the most easterly. Aesthetically, the houses are fine and intact examples of the type of Italianate villas favoured by the middle classes at that time, characterised by block-fronted facades with eaves brackets and ornate verandah detailing.

Primary Source

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Other Studies

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Description

These three adjacent properties are occupied by single-storey double-fronted block-fronted Victorian timber villas of almost identical form. The asymmetrical frontages have canted bay windows to one side, and verandahs with timber posts either stop-chamfered (No 316), plain square (No 318) or turned (No 320), and wrought iron lacework friezes. The houses have hipped roofs, variously clad in slate (No 316), corrugated galvanized steel (No 318) or cement tile (No 320). The houses retain decorative eaves brackets, timber panelled front doors and timber-framed double-hung sash windows with moulded external architraves. All three have timber picket fences which, if not original, are sympathetic in style.

History

The rate book for 1888 (dated 12 December 1887) indicates that one George Godfrey owned 100 feet of vacant land on the corner of Inkerman Street and Alexandra Street, with a net annual value of £30. The following year, the rate book records three new houses on the site, apparently owned by a Mr Pain, an agent, and described as one four roomed timber house and two seven-roomed timber houses, each with a net annual value of £50. A scribbled amendment to the rate book indicates that the vacant houses later became occupied by Messrs Costello, Greenwood and Roach. By the mid-1890s, the three houses were identified as Nos 428, 430 and 432 Inkerman Street; at that time, the middle house, owned by Derham & Darvy, was vacant, while the two others, both owned by Keogh & Allard, were occupied by Ernest Costello, a commercial agent, and Frederick H Lilly, a commercial traveller. By the turn of the century, Nos 430 and 432 were both owned by W H Allard, occupied respectively by Charles Bird and Henry Bascomb, with No 428 being owned and occupied by James Morris, a barber. At that time, all three houses were described as seven-roomed timber dwellings, with net annual values, respectively, of £26, £25 and £35.

Comparative Analysis

Examination of MMBW maps, prepared around the turn of the century, show that residential settlement in East St Kilda was quite dense to the west of the railway line, but became increasingly sparse as distance increased further east. Indeed, to the east of Hotham Street, residential settlement was restricted almost entirely to substantial Victorian mansion estates on vast allotments. Speculative subdivisions of detached double-fronted timber or masonry villas, which proliferated in many of Melbourne's suburbs in the 1880s, were somewhat less common in East St Kilda. The MMBW maps certainly indicate entire streets of such villas, namely The Avenue, Gourlay Street and Grosvenor Street, Balaclava. Most of their houses, however, were demolished in the post-war period, and these particular streets now consist overwhelmingly of multi-storey blocks of flats, with only a few Boom-era villas surviving - and invariably in a much altered condition.

Further east, on the other side of Hotham Street, there was a row of ten Victorian villas on the south side of Cardigan Street but this, too, has since been largely obliterated by post-war flat development, with only two houses (Nos 9 and 11) still remaining. Comparable housing on the east and west sides of Alexandra Street and the north side of Inkerman Street have also largely disappeared, so that the groups of three adjacent houses at 316-320 Inkerman Street, and around the corner at No 31-35 Alexandra Street, can be considered as the most intact and the most prominently-sited surviving evidence of this phase of settlement in the local area. Some similar housing still survives in nearby Empress Street, but this is actually located outside the municipality, in the City of Glen Eira.

Recommendations

recommended inclusions:

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Sands & McDougall Directory: 1890s.

St. Kilda Rate Books: 1887-1900. PROV.