

## Statement of Significance: Flats, 1 Lockerbie Court, St Kilda East

Date of Statement: August 2020

<b>Address:</b>	1 Lockerbie Court, St Kilda East	<b>Name:</b>	
<b>Place Type:</b>	Residential building (private)	<b>Grading:</b>	Significant
<b>PS ref no:</b>	HO210	<b>Constructed:</b>	1936-37



*Photographs by Built Heritage Pty Ltd, October 2019*

### What is significant?

The building at 1 Lockerbie Court, St Kilda East, is a double-storey rendered brick block of flats in a bold Functionalist style, starkly expressed with parapeted roof and unadorned street elevations incorporating stepped planes, curved balconies, clinker brick entry bays and a sweeping curve at the corner. Built in 1936-37 for a Polish-born businessman, who briefly lived there himself before moving to Sydney, the flats were designed by architect W H Merritt.

The significant fabric is defined as the exterior of the entire building.

### How is it significant?

The flats satisfy the following criteria for inclusion on the heritage overlay schedule to the City of Glen Eira planning scheme:

- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics.

### **Why is it significant?**

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The flats are aesthetically significant as a fine example of modernist residential architecture of the later 1930s in the stark European-influenced mode described at the time as “Continental” but now generally referred to as the Functionalist style. With a parapeted roofline defining elongated street façades in plain rendered brick, with stepping planes, rounded balconies, contrasting manganese brick entry bays with vertical strip windows, and a bold sweeping curve at the corner, the building potently evokes the spartan Functionalist tradition. While contemporaneous buildings in the more embellished Jazz Moderne and Streamlined Moderne styles are common in what is now the City of Glen Eira (and especially the former City of Caulfield), this block of flats is rare as one of very few local manifestations of the unadorned Functionalist style. (*Criterion B, Criterion E*)

### **Primary sources**

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Heritage Citation HG08, *City of Glen Eira Post-war & Hidden Gems Heritage Review 2020, Stage 2: Citations*, prepared by Built Heritage Pty Ltd.