

## Statement of Significance: Orrong Court, 213 Orrong Road, St Kilda East

Date of Statement: August 2020

<b>Address:</b>	213 Orrong Road, St Kilda East	<b>Name:</b>	<i>Orrong Court</i>
<b>Place Type:</b>	Residential building (private)	<b>Grading:</b>	Significant
<b>PS ref no:</b>	HO213	<b>Constructed:</b>	1926



*Photographs by Built Heritage Pty Ltd, October 2019*

### What is significant?

*Orrong Court*, at 213 Orrong Road, St Kilda East, is a two-storey block of rendered brick flats in the inter-war bungalow style, with an elongated stepped plan, hipped and gabled tile-clad roof and external staircases providing private access to upper flats. Erected in 1926 as an investment property for a Russian-born businessman and his wife, the flats were designed by architect, local resident and former City of Caulfield Builder Surveyor, R O Goldsmith.

The significant fabric is defined as the entire exterior of the main building and adjacent garage, the matching fence along both street boundaries, and the gateway/letterbox piers at the corner.

### How is it significant?

*Orrong Court* satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Glen Eira planning scheme:

- Criterion A: Importance to the course, or pattern of our cultural or natural history.
- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history.
- Criterion D: Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.

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

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The *Orrong Court* flats are significant as an early local manifestation of the modern purpose-built apartment block. Introduced into Melbourne in the early twentieth century, the typology began to proliferate in certain inner suburbs (eg St Kilda, Elwood) from the late teens, but took some time to become popular in the City of Caulfield. Although a few mansions were converted into flats in the early 1920s, this practice was discouraged and the first purpose-built examples emerged gradually during that decade. Dating from 1926, *Orrong Court* is not the oldest surviving block of flats in the City of Glen Eira, but was one of the first to be explicitly articulated as a multi-dwelling complex, in contrast to earlier examples designed to resemble a single large residence. With units expressed individually, provided with separate external entrances and open staircases for private access, *Orrong Court* is a textbook example of a distinctive form of apartment block that, while common in the former City of St Kilda, is rare in the former City of Caulfield. (*Criterion B; Criterion D*). As one of the earliest examples of modern apartment architecture in the study area, the building provides valuable evidence of a theme that was to dominate residential development of the City of Glen Eira (and particularly the former City of Caulfield) from the 1930s to the 1970s. (*Criterion A*)

### **Primary sources**

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Heritage Citation HG011, *City of Glen Eira Post-war & Hidden Gems Heritage Review 2020, Stage 2: Citations*, prepared by Built Heritage Pty Ltd.