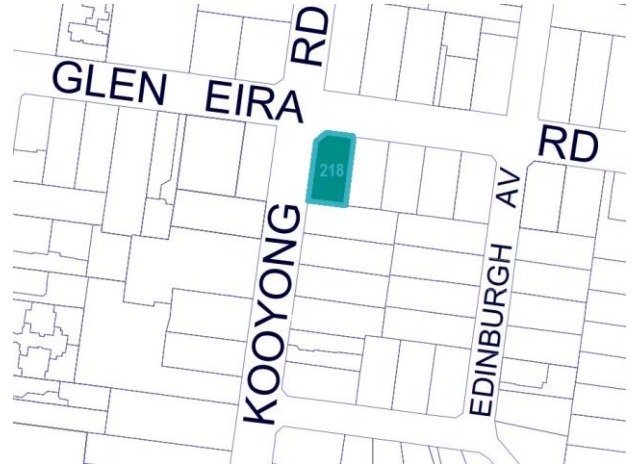


<b>IDENTIFIER</b>	FLATS	<b>Citation No</b>	PW16
<b>Other name/s</b>	<i>Robert Lodge</i>	<b>Melway ref</b>	67 K2
<b>Address</b>	218 Kooyong Road CAULFIELD	<b>Date/s</b>	1957-59
<b>Designer/s</b>	Winston Hall Associates	<b>Builder/s</b>	T W E Cash



Photograph by Built Heritage Pty Ltd, October 2019



Location map and extent of HO

<b>Heritage Group</b>	Residential building (private)	<b>Condition</b>	Excellent
<b>Heritage Category</b>	House/Flats	<b>Intactness</b>	Good (some changes)
<b>Thematic context</b>	6.7 Making homes for Victorians		
<b>Recommendation</b>	Include on heritage overlay schedule as an individual heritage place		
<b>Controls</b>	<input type="checkbox"/> External Paint <input type="checkbox"/> Interior Alteration <input type="checkbox"/> Trees		

## Statement of Significance

### *What is significant?*

*Robert Lodge* at 218 Kooyong Road, Caulfield, is a double-storey brick building with a low butterfly roofline and window walls to the north and south sides. Occupying a corner site, it originally comprised a ground floor dwelling (fronting Glen Eira Road) with two self-contained flats upstairs (accessed off Kooyong Road). Designed by Winston Hall Associates, it was built in 1957-59 for a confectioner whose family occupied the ground floor residence while renting out the upstairs flats as an investment. In 1991, it was converted into four flats that were later strata-titled.

The significant fabric is defined as the exterior of the entire building. The external changes that were made during the 1991 conversion, including the garage infill to Kooyong Road and the tall brick boundary wall, are not considered significant.

### *How is it significant?*

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

- Criterion E: Importance in exhibiting particular aesthetic characteristics.
- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.

### *Why is it significant?*

*Robert Lodge* is aesthetically significant as an idiosyncratic example of post-WW2 modernism. Departing from the prevailing flat-roofed modernist aesthetic of the later 1950s, the building adopts a distinctive low-pitched zigzag roofline and an elevational treatment combining expanses of blank brickwork, full-height window bays and (on the Kooyong Road side), large openings to internal lobby and courtyard spaces. Despite removal of some of its livelier features (namely the striped boundary walls and geometric-patterned garage doors), the building remains an unusual element on this prominent corner site at the junction of two major local thoroughfares. (*Criterion E*)

*Robert Lodge* is architecturally significant for its innovative design and planning. Conceived as a single ground floor residence for the owner, with two lettable flats upstairs, it represented a major departure from the semi-detached maisonettes or duplexes that ordinarily fulfilled such a brief. Deftly planned to suit its corner site, with separate private entrances and semi-enclosed circulation space, the building challenged conventional notions of multi-unit living at that time. (*Criterion F*)

### **History**

*Note: Identifying details of property owners and their families have been deleted as per Council direction*

The building at 218 Kooyong Road, Caulfield North, was designed in 1957 by architects Winston Hall Associates as a multi-unit residential complex for a confectioner, comprising a ground floor residence for the confectioner and his wife, plus two self-contained lettable flats upstairs. Born in Castlemaine around 1900, the confectioner was living in Melbourne by the time of his marriage in 1939. By 1942, the couple was living in Tennyson Street, St Kilda; their only child, a son, was born that same year. Towards the ends of the decade, the family moved into a residential shop in South Yarra, where the confectioner took over the existing milk bar/confectionery business. Directories confirm that the family remained there well into the 1950s.

In January 1957, the confectioner acquired the site of the present building in Caulfield, which formed part of a new subdivision created from the site of a large mansion known as *Sanquhar*, (*Argus* 13/06/1956:3). During 1956, the house was demolished and its six-acre grounds carved up to create 34 residential lots with a new L-shaped thoroughfare, Edinburgh Avenue. The block that the confectioner purchased, designated as Lot 12, occupied the prime corner position at the junction of Glen Eira and Kooyong Road, offering generous frontages to both streets. Here, he intended to erect a new house for himself and his family. To design the building, he engaged architect Stuart Hall, principal of Winston Hall Associates.

Stuart Winston Hall (1922-2014) studied at the Melbourne University Architectural Atelier from 1947-50. His fellow students included Elizabeth Rose Ikin (1928-2017), daughter of noted pre-war architect Archibald Ikin, whom Hall married in early 1951. Registered as an architect in July of that year, he commenced private practice as Winston Hall Associates, dropping his first name to avoid confusion with another Melbourne architect named Stuart Hall. In the early 1950s, Hall successfully applied for an advertised position as architect to the ANZ Bank, and went on to design a string of branch banks that sustained his practice well into the 1960s. In 1955, he travelled to the USA to study the latest developments in bank architecture. Although best known for bank branches, Hall also fostered a reputation for residential work, including a house in Hawthorn (1956) that later appeared in Neil Clerehan's 1961 book, *Best Australian Houses*, and a pair of semi-detached dwellings in Toorak (1963) designed for his own family. Hall was also active in local politics, serving as a City of Malvern councillor from 1964-71, and as Mayor in 1968-69.

The building that Hall designed for the confectioner's family was typologically unusual: a two-storey complex providing a residence for the couple and their son on the ground floor, with a pair of self-contained flats upstairs. The family's residence, entered off Glen Eira Road, was laid out on a zoned H-shaped plan that grouped living room, sitting room and kitchen at the north end and

four bedrooms at the south end, linked by a spine that contained the service areas, flanked to the east by a porch and to the west by two garages, opening onto Kooyong Road. The Kooyong Road frontage incorporated a stair lobby to facilitate separate access to the upstairs flats, which were arranged in a U-shaped configuration around an open court. Mirror reversed, each of the two flats had an L-shaped plan, with two bedrooms along one leg and a large living/ dining room and kitchen along the other. A communal laundry, with drying yard, opened off the central court.

In August 1957, Winston Hall Associates called tenders “for construction of brick residence and two flats above, in Caulfield” (*Age* 03/08/1957:41). Construction was undertaken by Brighton-based builder Trafford William Edgar Cash, who appears to have mostly worked in the bayside area. The building was nearing completion by 1959, when it was photographed by leading architectural photographer Wolfgang Sievers. In early 1960, when the project was profiled in the property column of the *Herald* newspaper, it was described as “just completed” (*Herald* 18/03/1960:25). The article lauded the unusual melding of a large dwelling with two smaller flats, acknowledged as a new concept that moved beyond well-established twin-dwelling typologies such as maisonettes or duplexes. There was also praise for the sophistication of the planning and the high-end fitout, which included open fireplaces to all three dwellings (enlivened by white and gold mosaic tiling), kitchens with integrated serveries, coloured glass panels and beaten brass range-hoods, garage doors with a geometric pattern, and boundary wall with alternating courses of white and grey bricks.

In April 1958, while construction was still in progress, the confectioner’s son Robert died at the age of sixteen years. When the couple took up residence in their new home, they named the building *Robert Lodge*, in their son’s memory. They remained living there for only a few years. Offering the property for sale in 1964, it was advertised as “superb contemporary style brick residence and two flats, corner Kooyong Road... ground floor residence, vacant possession, comprised entrance hall, large living room, fabulous kitchen, fully tiled bathroom, shower room and toilet room, four bedrooms, two sun porches, laundry. Upstairs: two excellent self-contained flats, both let... each four spacious rooms with tiled bathroom, toilet, communal laundry” (*Age* 07/10/1964:30). In March 1966, the property title passed from the confectioner and his wife family to new owners.

In 1991, the building was converted into four flats. The four-bedroom residence at ground level was re-configured as a pair of two-bedroom flats, with the two garages infilled to create studies. Upstairs, the two existing flats were enlarged, with studies created by partially infilling the open court. A new boundary wall was also erected along the two street frontages, with off-street carparking provided to the north and south of the building.

## Description

*Robert Lodge*, at 218 Kooyong Road, Caulfield, is a two-storey brick residential building in the post-WW2 modernist style, with a zigzag roofline formed by a pair of low-pitched butterfly roofs. Occupying a corner site, the building originally comprised a stand-alone dwelling at the lower level (accessed from Glen Eira Road) with two separate apartments upstairs (accessed from Kooyong Road). The north (Glen Eira Road) elevation is balanced but not symmetrical, with a small off-centre rectangular window at each level flanked by larger full-height window bays. The west (Kooyong Road) elevation is symmetrical, with a wide central doorway at ground level flanked by window bays that open onto separate walled courtyards. The doorway provides access to a shared semi-open stairwell, which has two large skylights and a pair of wide openings to Kooyong Road, with simple metal balustrades. The elevations to the side (west) and rear (south) elevation are similar to the front (north), with bays of full-height windows.

A tall rendered wall extends along each of the street frontages, defining private open space as well as a parking area on the Glen Eira Road side (with additional parking to the rear).

## Comparisons

This unusual residential building is the only example of the work of architects Winston Hall Associates that has yet been identified in the City of Glen Eira. Within Hall's body of work, it is most directly comparable to the paired dwellings in Selwyn Court, Toorak (1963), which he and his wife Elizabeth subsequently designed for themselves and a colleague from the ANZ Bank. While harking back to the hybrid typology of the earlier *Robert Lodge*, it is markedly different in form, planning and detail. Built on a sloping site, it comprises a semi-detached pair of split-level brick dwellings (one accessed by a long ramp), each with a distinctive bowed roofline.

With no direct comparators in the City of Glen Eira, *Robert Lodge* can only be viewed more broadly in the context of post-WW2 multi-unit complexes that, to a greater or lesser degree, moved beyond the traditional notion of "a block of flats". The semi-detached house and block of flats at 61-63 Gordon Street, Elsternwick (Kurt Popper, 1956) anticipates *Robert Lodge* in combining a single private dwelling (for the architect's own use) with lettable flats, albeit articulated as two separate buildings on a double-width block. A residential development at 1 Cleve Street, McKinnon (Walter Mason, 1964) was conceived by its owner to provide stand-alone dwellings for himself and three other family members. Occupying a sloping site with atypically wide street frontage, it consists of a row of four two-storey units that are similar in form and detail without being identical or unduly repetitive. A house at 16 Khartoum Street, Caulfield North (Ernest Fooks, 1969) was conceived as a palatial two-storey single residence, yet incorporating a discrete two-bedroom flat on its own title, which was accessible either from the main house or from a private external entry.

## References

Certificate of Title, Volume 8160, Folio 753, created 22 January 1957.

Lodged Plan No 40,844, dated 21 June 1957.

"It's a home and investment", *Herald*, 18 March 1960, p 25.

## Identified by

Built Heritage Pty Ltd



*The virtually completed Robert Lodge, as photographed in 1959 by Wolfgang Sievers*  
Source: Picture Collection, State Library of Victoria