

Statement of Significance: Robert Lodge, 218 Kooyong Road, Caulfield

Date of Statement: August 2020

Address: 218 Kooyong Road, Caulfield	Name: <i>Robert Lodge</i>
Place Type: Residential building (private)	Grading: Significant
PS ref no: HO231	Constructed: 1957-59



Photograph by Built Heritage Pty Ltd, October 2019

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*)



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

Primary sources

Heritage Citation PW16, *City of Glen Eira Post-war & Hidden Gems Heritage Review 2020, Stage 2: Citations*, prepared by Built Heritage Pty Ltd.