

Statement of Significance: Craigellachie Flats, 273 Orrong Road, St Kilda East

Date of Statement: August 2020

Address:	273 Orrong Road, St Kilda East	Name:	<i>Craigellachie Flats</i>
Place Type:	Residential building (private)	Grading:	Significant
PS ref no:	HO214	Constructed:	1934-37



Photographs by Built Heritage Pty Ltd, October 2019

What is significant?

The *Craigellachie* flats, at 273 Orrong Road, East St Kilda, are a large complex of 25 residential flats in a series of two-storey blocks around a central landscaped court. Designed in the Tudor Revival style, they are of clinker brick construction with steep tile-clad roofs, tall chimneys, eaves corbels, gabled porches, bay windows and multi-paned sashes. Developed on part of the former grounds of the eponymous mansion *Craigellachie*, the flats were built in four stages from 1934 to 1937, to a design by architect W H Merritt.

The significant fabric is defined as the entire exterior of the building and the matching boundary fence and gateways on both street frontages.

How is it significant?

The *Craigellachie* flats satisfy 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 E: Importance in exhibiting particular aesthetic characteristics.

Why is it significant?

Craigellachie is significant as the largest and most ambitious block of flats built in the City of Glen Eira area before WW2. Proposed at a time when apartment living was becoming increasingly popular in the former City of Caulfield, the complex provided no fewer than 25 units, three times the size of most local counterparts (typically with only six to eight units). More akin to the grand apartment blocks that emerged in the adjacent City of St Kilda in the later 1930s, *Craigellachie* anticipates the significant post-WW2 boom of higher-density living that would fundamentally reshape the study area. (*Criterion A*)

Craigellachie is significant as a large and sophisticated expression of the Tudor Revival mode that was popular in domestic architecture in the 1930s. While its clinker brick, steep roofline, tall chimneys, gabled porches, arches and multi-paned windows are all broad characteristics of that style, the rendered eaves corbels and window boxes, bay windows, decorative bricks (including corbelling and basket-weave panels) elevate it to a higher level. The distinctive layout of the complex, with blocks arranged around a central landscaped courtyard, is rare at the local level and, coupled with its uncommonly elongated street frontage and matching boundary fence, forms a prominent and eye-catching element along this major residential streetscape. (*Criterion E*)

Primary sources

Heritage Citation HG012, *City of Glen Eira Post-war & Hidden Gems Heritage Review 2020, Stage 2: Citations*, prepared by Built Heritage Pty Ltd.