

## Statement of Significance: Olgita, 440 Dandenong Road, Caulfield North

Date of Statement: August 2020

<b>Address:</b>	440 Dandenong Road, Caulfield North	<b>Name:</b>	Olgita
<b>Place Type:</b>	Residential building (private)	<b>Grading:</b>	Significant
<b>PS ref no:</b>	HO205	<b>Constructed:</b>	1940



Photographs by Built Heritage Pty Ltd, October 2019

### What is significant?

*Olgita* at 440 Dandenong Road, Caulfield North, is a double-storey rendered brick block of flats in the Streamlined Moderne style, with a stepped façade incorporating a series of curved parapeted bays with horizontal banding, a taller stairwell bay with contrasting vertical fluting, and a more conventional hip-roofed expression to the side and rear. The flats were built in 1940 as an investment property for a Russian-born hosiery manufacturer, and were probably designed by Armadale architect Leslie J W Reed, who had undertaken prior work for the same client.

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 E: Importance in exhibiting particular aesthetic characteristics.

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

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*Olgita* is aesthetically significant as an excellent example of a block of flats in the Streamlined Moderne style, incorporating some particular bold and striking details. Occupying a long narrow site, the large two-storey building (containing six flats of above-average size) has a stepped frontage to the north-east, with recessing curved bays incorporating rendered banding and faceted windows. Characteristically of the style, this innate horizontality is relieved by a contrasting vertical element in the form of a stair lobby that projects above the parapet, with vertical fluting, curvilinear wrought iron ornament and a projecting bulbous balcony. The bold articulation of this principal frontage contrasts with more conventionally domestic utilitarian expression of the west (rear) side, with exposed hipped roof, rectilinear massing and standard windows. (*Criterion E*)

### **Primary sources**

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Heritage Citation HG03, *City of Glen Eira Post-war & Hidden Gems Heritage Review 2020, Stage 2: Citations*, prepared by Built Heritage Pty Ltd.