

Statement of Significance: Linden Flats, 575 Inkerman Road, Caulfield North

Date of Statement: August 2020

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| Address: 575 Inkerman Road, Caulfield North | Name: <i>Linden Flats</i> |
| Place Type: Residential building (private) | Grading: Significant |
| PS ref no: HO208 | Constructed: 1937 |



Photographs by Built Heritage Pty Ltd, June 2019

What is significant?

Linden at 575 Inkerman Road, Caulfield North, is a double-storey rendered brick block of flats in a Streamlined Moderne style with parapeted roof, curved corners and a horizontal emphasis that is relieved by the contrasting vertical elements of entry bays to each street façade. Built in 1937 for a prominent radio manufacturer, the flats were erected by prolific local builder (and later Mayor of Caulfield), T W Morris, who may have also designed them.

The significant fabric is defined as the exterior of the entire building, and the matching brick dwarf wall and gateposts and letterboxes that extend along both street boundaries.

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?

The *Linden* flats are aesthetically significant as an excellent and unusually large-scale example of a block of flats in the Streamlined Moderne style. An ambitious scheme to provide a complex of ten flats on a double-width corner block (forming part of a recent subdivision of some of the last remaining vacant land along Inkerman Road), it provided its as-yet unidentified designer with the rare opportunity to create a landmark building with

unparalleled streetscape presence. Characteristic of the Streamline Moderne style, its two stark and atypically elongated street facades are expressed as a continuous horizontal sweep with parapeted roofline, curving corners and incised shadowlines, with a contrasting vertical focus introduced by the three vertical entrance bays, distinguished by their stepped parapets, recessive vertical banding and curvilinear metal balustrades. Retaining its original dwarf wall along both street boundaries, this confidently conceived and atypically grand block of inter-war flats remains as a striking feature along this major thoroughfare. (*Criterion E*)

Primary sources

Heritage Citation HG06, *City of Glen Eira Post-war & Hidden Gems Heritage Review 2020, Stage 2: Citations*, prepared by Built Heritage Pty Ltd.