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# Linden Flats



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## Location

575 INKERMAN ROAD CAULFIELD NORTH, GLEN EIRA CITY

## Municipality

GLEN EIRA CITY

## Level of significance

Incl in HO: Individually Significant

## Heritage Overlay Numbers

HO208

## Heritage Listing

Glen Eira City

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## Statement of Significance

Last updated on - October 5, 2023

### 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 facade. 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)

### Theme

#### 6. Building towns cities and the garden state

Heritage Study/Consultant                      City of Glen Eira Post-war and Hidden Gems Heritage Review, Built Heritage Pty Ltd, 2020;

Hermes Number                                210154

Property Number

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*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*