Gladstone Street Urban Conservation Area [Area 4.1]

Extent

The Gladstone Street Urban Conservation Area extends along the northern and southern sides of the street, between Punt Road and De Murska Street.

History

The block through which Gladstone Street now runs (bounded by Punt Road, the line of Union Street, the line of Punt Road and south of Raleigh Street) was known originally as Westby's Paddock. This land was purchased in the 1850 Crown Land sales by E. B. Westby, a successful merchant and member of the Melbourne Club.⁵⁰ This paddock stretching from Raleigh to Union Street was shown on Kearney's 1855 map with a few scattered buildings near the present De Murska Street.⁵¹

The early history of Gladstone Street is also linked to the history of the loopline which in 1859 connected the municipality of Prahran with St. Kilda railway station. The loopline curved away from the Windsor Station to the north-west. There was a level crossing at Union Street, then the line crossed Westby's Paddock to a bridge in Punt Road. The line was closed in 1862.⁵² However, the old loopline across Westby's Paddock was shown still on an 1885-86 map of Prahran.⁵³

By the 1890s, Gladstone Street was marked on an MMBW drainage plan. It was shown to the north of the Old Railway Reserve with houses on small allotments on its north side. The south side remained a railway reserve.⁵⁴

There were great changes to this area after the Victorian Housing Commission carried out a redevelopment scheme in the Raleigh Street/De Murska Street area. This scheme began in 1962. Components for the prefabricated concrete buildings came from the Commission's Holmsglen factory. The Raleigh Street/De Murska Street development was much smaller than the Horace Petty Estate at Malvern Road and only totalled 71 flats. The Malvern Road Estate had 614 concrete flats.⁵⁵

Today, Gladstone Street survives with much of its nineteenth century history intact. It is a narrow street with relatively intact single storey houses, mainly from the late nineteenth century. Its associations with the old loopline can be traced still by following a trail from Windsor Station through the Siding Gardens, Gladstone Park and the Housing Commission flats to Gladstone Street.

^{50.} Betty Malone. Old Windsor - the South-West Corner of Prahran), p.3.

^{51.} James Kearney, Map of Melbourne and its Suburbs, 1855.

^{52.} Betty Malone. Old Windsor - the South - West Corner of Prahran, p.5, and map at front showing West Windsor in the 1860s.

^{53.} Sands & McDougall's Directory Map of Prahran, 1885-86.

^{54.} MMBW 1895 drainage plan.

^{55.} Sally Wilde. *History of Prahran 1925-1990*, pp. 77-78.

Description

Gladstone Street is a narrow street lined by detached and semi-detached brick and timber houses. Most are single fronted. The forms of the houses are diverse, ranging from double-fronted Italianate houses with polychrome brickwork, asymetrical facade, half verandah and ornate lacework, to simple brick or timber attached pairs. The closeness of the houses to the street and the predominance of low fencing (generally traditional in form) means that the buildings create the dominant character of the street. The street itself retains the traditional construction materials of asphalt and bluestone, with bluestone cobbled laneways also remaining at the rear of the dwellings. The tree plantings are recent, with alternating Melaleucas and Callistemons. These do not make a major contribution to the visual attributes of the street.

Heritage characteristics

The key heritage characteristics of the Gladstone Street Area are:

- the associations with the early railway link from St Kilda to Prahran
- the consistent scale, form and period of buildings along the street creating a streetscape characteristic of the late nineteenth century of buildings along the street
- the close setbacks to the street, resulting in the character of the street being largely created by the combination of building forms and styles from the Victorian and early Edwardian periods
- the consistent and continuing residential land use, the dominant use since the late nineteenth century
- the retention of the traditional street materials of bluestone and asphalt.

Analysis

The defined Urban Conservation Area encapsulates the area of significance.

Significance

The Gladstone Street Urban Conservation Area has significance as the site of the 1859 loopline from St Kilda to Prahran (Windsor Station) - one of Melbourne's earliest rail lines and the first into Prahran - demonstrating this history in the alignment of the street, the continuing open space link to Windsor Station, and the period of development in Gladstone Street. The consistent scale, form and period of the buildings create a cohesive precinct, demonstrating characteristics typical of nineteenth century workers' housing.

Sources

Kearney, James, Map of Melbourne and Its Suburbs, 1855.

Malone, Betty, Old Windsor-the South-West Corner of Prahran., 1989. Map at front showing West Windsor in the 1860s.

MMBW 1895 drainage plan.

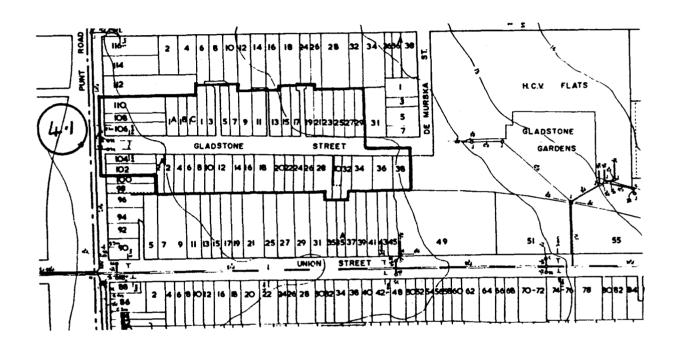
Sands & McDougall's Directory Map of Prahran. 1885-86.

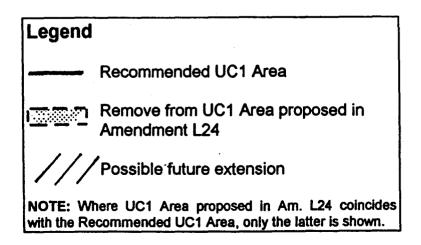
Wilde, Sally, History of Prahran 1925-1990, pp. 77-78.

Recommendations

1. Adopt UC1 Area as exhibited.

Map
Gladstone Street Urban Conservation Area [Area 4.1]





Como Urban Conservation Area [Area 5:1]

Extent

The Como Urban Conservation Area comprises the Como property, Lechlade Avenue and Fulham Avenue, including the south-east corner of Como Avenue and Lechlade Avenue.

History

The history of this precinct goes back to the earliest years in the development of the City of Prahran with the sale in 1840 of six large allotments stretching back from the Yarra River to Toorak Road. The boundaries of this precinct were Chapel Street on the west and Williams Road on the east. 56 These Toorak lots had been surveyed as early as 1837. 57 Gentlemen's residences in extensive garden settings with coachhouse, stables and outbuildings were constructed on these elevated sites looking across the river. They included the four historic properties: Tivoli, Little Rockley, Bona Vista and Como. 58. The historic Como property was located on two allotments, which included the lagoon adjacent to the river.

Although the subdivision of the Bona Vista and Tivoli estates began in the 1880s⁵⁹, the Como Estate remained intact into the 1890s⁶⁰ and until the first decade of this century. In c1910, the southern part of the Como Estate was subdivided. The subdivision plan proposed housing sites on the west side of Williams Road and on the east side of Como Avenue, even further reducing the size of the Como property. These allotments did not proceed.⁶¹ The old mansion (added to in the 1850s and 1880s) remained, but it lost its address, entrance gates (now relocated) and gate lodge.⁶² New streets - Fulham Avenue, Lechlade Avenue and Como Avenue - were created in which fine houses on elevated sites with wide blocks of land were built.⁶³ The construction of Alexandra Avenue and Como Park in the 1920s saw the end of the Como Lagoon. Como Park was created on land north of the old mansion purchased by Prahran Council.⁶⁴

Today, the historic Como homestead (now owned by the National Trust) remains on the largest early mansion allotment in the City of Prahran. It is surrounded now by buildings in Fulham Avenue, Como Avenue, Lechlade Avenue and Williams Road south of Lechlade Avenue, which date from the time of the c1910 subdivision to the Second World War period.⁶⁵

^{56.} George Tibbits, History of Prahran. pp. 25 & 26.

^{57.} George Tibbits, p.26.

James Kearney, Map of Melbourne and its Suburbs, 1855.

^{59.} Betty Malone, From Como House to Como City, pp. 4, 8.

^{60.} MMBW 1895 drainage plan

^{61.} S. Wilde, The History of Prahran, p. 63.

^{62.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.25.

^{63.} Betty Malone, From Como House to Como City, p. 14.

^{64.} Betty Malone, From Como House to Como City, p. 15

^{65.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.26

Description

The precinct centres on and looks to Como. Lechlade Avenue is bounded on the north by Como and its character is created a combination of the garden plantings and structures within the Como grounds, combined with the housing opposite.

In Fulham Street, a series of detached villas, largely dating from c1910 line both sides of the street. Each has distinctive design qualities and is individual in its styling. Shared characteristics are the size of each building and its relative closeness to the street frontage. While medium to high front fences dominate, most houses are clearly visible from the street and contribute to its overall character.

The street works comprise a wide asphalt roadway bordered by bluestone kerb and gutters, narrow grassy nature strips and a concrete footpath. Small Prunus trees line Fulham Avenue. Larger trees from adjoining gardens provide the main planted character.

Heritage characteristics

The key heritage characteristics of the Como Urban Conservation Area are:

- Como and views into that property from the adjoining streets
- the predominantly Edwardian and inter-war character created by the housing developments that occurred subsequent to the subdivision of Como
- the street pattern and the continuity of the use of bluestone and asphalt
- the entry created at Fulham Avenue by the two storey inter-war houses on each corner.

Analysis

The defined Urban Conservation Area largely encapsulates the area of significance. However, an extension to include the northern part of Como Avenue to the southern boundary of no. 9 and the equivalent property on the eastern side of the street would be warranted to more fully represent Como, the subdivision of its estate (see Wilde p. 63) and the development arising from that subdivision.

Significance

The Como Urban Conservation Area has significance as the site of the historic Como property set within the Edwardian and inter-war housing estates that resulted from its subdivision. The Area illustrates the historical development pattern resulting from the subdivision of the early properties fronting the Yarra River, and unlike other similar localities retains the historic Como mansion on the largest early mansion allotment remaining in the City of Prahran.

Sources

Kearney, James, Map of Melbourne and Its Suburbs, 1855.

Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.25, 26.

Malone, Betty, 'From Como House to Como City', pp. 4, 8, 14, 15.

MMBW 1895 drainage plan.

Tibbits, George, History of Prahran, pp. 25-26.

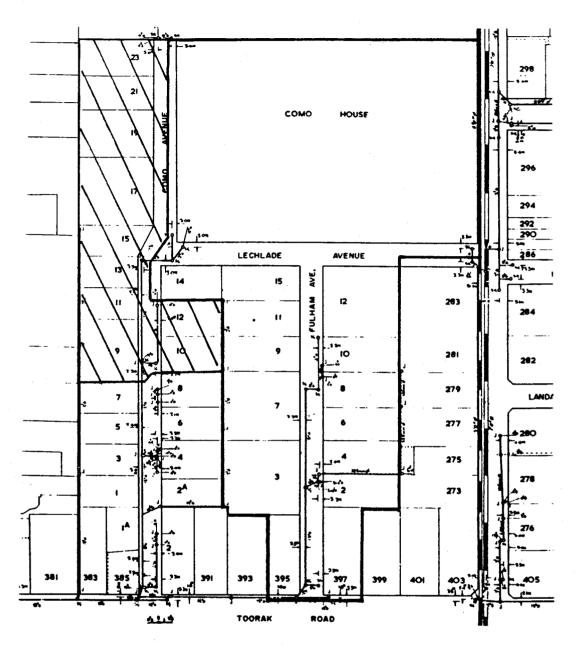
Wilde, S. The History of Prahran 1925-1990, 1993. Subdivision plan of Como Estate.

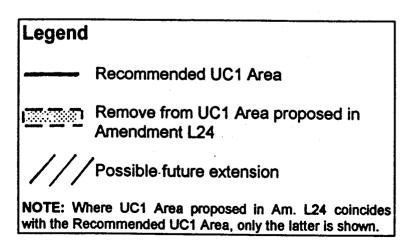
Recommendations

- 1. Adopt the UC1 Area as exhibited
- 2. Seek an extension to the Area to include the northern part of Como Avenue to the southern boundary of no. 9 and the equivalent property on the eastern side of the street.

Map

Como Urban Conservation Area [Area 5:1]





Rockley Urban Conservation Area [Area 5.2]

Extent

The Rockley Urban Conservation Area extends along the eastern side of Rockley Road and includes the head of the Rockley Road cul de sac and the walkway through to Alexandra Avenue and two properties on Alexandra Avenue which are not visible from Rockley Road itself.

History

Little Rockley was one of the four historic gentlemen's houses built on elevated sites overlooking the Yarra River purchased in the early 1840 sale of Prahran land.⁶⁶ Those properties were located on large allotments stretching back from the river to Toorak Road. The other historic houses in this precinct, bounded on the west by Chapel Street and on the east by Williams Road were Tivoli, Bona Vista and Como.⁶⁷

Although subdivision of the Bona Vista and Tivoli Estates began in the 1880s,⁶⁸ subdivision of the Rockley area did not occur until after the turn of the century. The old homestead is shown on an 1895 MMBW drainage plan standing within extensive grounds.

An auction plan dated 11 April 1908 shows the subdivision of the Howey Estate, named after the Howey family who owned the property from the 1840s.⁶⁹ Rockley Road was created as a prestigious residential area with public gardens on either side of the entrance from Toorak Road as a special design feature. Allotments advertised at this time were described as 'grand residential sites' with 'Magnificent Views from the Northern Lots'. Five allotments on either side of Rockley Road at the Toorak Road end had been sold already for public gardens. An area along by the river was already reserved for Alexandra Avenue.⁷⁰

In 1913, a further subdivision of the Rockley area led to demolition of the old homestead and the extension of Rockley Road by a narrow 'road' (now a walkway) connecting it with Alexandra Avenue. The steps which link Rockley Road to Alexandra Avenue today may date from this time.⁷¹ An examination of the later Lodged Plan 8608 might provide further information about this linkage and the extension of Alexandra Avenue in the 1920s.⁷²

Today, Rockley Road retains its impressive park entrance created c1908 and its 1913 linkage with Alexandra Avenue. Residential buildings in the area date from the pre-World War One and inter-war period and include houses in the late Edwardian and Arts and Crafts styles to early modern flats.⁷³

- 66. George Tibbits, History of Prahran, pp. 25, 26
- 67. James Kearney, Map of Melbourne and Its Suburbs, 1855
- 68. Betty Malone, From Como House to Como City, pp. 4, 8
- 69. Betty Malone, From Como House to Como City, p.5
- 70. The Howey Estate, South Yarra, 11 April 1908. Vale Plan Vol. 8 p.51
- 71. Lodged Plan 6445. Plan of Subdivision of Part of Crown Portion 9. Parish of Prahran
- 72. Sally Wilde, *The History of Prahran 1925-1990*, pp. 24-30.
- 73. Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.26.

Description

The Rockley Road Urban Conservation Area dates from the subdivision of the Rockley Estate in 1908 being subsequently developed for housing. In recent years the southern end of the street has been redeveloped for flats.

Rockley Urban Conservation Area is a residential locality characterised by the street plantings of large Plane trees which integrate the diverse elements within the streetscape. Much of the street is not proposed as an urban conservation area and primarily comprises flats developed from the 1960s and 70s. A group of inter-war houses remains along the eastern side and northern end of Rockley Road, creating an interesting grouping that reflects the architectural styles and tastes of the period. While few of these houses may be individually significant, they represent the sole remaining section of the development that characterised Rockley Road after its subdivision. The Urban Conservation Area is located on the crest of the hill with the landform sloping gently away to the north, towards the river and to the south, toward Toorak Road.

A public walkway, down a series of concrete steps links the northern end of Rockley Road to Alexandra Avenue, an unusual feature in a Melbourne subdivision, although common along the Sydney Harbour foreshore. While only a small portion of Rockley Road is considered of significance, the Plane trees form an important link between this area and Toorak Road. The entry to Rockley Road from Toorak Road is flanked by two parks associated with the 1908 subdivision and overlain with subsequent plantings more typical of the post second World War period.

The dominant character of Rockley Road is created by the landform and the enclosing avenue of Plane trees. However within the urban conservation area the qualities of the architecture add a new and valuable element. The houses within the urban conservation area are all detached on large allotments. While diverse in style, ranging from buildings influenced by the Arts and Crafts style, later interpretations of Edwardian period, English Domestic Revival styles and early modern architecture, the area serves to illustrate and demonstrate the diversity of architecture that was popular during the early twentieth century period.

Heritage characteristics

The heritage characteristics of the Rockley Urban Conservation Area are:

- the high quality and diverse architectural examples of the inter-war and pre-First World War period which reflect the history of the development and subdivision of the Little Rockley (later Howey) estate
- the enclosing avenue of Planes which links the Toorak Road parkland entry to the significant portion at the northern end of Rockley Road
- the consistent residential character comprising detached houses set on large garden allotments
- the unusual linking of Rockley Road with Alexandra Avenue by means of a pedestrian walkway and the contribution of the gardens that abut this walkway to the character of the walkway

the overall scale and width of the street, and the position of the urban conservation area on the crest of a hill.

Analysis

The extent of the area to the south appears inappropriate. The strongest grouping is to No. 36 and the area appears to include 28, 30 and 32 as well as flats at 34. Certainly 28 and 30 do not contribute except in overall form and scale. These properties may have been seen by the previous consultants as a small 'buffer'. No 'buffer' is provided on the west side of the street. Both properties on Alexandra Avenue are of no apparent significance but have been included presumably to provide a 'buffer' to the walkway.

By contrast the properties abutting the walkway off Rockley Road are important contributors. The Prahran Character Area included some portions of Rockley Road south and the two parks. Certainly the parks, the trees, and the view south to the library are important elements in the experience of visiting this street. However, extending the UC1 Area to Toorak Road would be inappropriate.

Significance

Rockley Urban Conservation Area has significance for its high quality and diverse pre-World War One and inter-war housing, subdivision design with walkway to Alexandra Avenue and the river, and avenue of large Plane trees which combine to form a coherent precinct. It illustrates the process of the transformation of the early estates along the river into a prestigious residential area. Architecturally, Rockley Urban Conservation Area represents the stylistic developments in the early years of the twentieth century as applied to substantial detached houses.

Sources

The Howey Estate, South Yarra, 11 April 1908. Vale Plan Vol. 8 p.51.

Kearney, James, Map of Melbourne and Its Suburbs, 1855.

Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.26.

Lodged Plan 6445. Plan of Subdivision of Part of Crown Portion 9. Parish of Prahran.

Malone, Betty, 'From Como House to Como City', 1989, pp. 4, 5, 8.

Tibbits, George, History of Prahran, pp. 25-26.

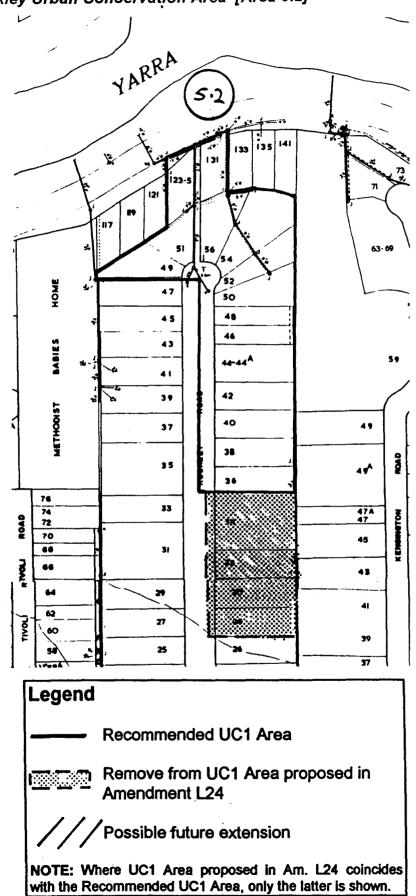
Wilde, Sally, *History of Prahran 1925-1990*, 1993, pp. 24-30.

Recommendations

1. Adopt the UC1 Area as exhibited with the exclusion of the (four) properties south of the southern boundary of no. 36 Rockley Road.

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Rockley Urban Conservation Area [Area 5.2]



Tivoli Urban Conservation Area [Area 5.3]

Extent

The Tivoli Urban Conservation Area is centred on Tivoli Road and extends north to the southern property boundary on the north side of Victoria Terrace. It includes both sides of Tivoli Road between Malcolm Street and Victoria Terrace and the east side only south of Malcolm Street.

History

Tivoli, the home of William Montgomerie Bell from the 1850s,⁷⁴ was built on one of the large properties stretching back from the Yarra River to Toorak Road purchased in the early 1840s land sale.⁷⁵ Tivoli, like the other three gentlemen's homes built in the area, Little Rockley, Bona Vista and Como, is shown on the 1855 Kearney map in an extensive garden setting.⁷⁶

The Bona Vista and Tivoli Estates were the first of these early properties to be subdivided. The old Tivoli homestead was retained north of Victoria Terrace. An auction plan dated 1888 showed the subdivision of the northern half of the Tivoli Estate below Victoria Terrace with the creation of Tivoli Road and River Street to the west. Twenty eight allotments were created. The remaining sixteen 'splendid allotments' on elevated sites between Victoria Terrace and Malcolm Street were advertised as 'the Cream of South Yarra, being situated on the Crown of the Hill'. South of Malcolm Street at this time, there were five residences on large blocks facing Toorak Road. The only River Street allotments offered for sale were on its east side; by 1895 River Street's eastern side was lined with small timber or brick cottages on narrow lots. The proximity of South Yarra Railway Station was used as a selling point.

A later auction plan showed the sale of 51 less desirable building allotments south of Malcolm Street on low-lying land close to the Australian Fire Brick Company site on the west side of River Street. This land was subject to much closer subdivision resulting in smaller blocks.⁷⁹

An 1895 MMBW drainage plan shows that most of the allotments in Tivoli Road and River Street had been already sold. Villa residences on the larger blocks in Tivoli Road north of Malcolm Street contrast with the small timber cottages on small blocks on the east side of River Street. The brickworks are indicated below the railway line on the west side of this street. It is thought that some of these cottages in River Street or the lower sections of Tivoli Street may have been occupied by brick workers. A directory search failed to confirm this but a search of Prahran rate

^{74.} Betty Malone, From Como House to Como City, pp. 2, 3.

^{75.} George Tibbits, 'History of Prahran', pp. 25,26.

^{76.} James Kearney, Map of Melbourne and Its Suburbs, 1855.

^{77.} Tivoli Estate. The Pick of South Yarra. Tivoli and River Streets. Haughton Plan, Vol. II, p.4. 1888.

^{78.} MMBW drainage plan 1895.

^{79.} South Yarra. 51 Splendid Building Allotments comprising the unsold portions of the Palermo and Tivoli Estate. Haughton Plan Vol. II.

records might provide an answer. The old Tivoli mansion still stands on a large site north of Victoria Terrace.

There was further subdivision of the Tivoli area in the 1920s. Copelan Street was created and the Methodist Babies home built on a large block at the end of the new street. When Alexandra Avenue was extended from Chapel Street eastward in the 1930s, using unemployed labour, there was further subdivision near the river. The Australian Gas Retort and Firebrick Company on the block on the east side of River Street lasted until the 1970s. 81

However, something of the early history of the area remains in a number of surviving double-storeyed Victorian villas on elevated sites in Tivoli Road north of Malcolm Street and a group of modest single storey timber cottages on the low-lying southerly sections of Tivoli Road and River Street. The block on the west side of River Street, once occupied by the brickworks, has been redeveloped.

Description

The Tivoli Urban Conservation Area is a Victorian residential locality, relatively densely settled, and resulting from the subdivision of the Tivoli Estate.

The buildings along Tivoli Road are quite diverse in form and architectural character, ranging from smaller timber Victorian houses on the lower part of the hill up to two storey detached 'terrace' houses towards the crest, presumably the latter exploiting views to the north and across the Yarra to Melbourne.

The character of the streetscape is predominantly Victorian due to the nature of the buildings along the street. There are, however, a number of later buildings, predominantly from the 1930s and 40s, and these include the block of flats which close the vista at the northern end of Tivoli Road. These flats are not within the Urban Conservation Area. Most of the buildings are located close to the street and therefore contribute substantially to the character of the streetscape. Many buildings have been altered to some extent. While a number of higher front fences have been built in the street, many houses still retain lower timber picket or iron palisade fences, revealing some of the garden as well as the majority of the house facade.

The overall form of the street and the Plane tree street plantings enhance the residential character. Bluestone kerb and gutters have been retained but reset at some stage with wide mortar joints. The Plane trees are largest at the southern end with their branches enclosing the roadway. At the northern end the trees are smaller, probably later plantings.

Heritage characteristics

The predominant heritage characteristics of the Tivoli Urban Conservation Area are:

- the predominantly Victorian residential character
- the diversity of building forms, ranging from smaller workers' housing to larger terrace-form housing on the hilltop

^{80.} Sally Wilde, *The History of Prahran.* 1925-1990, pp. 24-30.

^{81.} Betty Malone, From Como House to Como City, pp. 4, 6-7.

- the relationship between the form and scale of housing and the hillslope, demonstrating the association with social class
- the retention of traditional kerb and guttering materials which were typical of streets constructed in the nineteenth and early twentieth centuries..

Analysis

The boundary of the area is difficult to understand. Review of the 1895 MMBW Plan reveals that the section of Tivoli Road on the west side south of Malcolm Street contained smaller timber Victorian houses many of which remain today. The boundary appears to have been chosen to exclude timber houses rather than to reflect stylistic consistency, intactness or lack of intrusive new development.

While the houses may be simply typical of their period there is the possibility that they are associated with workers at the South Yarra Fire Brick Company (of which there is no other evidence remaining due to the redevelopment of the site for the 'Como' development). River Street only retains one house south of Malcolm Street.

The MMBW Plan has been annotated to show the extent of the houses to the south of Malcolm Street. These are predominantly timber Victorian houses. At least one has a sign indicating that it has been sold for redevelopment and there are several intrusive blocks of flats along this section. However, this is true too of the section within the Urban Conservation Area. On the eastern side of the street the two southern properties appear to be no. 34 and no. 36 which do not contribute to the area.

On the western side the houses that should be considered for inclusion go to no. 15 (although there is another possibly earlier property several houses to the south).

Two Prahran Character Areas are shown in the study. One includes the Methodist Baby Home and land to the north of Victoria Terrace as far as Alexandra Avenue and includes the house on the corner of Malcolm and River Streets. A second Prahran Character Area covers the southern part of Tivoli Street and includes the small interwar shopping centre on the north side of Toorak Road and the corner of Tivoli Street. A review of the Tivoli Street area should involve the review of these two Prahran Character Areas.

Significance

The Tivoli Urban Conservation Area has significance as a residential area resulting from the subdivision of the Tivoli Estate that illustrates the historical development pattern of this locality close to the Yarra. Architecturally the Tivoli Urban Conservation Area reflects classed-based distinctions in housing size and location in relation to the landform, and illustrates a diversity of Victorian housing forms.

Sources

Kearney, James, Map of Melbourne and Its Suburbs, 1855.

Malone, Betty, 'From Como House to Como City', 1989, pp. 2-4, 6-7.

MMBW 1895 drainage plan.

South Yarra. 51 Splendid Building Allotments comprising the unsold portions of the Palermo and Tivoli Estate. Haughton Plan Vol. II.

Tibbits, George, Htory of Prahran', pp. 25, 26.

Tivoli Estate. The Pick of South Yarra. Tivoli and River Streets. Haughton Plan, Vol. II, p.4. 1888.

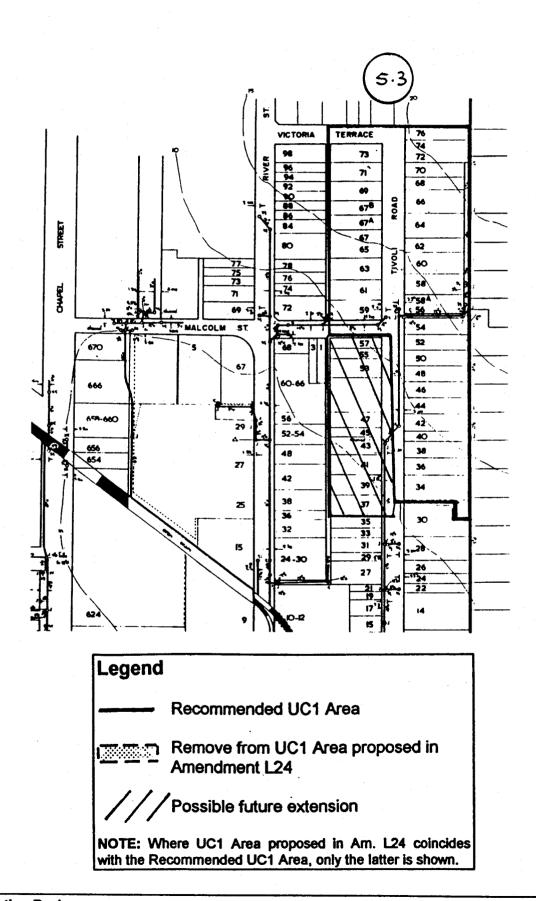
Wilde, Sally, The History of Prahran. 1925-1990, pp. 24-30.

Recommendations

- 1. Adopt the UC1 Area as exhibited.
- 2. Seek a future extension to the UC1 Area, taking into consideration:
 - the timber housing on the west side of Tivoli Road south of Malcolm Street which, historically and visually, forms an important part of this locality.
 - the inter-war shopping area at the corner of Tivoli and Toorak Roads.
 - the house on the corner of Malcolm and River Streets, and any further housing that may remain to the north in River Street.
 - the Methodist Babies Home site.

Map

Tivoli Urban Conservation Area [Area 5.3]



Cromwell Crescent & Surrey Road North Urban Conservation Area [Area 6.1]

Extent

Cromwell Crescent and Surrey Road North Urban Conservation Area comprises a group of eight buildings on the western curve of Cromwell Crescent where it meets Surrey Road.

History

Land in the Hawksburn Railway Station area was largely developed in the 1880s and 1890s but development continued until the First World War period. The railway line through the area, which encouraged this development, dates from 1879. In 1880 surplus railway lands were auctioned in Cromwell, Surrey and Barnsbury Roads. 82

The distinctive curved design of the section of road known as Cromwell Crescent, then part of Cromwell and Surrey Roads dates from 1872. A subdivisional plan at this time of the Dunster Estate showed the design. At this time Surrey and Cromwell Roads had a common entrance to Toorak Road via Dunster (now Cromwell) Road. Two large building allotments were shown as each occupying a quadrant of the semi-circle created by Cromwell Crescent..

The Dunster Estate extended between Commercial (now Malvern) Road and Toorak Road. It most probably took its name from Dunster House indicated on this plan on the east side of Cromwell Road.⁸³

The distinctive curved design of Cromwell Crescent was shown on an 1880s map of the area.⁸⁴ A later, c1886 subdivisional plan showed the extension of Surrey Road north to Toorak Road.. At the time this extension was called Karlsberg Road.⁸⁵

By the late 1890s, the two quadrant allotments had been further subdivided and developed.86

By 1912, Melbourne directories listed Cromwell Crescent as off 70 Surrey Road with properties at Nos. 2, 4, 6, 8, 10 and 12. In 1922 an additional property (later No. 14) was listed as 'house being built'. 87 No. 14 is to the east of the Urban Conservation Area boundary.

A group of surviving buildings in the Cromwell Crescent area today appear to be mid to late Victorian in style. Post-dating the 1872 subdivision, they most probably date from the late 1880s.

82. Vale Plan, Vol. 3, p.84.

84. Sands & McDougall's Directory, Map of Prahran, 1885-86.

86. MMBW 1895 drainage plan.

^{83.} Lodged Plan 82 dated 30 May 1872. Declared by Frederick Farrell. Cr. Frederick Farrall, Prahran's Communist mayor in the 1970s, may have been a descendant. See S. Wilde, The History of Prahran, p.216.

^{85.} Lodged Plan 1107, dated 12 March 1886. A. B. Bruford, developer.

^{87.} Sands & McDougall's Directories 1912, 1922.

Description

The Cromwell Crescent and Surrey Road North Urban Conservation Area comprises a group of buildings on an unusual curved crescent. The buildings within the Area are all shown on the 1895 MMBW plan. It remains largely intact as a group today, and takes up essentially one quarter of a circle (or quadrant). At the north eastern point is a single storey timber house. It is adjoined to the west by two detached two storey terrace-form houses, of which No. 10 is painted but No. 8 ('Attwood') retains its unpainted polychromatic brickwork. Further west is a single storey detached villa (no. 6) with similar detailing. A bluestone laneway leads between this building and the rest of the group to the west and south, to a rear courtyard area that is now a small park. Continuing to the west are two detached single storey villas (Nos. 4 and 2) and further west two pairs of terraces, again single storey, (70 and 68 Surrey Road).

The current setting of the area detracts substantially from the quality of the street form and the architecture of the buildings. Traffic management works in the form of roundabouts, have changed the streetscape. Likewise the building of high brick fences in front of a number of these houses has impacted on their unity and cohesion as a group.

Heritage characteristics

The key heritage characteristics of the Cromwell Crescent and Surrey Road North Urban Conservation Area are:

- the subdivision form, dating from 1872 and unusual within the municipality.
- the stylistic consistency of all of these buildings except no. 12, probably reflecting a single development phase
- the unusual grouping of houses of distinctly different forms and status.

Analysis

In terms of the criteria, this Area represents a single development phase and architectural coherence. Recent changes to fences and streetworks detract from this sense of coherence.

Significance

The Cromwell Crescent and Surrey Road North Urban Conservation Area has significance as a cohesive grouping of buildings, built probably as a single development, set within a street design of 1872. The street design represents a type rare within the metropolitan area, and the building forms chosen emphasise the sweeping curve, creating a grouping of strong aesthetic quality.

Sources

Lodged Plan 82, dated 30 May 1872. Declared by Frederick Farrell.

Lodged Plan 1107, dated 12 March 1886. A. B. Bruford, developer.

MMBW 1895 drainage plan.

Sands & McDougall's Directories, 1912, 1922; Map of Prahran, 1885-86.

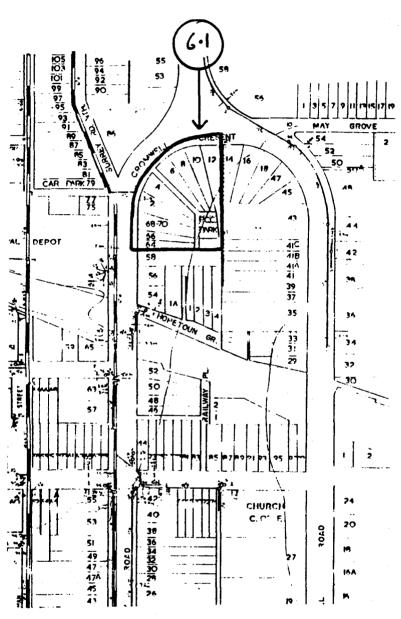
Vale Plan, Vol. 3, p.84.

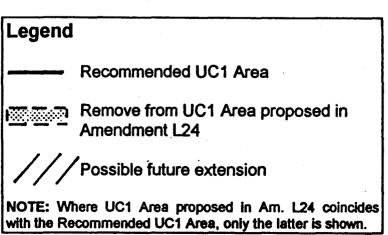
Recommendations

1. Adopt the UC1 area as exhibited.

Map

Cromwell Crescent & Surrey Road North Urban Conservation Area
[Area 6.1]





Hawksburn Road and Cassell Street Urban Conservation Area [Area 6.2]

Extent

The Hawksburn Road and Cassell Street Urban Conservation Area extends along the east and west sides of Hawksburn Road and in a T-shape down Cassell Street. To the north it extends to Walter Street where the street crosses a drainage reserve.

History

The history of Hawksburn Road and Cassell Street is linked with the history of the Hawksburn railway line which went through the locality in 1879, accelerating the development of the area. In the 1850s, the Hawksburn Road and Cassell Street area was shown on a map as wooded allotments with the mansion Hawksburn House near the present intersection of those streets. This was the home of the Hon. James Horatio Cassell, whose property gave its name to the locality, and whose own name is remembered in the name of the local street. Cassell's house had a carriage drive to Williams Road.

A plan of the Hawksburn Estate, probably of the 1880s, showed 22 'choice building sites' adjoining Hawksburn Railway Station and close to the Toorak Road tram line. Hawksburn Road and Cassell Street were shown with generous residential allotments, with Hawksburn House indicated on the south-east corner. The carriage drive had been replaced by Cassell Street.⁹⁰

An 1895 drainage plan showed the close development of the north-south street, Hawksburn Road, linking Toorak Road to the railway station area. Detached houses and terrace housing were shown on both sides of this street. There was residential development also along Cassell Street.⁹¹ To the north on the lower slopes were the smaller allotments.

Today, Hawksburn Road and Cassell Street have retained much of this late Victorian terrace housing, both single and double storey. This area retains much of the nineteenth century character of Hawksburn.

Description

Hawksburn Road, the main part of this area, retains some of the large houses shown on the 1895 MMBW plan along with the two and one storey terraces further north on the lower slopes of the hill. At the southern end the area abuts the railway station cutting and the Hawksburn Railway Station Urban Conservation Area. In Cassell Street the area includes a fine row of single storey terraces with highly ornate parapets. The houses in Hawksburn Road are predominantly brick, some regrettably painted, but others revealing the true character of their original bi-chromatic and

^{88.} James Kearney, Map of Melbourne and Its Suburbs, 1855.

^{89.} Shirley W. Wiencke, Hawksburn School and District, pp.4-5.

^{90.} Hawksburn Estate. Haughton plans, Vol. II, p.38 n.d..

^{91.} MMBW 1895 drainage plan.

polychromatic brickwork. High front fences have been built throughout much of this area, but the area's architectural character is still apparent. A small number of properties retain earlier timber fences or iron palisade fences. The alignment of the street is slightly curved as it crosses the drainage easement, the former alignment of the creek flowing across this area and into a large swamp to the north of Toorak Road.⁹² The street and pavement retains an asphalt finish with bluestone used for kerb and guttering. Recent kerb outstands have been created for traffic management. Some of the bluestone has been reset, while other sections appear to retain the original form. The street plantings are relatively immature dating from the post-war period and include species such as Melaleuca, Ash and Brush Box. While adding a leafy character to the street they do not contribute to its historic character, nor do they create any particular streetscape quality.

Heritage characteristics

The key heritage characteristics of the Hawksburn Road and Cassell Street Urban Conservation Area are:

- the relationship between the scale and form of the housing and the hillslope and railway station
- the architectural quality of much of the detached and semi-attached two story terrace housing on the lower slopes of Hawksburn Road along with the terrace in Cassell Street and the larger villas to the south closer to the station
- the retention of traditional street materials being asphalt and bluestone, some of which remain in an early form without having been relaid.

Analysis

This area forms a logical extension to the Hawksburn Railway Station Urban Conservation area which is already protected within the City of Prahran Planning Scheme. The development dates from the period of the railway line and is probably in part a response to the establishment of the station as convenient urban transport. The extent of the area appears appropriate given the adjoining precincts.

Significance

The Hawksburn Road and Cassell Street Urban Conservation Area has significance as a nineteenth century residential precinct which reflects the development opportunities provided by the railway in the present housing stock. The Area has a strong architectural character derived from the design and detailing of the buildings and their siting in relation to the landform.

^{92.} James Kearney, Map of Melbourne and Its Suburbs, 1855.

Sources

Hawksburn Estate. Haughton plans, Vol. II, p.38 n.d.

Kearney, James, Map of Melbourne and its Suburbs, 1855.

MMBW 1895 drainage plan.

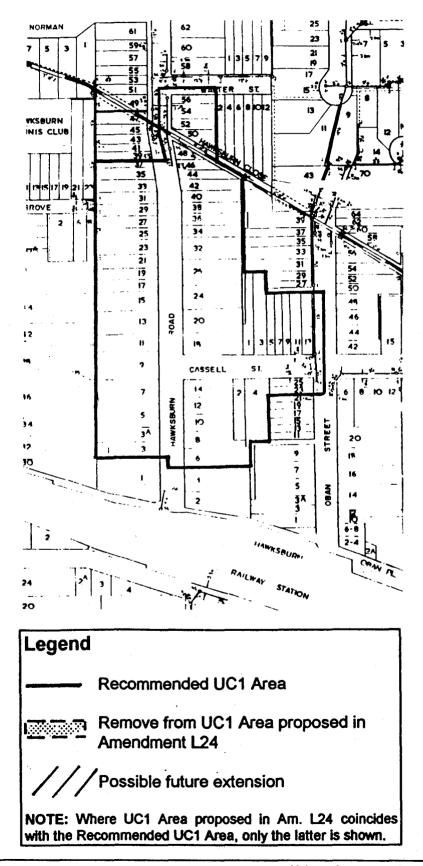
Wiencke, Shirley W., Hawksburn School and District, pp. 4-5.

Recommendations

1. Adopt the UC1 Area as exhibited.

Map

Hawksburn Road and Cassell Street Urban Conservation Area [Area 6.2]



Cunningham Street Urban Conservation Area [Area 6.3]

Extent

The Cunningham Street Urban Conservation Area extends from Palermo Street, adjacent to the railway line, northwards along Cunningham Street crossing Oxford Street but not extending as far as Toorak Road. It includes both sides of Cunningham Street, parts of Palermo Street and parts of Oxford Street.

History

The earliest development in the area bounded by Toorak Road, Williams Road, Malvern Road and Chapel Street, was along the east side of Chapel Street. The Independent Chapel on the corner of Chapel Street and Malvern Road gave the first street its name. By the middle 1850s, two small streets, Garden and Wilson, had been formed already running off Chapel Street. Their names appeared on Kearney's 1855 map. Two other small streets off Chapel Street near Toorak Road, Oxford and Palermo Streets, although not named, with associated modest housing, appeared on this map.⁹³

Subdivision of the Palermo and Tivoli Estates in 1882 included allotments in Cunningham and Oxford Streets. Many are shown as already sold on the Estate's auction plan.⁹⁴

The north-west corner of the block in the vicinity of Chapel Street and Toorak Road became an area of intense development by the 1890s. Detached houses and row houses were shown on an 1895 MMBW drainage plan, particularly along the north-south Cunningham Street and along the cross-streets, Oxford and Palermo. There was a long row of terrace housing indicated on the north side of Palermo Street west of Cunningham Street. The allotments in this area were more generous than those further south along the many cross-streets off Chapel Street near Malvern Road. A strong concentration of rows of tiny houses on tiny allotments typified this area. 95

Today, the Cunningham Street Area retains some of its early Victorian terrace development as well as examples of modest and substantially intact Victorian workers' housing. The historical importance of this Victorian housing is increased by the disappearance of much of the nineteenth century housing in areas to the south. The once intense concentration of such housing in the Chapel Street area near Malvern Road, for example, was consumed by the Housing Commission Estate development in the 1960s.

Description

This area, set between Toorak Road and the railway line contains workers' housing dating from the nineteenth and early twentieth centuries. There are several extensive terraces within the area notably that on Palermo Street backing onto the railway line, three terraces opposite in Palermo Street and other terraces and pairs in Cunningham

^{93.} James Kearney, Map of Melbourne and Its Suburbs, 1855.

^{94.} South Yarra 51 Splendid Building Allotments, Dec. 1882, Vale Plans, Vol. II.

^{95.} MMBW 1895 drainage plan.

Street. There are also detached timber cottages within this streetscape. The area contains some interesting and unusual terrace house types. However, most houses are representative and typical of the period rather than outstanding examples.

The street retains its traditional materials, that is asphalt and bluestone but traffic management measures have created large kerb outstands and a small grassy park on the corner of Cunningham and Palermo Streets. The street plantings are mixed and lack the substantial character to add to the streetscape. They include some large Melaleucas and smaller Prunus probably dating from post-war plantings.

Heritage characteristics

The key heritage characteristics of the Cunningham Street Urban Conservation Area are:

- the nineteenth century artisan housing, especially terrace house forms
- the evidence of early street development provided by Palermo Street, and continuing use of asphalt and bluestone as street construction materials
- the consistent form and scale of the buildings.

Analysis

The extent of the area is supported but could be further extended particularly along the southern side of Palermo Street to include the paired Edwardian houses in that locality. Time does not permit careful examination of the other boundaries, however this would be worthwhile in future as it appears likely that this area is under considerable pressure.

Significance

The Cunningham Street Urban Conservation Area has significance as a coherent nineteenth century workers' housing area, with early and later terraces, and other forms of modest housing. It represents an important aspect of Prahran's development, of increased significance due to the loss of other areas once also containing typical nineteenth century housing.

Sources

Kearney, James, Map of Melbourne and its Suburbs, 1855.

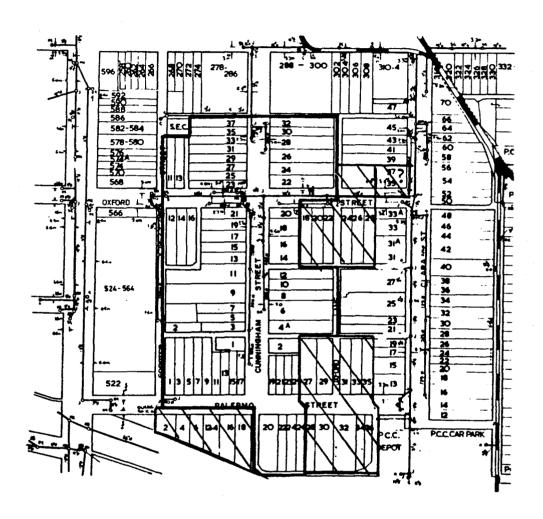
MMBW 1895 drainage plan.

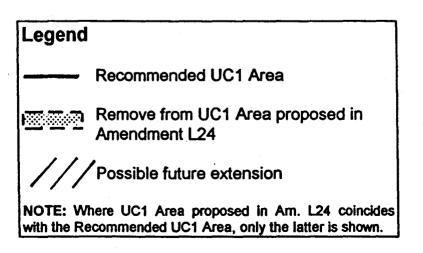
South Yarra 51 Splendid Building Allotments, Dec. 1882, Vale Plans, Vol. II

Recommendations

- 1. Adopt the UC1 Area as exhibited.
- 2. Further examine the boundaries of the UC1 Area to consider:
 - the Edwardian pairs on the south side of Palermo Street
 - examining the boundaries in Oxford Street and at the eastern end of Palermo Street.

Map
Cunningham Street Urban Conservation Area [Area 6.3]





Chapel Street Urban Conservation Area [Area 7.1] - Extension to add 244 Malvem Road

Extent

Addition of 244 Malvern Road as an element of the Chapel Street Urban Conservation Area.

History & description

The history of this place has not been researched.

Analysis

It seems appropriate to extend the Chapel Street Urban Conservation Area to include this place, as it relates to the scale, form and type of the development in Chapel Street.

Significance

See 'Chapel Street (Commercial Road to Railway)' in *Prahran Character and Conservation Study*, 1992, pp. 16-17.

Sources

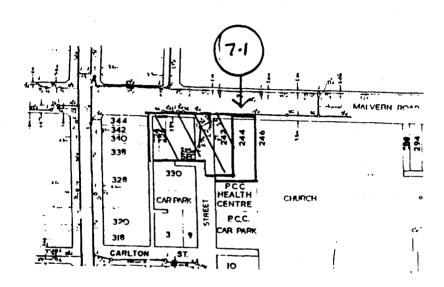
Nigel Lewis and Associates, *Prahran Character and Conservation Study*, 1992, pp. 16-17.

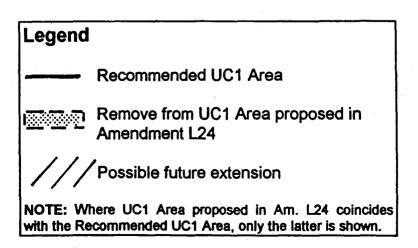
Recommendations

- 1. Adopt the UC1 Area as exhibited as an extension to the Chapel Street (Commercial Road to Railway) Urban Conservation Area.
- 2. Consider the inclusion of the area between this extension and the rear of 344 Chapel, especially 224 and 226 Malvern Road.

Map

Chapel Street Urban Conservation Area [Area 7.1] - Extension to add 226 Malvern Road





Hornby-Mary Streets Urban Conservation Area [Area 8.1]

Extent

The Hornby-Mary Streets Urban Conservation Area centres round the intersection of Hornby, Mary and Duke Streets and extends in all four directions from this corner.

History

The Windsor precinct between Chapel Road (now Street) and Williams Road, bounded on the north by High Street and on the south by Great Dandenong Road, originally formed part of Allotment 61 alienated from the Crown at the land sales of 15 May 1850.96 Its southern boundary had been a stock route and was later formed into a road and used as the municipal boundary between Prahran and St. Kilda.97 Like other land south of High Street, this area was not included in the early 1840s land sales, when more desirable land north of Toorak Road, preferably with river frontages, was chosen for the residential sites of Prahran's wealthier families.98

The section of Windsor close to the Chapel Street commercial centre, on the other hand, was the location for many clusters of workers' small brick and timber cottages last century. As early as 1855, Hornby Street, located in that area, was clearly marked on James Kearney's map of the Windsor area. It was shown as a major north-south street linked by a number of smaller cross streets to Chapel Street. 100

The former Red Lion Hotel in Duke Street was established in 1867, and the present building dates from 1886-87. Its location in a residential street is typical of the nineteenth century inner city, suggesting the area was substantially developed or developing by the late 1860s.¹⁰¹

This Windsor precinct developed even more rapidly after the Windsor railway station complex was completed in 1885¹⁰² and after the opening of a cable tram service along Chapel Street in 1888.¹⁰³ Hornby Street was well-located for residential development, close to the new railway station and with the Chapel Street commercial area within walking distance.¹⁰⁴ By the 1890s, the west side of Hornby Street was fully developed into small allotments, except for some large allotments facing Dandenong Road and the Windsor Convent site. There were even more small cross streets linking it to Chapel Street. On its east side, there were streets linking it with a new wide street, The Avenue. The area around Hornby and Mary Street at this time was one where numbers of small cottages stood on small allotments.¹⁰⁵

^{96.} George Tibbits, *History of Prahran*, p.29.

^{97.} Nigel Lewis & Associates. Prahran Character and Conservation Study 1992, p.33.

^{98.} George Tibbits, History of Prahran, pp.25-26.

^{99.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.34.

^{100.} James Kearney Map of Melbourne and Its Suburbs, 1855.

^{101.} Nigel Lewis & Associates, Prahran Conservation Study, 1982, p. 13-8.

^{102.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.33.

^{103.} Betty Malone. Chapel Street Prahran. Part One: 1834-1918, p.50.

^{104.} Sands & McDougall's Directory Map of Prahran. 1885-86.

^{105.} MMBW 1895 drainage plan.

The Hornby-Mary Streets Urban Conservation Area remains today as a place where an intact sequence of small brick and timber cottages combine with some more elaborate Edwardian cottages. This area maintains the traditional character of the Windsor locality with its small workers cottages within walking distance of small shops and local industries.

Description

This Hornby-Mary Streets Urban Conservation Area comprises small, semi-detached and attached terraces and cottages set within a narrow street pattern. In Hornby Street their development is predominantly Victorian in period, comprising attached terraces to the north and detached timber cottages to the south. North of Mary Street there is a pair of fine Edwardian cottages, one with a dairy (still operating) at the rear. This pair of Edwardian cottages is elaborate and well detailed. Along Duke Street the houses are predominantly Edwardian on both sides of the street. At the north western end of the area is the Red Lion Hotel a two storey red brick building which forms one of two important focal points within this area. The other focal point is the two storey former shop building on the corner of Duke and Hornby Street, also in red brick.

This Urban Conservation Area is set within a larger area which also contains housing of this form and period, but is separated by newer developments and a large park on the corner of Anne and Hornby Street. This park has resulted from the demolition of houses on this site at some time in the past.

The precinct has an integrity which is created by the period of development, the Edwardian houses, and the two important focal buildings.

Heritage characteristics

The key characteristics of the Hornby-Mary Streets Urban Conservation Area are:

- the character of the streets being narrow and in grid form, reflecting the early period of development
- the form and period of the housing and the associated Red Lion Hotel and former corner shop, development characteristic of mid-late nineteenth century inner Melbourne
- the retention of traditional street materials being bluestone kerb and guttering and asphalt footpaths and roadway
- The development of traffic management scheme has altered the character of the streetscape.

Analysis

The Hornby-Mary Streets Urban Conservation Area is of characteristic nineteenth century period of development and is relatively intact. Further investigation into adjoining areas proposed as within Prahran Character Areas should be considered for a future extension to the area.

Significance

The Hornby-Mary Streets Urban Conservation Area has significance as a nineteenth century residential locality retaining workers' housing, a former hotel and corner shop and set within an early street pattern. The character of the Area is created by the relatively intact sequence of small Victorian brick and timber cottages, combined with later Edwardian housing, which demonstrate the development sequence within the Area. The continuity in the use of asphalt and bluestone as traditional street construction materials are important streetscape attributes.

Sources

Kearney, James, Map of Melbourne and its Suburbs, 1855.

Nigel Lewis & Associates, Prahran Conservation Study, 1982, p. 13-8

Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.33-34.

Malone, Betty, Chapel Street Prahran. Part One: 1834-1918, 1983, p.50.

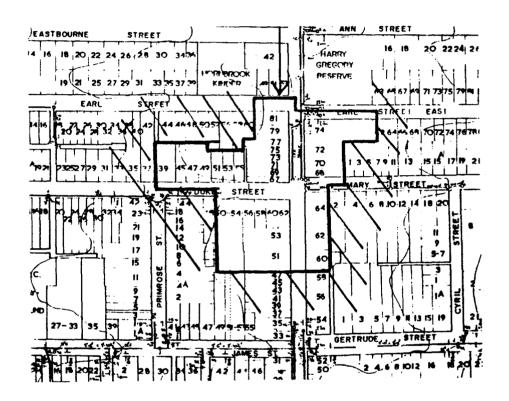
MMBW 1895 drainage plan.

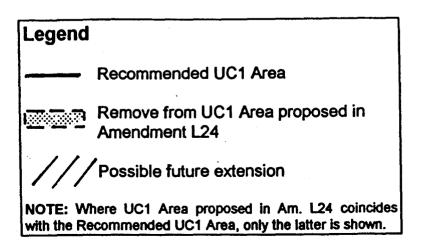
Sands & McDougall's Directory Map of Prahran. 1885-86.

Tibbits, George, History of Prahran, pp. 25-26, 29.

Recommendations

- 1. Adopt the UC1 Area as exhibited.
- 2. Further investigate the adjoining streets for possible extension of this Urban Conservation Area. This investigation should focus on historical research into the development pattern, sequence and occupation of property owners/occupiers.





The Avenue Urban Conservation Area [Area 8.2]

Extent

The Avenue Urban Conservation Area comprises eight detached houses on the east side of The Avenue south of High Street.

History

Located on the east side of the Windsor precinct in which development began in the early 1850s soon after the 1850 land sales, The Avenue was not developed until the 1880s.

The early history of this area is associated with the development last century of the area east of Chapel Street, an important commercial centre from a relatively early date. Development from the 1850s to the 1870s was most rapid in the areas closest to Chapel Street.¹⁰⁶

In Kearney's 1855 map of the Windsor area between Chapel Street and Williams Road, bounded on the north by High Street and on the south by the Great Dandenong Road, there are already a series of small streets running off Chapel Street to the east. Some small north-south cross streets are already established, and the whole precinct is relatively developed. However, further east in the vicinity of the present location of The Avenue, the area is completely undeveloped. 107

The construction of the Windsor railway station complex in 1885, and the opening of a cable tram service along Chapel Street in 1888, accelerated both the commercial and residential development of the area. A number of new streets, including The Avenue were formed during the 1880s boom years. An 1885-86 map shows The Avenue (although unnamed), stretching between High Street and the Great Dandenong Road. Dandenong Road.

By the 1890s, The Avenue was shown as an important north-south street on an MMBW drainage plan. The greater width of this street, the size of its residential allotments, and the building form of the villas, some with formal front gardens, is in great contrast to the small cottages on small allotments in the narrower streets to the west. 110

The 1895 MMBW Plan shows a group of five villas already constructed within this area. At the northern end is a house on a large allotment set well back from the street. It occupies what are now five villa sites. This house was demolished soon after 1895, and replaced with villas soon after. The northern most example, the former Otira at no. 56, was built in 1898 and is a fine example of a boom style villa.¹¹¹

^{106.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.33.

^{107.} James Kearney, Map of Melbourne and Its Suburbs, 1855.

^{108.} Betty Malone. Chapel Street Prahran. Part One: 1834-1918, p.50.

^{109.} Sands & McDougall's Directory Map of Prahran, 1885-86.

^{110.} MMBW 1895 drainage plan.

^{111.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.13-9.

The section of The Avenue on its east side near High Street still contains a small sequence of single storey villas with elaborate detailing in their design, typical of the late 1880s. This small group of 1880s survivors provides an example of the former character of The Avenue prior to the major flat and institutional redevelopment of recent years.

Description

The Avenue Urban Conservation Area comprises a group of eight detached houses of which seven are Victorian asymmetrical villas and the eighth, no. 48 St Mathews vicarage, is a two-storey early Edwardian building.

The character of the street is created by a combination of large Plane trees, the largest examples being along the eastern side of the street, the retention of iron palisades fencing on bluestone bases, and the architectural character of the villas. Architecturally, these villas demonstrate the characteristics and styles of the late Victorian period, illustrating a diversity of detailing elements while also reflecting a substantial continuity in form, height and set-back. Each is an excellent example of the single storey villas of the late 1880s-90s and each demonstrates considerable elaboration in its finishes and detailing.

This group of villas is set within a leafy streetscape and in a predominantly residential location. Opposite, are other villas of similar form but generally more altered.

Heritage characteristics

The key heritage characteristics of The Avenue Urban Conservation Area are:

- the consistent architectural style, form and setback of the detached villas
- the large Plane trees on the eastern side of the street, complemented by the slightly smaller and mixed aged plantings on the west
- the retention of iron palisade fencing on the majority of the houses
- the relative intactness of the group providing an excellent example of the development of its period.

Analysis

This Urban Conservation Area is of significance as a grouping of buildings. Opposite, those villas that remain contribute to the overall quality of the area despite their generally lower level of intactness. Redevelopment of the western side of the street for high density would impact on this group of houses. Consideration should be given to extending the Urban Conservation Area to include both sides of the street.

Significance

The Avenue Urban Conservation Area has significance as a fine grouping of late Victorian houses set on large garden allotments and illustrating the architectural qualities and subtle diversity in detailing of this period. The large Plane trees along the street, established gardens, and remaining examples of palisade fencing are important streetscape attributes.

Sources

Kearney, James, Map of Melbourne and Its Suburbs, 1855.

Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.33.

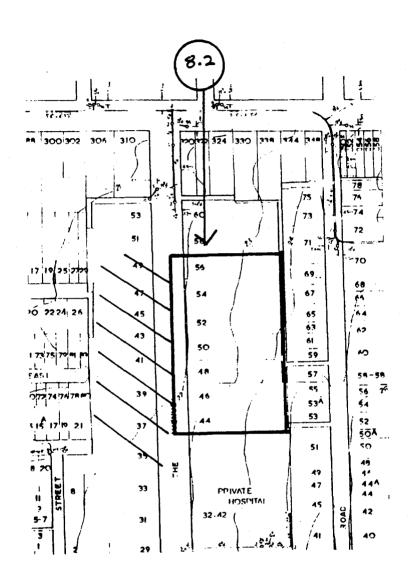
Malone, Betty, Chapel Street Prahran. Part One: 1834-1918, 1983, p.50.

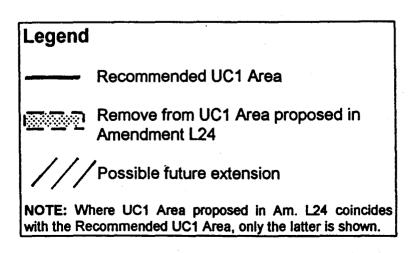
MMBW 1895 drainage plan.

Sands & McDougall's Directory Map of Prahran, 1885-86.

Recommendations

- 1. Adopt the UC1 Area as exhibited.
- 2. Review the extent of the Urban Conservation Area to consider the contribution made by the remaining villas of a similar form and development period on the western side of the street





Fern Avenue Urban Conservation Area [Area 8.3]

Extent

The Fern Avenue Urban Conservation Area extends along the northern side of Fern Avenue.

History

The development of this small area occurred relatively late in the history of this part of Windsor, alienated from the Crown in 1850. The earliest development took place close to the Chapel Street commercial area with the establishment of north-south streets, such as Hornby Street, linked by cross streets to Chapel Streets. This was an area where small brick and timber workers cottages were located on small allotments. The early development of this area is shown on Kearney's 1855 map. At this time, there was no development at all along the west side of Williams Road, the later site of the Fern subdivision.

The 1880s and 1890s were periods of rapid development in Windsor, particularly with improvements in the local transport system. The Windsor railway station complex was completed in 1885¹¹⁴ and a cable tram service was opened along Chapel Street in 1888. Development gradually spread further east from Chapel Street and down towards Dandenong Road. New streets, such as The Avenue and Lewisham Street, were formed. These wider streets in which villas with elaborate detailing were constructed on generous allotments were very different from the narrow earlier streets with their clusters of small cottages on small allotments. The great diversity in housing patterns within the City of Prahran is exemplified by these later Victorian developments. An 1890s MMBW drainage plan shows these changes. There were villas on large allotments also down the west side of Williams Road by this time and, between Erica Street and Wrexham Road, stood the mansion Fern Hill. The grounds of this property extended back to Newry Street. ¹¹⁶

Part of the grounds of the Williams Road mansion property Fern Hill were subdivided in 1913-1915. 117 The T-shaped Fern Avenue did not go through to Williams Road at this time but stopped at the new rear boundary of the Fern Hill estate. Soon after the remainder of the estate must have been subdivided followed by the introduction of First World War period housing into the full length of the new Fern Avenue. The unity of style and form in the sequence of First World War housing in Fern Avenue may be an indication that it is the work of one builder. 118

^{112.} George Tibbits, History of Prahran, p.29.

^{113.} James Kearney, Map of Melbourne and Its Suburbs, 1855.

^{114.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.33.

^{115.} Betty Malone. Chapel Street Prahran. Part One: 1834-1918 p.50.

^{116.} MMBW 1895 drainage plan.

^{117.} Lodged Plan 6633. The mansion is shown on this plan.

^{118.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.35.

Description

The Fern Avenue Urban Conservation Area is a residential street developed in the early years of the twentieth century. The houses are Edwardian in form, most being semi-detached pairs, although there are some detached examples. The character of the street is created by this repetition of forms and the dominance of red brick and terracotta as materials. While architecturally undistinguished and typical of their period, these houses are simply and well designed and detailed.

In form Fern Avenue is a T shaped residential sub-division. The street plantings comprise two large Plane trees near the corner of Williams Road combined with a mixture of larger trees particularly on the northern side of the street where their form has not been affected by overhead powerlines (as has occurred on the south side). The tree species include Liquidambar, Lilly Pilly, a large Birch and examples of another unidentified species. These plantings are typical of the early twentieth century period, although probably all post-date the subdivision and development of the area by some years. The retention of low, predominantly timber or cyclone wire fencing along the street, particularly on the northern side, enables the houses to be seen and retains a character much like that evident during the early years of this precinct. Along the southern side there has been more alteration to the buildings and there is a greater diversity of fence types including low brick fences.

Heritage characteristics

The key heritage characteristics of the Fern Avenue Urban Conservation Area are:

- its First World War Edwardian residential character
- the consistent form, scale and materials throughout the Area
- the retention of street works from the early twentieth century period including bluestone kerb and gutters and street plantings
- the entry to the area from Williams Road
- the form of the area as a T shaped residential street and the closure of the vista along Fern Avenue by Edwardian cottages of a similar period.

Analysis

The extent of the Urban Conservation Area is too narrowly defined. The following elements should be added: the buildings on the corner of Fern Avenue and Williams Road which create an important entry into Fern Avenue and the buildings in Newry Street which close the vista of Fern Avenue. Extension to the area and careful definition of new boundaries could occur at a subsequent stage.

Significance

The Fern Avenue Urban Conservation Area has significance as a relatively intact residential streetscape dating from the period of the First World War and illustrating the Edwardian architectural characteristics of the period.

Sources

Kearney, James, Map of Melbourne and Its Suburbs, 1855.

Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, pp. 33, 35.

Lodged Plan 6633.

Malone, Betty, Chapel Street Prahran. Part One: 1834-1918, 1983, p.50.

MMBW 1895 drainage plan.

Tibbits, George, History of Prahran, p.29.

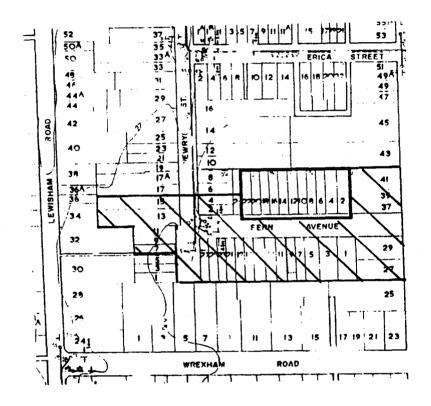
Recommendations

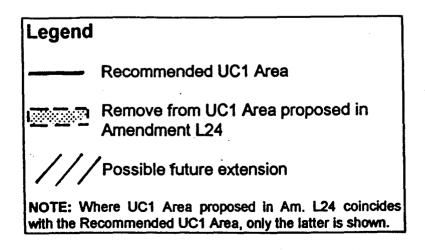
- 1. Adopt the UC1 Area as exhibited.
- 2. Extend the Area to include:
 - the buildings on the corner of Fern Avenue and Williams Road which create an important entry into Fern Avenue
 - the buildings in Newry Street which close the vista of Fern Avenue
 - the buildings on the southern side of Fern Avenue, although more altered, are of a similar period and form, and may relate historically to the development of this street

Further historical research should also explore whether a single developer or builder may be responsible for the majority of building within Fern Avenue.

Мар

Fern Avenue Urban Conservation Area [Area 8.3]





Williams and Landale Roads Urban Conservation Area [Area 9.1]

Extent

The Williams and Landale Roads Urban Conservation Area comprises parts of both sides of Williams Road south of Toorak Road, the corner properties to Rathmines Street and Landale Road. It abuts the Como Urban Conservation Area.

History

This area was mainly woodland still in the early 1850s. However, further east along Gardiner's Creek (now Toorak) Road, there was the beginning of a small village settlement. Later in that decade, probably as a result of this early village development, the first speculative subdivision in Toorak north of Toorak Road (the major transport route linked to the Brighton Road, now St. Kilda Road), and adjacent to this area, took place.

It introduced the street network of Wallace Avenue, Jackson Street, Douglas Street and Bruce Street, behind where the Toorak Village now is. C. H. James, the financier and speculator, was associated with this early villa subdivision. 120

An 1880s map of Prahran shows the area on the north-east corner of Williams and Toorak Roads, west of Wallace Avenue, as occupied by the nursery of the renowned horticulturists, Taylor and Sangster. ¹²¹ This firm designed the gardens of many Toorak mansions including Como. ¹²² Horticulture was one of the early service industries established to meet the requirements of this affluent area.

By the 1890s, there was still little development in the area west of Wallace Avenue. Much of the area was occupied by two-storey mansion property Aroona on the north-east corner of Williams and Toorak Roads. This was the Toorak residence of Alexander Landale, set in extensive grounds with a curving carriage drive to the Williams Road corner. ¹²³ At this time, Taylor and Sangster's nursery was on the Wallace Avenue corner. Rupert Green's house was located between Aroona and the nursery. On the other side of Williams Road a row of terrace houses and an attached villa fronted the Williams Road gateway to Como. ¹²⁴

The subdivision of the large Aroona Estate in the 1920s changed the character of this area. The distinctive Landale Road subdivision, named after the owner of Aroona, has been associated with the architect Robert Hamilton and led to the creation of an Old English and Regency Revival precinct. This was a popular trend in inter-war architectural design. It was taken up later by many of the Toorak Road village shops

^{119.} James Kearney, Map of Melbourne and Its Suburbs, 1855.

^{120.} George Tibbits, History of Prahran, p.40.

^{121.} Sands & McDougall's Directory Map Prahran 1885.

^{122.} Nigel Lewis & Associates. Prahran Character and Conservation Study 1992, p.36.

James Paxton. Toorak As I Knew It (1900-1930) p. 13 (Photos of the mansion and its interior with Alexander Landale and his family), p.26 (map of area).

^{124.} MMBW 1895 drainage plan)

^{125.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.36.

further east. Many of these shops built there in the 1930s on the site of earlier Victorian buildings also adopted the Old English style.

Today, the Williams and Landale Roads area is notable for the inter-war development of the Aroona Estate which resulted in the distinctive Landale Road subdivision with its Old English and Regency revival character. On the west side of Williams Road, by contrast, some nineteenth century housing remains as a reminder of the area's early history.

Description

The development in this Urban Conservation Area largely reflects the inter-war period, with some nineteenth century development remaining in the form of Royal Terrace and the adjacent Italianate single storey house, combined with the important Como. The developments in this area result from the subdivision of one of the large estates which previously occupied the block to the south of Rathmines Street.

Visually the tree plantings are an important element in the character of the Area. There are large Plane trees south of Rathmines Street in Williams Road, with smaller Ash and Liquidambar closer to Toorak Road. Landale Road also features large Plane trees which create an enclosed character in the court.

Heritage characteristics

The key heritage characteristics of the William and Landale Roads Urban Conservation Area are:

- the combination of nineteenth century mansion, terrace and villa housing with the detached two storey 1920s and 30s houses and flats, creating a precinct which clearly demonstrates an important development sequence characteristic of this part of the municipality
- the views to Como and the garden and boundary plantings
- the large Plane trees in Williams and Landale Roads
- the garden settings created by private gardens and the court design of Landale Road, complemented by the retention of original or typical 1920s and 30s low brick front fences
- the retention of bluestone and concrete street works in Rathmines Street and Landale Road illustrating materials typical of the 1920s and 30s period of development.

Analysis

The Urban Conservation Area expresses clearly the development sequence which is an important part of its significance. Both this Area and the adjacent Como Urban Conservation Area contain all the elements which contribute to an understanding of this sequence.

Significance

The Williams and Landale Roads Urban Conservation Area has significance for the notable inter-war development of the Aroona Estate, probably associated with architect Robert Hamilton, resulting in the distinctive Landale Road subdivision with its Old English and Regency Revival character and the related developments of the same period on Williams Road. These create a coherent element within the Area, representing a particular period and architectural character. Historically, the Area illustrates an important development sequence characteristic of the parts of the municipality bordering the Yarra River. The sequence is well evidenced in this Area with the early period represented in the views to Como, the late nineteenth century development resulting in the terraces and villa south of Rathmines Street, and then the later period of major redevelopment during the 1920s and 30s.

Sources

Kearney, James, Map of Melbourne and Its Suburbs, 1855.

Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.36.

MMBW 1895 drainage plan.

Paxton, James, *Toorak As I Knew It* (1900-1930), p. 13 (Photos of the mansion and its interior with Alexander Landale and his family), p.26 (map of area).

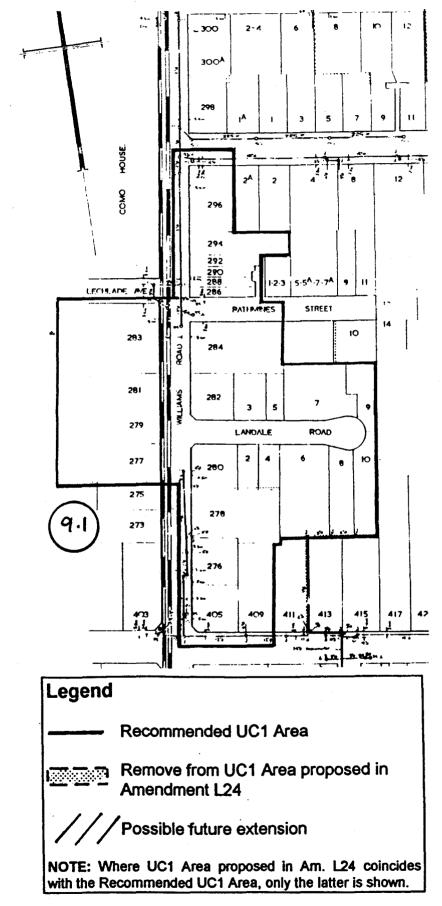
Sands & McDougall's Directory Map Prahran 1885.

Tibbits, George, History of Prahran, p.40

Recommendations

1. Adopt the UC1 Area as exhibited.

Map
Williams and Landale Roads Urban Conservation Area [Area 9.1]



Toorak & Grange Roads, and Robertson Street Urban Conservation Area [Area 9.2]

Extent

Toorak & Grange Roads, and Robertson Street Urban Conservation Area extends from the eastern end of Toorak Village in Toorak Road, north along both sides of Grange Road and along the south side of Robertson Street.

History

During the 1840s and early 1850s, apart from some small clusters of buildings along Toorak Road west of Darling Street and the beginning of a Toorak village settlement, there was virtually no concentrated development on the north side of Toorak Road. 126 James Kearney's 1855 map shows this tiny village centre and the formation of Jackson Street. 127 Jackson Street was the beginning of what has been described as the 'first speculative' residential subdivision in Toorak north of Toorak Road'. 128

This subdivision introduced the street network of Wallace Avenue, Jackson Street, Washington Street and Bruce Street, behind where the Toorak Village now is. C. H. James the financier and speculator was associated with this early villa development.¹²⁹

The Kearney map also shows the lack of development at this time in the area around the north-east and north-west corners of Grange and Toorak Roads and along Grange Road to Robertson Street.¹³⁰

By the late 1860s, however, the grounds of the mansion Trawalla, built in that decade for George Stevenson and extended in the 1880s for pastoralist John Simson, ¹³¹ covered most of the block bounded by Toorak Road, Grange Road, Robertson Street and Orrong Road. The mansion's entrance was shown on an 1895 MMBW drainage plan on the north-east corner of Grange and Toorak Roads. Small villas stood on the north-west corner. ¹³²

The 1930s subdivision of the Trawalla Estate¹³³ resulted in the creation of Trawalla Avenue and Lascelles Avenue, where the old Trawalla mansion with much reduced grounds remains at No. 22. Subsequently, Grange Road was developed as an area with substantial inter-war houses, although St. John's Sunday School is in a picturesque nineteenth century Gothic style. The earlier Victorian houses on the north-west corner of Grange and Toorak Roads were replaced in the 1930s by commercial buildings in the Old English style, so popular in that era. Robertson

^{126.} George Tibbits, History of Prahran, p.40.

^{127.} James Kearney. Map of Melbourne and Its Suburbs, 1855.

^{128.} George Tibbits, *History of Prahran*, p.40.

^{129.} George Tibbits, History of Prahran, p.40.

^{130.} James Kearney. Map of Melbourne and its Suburbs, 1855.

^{131.} National Trust File No. 227

^{132.} MMBW 1895 drainage plan.

^{133.} Sally Wilde, The History of Prahran. 1925-1990, p.68.

Road also became an area where inter-war housing flourished, its bungalow style residences located in spacious grounds.¹³⁴

Description

The Toorak, Grange Roads and Robertson Street Urban Conservation Area extends from the Toorak Village shopping centre along Toorak Road into an area containing inter-war houses and flats. Along Grange Road and Robertson Street, this pattern of predominantly inter-war housing continues.

At the eastern end of Toorak Village two periods of development are apparent in the nineteenth century shops on the south side of the street, and the Old English shops, that on the north-western corner perhaps representing the best-known image of this shopping centre. 135

Grange Road, probably once lined by Planes, now also features smaller Ash and medium sized Brush Box in its plantings. The large houses and flats along Grange Road also date from the inter-war period and are set within generous garden allotments.

Robertson Road slopes down towards Grange Road, with the inter-war late bungalow residences on the south side set on elevated sites. On the corner of Robertson and Orrong (no. 729) is a large house and garden designed by Harold Desbrowe Annear c1925. 136 It is an important and highly visible feature of this Area. Robertson Road retains bluestone kerb and guttering in an early configuration, and has large Brush Box on one side.

Heritage characteristics

The key heritage characteristics of the Toorak & Grange Roads and Robertson Street Urban Conservation Area are:

- the diversity of building types including shops, houses and flats, combined with a generally cohesive inter-war character created by the dominance of Old English revival styles as reflected in building forms, scales and materials
- the remaining nineteenth century elements which recall the early date of settlement in the Toorak Village area
- individual landmark buildings such as the Old English revival shops in Toorak Road and the Annear house in Orrong Road.
- garden settings associated with individual buildings combined with some contributory street trees.

Analysis

This Area captures a number of significant and well-loved elements of the Toorak Village area, especially the Old English revival shops and the broader setting of houses and flats in the same stylistic idiom. This character extends into Trawalla and

^{134.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992.

^{135.} Nigel Lewis & Associates, Prahran Conservation Study, 1982, p. 3-40.

^{136.} T. Hubbard & M. Looker, Significant Tree & Garden Study, Vol. 3, unpaginated.

Lascelles Avenue and consideration should be given to a future extension to this Area.

Significance

Toorak & Grange Roads and Robertson Street Urban Conservation Area has significance for the diversity of building types, including shops, houses and flats, which illustrate the design characteristics of the inter-war period and create a cohesive precinct.

Sources

Kearney, James, Map of Melbourne and Its Suburbs, 1855.

MMBW 1895 drainage plan.

National Trust File No. 227.

Tibbits, George, History of Prahran, p.40.

Wilde, Sally, History of Prahran 1925-1990., 1993, p.68.

Recommendations

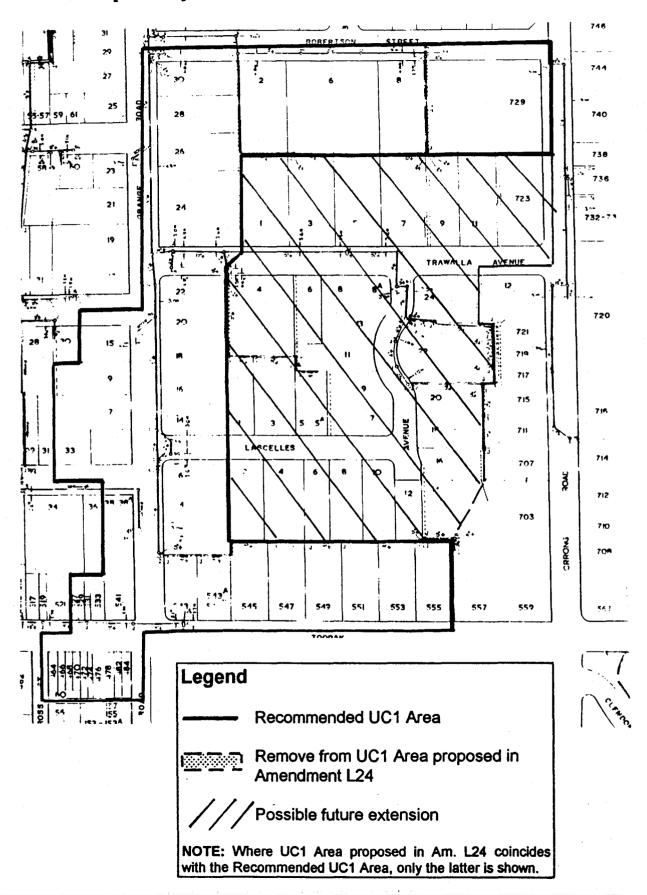
- 1. Adopt the UC1 Area as exhibited
- 2. Review the extent of the Area in terms of the possibility of including:
 - all or part of Lascelles Avenue
 - more of Trawalla Avenue
 - linking this Area to Struan Street Urban Conservation Area.

This analysis should be based on further historical research and further fieldwork after the completion of the historical research.

Map

Toorak & Grange Roads, and Robertson Street Urban Conservation

Area [Area 9.2]



Struan Street Urban Conservation Area [Area 9.3]

Extent

The Struan Street Urban Conservation Area mainly comprises the southern side of Struan Street between Orrong and Grange Roads, plus properties on the corners of Struan, Grange and Orrong Roads.

History

This area represents an inter-war development of a precinct, whose history can be traced back to the first 1840 sale of Crown lands north of Toorak Road, running back to the Yarra River. The first of these Toorak lots, the most sought-after and most expensive was west of Williams Road. The lots east of Williams Road were considerably larger but sold for a lesser price. 137

By the 1850s, there was a pocket of development along Toorak Road between Williams Road and Grange Road. This was the beginning of the Toorak village settlement. Jackson Street was already formed, and Balmerino, a large estate, overlooked the river. Most of the area between Grange road and Orrong Road (particularly on the Orrong Road side) was undeveloped by this time. 138

Over the next 40 years, there was considerable development in the area, particularly on the Williams Road side near the Toorak village and south of Bruce Street. There was only scattered development between Bruce Street and the river. An 1880s map shows the new streets behind the village area - Jackson, Douglas and Washington, and between Grange and Orrong Roads, Robertson and Struan Streets and the small north-south street off Struan, Hill Street. An 1895 MMBW drainage plan shows mansion properties and more modest villas on generous allotments as a feature of the area.

North of Bruce Street, the precinct was undeveloped at this time except for a scattering of large properties. East of Grange Road, there were only a few properties, including the mansion Trawalla (extant) on the Orrong/Toorak Road corner, and a number of villas on large allotments with entrances to Orrong Road. One of these had grounds extending back to the Struan/Hill Street corner. This area at the turn of the century appears in a sketch in James Paxton's account of his Toorak memories.

Subdivisions in the 1920s and later, including Trawalla c1931-32, ¹⁴² has given this area a predominantly inter-war character. The south side of Struan Street today, for example, contains a streetscape of significant large 1920s and 1930s houses. This area also includes the valley behind, as well as houses facing Orrong Road and Blackfriars Close. These share this gully, which once formed the 'wild garden' of Warrawee designed by Walter Butler. It was reputedly one of the earliest native

^{137.} George Tibbits, History of Prahran, pp. 25, 28, 30.

^{138.} James Kearney. Map of Melbourne and Its Suburbs, 1855.

^{139.} Sands & McDougall's Directory Map of Prahran, 1885-86.

^{140.} MMBW 1895 drainage plan.

^{141.} James Paxton, Toorak As I Knew It. 1900-1930, p.26.

^{142.} Sally Wilde, The History of Prahran. 1925-1990, 1993, p.68.

gardens in Australia. From a later period, the modern houses of Robin Boyd and several other designers in Blackfriars Close share this remarkable site.¹⁴³

Description

The Struan Street Urban Conservation Area is characterised by leafy garden settings surrounding large two storey houses, many being important examples of the architectural styles of the inter-war period. Struan Avenue slopes towards the west, down into the location where once flourished the 'wild garden' of Warrawee, designed by Walter Butler. No. 4 illustrates the influence of American domestic architectural styles. 144 Large Plane trees are planted on both sides of the street. Bluestone kerb and guttering remains in an early configuration throughout the Area (except for Grange Road).

On Orrong Road, large Plane trees, once pollarded but since allowed to grow to a majestic size, reach virtually across the road.

Blackfriars Close slopes down towards the valley; at the northern end of the Close a group of contemporary houses, including a Robin Boyd-designed house, nestle into the slope and are surrounded by native gardens, a new fashion in the 1960s. 145

Heritage characteristics

The key heritage characteristics of the Struan Street Urban Conservation Area are:

- the unusual combination of building periods and architectural styles including: the 1920s and 30s architecture which dominates Struan Street, Orrong and Grange Roads and the contemporary building styles and native gardens of Blackfriars Close (including the significant Robin Boyd house).
- architectural quality of the buildings throughout the Area
- the magnificent Plane trees along Orrong and Grange Roads and Struan Street
- the retention of bluestone kerb and guttering in an early (possibly original) configuration on Orrong Road and Struan Street.

Analysis

The significance of this Area relates to its association with Butler's Warrawee, the architectural quality of the houses from the 1920s-30s and the 1960s and the Plane tree plantings. The extent of the Area as defined appears to adequately reflect these aspects of significance and no alteration to the boundaries is required.

Significance

The Struan Street Urban Conservation Area has significance as the site of Warrawee, designed by Walter Butler and set within a 'wild garden' in the gully. This has provided the setting for the development of superb, predominantly architect-designed

^{143.} Nigel Lewis & Associates, Prahran Conservation Study, 1982, p. 3-16; Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.37.

^{144.} Nigel Lewis & Associates, Prahran Conservation Study, 1982, p. 3-35.

^{145.} T. Hubbard & M. Looker, Significant Tree & Garden Study, Vol. 3, unpaginated.

houses during the inter-war period which create a cohesive grouping of considerable design quality. The further development of part of the Butler site for housing in Blackfriars Close in the 1960s marks the revival of native gardens, said to have been first created here within the Warrawee garden, along with exciting contemporary architectural expressions of the period.

Sources

Kearney, James, Map of Melbourne and Its Suburbs, 1855.

Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.37.

MMBW 1895 drainage plan.

Nigel Lewis & Associates, Prahran Conservation Study, 1982.

Paxton, James, Toorak As I Knew It. 1900-1930, p.26.

Sands & McDougall's Directory Map of Prahran, 1885-86.

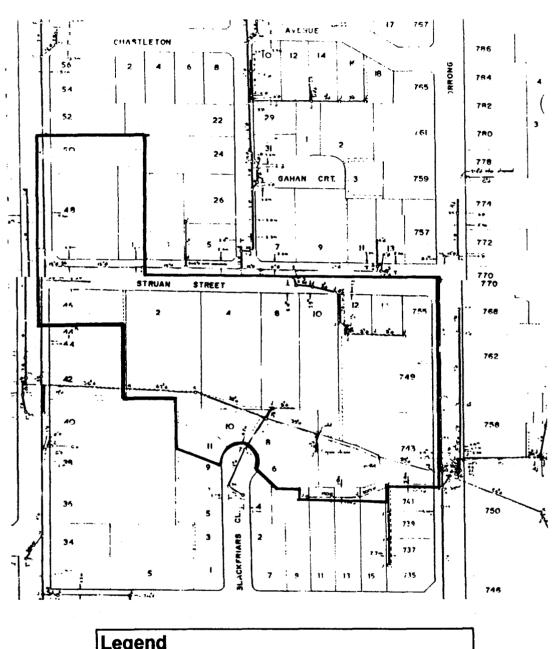
Tibbits, George, History of Prahran, p.25, 28, 30.

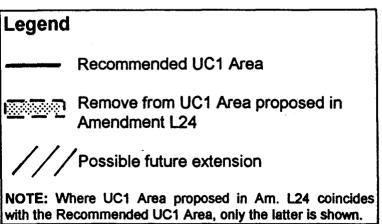
Wilde, Sally, History of Prahran 1925-1990, 1993, p.68.

Recommendations

1. Adopt the UC1 Area as exhibited.

Map
Struan Street Urban Conservation Area [Area 9.3]





Montalto Urban Conservation Area [Area 10.1]

Extent

The Montalto Urban Conservation Area includes the whole of the Montalto Avenue Estate

History

In the 1850s, Montalto was one of the large estates located around the infant Toorak Village. Other estates in the vicinity were Tintern, Springfield, Balmerino and Leura. An 1850s map of the area shows these properties on large allotments. Over the following 40 years, the precinct west of Canterbury Road was developed intensely. However, there was little development east of Canterbury Road. In 1895, Montalto and Leura were still standing within their extensive garden areas, creating a rural scene with cattle paddocks and fowl houses. 148

The Toorak area was the scene of intensive development in the 1920s and 1930s. Many of the remaining mansion sites were subdivided. Several important new streets were constructed and became the location of large and prestigious homes. These new Toorak streets included Stradbroke Avenue, Huntingfield Road and Montalto Avenue. 149

The Montalto Estate was surveyed in October 1927 by J. G. Gillespie and the plan lodged with the Titles Office on 28 February 1928. This distinctive subdivision is notable for its unusual geometrical form. Its square design, it is said, 'not only thwarted the automobile but created an unusual village-like street pattern ideal for the construction of equally distinctive architecture and landscape design'. 150

The design comprised Montalto Avenue North and Montalto Avenue South with entrances to Canterbury Road on the west and Orrong Road on the east. 151

Today, Montalto Avenue retains its late 1920s geometric design and contains an important group of 1930s residences. These include at least two designs by the notable architects, H. W. and F. B. Tompkins. 152

Description

The Montalto Avenue component of this Urban Conservation Area demonstrates an interesting approach to subdivision design which has created an internally focused residential precinct. The precinct is entered from the east or the west by short streets which end in a T intersection. The main road is then a square internally with houses on both sides, that is, around the perimeter as well as within the central square. At each corner of the rectangle, the road is extended in a small cul de sac. This design

^{146.} Cr. Bill Dane, The Toorak Village -Past, Present and Future, p.3.

^{147.} James Kearney, Map of Melbourne and Its Suburbs, 1855.

^{148.} MMBW 1895 drainage plan.

^{149.} John Curtis Pty. Ltd. Toorak Residential Character Study, 1991, 2-5.

^{150.} John Curtis Pty. Ltd. 2-5.

^{151.} Lodged Plan 12413. 2 sheets.

^{152.} John Curtis Pty. Ltd. 2-5.

technique is seen in the much later Housing Commission development in areas such as Doveton and Sale; the effect is to display the architectural qualities of the corner grouping of houses.

The overall character of Montalto area is created by this particular urban form combined with the strong architectural character of two storey detached inter-war houses, each individually of some interest, and some of considerable design importance. Each house is set on a larger than average allotment and each is surrounded by a leafy garden with smaller trees and shrubs predominating, although a few properties have larger specimen trees. The overall effect is of a linking between the garden setting of each house and the landscape setting created by the estate design. Many houses combine a brick fence and hedge for their front boundary. The combinations include lower brick fences with privet hedges and also some cypress hedges. A few properties have higher brick fences, presumed to date from a more recent period, and several retain timber fences which are probably original.

The architectural qualities of the buildings are vitally important in understanding and appreciating the character of the estate. The diversity of styles is remarkable given that each fit within a similar sized allotment and presumably contained a similar range and number of rooms. Many of the houses reflect the interests in revival styles during this period and include Tudor Revival houses with dark painted half timbering, Georgian Revival with rendered facades, Spanish Mission influences, and Arts and Crafts characteristics. Many of the houses are rendered but a good proportion are also face brick using the clinker bricks of the period.

Generally, the estate is remarkably intact. There has been some redevelopment along the Canterbury Road side of the estate.

The street plantings are unusual using Liquidambar, a species uncommon in street plantings, to great effect.

Heritage characteristics

The heritage characteristics of Montalto Urban Conservation Area are:

- the inter-war housing character and architectural quality
- the subdivision form, reflecting an interest in different types of residential precinct and responding to the rise in popularity of the motor car
- the garden estate quality created by the settings of the individual houses and the street trees within this particular subdivision form.

Analysis

Stonehaven Court is quite different in character to Montalto Avenue. While the *Prahran Character and Conservation Study 1992* listed this area separately in Precinct 14 and describes it in detail in relation to the Toorak Road/Clendon Road Area (see Precinct 13, pages 49-50). The present consultants believe the best solution is to treat Stonehaven Court as an extension to the Toorak Road/Clendon Area. It is therefore listed as Urban Conservation Area 14.2 in this report.

The defined extent of the Montalto component is too narrow along Orrong Road, and should be extended to include the whole estate - that is, add Orrong Road

properties - the four properties on the north side of Montalto Avenue, and three properties on the south. As well as representing the full extent of the estate, these properties are of a similar character to that of the remainder of the estate.

Significance

Montalto Avenue Urban Conservation Area has significance as an distinctive and unusual late 1920s subdivision form that, combined with a series of architecturally-interesting inter-war houses, successfully creates a singular residential precinct. The overall landscape design, plantings and street detailing are important attributes.

Sources

John Curtis Pty. Ltd., Toorak Residential Character Study, 1991, 2-5.

Dane, Cr. Bill, The Toorak Village -Past, Present and Future, p.3.

Kearney, James, Map of Melbourne and Its Suburbs, 1855.

Lodged Plan 12413. Two sheets.

MMBW 1895 drainage plan.

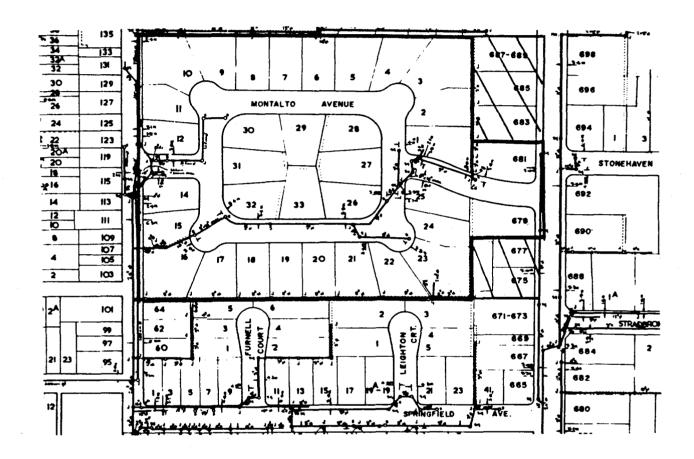
Nigel Lewis & Associates, Prahran Character and Conservation Study 1992.

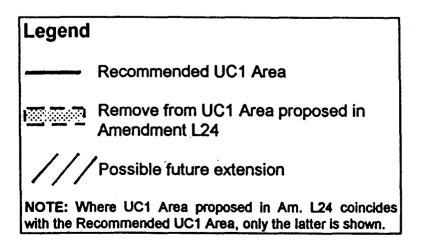
Recommendations

- 1. Adopt the UC1 Area as exhibited.
- 2. Seek a future extension to the Area to include the whole estate that is to add Orrong Road properties the four properties on the north side of Montalto Avenue, and three properties on the south.
- 3. Nominate the Montalto Avenue Urban Conservation Area to the Register of the National Estate.

Map

Montalto Urban Conservation Area [Area 10.1]





Tintern Avenue, Woodside Crescent, Williams Road Urban Conservation Area [Area 10.2]

Extent

The Tintern Avenue, Woodside Crescent, Williams Road Urban Conservation Area includes most of Tintern Avenue, a small section of the east side of Williams Road at the entry to Woodside Crescent and the north side of Woodside Crescent.

History

Tintern and Woodside were two of the properties on large allotments south of Toorak Road and east of Williams Road in mid-nineteenth century Toorak. In 1855, Tintern was shown on an early map of the area on a large wooded block located on the corner of Williams and Gardiner's Creek (now Toorak) Roads. This homestead, an architecturally-important portable iron structure, was built for William Westgarth, merchant and early colonist. Woodside was a property to the south of Tintern, also on a large allotment in the 1850s. 155

Large sections of this area had been developed by the 1890s. However, Tintern still stood on its extensive allotment. Woodside, on a large but reduced allotment, was located at the eastern end of Woodside Crescent. There were villas on good-sized blocks on the north side of this crescent but the timber houses on the south side were on considerably smaller blocks. 156

Major changes occurred in the next decade when c1910 Walter Butler, architect and owner, created the U-shaped Tintern Avenue. 157 A contemporary auction plan showed Tintern Avenue with the old mansion retained on Lot 9 on the east side of the crescent. A Weslevan Church (later known as the Toorak Methodist Church and in recent times severely damaged by fire) was located west of the avenue on the corner of Toorak and Williams Roads. Across Toorak Road and opposite the Tintern Estate was Taylor and Sangsters, one of the nurseries which designed the gardens and providing plants for the grand houses (such as Como) of Toorak. A walkway which remains today linked Tintern Avenue West to Williams Road. 158 Another auction plan prepared for the vendor by architects Inskip and Butler shows a resubdivision of many of the allotments to create the slightly smaller sites which remain today. However, some sites had already been sold and some appear to have been developed, with houses sketched onto the plan to indicate the style and quality of houses suited to the estate. Butler acquired the two allotments on the north-west corner of Tintern Avenue, building first a house, Studley in 1910. In 1918 he converted the house to flats and in 1922 more flats were built on what had been part of the garden, creating an interesting cluster of buildings. 159

^{153.} James Kearney Map of Melbourne and Its Suburbs, 1855.

^{154.} National Trust File No. 229.

^{155.} James Kearney Map of Melbourne and Its Suburbs, 1855.

^{156.} MMBW 1895 drainage plan.

^{157.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992.

^{158.} Tintern Estate. Toorak Road and Tintern Avenue. Haughton Plans, Vol. II. p.41, n.d.).

^{159.} S. Wilde, The History of Prahran. 1925-1990, 1993, p. 64.

By this time, Woodside had lost virtually all its gardens to further housing in Woodside Crescent. 160

The distinctive features of the Tintern Avenue area today are the individually significant properties (Tintern, no. 10, no. 13 Tintern Avenue and the Studley Flats on the corner of Tintern Avenue and Toorak Road¹⁶¹), Walter Butler's Tintern subdivision and his Studley Flats development. A sequence of terrace houses and adjacent Edwardian houses in Williams Road combine with a number of intact small Victorian villas remaining in Woodside Crescent to create a Victorian and Edwardian component.

Description

The Area results from several periods of subdivision that converted two mansion estates into housing allotments.

Tintern Avenue, which retains the mansion Tintern, is unusual in its U-shaped form, both 'arms' being linked to Toorak Road. The houses within the street predominantly reflect the First World War and inter-war periods in which the precinct was subdivided and developed. Architecturally, the precinct includes examples of the Bungalow, English Revival and Georgian Revival styles common at this time. While the design intent was to create a precinct of detached houses set within garden allotments, development of large blocks of flats within part of the estate have affected this character.

Tintern Avenue retains bluestone kerb and guttering with narrow grass verges. The small tree and shrub species used in street plantings create an untidy appearance and seem to replace earlier trees, possibly Plane trees, two large examples of which remain at the southern end of the U. Planes were a popular street tree within the late nineteenth and early twentieth century precincts in Prahran and a number of good examples remain.

Woodside Crescent dates from the late nineteenth century and results from the subdivision of the grounds of Woodside. The gently curving alignment of the crescent probably reflects the earlier entry drive into Woodside from Williams Road. The house remains at no. 19 on a much reduced site. On the north side of the street are a series of asymmetrical brick villas, while on the south are a series of smaller, single fronted Victorian and Edwardian houses. The development of the southern side of Tintern Avenue extends through to Woodside Avenue, disrupting the sequence of Victorian houses. The street has been reconstructed and lost its original street material types. The street trees are mainly Brush Box, White Cedar and Poplars which create a leafy canopy along the street.

Heritage characteristics

The key heritage characteristics of the Tintern Avenue, Woodside Crescent, Williams Road Urban Conservation Area are:

^{160.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.38.

^{161.} Nigel Lewis & Associates, Prahran Conservation Study 1982, p.6-6 to 6-8.

- the form and scale of residential buildings, created by the overlaying of the nineteenth century mansion estates with later nineteenth and early twentieth century housing, creating several distinct and relatively cohesive precincts within the Area.
- the consistent architectural quality of the First World War and inter-war housing in Tintern Avenue
- the design of the Tintern estate in terms of street form, materials (bluestone), allotment sizes and walkway through to Williams Road
- the sequence of asymmetrical Victorian houses on the north side of Woodside Crescent
- the alignment of Woodside Crescent which appears to reflect the former entrance drive to Woodside.

Analysis

The significance of the Area relates to the subdivision as a whole, thus justifying the inclusion of Woodside Crescent, which while much earlier, has been affected by the subsequent Butler development to the north. Inclusion of the flats, which do not contribute to the significance of the Area, would nevertheless better reflect the significance of the place as a whole, while also enabling Council to exercise development control over these sites in relation to the heritage significance of their setting.

Significance

Tintern Avenue, Woodside Crescent, Williams Road Urban Conservation Area has significance for its illustration of the processes of land development in the late nineteenth and early twentieth century, and in particular the subdivision of mansion estates to create middle-class housing areas. Both mansion houses remain on substantially reduced allotments, and the entry to Woodside appears to have created the curving alignment of the crescent. The sequence of Victorian houses on the north side of Woodside Crescent represent the architecture of the period and create a strong, coherent grouping. Walter Butler's Tintern subdivision and own Studley Flats development provides an example of the work of this important architect, and evidence of the role of architects in designing whole estates.

Sources

Kearney, James, Map of Melbourne and Its Suburbs, 1855.

Nigel Lewis & Associates, Prahran Character and Conservation Study 1992.

MMBW 1895 drainage plan.

Tintern Estate. Toorak Road and Tintern Avenue. Haughton Plans, Vol. II, p.41, n.d.

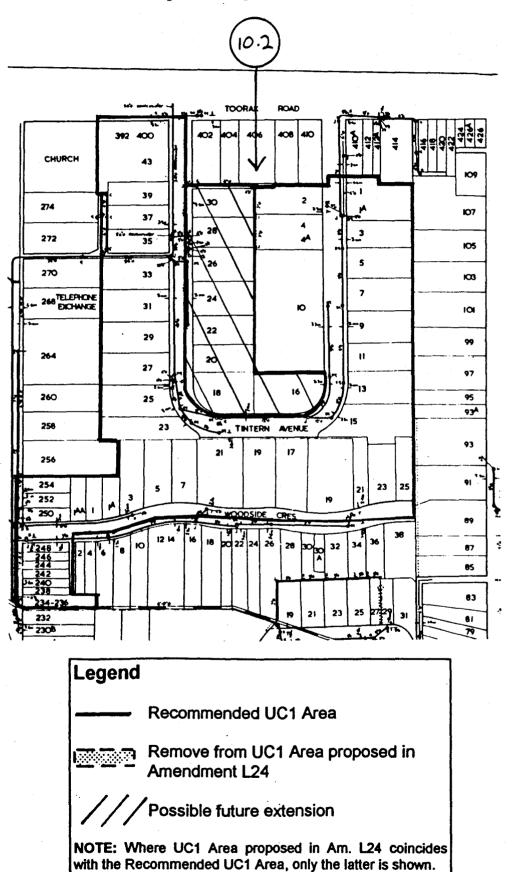
Wilde, S. The History of Prahran, 1925-1990, 1993, p. 64.

Recommendations

- 1. Adopt the UC1 Area as exhibited
- 2. Seek an extension to the Area to include the whole of Tintern Avenue within the Area. This means adding:
 - the three properties (26-30) on the north-eastern end of the western arm of Tintern Avenue
 - the large blocks of flats to the south of no. 26.

Map

Tintern Avenue, Woodside Crescent, Williams Road Urban Conservation Area [Area 10.2]



Malvern Road Urban Conservation Area - Extension along Malvern Road [Area 10.3]

Extent

This is a small group of shops on the north side of Malvern Road which abuts the Malvern Road Urban Conservation Area.

History

This small area on the corner of Williams and Malvern Roads south of May Street, near the old Bush Inn site, is an historic site associated with the earliest period of development in Prahran. As early as 1855, the Bush Inn, an important community meeting place, was located on this corner with the Hawksburn Hotel opposite. 162

Allotments at the corner of Commercial (now Malvern) and Williams Roads were auctioned on 12 April 1871. Later, in 1882, the Bush Inn Estate (Evelina Road, May Road and Williams Road) were offered for sale. Later still, in 1887, plans were prepared by the architect, C. E. Connor, for an enormous coffee palace to replace the Bush Inn. This venture never eventuated. 163

This corner remained one of the areas where the most modest buildings were located. In an 1895 MMBW drainage plan, a small terrace facing Malvern Road stands next to the Bush Inn property. 164 These one and two-storey Victorian shop premises were erected c1890. A description of the character of this corner, comments that this area 'focused around the Bush Inn saw the most modest buildings although those facing Williams Road and Evelina Road were very substantial terraces and villas'. 165

Description

This group of single and two storey brick shops are from the late nineteenth and early twentieth century. They form a logical extension to the abutting Malvern Road Urban Conservation Area (Precinct 6 in the *Prahran Character and Conservation Study 1992* with a detailed description on p. 5-2 of *Prahran Conservation Study*, 1982.)

Heritage characteristics

The key heritage characteristics of the Malvern Road Urban Conservation Area, of which this extension forms a logical part, are described in the *Prahran Conservation Study* (1982), p. 5-2.

^{162.} James Kearney. Map of Mélbourne and Its Suburbs, 1855.

^{163.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.28.

^{164.} MMBW 1895 drainage plan.

^{165.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.38.

Analysis

The area forms a logical extension to the Malvern Road Urban Conservation Area.

Significance

The significance of the Malvern Road Urban Conservation Area, of which this extension forms a logical part, is described in the *Prahran Conservation Study* (1982), p. 5-2.

Sources

Kearney, James, Map of Melbourne and its Suburbs, 1855.

Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, pp. 28, 38.

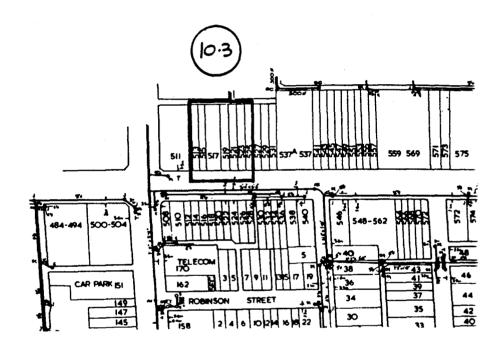
MMBW 1895 drainage plan.

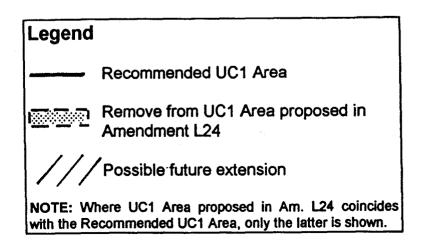
Recommendations

1. Adopt the UC1 Area as exhibited as an extension to the Malvern Road Urban Conservation Area.

Map

Malvern Road Urban Conservation Area - Extension along Malvern Road [Area 10.3]





Lorne Street Urban Conservation Area [Area 11.1]

Extent

Lorne Street Urban Conservation Area extends from Malvern Road south to its intersection with Spring Street.

History

In the middle-1850s, there was little development in the Prahran area bounded by Commercial (now Malvern) Road, Orrong Road, High Street and Williams Road. The eastern two-thirds and the Lorne Road area was wooded with a large clay hole located in the eastern area. However, a cluster of development with small allotments, narrow streets and number of a buildings was shown on the 1855 Kearney map in the southern area of this block near Williams Road and High Street. This early development illustrated the rapid expansion occurring in Melbourne and its suburbs during the gold rush era.

By the 1880s, Lorne Road was marked on a contemporary Prahran map. 167 A few years later, in the 1890s, a dramatic change had taken place. The pattern established at the south-western corner now extended as far north as Spring Road. Westbourne Street and Lorne Road ran north-south breaking the pattern further south. Lorne Road was lined by houses on much more generous allotments than those in the streets to the south. 168

Today, much of the nineteenth century character of this precinct remains. Lorne Road, still a small street, contains houses of greater size than those in the east-west streets to the south, although still modest in scale.

Description

Lorne Street comprises Victorian houses, detached houses and terraces at the southern end. The range of housing types include small timber cottages and more elaborate double fronted asymmetrical houses with bi-chromatic brickwork and slate roofs.

Overall the street gives the appearance of diversity, expressing the different types and forms of Victorian housing. The intrusion of high front fences, particularly at the northern end of the street, reduces the quality of the overall streetscape. Nor do the street plantings provide a unifying theme, as these comprise a mix of sizes and species including Melaleuca and Brush Box probably from the post-war period. Bluestone kerb and guttering and asphalt footpaths and roadway are traditional.

^{166.} James Kearney. Map of Melbourne and Its Suburbs, 1855.

^{167.} Sands & McDougall's Directory Map of Prahran, 1885-86.

^{168.} MMBW 1895 drainage plan.

Heritage characteristics

The key heritage characteristics of the Lorne Street Urban Conservation Area are:

- form and scale of residential buildings, dating from the nineteenth century
- the continuing use of traditional street construction materials of asphalt and bluestone.

Analysis

The analysis contain in the *Prahran Character and Conservation Study 1992* suggests that many of the houses are intact or substantially intact. While this may be so another considerable proportion have been altered.

This area is one of few examined during the present study that does not appear to meet the threshold of local significance in accordance with the criteria. There are a number of other Urban Conservation Areas in Prahran that better represent a similar period and type of development.

Based on the information presently available, Lorne Street cannot be justified as an Urban Conservation Area.

Sources

Kearney, James, Map of Melbourne and its Suburbs, 1855.

MMBW 1895 drainage plan.

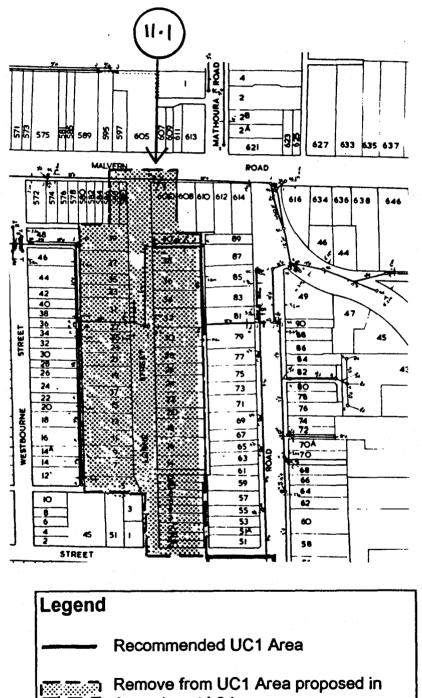
Sands & McDougall's Directory Map of Prahran, 1885-86.

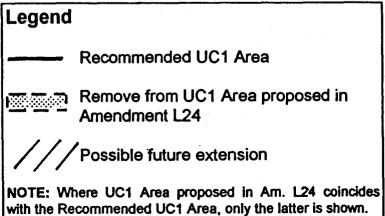
Recommendations

- 1. Do not adopt this UC1 Area as exhibited.
- 2. Review the area should any information come to hand that reflects on its potential significance.

Мар

Lorne Street Urban Conservation Area [Area 11.1]





Williams Road Urban Conservation Area [Area 11.2]

Extent

The Williams Road Urban Conservation Area comprises the eastern side of Williams Road from the former fire station south of Aberdeen Road almost to Robinson Street, plus a smaller group between Murray and Clarke Streets on the west side of Williams Road.

History

This area along the eastern side of Williams Road between Commercial (now Malvern) Road and High Street showed signs of development as early as the middle-1850s. James Kearney's 1855 map of the area showed a number of narrow streets, small allotments and some buildings at the south end of Williams Road near High Street. 169 Further north near Commercial (now Malvern) Road, the area was mainly an undeveloped, wooded area at this time.

During the next forty years, following the gold era early development, an even more rapid expansion took place. The small detached weatherboard houses in narrow streets at the south-eastern corner now became established as a development pattern as far north as Spring Road. On the other hand, the allotments facing Williams Road were substantial single and double storey detached houses.¹⁷⁰ The Rinoldi Spaghetti factory was founded in 1894, at first in a factory off Williams Road, and later in Aberdeen Street.¹⁷¹

The nineteenth century character of this Prahran precinct has continued into the present century. The mansion on the intersection of Williams Road and Malvern Road (shown on the 1890s plan) had been replaced by commercial developments. Although a service station and flats interrupts the original sequence of buildings down to Aberdeen Street, most of the eastern side of Williams Road remains as an area where prominent and imposing Victorian terraces are located, as well as detached single storey villas.

Description

Williams Road, a busy transport route today, contains a sequence of Victorian houses on both sides of the road, with the best examples being the asymmetrical villas at the north-eastern end of the Area and opposite on the corner of Clarke Street, the two storey terrace (nos. 131-135) with return verandahs and 'candle-snuffer' roof on a low tower at each end of the main facade. The remarkable consistency in the asymmetrical villas suggests a single period of development, and possibly a single developer or builder.

Further south, the Area is more diverse with later Edwardian and inter-war houses interspersed with Victorian houses and a prominent two storey terrace.

^{169.} James Kearney. Map of Melbourne and Its Suburbs, 1855.

^{170.} MMBW 1895 drainage plan.

^{171.} S. Wilde, The History of Prahran. 1925-1990, p. 150.

Williams Road retains the traditional street construction materials, using asphalt for the roadway and footpath and sawn bluestone for the kerb and guttering. Plane trees have recently been planted and are set into the paved footpath; there are no grass verges.

Heritage characteristics

The key heritage characteristics of the Williams Road Urban Conservation Area are:

- the consistent form, detailing, style and setback on the eastern side of Williams Road, especially within the grouping of asymmetrical villas at the northern end, which is characteristic of a middle-class nineteenth century housing area
- the two prominent terraces, one on each side of the road, are dominant elements and focal points within the Area
- the continuing residential use as the predominant land use (with some conversion to commercial uses noted from the field work)
- the retention of traditional street materials on both sides of Williams Road.

Analysis

The extent of the Williams Road Urban Conservation Area as currently defined includes the main sequences of nineteenth century housing which create the character of this Area. No change to the extent is proposed.

Significance

Williams Road Urban Conservation Area has significance as a sequence of nineteenth century middle class housing, displaying both single storey villas and two storey terraces, which form a coherent precinct and provide evidence of the stylistic tastes of the period.

Sources

Kearney, James, Map of Melbourne and its Suburbs, 1855.

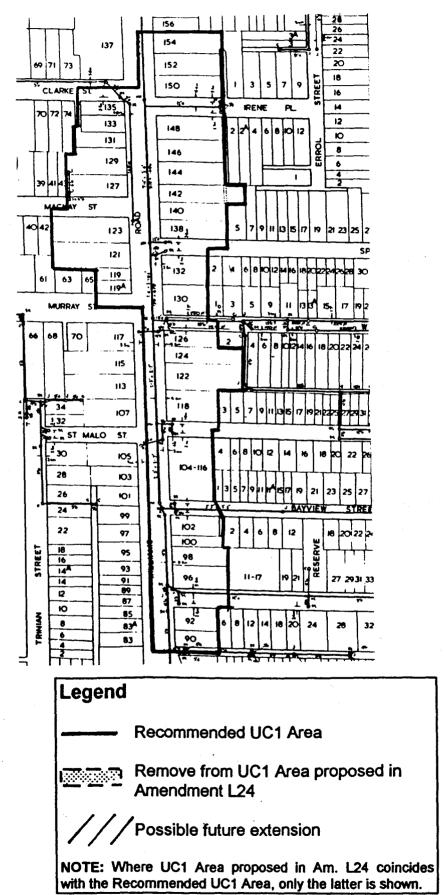
MMBW 1895 drainage plan.

Wilde, S. The History of Prahran 1925-1990, 1993.

Recommendations

1. Adopt the UC1 Area as exhibited.

Map
Williams Road Urban Conservation Area [Area 11.2]



Chatsworth Road Urban Conservation Area [Area 11.3]

Extent

The Chatsworth Road Urban Conservation Area comprises the western side of Chatsworth Street between Spring Street and almost to the alignment of Aberdeen Street.

History

The Chatworth Road area was completely undeveloped in the early 1850s phase of this Prahran precinct. The 1855 Kearney Map shows it as a wooded area, in contrast to the development to its west in the Williams Road/High Street area. 172

Chatsworth Road, the major north-south road in this precinct, is shown on an 1880s map of the area. 173 Its location appears to coincide with the original Crown allotment boundary. By the 1890s it represents a transition from the modest working-class housing to the south-west and the increasingly affluent homes to the east. An 1895 MMBW drainage plan illustrates the range in its building stock. Although mainly brick, there are single storey row housing, substantial two storey terraces and double-fronted detached villas. The change in topography from the flat area led to the creation of Grandview Grove with its elevated sites on which mansion houses were built on large allotments. 174

Chatsworth Road has remained substantially unchanged other than with several flat developments. It still represents an interesting transition from the more humble houses on the west to the mansions of Grandview Grove on the east.

Description

The Chatsworth Road Urban Conservation Area comprises a series of smaller detached houses, many in timber, and some rows of terraces. The street was predominantly developed during the Victorian period. The housing in the Chatsworth Street area demonstrates the diversity of forms common in the 1870s, 80s and into the 90s while also reflecting a certain continuity in size, scale and materials. Of the timber houses within this Area, a number are very finely detailed, more elaborate and with more care taken than would be expected in modest timber dwellings such as these. Many are asymmetrical in form reflecting the Italianate influences of the 1880s.

The street itself runs north south and is lined on both sides by large Plane trees. These trees have been heavily pollarded in the past but in recent years have been allowed to establish a more graceful form. They are a major contributor to the character of the streetscape, integrating visually both sides of the street. The road pavement remains asphalt but the footpaths, kerb and guttering have been rebuilt in concrete. Some kerb extension have been used as part of a traffic management devise. These streetworks appear to have narrowed the nature strip on the western

^{172.} James Kearney. Map of Melbourne and Its Suburbs, 1855.

^{173.} Sands & McDougall's Directory Map of Prahran, 1885-86.

^{174.} MMBW 1895 drainage plan.

side of the street; it is assumed that originally it would have had the same width as that on the eastern side.

Heritage characteristics

The key heritage characteristics of the Chatworth Road Urban Conservation Area are:

- evidence of the overlaying of a nineteenth century development pattern on sloping topography, resulting in smaller houses to the west, large houses on the higher land to the east, with Chatsworth Road forming a transition zone
- the consistent form, scale, setback and period of the development which is characteristic of a modest nineteenth century housing area
- the continuing residential use as the predominant land use
- the large Plane trees which visually link both sides of the road.

Analysis

The character of the street is largely created by the large Plane trees on both sides combined with the general quality, period and form of the housing. The opposite side of the street was also developed within the same period as is evidenced by the 1895 MMBW Plan. The reason for distinguishing between the two sides of the street and excluding the eastern side from the Urban Conservation Area is not clear. Certainly the western side retains a greater diversity and a higher quality of building stock, particularly in terms of its intactness. However the factors that unify the whole streetscape appear stronger than those which divide it.

Significance

Chatsworth Road Urban Conservation Area has significance as a cohesive nineteenth century residential area that, in its building stock and location, illustrates the important relationship between topography and social class. The architectural detailing applied to the modest houses in Chatsworth Road belies their size, and represents the tastes and aspirations of those who chose to build in this location. The Plane trees are an important streetscape attribute.

Sources

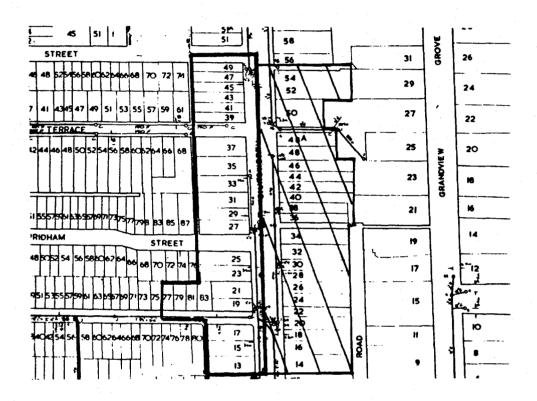
Kearney, James, Map of Melbourne and its Suburbs, 1855.

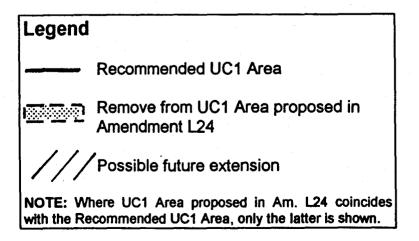
MMBW 1895 drainage plan.

Sands & McDougall's Directory Map of Prahran, 1885-86.

Recommendations

- 1. Adopt the UC1 Area as exhibited.
- 2. Seek an extension of the Area to include the eastern side of Chatsworth Street.





Aberdeen Street Urban Conservation Area [Area 11.4]

Extent

The Aberdeen Street Urban Conservation Area comprises a small group of buildings at the eastern end of Aberdeen Street and extending along both sides of the street.

History

Development in the Aberdeen Street area, a small street off the east side of Williams Road, began as early as 1855. Although much of the precinct bounded by Commercial (now Malvern) Road, Orrong Road, High Street and Williams Road, remained as wooded, undeveloped land, an area in the south-west corner close to Williams Road and High Street, already displayed a pattern of narrow streets with small allotments and some housing in the 1850s. Aberdeen Street was one of those narrow early streets.¹⁷⁵

By the 1890s, this early development had increased rapidly, as the pattern of narrow streets and small detached houses in the south-east corner of the precinct spread north to Spring Road. Groups of weatherboard houses without front gardens line both sides of the eastern end of Aberdeen Street in an 1895 MMBW drainage plan of the area. At a later date, Rinoldi's Spaghetti Factory, founded in 1894 and located at first off Williams Road, was moved to Aberdeen Street. In 1955, it was the largest macaroni manufacturer in Australia. 176

The Aberdeen Street area remains today as a cul-de-sac with a small group of unusual and elaborately detailed single-storey weatherboard houses without front gardens at the eastern end. They illustrate the early history of this area as a place where Prahran's artisans lived with their families.

Description

This small group of houses may be unique within the City of Prahran. On the north side of the street are four small brick houses - two double fronted and two single fronted, each in the form of a terrace with a single brick fire wall, but detached. Several have timber side and rear walls. Their original brickwork comprising red and cream bricks, has been painted in three of the four examples although the bi-chromatic brickwork in the chimneys remains exposed.

On the south side of the street are a series of timber houses each with a small gable in the verandah over the entry. No. 80 has a typical Victorian parapet, but in timber rather than the typical brick rendered construction.

At the eastern end are two houses with only part of their frontage exposed to the street. On the south side no. 82 faces the side wall of its neighbour, while on the north side that house faces west with only half its facade visible from the street.

This form of intense and somewhat unplanned urban development is now rare within the metropolitan area, most of the densely settled precincts having been cleared by

^{175.} James Kearney. Map of Melbourne and Its Suburbs, 1855.

^{176.} S. Wilde, The History of Prahran. 1925-1990, 1993.

the Housing Commission after the Second World War as part of their 'slum clearance programme'.

This group of houses are set on the front property line with the balustrading on their verandahs forms their 'front fences'. The eastern end of Aberdeen Street is narrower than the remainder of the street, suggesting the housing relates to the subdivision of a single allotment.

The street remains in an early form with asphalt footpath, bluestone kerb and guttering on the southern side. On the north this has been replaced with concrete.

Analysis

This area comprises a grouping of buildings of very special form and content. Its history should be researched, particularly in relation to property ownership, subdivision, builders and owners/occupiers.

Heritage characteristics

The key heritage characteristics of the Aberdeen Street Urban Conservation Area are:

- the form and scale of development, comprising a nineteenth century precinct of an unusually dense and 'unplanned' character set on the property boundary without front gardens.
- the retention of traditional street materials on the south side of the street.

Significance

The Aberdeen Street Urban Conservation Area has significance as a rare type of nineteenth century precinct, illustrating the density and unplanned character once common in the inner city areas of Melbourne but substantially removed in the 1960s and 70s through the slum clearance programs of the Housing Commission.

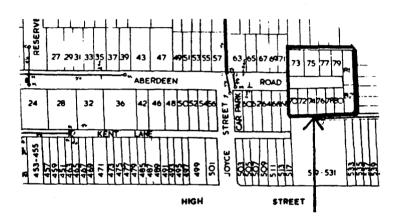
Sources

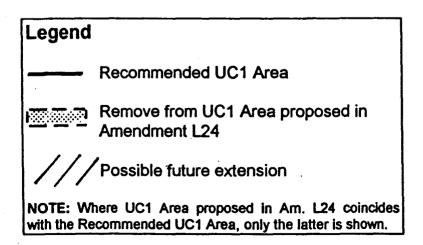
Kearney, James, Map of Melbourne and its Suburbs, 1855.

Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.42. Wilde, S. The History of Prahran 1925-1990, 1993.

Recommendations

- 1. Adopt the UC1 Area as exhibited.
- 2. Undertake further research into the Area to more clearly define its level of significance, and if warranted nominate the Area to the Register of the National Estate.





Woodfull Street Urban Conservation Area [Area 11.5]

Extent

The Woodfull Street Urban Conservation Area comprises the east and west sides of Woodfull Street through to a Beckett Street to the east.

History

The site of the Woodfull Street area remained undeveloped over a long period. In the 1850s, it was part of the wooded area in a precinct bounded by Commercial (now Malvern) Road, Orrong Road, High Street and Williams Road. A large clay hole was located in this area in James Kearney's 1855 map.¹⁷⁷

In the mid 1880s, there was development of Grandview Grove. To its east, subdivision resulted in the creation of the narrower streets of Wynnstay Grove (now Woodfull Street) off Wynnstay Road and Pohlman (now a'Beckett) Street off Malvern Road. Building allotments on both sides of Woodfull Street were shown in an 1886 subdivisional plan. 178

By 1895 there was a row of houses along the east side of Woodfull Street but little development along its west side. The allotments in this street contrasted with the large allotments and mansion houses in Grandview Grove. A large 'clay pit' and 'general rubbish heap' on the east side of Pohlman (now a'Beckett) Street occupied the site of the present Ormond Park.¹⁷⁹

Today some Victorian houses from the time of the 1880s subdivision may be found in Woodfull Street as well as a fine row of Edwardian pairs along the west side. The lane at the northern end of Woodfull Street now provides vehicle access to a Beckett Street.

Description

Woodfull Street comprises two main periods of development - Victorian and Edwardian. The earlier Victorian development comprises detached villas with a small group of timber Victorian houses and a terrace pair. Part of the western side of Woodfull Street has been developed in the Edwardian period with a series of six semi-detached houses and a single detached house. The consistency of design and detailing suggest these Edwardian houses may be part of a single development and the work of the same builder. The Edwardian houses, set on the street frontage and on the high side of the street, are an important element in the streetscape. Their typical red brick and terracotta Edwardian character dominates the streetscape. Architecturally they are interesting examples of the period, built close to the street and some retaining their original brick front fences.

The street itself is narrow, retaining asphalt as the primary paving material and bluestone kerb and guttering. A concrete inner strip has been set along the guttering

^{177.} James Kearney. Map of Melbourne and Its Suburbs, 1855.

^{178.} Lodged Plan 1125.

^{179.} MMBW 1895 drainage plan.

during a past relaying of the guttering. The southern entry to the street retains a cobbled section of roadway. Recently ash trees have been planted in the street but as yet are too small to make a visual impact.

The Woodfull Street Urban Conservation Area forms an extension to Grandview Grove Urban Conservation Area which it abuts. Grandview Grove comprises larger allotments developed predominantly in the 1880s period. The unusual curved street layout, the avenue of mature oaks and ash trees are part of the character of this area. The Woodfull Street Area provides a sharp and important contrast to Grandview Grove.

Analysis

The Urban Conservation Area should remain largely as exhibited. On a Beckett Street, the rear gardens of Woodfull Street properties have been subdivided for flats. These should not be included in the urban conservation area as they neither make a contribution to the Area nor are they visible from the Area.

Heritage characteristics

The key heritage characteristics of the Urban Conservation Area are:

- its diversity, reflecting two predominant periods of development namely the Victorian period (probably 1880's and earlier) and the Edwardian period. Their diversity arises from the differences in architectural styles and tastes in these two periods.
- the overall form and scale of developments
- the contribution of the land form to the character of the street
- its historical relationship to the adjoining areas and its (yet to be understood) relationship to the swamp that is now Ormond Park.

Significance

The Woodfull Street Urban Conservation Area has significance as a diverse and cohesive nineteenth and early twentieth century precinct illustrating the progression of architectural styles during these periods and including representatives examples of a range of different building forms. Historically, its connection with the subdivision of Grandview Grove is of interest.

Sources

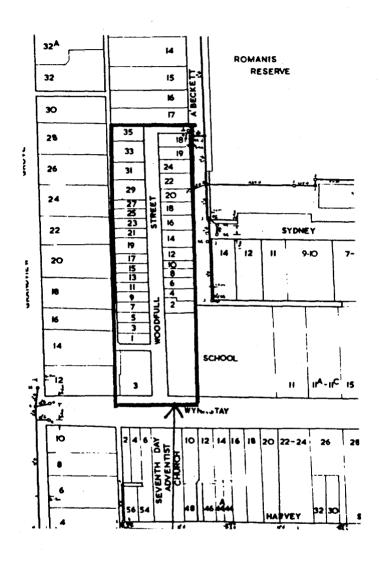
Kearney, James, Map of Melbourne and its Suburbs, 1855.

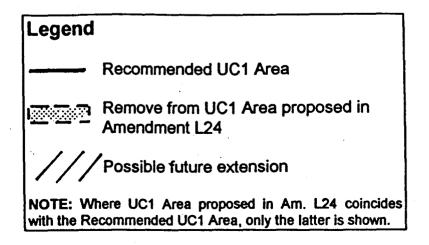
Lodged Plan 1125.

MMBW 1895 drainage plan.

Recommendations

- 1. Adopt the UC1 Area as exhibited.
- 2. Undertake further research into the Area to examine whether there is any historical connection between housing in this street and the former clay hole (brick or pottery works) as this would add to an appreciation of the significance of the Area.





Jessamine Avenue Urban Conservation Area [Area 12.1]

Extent

The Jessamine Avenue Urban Conservation Area includes both sides of Jessamine Avenue, Kenleigh Grove and Linden Court, and the Williams Road and Dandenong Road buildings which create the entrances to this urban conservation area. Lumley Park at the northern end of Jessamine Avenue is excluded even though it appears to form part of the original sub-division design.

History

In the 1850s, the precinct bounded by High Street, Orrong Road, Dandenong Road and Williams Road, had been partially subdivided. However, there was little development except in the north-west corner, the location of the Mount Erica Hotel, and at the southern boundary along Great Dandenong Road (an early stock route and the municipal boundary) where there were several villas on large allotments. 180

The area developed considerably over the following 40 years. A number of streets in the northern section were intensely developed with small weatherboard houses on narrow allotments. Larger villas faced High Street while Williams Road had a sequence of major villas, the allotments becoming larger along Williams Road to Dandenong Road. There was also a number of mansion allotments. Even larger allotments faced Dandenong Road. Larnook was on its massive allotment at the corner of Orrong Road. These mansions had elaborate landscaped gardens. [18]

Today, most of the old mansions and their holdings have disappeared. however, like Larnook, have survived but with much reduced allotments. New subdivisions and street patterns led to a major development in this precinct in the 1920s. A subdivisional plan dated 8 February 1927 (declared by the estate agent, E. P. Muntz) shows the creation of Jessamine Avenue. It curves from the Packington/Gooch Streets corner down to Dandenong Road. There are good-sized allotments on both the east and west sides of Jessamine Avenue. However, the southern end of the street is undeveloped except for three large allotments facing Dandenong Road. 182 New streets like Linden Court, Jessamine Avenue and Lalbert Crescent have introduced buildings in stylish inter-war architectural styles. Jessamine Avenue, a subdivision with a sweeping concrete paved road, is an affluent middle class development within a nineteenth century working-class area. The new electric tramway and landscaped plantation, it is said, helped to sell this development. Nearby Kenleigh Grove shares a late 1930s flat development with the southern section of Jessamine Avenue. 183

^{180.} James Kearney. Map of Melbourne and Its Suburbs, 1855.

^{181.} MMBW 1895 drainage plan.

^{182.} Lodged Plan 11971.

^{183.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, pp. 45-46.

Description

The Jessamine Avenue subdivision reflects the middle class aspirations of those able to build during the inter-war period. The street curves at both ends, creating a closed and inward looking precinct filled with large, predominantly two storey houses each of an individual style. The character of the urban conservation area is largely created by this sweeping concrete roadway, the curved form of the subdivision and the well developed street plantings of Ash and Liquidambar species. The roadway appears to remain intact as a concrete road, an unusual feature within this part of the City of Prahran. Likewise the kerb and guttering, however sections of the footpath appear to have been replaced.

Architecturally the houses along the street demonstrate a diversity of the styles common in the inter-war period and demonstrate the influence of revival styles. The forms include buildings with strong Spanish Mission influences, and the modernist movement. Two blocks of flats at the south end of Jessamine Avenue are particularly well developed examples of the modern period with No. 5 retaining large curved glassed windows as does the detached dwelling opposite. In Kenleigh Grove there is also intense flat development typical of the later 1930s and comparable with the southern section of Jessamine Avenue.

Also contributory to the streetscape are the garden plantings and fences, many of which relate strongly to the design and period of the house.

Like Jessamine Avenue, Linden Court comprises interwar development along a curved concrete street lined with trees, in this instances Melaleucas and more recent Birches. It results from the subdivision of a mansion house of the same name in the 1920s and 30s. 184 The form of development is also detached two storey houses on somewhat smaller allotments. The houses are all rendered in rough cast and retain low fences with similar detailing. In form they approach the conventional hipped roof but are enlivened by the use of Romanesque arches reminiscent of Georgian Revival and Spanish Mission. Some of the rendered houses remain unpainted, an unusual and significant feature. Most have two storey porticos forming the main entrance, and all have entry driveways most retaining the concrete strip form. Two concrete lamp standards remain, one on Williams Road and the other at the head of the court; neither carries a lamp today.

Kenleigh Grove has been developed for flats probably in the 1930s-40 and today comprises a series of flats reflecting the modern architectural movement. These buildings combine render and clinker brick work. The streetscape is developed on one side, the east side only, with the west side heavily planted with Lilly Pillys. At the corner of Kenleigh and Dandenong Road is a block of red and cream brick flats slightly later in period.

^{184.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p. 46.

Heritage characteristics

The key heritage characteristics of the Jessamine Avenue Urban Conservation Area are:

- as an expression of a singular estate and sub-division design with a coherent street character created at the point of subdivision and reinforced by the development period of the houses
- the Ash and Liquidambar street tree plantings set within wide grassy verges in Jessamine Avenue
- the curved concrete roadways of Jessamine Avenue and Linden Court
- the large upper middle class two storey houses each of a distinctive character but collectively reflecting the styles and tastes of the inter-war period
- the gardens and fences of these houses

Analysis

The built and landscape character of these streets create a precinct of considerable cohesiveness and quality, demonstrating the design elements of the 1920-40s era.

Significance

The Jessamine Avenue Urban Conservation Area has significance as a remarkably cohesive and intact 1920s-40s precinct resulting from the development of the large mansion estates and containing an impressive grouping of substantial houses set in landscaped grounds and streetscapes of the period.

Sources

Kearney, James, Map of Melbourne and its Suburbs, 1855.

Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.45-46.

Lodged Plan 11971.

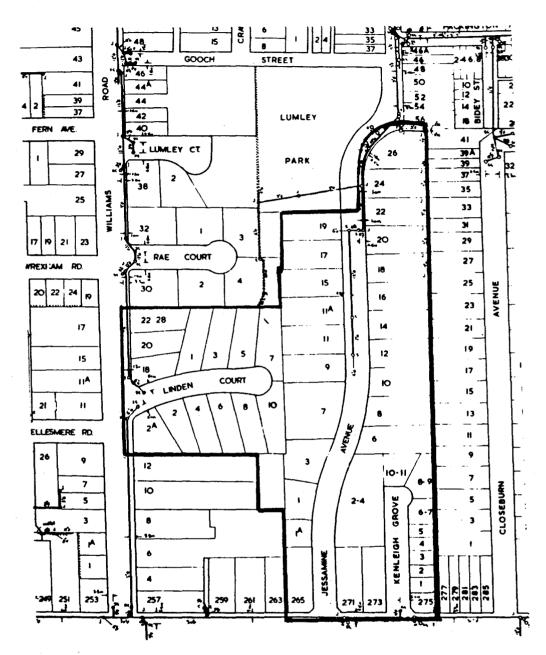
MMBW 1895 drainage plan.

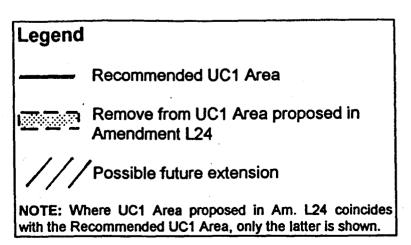
Recommendations

1. Adopt the UC1 Area as exhibited.

Map

Jessamine Avenue Urban Conservation Area [Area 12.1]





Bowen Street Urban Conservation Area [Area 12.2]

Extent

The Bowen Street Urban Conservation Area comprises most of the north and south sides of Bowen Street.

History

Although this area showed little development in the 1850s, 185 by the 1890s, a number of streets in the northern section of a precinct bounded by High Street, Orrong Road, Williams Road and Dandenong Road, had been intensely developed. Bowen Street with its small weatherboard houses on narrow allotments was an example of this development as were George Street, Highbury Grove and Chomley Streets. The remainder of the precinct comprised large mansion houses on extensive allotments. 186

Today, Bowen Street remains as a characteristic nineteenth century working-class street close to High Street and Williams Road, still with small weatherboard cottages with small frontage set-backs. Such cottages were once, last century, typical housing in the Prahran area with its many service industries established to meet the needs of more affluent families in the northern areas of South Yarra and Toorak. The relationship between the workers' housing and the mansions is of interest.

Description

The Bowen Street Urban Conservation Area comprises a remarkable group of timber cottages each originally virtually identical in its detailing, but with several original variations apparent. Each cottage is single fronted and built in timber. The main facade uses timber block work while the sides are clad in weatherboards. A convex verandah extends across the main facade and is supported on chamfered posts with cast iron lace of varied patterns. Paired pendant eaves brackets with mouldings between are set under the eaves on the front facade. On the south side the cottages have a single front window with side lights. The cottages on the north side vary this pattern with a paired double hung sash window on the main facade. Each has a heavily moulded chimney.

The streetscape is created by the repetition of the cottage forms and their virtually identical detailing. The street itself retains an asphalt surface but the footpaths and kerb and guttering have been replaced with concrete. Trees are planted within the footpath and include typical post-war species of Brush Box, Prunus and Melaleuca. The majority of the houses have recent timber picket fences in a variety of heights and forms.

Heritage characteristics

The key heritage characteristics of the Bowen Street Urban Conservation Area are:

- the form and stylistic consistency of the buildings

^{185.} James Kearney. Map of Melbourne and Its Suburbs, 1855.

^{186.} MMBW 1895 drainage plan.

- its historical relationship as a working class area to the adjoining mansion areas in the 1890s
- the use of simple timber picket fences, while not original, reflect the earlier fencing types expected to have been used in this area.

Analysis

This Area has a distinctive character created by the repetition of timber cottage forms and should remain as defined in the *Prahran Character and Conservation Study*.

Significance

Bowen Street Urban Conservation Area has significance as a cohesive and characteristic nineteenth century working-class street retaining a series of small weatherboard cottages with small frontage set-backs. The form and stylistic consistency of the cottages create a remarkably cohesive architectural character to the area. Historically the physical relationship between the workers' housing and the mansions is of interest.

Sources

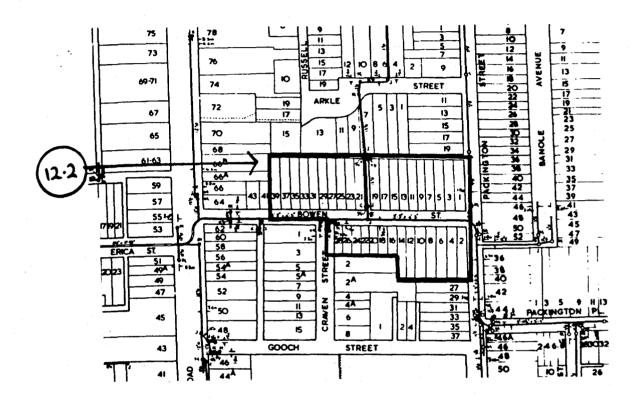
Kearney, James, Map of Melbourne and its Suburbs, 1855. MMBW 1895 drainage plan.

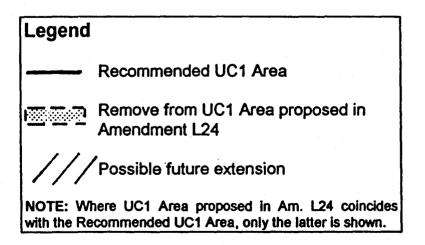
Recommendations

1. Adopt the UC1 Area as exhibited.

Map

Bowen Street Urban Conservation Area [Area 12.2]





Kelvin Grove Urban Conservation Area [Area 12.3]

Extent

The Kelvin Grove Urban Conservation Area comprises a group of 11 houses on the west side of Kelvin Grove.

History

The Kelvin Grove area was completely undeveloped in the 1850s. 187 However, by the 1880s, a number of mansion properties had been built along Orrong Road. These included Lalbert (extant) in the vicinity of the present Kelvin Grove area and Larnook (extant) in the vicinity of the present Vail Street area further south. 188

The north end of Kelvin Grove near High Street was created as the result of an 1888 subdivision. The Merville Estate, a subdivision of part of Crown Portion 53 at Armadale, was shown on Lodged Plan 1736 dated 18 January 1888. It included an area south of High Street comprising the north-south Airlie Avenue, Kelvin Grove curving off Airlie Avenue and the narrow Florence Street off Kelvin Grove. Building allotments were marked out on both sides of Airlie Avenue, on the west side of Kelvin Grove, and fronting High Street on either side of Airlie Avenue. 189

There was very little development in the Kelvin Grove area by the mid-1890s. This area was surrounded still by properties on large allotments. Airlie Avenue, however, was fully developed on its east side. A row of villas on substantial allotments had been built facing High Street, east of Airlie Avenue. 190

A later 1910 Lodged Plan 5288 showed the subdivision of the south end of Kelvin Grove and Airlie Avenue in the vicinity of the present Lalbert Crescent. Building allotments were indicated on the east side of Airlie Avenue and the west side of Kelvin Grove. The developer was the estate agent E. P. Muntz, who was responsible for a number of Prahran subdivisions. The sequence of substantial Edwardian housing in Kelvin Grove today, post-dates the 1910 subdivision and, most probably, was built within a few years of this subdivision.

Description

The Kelvin Grove comprises a group of Edwardian (Queen Anne) houses several of which appear to reflect the work of the same builder or designer. No. 40 is a finally detailed detached house with large bay and elaborate timber verandah while to the north are a series of paired houses. Nos. 34 and 32, 30 and 28, 26 and 24, represent variations on a theme. Each has a high steeply pitched roof (two retain ridge tiles) and each has a firewall dividing the roof. The timber work on the verandahs is typical of the period and finely detailed. Further north there are detached houses.

^{187.} James Kearney, Map of Melbourne and Its Suburbs, 1855.

^{188.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.45.

^{189.} Lodged Plan 1736.

^{190.} MMBW 1895 drainage plan.

Lodged Plan 5288, dated 15 July 1910.

^{192.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.46.

The streetscape has been modified by replacement of the kerb and guttering in footpaths in concrete and may have been widened. The street trees are diverse and include Lilly Pilly, White Cedar, Ash, none of which make a major contribution to the area largely because of their inconsistency in size and form.

Heritage characteristics

The key heritage characteristics of the Kelvin Grove Urban Conservation Area are:

- the consistency of the scale and form of development
- the repetition of designs and detailing, suggesting a common origin for the whole development.

Analysis

This area is a group of buildings linked together by their form and design detailing. Historical research is desirable to determine the nature of the development that resulted in this grouping of buildings. Research into the land owner, developer and/or builder would be valuable, and would add to an understanding of the significance of the area.

Significance

The Kelvin Grove Urban Conservation Area has significance as a cohesive grouping of Queen Anne buildings displaying strong architectural similarities, and relate to the 1910 subdivision by estate agent E. P. Muntz.

Sources

Kearney, James, Map of Melbourne and its Suburbs, 1855.

Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.45, 46.

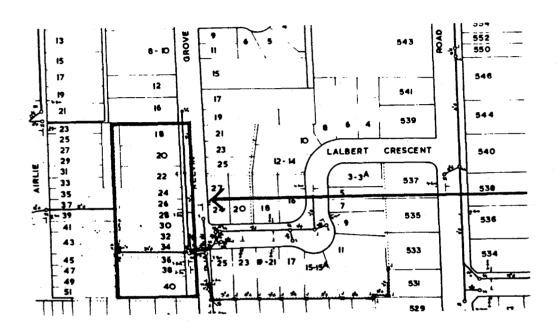
Lodged Plan 1736, dated 18 Jan, 1888.

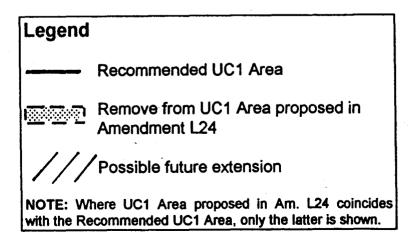
Lodged Plan 5288, dated 15 July 1910.

MMBW 1895 drainage plan.

Recommendations

1. Adopt the UC1 Area as exhibited.





Vail Street Urban Conservation Area [Area 12.4]

Extent

Vail Street Urban Conservation Area comprises the full length of Vale Street to Irving Avenue, and includes several Irving Avenue properties at the entry to Vail Street.

History

The history of this area relates to the subdivision in 1912 of part of the 1880s Larnook property and the creation of two new short east-west streets, Larnook and Vail Streets (off Irving Avenue) while retaining the old Miller family mansion. A subdivisional plan dated 19 March 1912 shows the two short streets divided into building allotments with 42 feet 9 inches frontages to the new streets. There is a row of slightly larger allotments facing the longer Irving Avenue. 193

Vail Street, whose site once formed part of the splendid Miller property, ¹⁹⁴ still ends parallel with the northern end of Stawell Street as on the 1912 plan. However, Larnook Street now extends to Orrong Road. The old mansion with later red brick buildings, on a much reduced allotment east of Vail Street, is now the King David School at 519 Orrong Road.

Housing development along Vail Street dates from the 1912 subdivision and is noted for its First World War era brick villas of consistent form and design. 195

Description

Vail Street comprises a series of detached and semi-detached Edwardian houses set relatively close to the street. The repetition of the projecting gables of the houses combined with the red brick and render detailing and generally low timber picket fencing creates a consistent scale and form for this streetscape. The houses are typical of their period with some variation in design.

The street itself is a T-shaped subdivision. Vail Street runs from Irving Avenue eastwards and up the hill ending at the back fence of what remains of the Larnook property. The street detailing retains some of the character of the Edwardian period with the simple use of asphalt and bluestone although the bluestone has been reset at a later date with wide mortar joints. The parallel rows of Prunus trees are small and insignificant in the overall quality of the streetscape. The entry to the street is created by a group of houses of the same period along Irving Avenue.

^{193.} Lodged Plan 5720.

^{194.} MMBW 1895 drainage plan.

^{195.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.46.

Heritage characteristics

The key heritage characteristics of Vail Street Urban Conservation Area are:

- the consistent housing periods and forms
- the sloping landform which serves to emphasise the repetitive gables of the houses.

Analysis

This area has a sufficiently consistent scale, form and period of development to comprise an Urban Conservation Area. It should be noted that Larnook Street to the north comprises a similar development form as well as a shared history. It could be considered for inclusion as a future extension to this Area.

Significance

The Vail Street Urban Conservation Area has significance as a relatively intact and cohesive streetscape characteristic of the period around World War I and relates to the 1912 subdivision of the 1880s Larnook estate. The strong architectural similarities are emphasised by the sloping landform.

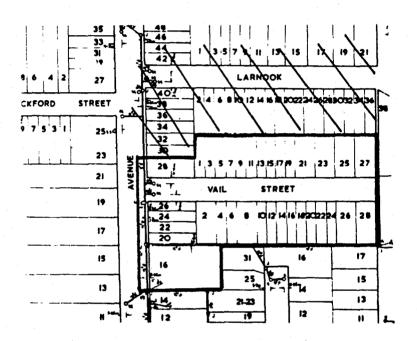
Sources

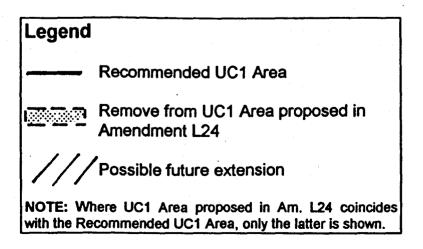
Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.46. Lodged Plan 5720.

MMBW 1895 drainage plan.

Recommendations

- 1. Adopt the UC1 Area as exhibited.
- 2. Consider a future extension to this Area by the inclusion of Larnook Street.





Toorak Road/Clendon Road Urban Conservation Area - Extension on Heyington Place/Kooyong Road [Area 13.1]

Extent

The extension to the Toorak Road/Clendon Road Urban Conservation Area comprises three properties in Kooyong Road and two properties in Heyington Place.

History

The early history of this area is associated with Toorak House, the ornate mansion rented in 1854 by the Victorian Government and occupied by successive Governors over the next twenty years. Its name was given to the settlement which grew up in this area and later to the Toorak ward. Toorak House was a prestigious building from the start. Social statues was acquired by dining there, and members of the wealthy middle and upper classes built their own elegant villas nearby. Kearney's 1855 map of the area shows Toorak House on a vast holding comprising two large Crown allotments. There is a wooded and extensive landscaped area around the house with several curving paths leading down to the river and a curving drive to Toorak Road. 196

In the following decades, Toorak House was 'ringed round with fine estates with mansions to match those along the river'. 197 The subdivision of the Toorak Estate in the 1880s resulted in the creation of a number of elegant winding roads such as Lansell Road, the northern section of St. George's Road and Heyington Place. An 1885-86 map shows Toorak House on its large allotment with its driveway to Toorak Road, and the new curving roads already in place. 198 A more detailed sketch of this important boom period development in the mid-1890s has survived in an 1895 MMBW drainage plan. By this time, a number of fine villas, on smaller allotments but still on a major scale, were built around the sweep of Torresdale Road and in Heyington Place North. Homeden, the home of Mr. Justice Hodges, and later the Grimwades and the Nicholas family, no longer survives except for its motor garage and chauffeur's residence. 199 Other important villas in the area were Darnlee and Urrina, on the west side of Lansell Road, both of which survive. The grand mansion Edzell was located on St. Georges Road with grounds running down to the river. 200

This area was the scene of intensive development of these mansion properties and their holdings in the 1920-1930 period. Only a few have survived but the elegant and distinctive subdivision pattern of the 1880s has been essentially retained with the addition of a number of small courts. Of particular importance in the inter-war period was the construction of a group of notable residences near the corner of Heyington Place and Toorak Road. These buildings were designed by the architect H. Desbrowe Annear, who made a major contribution to the City of Prahran's

^{196.} James Kearney, Map of Melbourne and Its Suburbs, 1855.

^{197.} Betty Malone, 'Introduction' in Sally Wilde, The History of Prahran. 1925-1990, p.xi.

^{198.} Sands & McDougall's Directory Map of Prahran, 1885-86.

^{199.} Sally Wilde, The History of Prahran. 1925-1990, p.67.

^{200.} MMBW 1895 drainage plan. A sketch map with the names of these and later properties in this area was included in James Paxton, Toorak As I Knew It. p.17.

architectural heritage. Annear also designed the Church Street Bridge and the garden for Sydney Myer's Cranlana at 62 Clendon Road in 1930.²⁰¹

Description

The Urban Conservation Area comprises two groups of houses, one group being on Kooyong Road and the other on Heyington Place. These properties form an extension to the existing Toorak Road/Clendon Avenue Urban Conservation Area.

On Kooyong Road the three houses date from the inter-war period, one demonstrating the Spanish Mission influence. Opposite, within the City of Malvern are a number of large and distinctive dwellings also from the same period, and these buildings make a major contribution to the overall character of this locality.

In Heyington Place the same inter-war period of development is evident. These houses adjoin and reflect the broad design trends apparent in the more significant nearby houses, such as that of Desbrowe Annear on the corner of Heyington Place and Toorak Road. The streetscape is of high quality with plantings of Oaks along both sides of a gently curving street; on one side the trees have been severely pruned for overhead wiring.

Heritage characteristics

The key heritage characteristics of the Toorak Road/Clendon Road Urban Conservation Area are described in the *Prahran Character and Conservation Study* 1992.

The specific characteristics of Heyington Place/Kooyong Road extension to the Toorak Road/Clendon Road Urban Conservation Area are:

- interwar housing, two storey and set on large garden allotments, a form characteristic of this period within Toorak
- street form and planting in Heyington Place.

Analysis

This Area forms a suitable extension to the Toorak Road/Clendon Road Urban Conservation Area and contains buildings of a similar character and period.

Significance

This extension contributes to the significance of the overall Toorak Road/Clendon Road Urban Conservation Area which is described in the *Prahran Character and Conservation Study 1992*.

^{201.} Sally Wilde, The History of Prahran. 1925-1990, p.66.

Sources

Kearney, James, Map of Melbourne and its Suburbs, 1855.

Malone, Betty, 'Introduction' in Sally Wilde, *History of Prahran 1925-1990*, 1993, p. xi.

MMBW 1895 drainage plan.

Paxton, James, Toorak As I Knew It. p.17.

Sands & McDougall's Directory Map of Prahran, 1885-86.

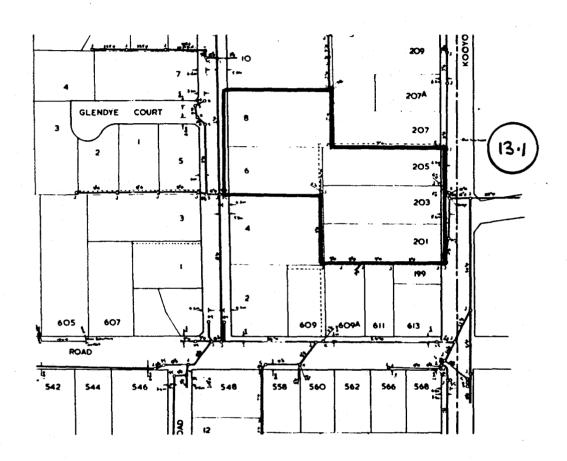
Wilde, Sally, The History of Prahran 1925-1990, 1993, pp. 66, 67.

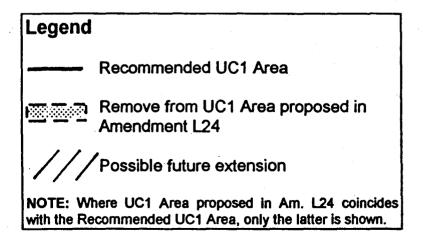
Recommendations

1. Adopt the UC1 Area as exhibited as an extension to the Toorak Road/Clendon Road Urban Conservation Area

Мар

Toorak Road/Clendon Road Urban Conservation Area - Extension on Heyington Place/Kooyong Road [Area 13.1]





Kooyong, Albany & Huntingfield Roads & Grant Avenue Urban Conservation Area [Area 14.1]

Extent

The Kooyong, Albany & Huntingfield Roads and Grant Avenue Urban Conservation Area centres on the intersection of Albany and Irving Roads, extending along Albany, Kooyong, Huntingfield Roads and including part of Grant Avenue.

History

This area has experienced a number of major development phases in the years from the first Crown land sale in June 1849.²⁰² Although substantially cleared, one large mansion Orrong occupied the three Crown allotments. Its entrance drive was on the north-west corner of Kooyong and Malvern Roads.²⁰³

Subdivisions in the area led to the creation of the sweeping north-south roads of Clendon Road and Irving Road. These three new roads are all shown on an 1880s map of the area.²⁰⁴ By the mid-1890s despite several re-subdivisions, the area continued to be dominated by such large mansions as Coonac (extant) and Woorigoleen at the northern end of Clendon Road and Mandeville Hall (extant) and The Grange on the straight southern section of Clendon. Myoora extended around Albany Road with Southdean (extant) further south in Irving Road. These properties and others of the period are shown on an 1895 MMBW drainage plan. Standing on large allotments, all have intricately designed grounds and numbers of outbuildings.²⁰⁵

A third phase of development occurred with major new subdivisions this century, which greatly altered the original nineteenth century layout, although Clendon, Irving and Albany Roads have retained their original form. A number of east-west roads now link these earlier roads with Kooyong and Orrong Roads, or with Toorak Road. Two new streets, Huntingfield Road and Grant Avenue, provide such links. Huntingfield Road links Irving Road with Kooyong Road, while Grant Avenue links Clendon and Irving Roads. This re-subdivision occurred in the 1920s and 1930s and resulted in the creation of a very distinctive character to the area. 206

Today, this area illustrates a number of major phases in the developmental history of the precinct. Southdean in Irving Road is a surviving nineteenth century mansion. Kooyong Road represents the next subdivision phase with late Victorian and Edwardian villas on more modest allotments. The Arts and Crafts movement is represented by Walter Butler's mansion at 48-50 Irving Road, and examples of the later, inter-war Georgian Revival style may be found in houses in Huntingfield Road and Grant Avenue.

^{202.} George Tibbits, History of Prahran, 1855.

^{203.} James Kearney. Map of Melbourne and Its Suburbs, 1855.

^{204.} Sands & McDougall's Directory Map of Prahran, 1885-86.

^{205.} MMBW 1895 drainage plan.

^{206.} Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.51.

Description

Kooyong Road, the dividing line between the Cities of Prahran and Malvern retains bluestone kerb and guttering on part of the Prahran side. Housing within the Kooyong Road part of the Area ranges in period from the late Victorian through to the inter-war. Many date from the Edwardian period and are Queen Anne in style, set within large established gardens but most with high front fences.

Small Ash trees are planted to the north of Albany with three fine Elms close to the corner of Albany, representing an earlier period of street planting or perhaps a remnant of a private garden.

Irving Road is an unusual curving alignment dating from the late nineteenth century. Once lined with large mansions, today the streetscape combines a few of these earlier houses with later Edwardian and inter-war English Domestic Revival housing, demonstrating the process of the resubdivision of mansion allotments that has occurred throughout the municipality. Irving Road has a high level of amenity, created in part by the road alignment combined with the plantings of elms finely detailed bluestone kerb and guttering with curved sawn stone kerbs at the corners and pitchers laid back at an angle between. The street plantings and works probably date from the 1930s-40s.

Grant Avenue and Huntingfield Road feature a range of Georgian Revival houses from the inter-war period. In Grant Avenue there is an eclectic mix of large street trees, Camphor Laurels, Oaks, Brush Box, Liquidambar. Bluestone kerb and gutters have been retained.

Irving Road features a number of houses of considerable architectural quality, including the large Arts and Crafts house on the north-west corner of Grant Avenue, the Victorian mansion Southdean on the corner of Cole Court, and the mansion designed by Walter Butler on the corner of Albany Road. The latter is a remarkable a focal point, its dominance enhanced by the height and scale of the enclosing brick fence that extends along Irving and Albany Roads.

Albany Road is another nineteenth century curved road, with development along the street and in side streets resulting from the subdivision of mansion sites during the inter-war period. Lisieux (no. 63), an Arts and Crafts house on the corner of Ottawa is another fine example as is the large Bungalow on the corner of Myoora Road. The street retains interesting pre-cast kerbing with bluestone gutters.

Views north from the Area toward Toorak Road to the Toorak Uniting Church is an important visual focus.

Heritage characteristics

The key heritage characteristics of the Kooyong, Albany & Huntingfield Roads & Grant Avenue Urban Conservation Area are:

- the nineteenth century layout of the major roads and their adoption of an unusual curving alignment
- the architectural quality of both individual dwellings and groupings of buildings into distinctive and cohesive stylistic precincts
- the diversity of street plantings distinguishing individual localities within the Area

- the fine detailing in the street works in Irving Road, and the retention of early bluestone and pre-cast concrete kerbs and gutters throughout much of the Area.

Analysis

This Area is contains the key architectural elements that demonstrate the evolution of the locality. While some adjoining streets and properties are also of interest and contribute to the character of the whole, no further extension is proposed at this stage.

Significance

The Kooyong, Albany & Huntingfield Roads & Grant Avenue Urban Conservation Area has significance for its illustration of a sequence of the major phases in the developmental history of the locality and the parallel progression of architectural styles. The nineteenth century mansion period is represented by Southdean, some surviving private plantings and the basic road layout. The next subdivision phase is represented by the late Victorian and Edwardian villas on more modest allotments along Kooyong Road. The Arts and Crafts movement is epitomised in the Walter Butler mansion at 48-50 Irving Road, and supported by other fine examples. The later inter-war Georgian Revival style is well represented in Huntingfield Road and Grant Avenue.

Sources

Kearney, James, Map of Melbourne and Its Suburbs, 1855.

Nigel Lewis & Associates, Prahran Character and Conservation Study 1992, p.51.

MMBW 1895 drainage plan.

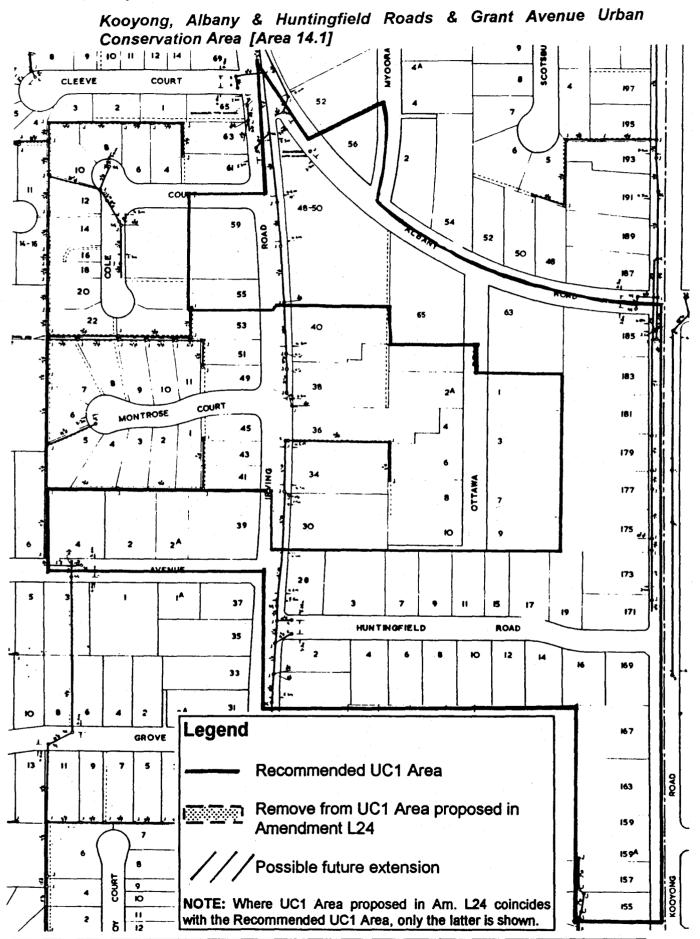
Sands & McDougall's Directory Map of Prahran. 1885-86.

Tibbits, George, History of Prahran, p.26. Map shows the area in June 1840.

Recommendations

1. Adopt the UC1 Area as exhibited.

Мар



Toorak/Clendon Road Urban Conservation Area [Area 14.2] - Extension to add Stonehaven Court

Extent

The extension to the Toorak/Clendon Urban Conservation Area comprises the southern side of Stonehaven Court to the corner with Orrong Road.

History

The history of the Toorak/Clendon Urban Conservation Area is documented in the Prahran Character and Conservation Study 1992, pages 49-51.

Stonehaven Court was created through the subdivision of Sir Francis Ormond's property ('Egoleen') at the corner of Clendon and Orrong Roads. Many large trees from the property were retained on the site of 'Mullion' at 6 Stonehaven Court. Mullion is one of several notable buildings within this small precinct. Mullion was designed by Eric Nicholls in 1927-28 for W. H. Smith.

The other key building is Robert Hamilton's 'Stonehaven Court', an important block of flats on the corner of Orrong Road.

Description

Stonehaven Court contains several individually significant buildings, no. 6 Mullion set under a big spreading cedar tree and Stonehaven Court flats on the corner. The streetscape quality is largely created by Brush Box plantings and the garden settings of the individual properties.

The City of Prahran Significant Tree & Garden Study (1991) recognises the garden at Mullion as being of regional significance. The study notes the house design by architect Eric Nicholls, a partner of Walter Burley Griffin, and the garden design by Edna Walling and the garden owner, Mrs Wallace Smith. Both house and garden are described as 'one of the most rustic examples of the Prairie School' and notes the significant earlier plantings that remain as part of the garden.

Heritage characteristics

As an extension to the Toorak/Clendon Road Urban Conservation Area, the Stonehaven Court area will contribute to the 1920s-30s character of the whole area.

Specifically, the key characteristics of the Stonehaven Court area are:

- the 1920s-30s buildings of architectural significance
- the retention of trees from the earlier property
- the garden settings of the properties within the court
- the street forms and materials which are typical of the period of development.

Analysis

Include Stonehaven Court as part of the Toorak/Clendon Road Urban Conservation Area, rather than as part of Montalto Avenue (as shown on the maps in the 1992 study).

Significance

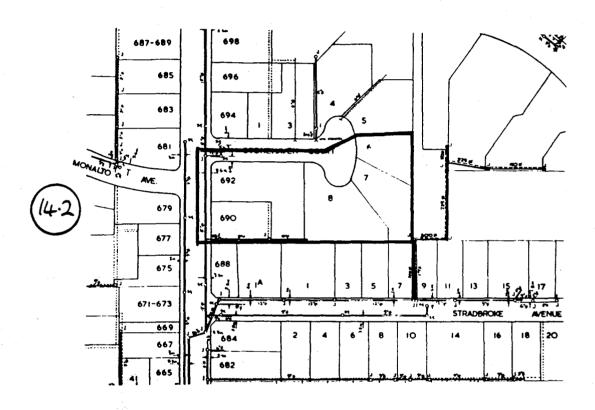
The Stonehaven Court area contributes to the significance of the whole Toorak/Clendon Road Urban Conservation Area which is documented in the Prahran Character and Conservation Study 1992, pages 49-51.

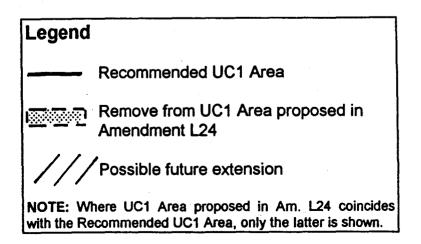
Recommendations

1. Adopt the UC1 Area as exhibited as part of the Toorak/Clendon Road Urban Conservation Area.

Map

Toorak/Clendon Road Urban Conservation Area [Area 14.2] - Extension to add Stonehaven Court



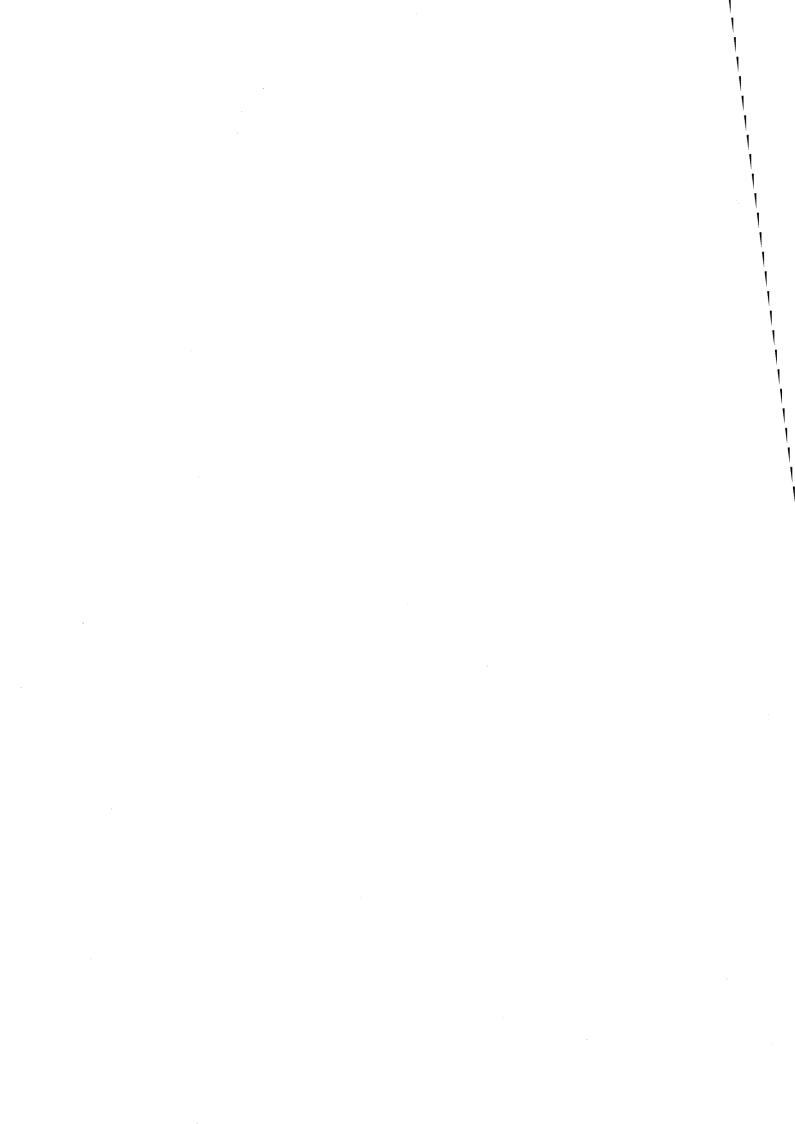


Conservation Review

City of Prahran

Vol 4: A2 Buildings

March 1993



REVIEW OF A2 BUILDINGS BRYCE RAWORTH AND NIGEL LEWIS 22 SEPTEMBER 1993

BUILDINGS TO BE ADDED TO LIST OF A1 BUILDINGS FOR INVESTIGATION BY CONTEXT PTY LTD

- 4? Como Avenue, South Yarra
- 9 Como Avenue, South Yarra
- 2 Daly Street, South Yarra
- 3, 5 Macquarie Street, Prahran
- 386 Malvern Road, Prahran
- 655 Orrong Road, Toorak
- 1 Ottawa Road, Toorak
- 458, 460 Punt Road, South Yarra
- 2 Selbourne Road, Toorak
- 6 St Georges Road, Toorak
- 11A St Georges Road, Toorak
- 16 St Georges Road, Toorak
- 1 Theodore Court, Toorak
- 262 Toorak Road, South Yarra
- 201 Williams Road, South Yarra

A2 BUILDINGS WARRANTING FURTHER PRIORITY EXAMINATION (NOT INCLUSIVE)

- 50 Albany Road, Toorak
- 17 Brookville Road, Toorak
- 35 Bruce Street, Toorak
- 70-72 Canterbury Road, Toorak
- 3 Chambers Street, South Yarra
- 17 Chastleton Avenue, Toorak
- 8, 10, 12 Commercial Road, Prahran
- 12 Copelen Street, South Yarra
- 11, 13 Cromwell Road, South Yarra
- 31, 33 Cromwell Road, South Yarra
- 8 Heyington Place, Toorak
- 20 Heyington Place, Toorak
- 25 Heyington Place, Toorak
- 139 High Street, Prahran
- 142 High Street, Prahran
- 220 High Street, Windsor
- 256 High Street, Windosor
- 817 High Street, Armadale
- 8 Kensington Road, South Yarra
- 219 Kooyong Road, Toorak
- 225 Kooyong Road, Toorak
- 245 Kooyong Road, Toorak
- 45 Lansell Road, Toorak
- 53 Lansell Road, Toorak
- 24 Lascelles Avenue, Toorak
- 30 Lewisham Road, Windsor
- 296 Malvern Road, Prahran
- 24 Murphy Street, South Yarra
- 698 Orrong Road, Toorak
- 35 Rockley Road, South Yarra
- 15, 17, 19, 21 Rose Street, Armadale
- 11 St Georges Road, Toorak
- 26 St Georges Road, Toorak
- 38 St Georges Road, Toorak
- 11 Summers Street, Prahran
- 30 Tintern Avenue, Toorak
- 408 Toorak Road, Toorak
- 520 Toorak Road, Toorak
- 16 Wallace Avenue, Toorak
- 20 Wallace Avenue, Toorak
- 67 Wellington Street, Windsor
- 16, ? Williams Street, South Yarra
- 30 Wilson Street, South Yarra
- 12 Wrexham Road, Windsor
- 20 Yarradale road, Toorak
- 23 Yarradale Road, Toorak

BUILDINGS FOR FURTHER RESEARCH (ie. MELBOURNE WATER, HOUSE COVER INFORMATION)

- 95 Alexandra Avenue, South Yarra
- 4 Burnie Street, Toorak
- 24 Grange Road, Toorak
- 23 Heyington Place, Toorak
- 9, 11 High Street, Prahran
- 258-262 High Street, Windsor
- 17-17A Iona Avenue, Toorak
- 21 Iona Avenue, Toorak
- 29 Kensington Road, South Yarra
- 6-7 Kilsyth Avenue, Toorak
- 29 Lansell Road, Toorak
- 36 Lansell Road, Toorak
- 49 Lansell Road, Toorak
- 716 Orrong Road, Toorak
- 420-424 Punt Road, South Yarra
- 430 Punt Road, South Yarra
- 61 St Georges Road, Toorak
- 63 St Georges Road, Toorak
- 379 Toorak Road, South Yarra
- 9 Towers Road, Toorak
- 12 Yarradale Road, Toorak

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Introduction

Purpose

This volume of the Conservation Review provides a **preliminary assessment** of a selection of the A2 buildings contained in Amendment L24, and thought to be outside existing or proposed Urban Conservation Areas contained in Amendment L24.

Process

The selection of A2 buildings for review was undertaken by Mr Nigel Lewis and Mr Bryce Raworth, Heritage Advisors to the City of Prahran, during the early stages of the Conservation Review. From the large number of A2 buildings identified in previous studies, they sought to select the examples which appeared to have the strongest case for heritage planning protection, based on their known history and/or their architectural importance.

This enabled the present consultants to seek to obtain Melbourne Water House Covers for each of these places; these house covers often contain important information about the first owner, builder and architect.

A second review session was then held with Nigel Lewis, Bryce Raworth, Carlotta Kellaway, Chris Johnston and Lisa Riddle as participants. At this session, which extended over two days, a data base was compiled on each of the A2 places being reviewed. The printouts of the data base form the main body of this report.



Six buildings were re-assessed from A1 to A2 during the Conservation Review Project:

Fmr Amargh		Denbeigh Road	Armadale
Campbell House (St Catherine's School)	27	Heyington Place	Toorak
Highbridge Hotel	82	High Street	Prahran
The Clocktower House	4	Lawrenny Court	Toorak
Residence	558	Orrong Road	Prahran*
Residence	14	St Georges Road	Toorak*

The documentation for these places is contained in Volume 2 of the study report.

One A2 building was partly assessed (in the mistaken belief it was ranked A1). Documentation on this place - 2 Selbourne Road, South Yarra - has been added to the files held by the City of Prahran.

The data base

The data base, created using the computer program *Microsoft Access*, contains the following fields:

Name:

Name of the place, or a generic term such as 'house' where

the place has no specific name.

Number:

Street number

Street:

Street name

Locality:

Suburb or locality within the City of Prahran (eg. South

Yarra)

Precinct:

The municipality was divided into "precincts" by the

previous studies, and the buildings identification forms are

filed by precinct. We therefore adopted this system.

Architect/builder:

The architect or builder if known.

Date/s of construction: The date of construction, if known, and any subsequent

dates of extensions or reconstruction, if known.

Owners/ occupiers: Owners or occupiers, if known.

Why important?

A brief summation of why the place is important, with

comments and notes about questions requiring further

information.

Key research sources: A list of the research sources used or that should be

explored in further research. Each is numbered, and the information derived from that source in other fields is

indicated by the same number, eg. [1]

UCA status:

Each place was checked to ensure that it was not within an

proposed Urban Conservation Area.

Suggested ranking: The suggested ranking indicates the relative importance

given to the building based on the information to hand.

Rankings

The following rankings were used:

A1 Almost certainly of state significance.

A2/A1 Of either state or regional significance, depending on the results

of further research and comparative assessment.

A2+ Almost certainly of **regional** significance.

A2 Of probable regional significance.

A2-B Probably of local significance, but may be of regional significance,

depending on the results of further research.

B Of local significance.

Conclusions & Recommendations

Conclusions

- 1. The process provided a valuable and quick means of providing a preliminary assessment of this selection of A2 places. In particular, it enabled the knowledge and experience of the two Heritage Advisors to be drawn upon in a relatively time-efficient manner.
- 2. The process provided a preliminary re-assessment of the significance of these selected A2 places. It does not provide firm conclusions, but rather the "suggested ranking" indicates the priorities for further research.
- 3. The process also enabled places within proposed UC Areas to be identified.
- 4. A limitation was the lack of historical research into most of the A2 properties. This means that the process relied on architectural assessment, only one potential aspect of the significance of the place. The architectural assessment was based on the photograph/s of the place, the expertise of the Heritage Advisors in recognising the characteristics and relative importance of the work of many of the significant Melbourne architects who designed houses in the City of Prahran during the nineteenth and twentieth centuries. The house covers from Melbourne Water proved to be a valuable source of information on architects.
- 5. Ideally, resources should be allocated to enable an ongoing process of research into the remainder of the A2 buildings to determine their likely significance. Some of the gathering of information required for this research could be done by someone with limited experience in research so long as they were being supervised and trained by a skilled historical researcher/consultant. The latter person would then be responsible for

writing up the results and the statement of significance. This would reduce the costs of the research task without sacrificing the quality of the results.

This historical research may be sufficient to enable re-assessment of these places, and to identify the instances in which architectural assessment is required.

6. The systems adopted by Council to manage the information created through the past heritage studies has not proved sufficiently robust or flexible to meet the ongoing requirements. It is essential that Council develops a simple, effective data base system to enable easy identification of places affected by both existing and proposed conservation controls.

Considerable energy has gone into creating and refining the existing system and correcting the data it contains. There are still some inaccuracies. It would be worthwhile either refining the present systems, or exporting the data into a new system. The PC-based data base used by the consultants is simple and easy to use, and operates within the Windows environment. It may be a suitable program to consider. It is also a low-cost program.

Alternatively, it may be more appropriate to integrate this information into a property-based system that lists all of the properties in the municipality. The consultants have not explored this idea with officers of the City of Prahran as it was outside our brief.

Recommendations

Based on the results of the Conservation Review project on A2 buildings, the consultants recommend that:

1. Listing of A2 Buildings in the Planning Scheme

Places of regional significance are worthy of protection within the Planning Scheme. Following further research and documentation (see below), and depending on the outcome of Amendment L24, the City of Prahran should seek a further Planning Scheme amendment to encompass:

- A2 buildings recommended for further research below
- A2 buildings re-assessed from A1, and now fully documented in Volume 2 of the Conservation Review.
- 2 Selbourne Road, South Yarra
- Extensions to the UC Areas recommended in Volume 3 of the Conservation Review.

2. Research priority

It is recommended that priority be given to researching the buildings assessed in this report and ranked as A1, A2/A1 and A2+. Should resources permit, the A2 category should be added.

3. Ongoing research

It is recommended that Council investigate the possibility of:

- contracting a skilled historical researcher/consultant for the task of supervising and training a research assistant to undertake the extensive data gathering tasks
- employing a person as a research assistant under one of the current subsidised employment schemes.

4. Data base

It is recommended that the City of Prahran refines the existing data base or obtains a new data base program so that the following minimum information is readily available to Council's staff. The data base should contain each place identified to date, including all of the places within the existing and proposed UC Areas. At the minimum, the following data should be entered for each place:

- n Name
- Street address
- Locality
- **Precinct:** (assuming the Building Identification Forms continue to be organised into precincts)
- Significance ranking/s: it would be valuable to include several fields to indicate initial study ranking, ranking after Conservation Review, and current ranking. The latter would be kept up-to-date and be the basis for Council's decision-making.
- Urban Conservation Area: Each Area existing and proposedshould be given a number. The basis of such a numbering system was created during the *Conservation Review* and can be found in Volume 3.
- Architect: Given the number of architect-designed buildings within the City of Prahran, it is essential that an easy means is developed to enable comparative analysis.
- **Date:** In some instances the date of construction is critical for comparative assessment and therefore to enable an understanding of relative significance.
- Associations: In some instances the direct associations between a place and an important historical figure, family or organisation is critical for comparative assessment and therefore to enable an understanding of relative significance.

Lists of A2 places

The A2 buildings assessed in this part of the study are listed below by:

- Precinct order (and by street within each precinct)
- Street
- Suggested ranking

List of A2 places: Precinct order

17-Mar-94

Name	Number	Street	Locality	Precinct	Suggested ranking
House	95	Alexandra Aven	South Yarra	1	A2+
MMTB Electric Sub-st	2	Daly Street	South Yarra	1	A2/A1
House	30	Darling Street	South Yarra	1	Al
House	24	Murphy Street	South Yarra	1	A2+
House	420 - 424	Punt Road	South Yarra	1	A2+
House	430	Punt Road	South Yarra	1	A2+
House	458 + 460	Punt Road (and	4 South Yarra	1	A2
House (pair)	16	William Street	South Yarra	2	A2/A1
House	3	Chambers Street	South Yarra	2	В
Houses	8, 10, 12	Commercial Roa	Prahran	3	A2+
House	9 - 11	High Street	Prahran	3	A2+
Building	139	High Street	Prahran	3	A2+
Houses (2)	3 + 5	Macquarie Stree	t Prahran	3	A2+
House	67	Wellington Stree	Windsor	4	A2+
House	142	High Street	Prahran	4	A2
House	8,	Kensington Road	l South Yarra	5	A2-B
House	29	Kensington Road	l South Yarra	5	A2+
House	4	Como Avenue	South Yarra	5	A 1
House	35	Rockley Road	South Yarra	5	A1
Dulverton (Flats)	379	Toorak Road	South Yarra	5	A2+
House	9	Como Avenue	South Yarra	5	A2+
House	38	Cromwell Road	South Yarra	6	A1 (already listed or
House	30	Wilson Street	South Yarra	6	A2+
Residence ("Haven")	201	Williams Road	South Yarra	6	A2+
Houses (2)	11 + 13	Cromwell Road	South Yarra	6	A2+
Houses (pair)	31 + 33	Cromwell Road	South Yarra	6	A2+
Former vicarage	27	Cromwell Road	South Yarra	6	A2+
House	30	Lewisham Road	Prahran	7	В
Pair of shops	296	Malvern Road	Prahran	7	A2+
Pair of shops	386 + 388	Malvern Road	Prahran	7	A2+
House	11	Summers Street		7	В
House	5	Wrexham Road	Prahran	8	В
Prahran Trades Club	258 - 262	High Street	Prahran	8	А2-В
Church of Christ	220	High Street	Windsor	8	А2-В
Shop and residence	256	High Street	Prahran	8	В
House	12	Wrexham Road	Prahran	8	А2-В
Glamorgan	20	Wallace Avenue		9	A2-B
House ("Miegunyah")	35	Bruce Street	Toorak	9	A2
House	4	Burnie Street	Toorak	9	A2
House (Chastleton)	17	Chastleton Aven		9	A2
House (Chastleton)	24	Grange Road	Toorak	9	A2+
	4− 1	Grange Road	1 OOI ak	,	

House 53 Lansell Road Toorak 13 A2 House 20 Yarradale Road Toorak 13 A2 House 12 Yarradale Road Toorak 13 A2 House 245 Kooyong Road Toorak 13 A2 House 29 Lansell Road Toorak 13 A2+ House 36 Lansell Road Toorak 13 A2+ Ballara 49 Lansell Road Toorak 13 A2+ Wiltondale 25 Heyington Place Toorak 13 A2-B House 9 Towers Road Toorak 13 A2-B House 9 Towers Road Toorak 13 A2 House 9 Towars Road Toorak 13 A2 House 16 Orrong Road Toorak 13 A2 House 1 Theodore Court Toorak 13 A2	Name	Number	Street	Locality	Precinct	Suggested ranking
Flats	Hybla	16	Wallace Avenue	Toorak	9	A2
House (Toronto) 655	House (Mintaro?)	17	Brookville Road	Toorak	10	A2
House 6 - 7 Kilsyth Avenue Toorak 10 A2-B House 30 Tintern Avenue Toorak 10 A2 House 408 Toorak Road Toorak 10 A2 House 53 Lansell Road Toorak 13 A2 House 20 Yarradale Road Toorak 13 A2 House 12 Yarradale Road Toorak 13 A2 House 245 Kooyong Road Toorak 13 A2 House 29 Lansell Road Toorak 13 A2+ House 36 Lansell Road Toorak 13 A2+ House 36 Lansell Road Toorak 13 A2+ House 9 Towers Road Toorak 13 A2+ House 9 Towers Road Toorak 13 A2 House 16 Orrong Road Toorak 13 A2	Flats	70 - 72	Canterbury Road	Toorak	10	A2
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House 8 Heyington Place Toorak 13 B House 11 St Georges Road Toorak 13 B House 63 St Georges Road Toorak 13 A2 House 61 St Georges Road Toorak 13 A2 House 11A? St Georges Road Toorak 13 A2 House 26 St Georges Road Toorak 13 A2 House (orig. "Chesthill 6 St Georges Road Toorak 13 B House (orig. "Chesthill 6 St Georges Road Toorak 13 A2 House (orig. "Chesthill 6 St Georges Road Toorak 13 A2 House (orig. "Chesthill 6 St Georges Road Toorak 13 A2 House (orig. "Chesthill 6 St Georges Road Toorak 13 A2 House (orig. "Chesthill 6 St Georges Road Toorak 13 A2 House (orig. "Chesthill 6 St Georges Road Toorak 14 A2+ House 50 Albany Road Toorak 14 A2+ Tourse Road Toorak 14 A2 <td>House</td> <td>23</td> <td>Heyington Place</td> <td>Toorak</td> <td>13</td> <td>В</td>	House	23	Heyington Place	Toorak	13	В
House 11 St Georges Road Toorak 13 B House 63 St Georges Road Toorak 13 A2 House 61 St Georges Road Toorak 13 A2 House 11A? St Georges Road Toorak 13 A2 House 26 St Georges Road Toorak 13 A2 House (orig. "Chesthill 6 St Georges Road Toorak 13 B House 23 Yarradale Road Toorak 13 B House 25 Kooyong Road Toorak 13 A2 House 50 Albany Road Toorak 14 A2+ Taunton 520 Toorak Road Toorak 14 A2 Flats 698 Orrong Road Toorak 14 A2 House 17 - 17A Iona Avenue Toorak 14 A2+ Row of villas 15, 17, 19 and 21 Rose Street Armadale 15 A1	House	20	Heyington Place	Toorak	13	A2
House 63 St Georges Road Toorak 13 A2 House 61 St Georges Road Toorak 13 A2 House 11A? St Georges Road Toorak 13 A2 House 26 St Georges Road Toorak 13 A2 House (orig. "Chesthill 6 St Georges Road Toorak 13 B House 23 Yarradale Road Toorak 13 A2 House 225 Kooyong Road Toorak 13 A2-B House 50 Albany Road Toorak 14 A2+ Taunton 520 Toorak Road Toorak 14 A2 Flats 698 Orrong Road Toorak 14 A2 House 21 Iona Avenue Toorak 14 A2 House 17 - 17A Iona Avenue Toorak 14 A2+ Row of villas 15, 17, 19 and 21 Rose Street Armadale 15 A1	House	8	Heyington Place	Toorak	13	В
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House 26 St Georges Road Toorak 13 A2 House (orig. "Chesthill 6 St Georges Road Toorak 13 B House 23 Yarradale Road Toorak 13 A2 House 225 Kooyong Road Toorak 13 A2-B House 50 Albany Road Toorak 14 A2+ Taunton 520 Toorak Road Toorak 14 A2 Flats 698 Orrong Road Toorak 14 A2 House 21 Iona Avenue Toorak 14 A2 House 17 - 17A Iona Avenue Toorak 14 A2+ Row of villas 15, 17, 19 and 21 Rose Street Armadale 15 A1	House	61	St Georges Road	Toorak	13	A2
House (orig. "Chesthill 6 St Georges Road Toorak 13 B House 23 Yarradale Road Toorak 13 A2 House 225 Kooyong Road Toorak 13 A2-B House 50 Albany Road Toorak 14 A2+ Taunton 520 Toorak Road Toorak 14 A2 Flats 698 Orrong Road Toorak 14 A2 House 21 Iona Avenue Toorak 14 A2 House 17 - 17A Iona Avenue Toorak 14 A2+ Row of villas 15, 17, 19 and 21 Rose Street Armadale 15 A1	House	11A?	St Georges Road	Toorak	13	A2
House 23 Yarradale Road Toorak 13 A2 House 225 Kooyong Road Toorak 13 A2-B House 50 Albany Road Toorak 14 A2+ Taunton 520 Toorak Road Toorak 14 A2 Flats 698 Orrong Road Toorak 14 A2 House 21 Iona Avenue Toorak 14 A2 House 17 - 17A Iona Avenue Toorak 14 A2+ Row of villas 15, 17, 19 and 21 Rose Street Armadale 15 A1	House	26	St Georges Road	Toorak	13	A2
House 225 Kooyong Road Toorak 13 A2-B House 50 Albany Road Toorak 14 A2+ Taunton 520 Toorak Road Toorak 14 A2 Flats 698 Orrong Road Toorak 14 A2 House 21 Iona Avenue Toorak 14 A2 House 17 - 17A Iona Avenue Toorak 14 A2+ Row of villas 15, 17, 19 and 21 Rose Street Armadale 15 A1	House (orig. "Chesthill	6	St Georges Road	Toorak	13	В
House 50 Albany Road Toorak 14 A2+ Taunton 520 Toorak Road Toorak 14 A2 Flats 698 Orrong Road Toorak 14 A2 House 21 Iona Avenue Toorak 14 A2 House 17 - 17A Iona Avenue Toorak 14 A2+ Row of villas 15, 17, 19 and 21 Rose Street Armadale 15 A1	House	23	Yarradale Road	Toorak	13	A2
Taunton 520 Toorak Road Toorak 14 A2 Flats 698 Orrong Road Toorak 14 A2 House 21 Iona Avenue Toorak 14 A2 House 17 - 17A Iona Avenue Toorak 14 A2+ Row of villas 15, 17, 19 and 21 Rose Street Armadale 15 A1	House	225	Kooyong Road	Toorak	13	A2-B
Flats 698 Orrong Road Toorak 14 A2 House 21 Iona Avenue Toorak 14 A2 House 17 - 17A Iona Avenue Toorak 14 A2+ Row of villas 15, 17, 19 and 21 Rose Street Armadale 15 A1	House	50	Albany Road	Toorak	14	A2+
House 21 Iona Avenue Toorak 14 A2 House 17 - 17A Iona Avenue Toorak 14 A2+ Row of villas 15, 17, 19 and 21 Rose Street Armadale 15 A1	Taunton	520	Toorak Road	Toorak	14	A2
House 17 - 17A Iona Avenue Toorak 14 A2+ Row of villas 15, 17, 19 and 21 Rose Street Armadale 15 A1	Flats	698	Orrong Road	Toorak	14	A2
Row of villas 15, 17, 19 and 21 Rose Street Armadale 15 A1	House	21	Iona Avenue	Toorak	14	A2
***	House	17 - 17A	Iona Avenue	Toorak	14	A2+
Armadale Cellars 817 High Street Armadale 15 A2	Row of villas	15, 17, 19 and 21	Rose Street	Armadale	15	A1
	Armadale Cellars	817	High Street	Armadale	15	A2

List of A2 places: Street address order

17-Mar-94

Name	Number	Street	Locality	Precinct	Suggested ranking
House	50	Albany Road	Toorak	14	A2+
House	95	Alexandra Aven	South Yarra	1	A2+
House (Mintaro?)	17	Brookville Road	Toorak	10	A2
House ("Miegunyah")	35	Bruce Street	Toorak	9	A2
House	4	Burnie Street	Toorak	9	A2
Flats	70 - 72	Canterbury Road	Toorak	10	A2
House	3	Chambers Street	South Yarra	2	В
House (Chastleton)	17	Chastleton Aven	Toorak	9	A2
Houses	8, 10, 12	Commercial Roa	Prahran	3	A2+
House	4	Como Avenue	South Yarra	5	A1
House	9	Como Avenue	South Yarra	5	A2+
Houses (2)	11 + 13	Cromwell Road	South Yarra	6	A2+
Former vicarage	27	Cromwell Road	South Yarra	6	A2+
Houses (pair)	31 + 33	Cromwell Road	South Yarra	6	A2+
House	38	Cromwell Road	South Yarra	6	A1 (already listed on
MMTB Electric Sub-st	2	Daly Street	South Yarra	1	A2/A1
House	30	Darling Street	South Yarra	1	A1
House	24	Grange Road	Toorak	9	A2+
House	8	Heyington Place	Toorak	13	В
House	20	Heyington Place	Toorak	13	A2
House	23	Heyington Place	Toorak	13	В
Wiltondale	25	Heyington Place	Toorak	13	A2-B
House	9 - 11	High Street	Prahran	3	A2+
Building	139	High Street	Prahran	3	A2+
House	142	High Street	Prahran	4	A2
Church of Christ	220	High Street	Windsor	8	A2-B
Shop and residence	256	High Street	Prahran	8	В
Prahran Trades Club	258 - 262	High Street	Prahran	8	A2-B
Armadale Cellars	817	High Street	Armadale	15	A2
House	17 - 17A	Iona Avenue	Toorak	14	A2+
House	21	Iona Avenue	Toorak	14	A2
House	8	Kensington Road	South Yarra	5	A2-B
House	29	Kensington Road	South Yarra	5	A2+
House	6 - 7	Kilsyth Avenue	Toorak	10	A2-B
House	219	Kooyong Road	Toorak	13	A2
House	225	Kooyong Road	Toorak	13	A2-B
House	245	Kooyong Road	Toorak	13	A2
House	29	Lansell Road	Toorak	13	A2+
House	36	Lansell Road	Toorak	13	A2
House	45	Lansell Road	Toorak	13	A2
Ballara	49	Lansell Road	Toorak	13	A2+
House	53	Lansell Road	Toorak	13	A2

Name	Number	Street	Locality	Precinct	Suggested ranking
Flats	24	Lascelles Avenu	Toorak	9	A2
House	30	Lewisham Road	Prahran	7	В
Houses (2)	3 + 5	Macquarie Street	Prahran	3	A2+
Pair of shops	296	Malvern Road	Prahran	7	A2+
Pair of shops	386 + 388	Malvern Road	Prahran	7	A2+
House	24	Murphy Street	South Yarra	1	A2+
House (Toronto)	655	Orrong Rd	Toorak	10	A2+
Flats	698	Orrong Road	Toorak	14	A2
House	716	Orrong Road	Toorak	13	A2
House	420 - 424	Punt Road	South Yarra	1	A2+
House	430	Punt Road	South Yarra	1	A2+
House	458 + 460	Punt Road (and 4	South Yarra	1	A2
House	35	Rockley Road	South Yarra	5	A1
Row of villas	15, 17, 19 and 21	Rose Street	Armadale	15	A1
House (orig. "Chesthil	l 6	St Georges Road	Toorak	13	В
House	11	St Georges Road	Toorak	13	В
House	11A?	St Georges Road	Toorak	13	A2
House	26	St Georges Road	Toorak	13	A2
House	38	St Georges Road	Toorak	13	A2
House	61	St Georges Road	Toorak	13	A2
House	63	St Georges Road	Toorak	13	A2
House	11	Summers Street	Prahran	7	В
House	1	Theodore Court	Toorak	13	A2
House	30	Tintern Avenue	Toorak	10	A2
Dulverton (Flats)	379	Toorak Road	South Yarra	5	A2+
House	408	Toorak Road	Toorak	10	A2
Taunton	520	Toorak Road	Toorak	14	A2
House	9	Towers Road	Toorak	13	Α
Hybla	16	Wallace Avenue	Toorak	9	A2
Glamorgan	20	Wallace Avenue	Toorak	9	A2-B
House	67	Wellington Stree	Windsor	4	A2+
House (pair)	16	William Street	South Yarra	2	A2/A1
Residence ("Haven")	201	Williams Road	South Yarra	6	A2+
House	30	Wilson Street	South Yarra	6	A2+
House	5	Wrexham Road	Prahran	8	В
House	12	Wrexham Road	Prahran	8	A2-B
House	12	Yarradale Road	Toorak	13	A2
House	20	Yarradale Road	Toorak	13	A2
House	23	Yarradale Road	Toorak	13	A2

List of A2 places: Suggested ranking order

17-Mar-94

Name	Number	Street	Locality	Precinct	Suggested ranking
House	9	Towers Road	Toorak	13	A
House	30	Darling Street	South Yarra	1	Al
House	4	Como Avenue	South Yarra	5	A1
House	35	Rockley Road	South Yarra	5	Al
Row of villas	15, 17, 19 and 21	Rose Street	Armadale	15	A1
House	38	Cromwell Road	South Yarra	6	A1 (already listed or
House	23	Yarradale Road	Toorak	13	A2
House	20	Heyington Place	Toorak	13	A2
House	63	St Georges Road	Toorak	13	A2
House	61	St Georges Road	Toorak	13	A2
House	11A?	St Georges Road	Toorak	13	A2
House	26	St Georges Road	Toorak	13	A2
House	408	Toorak Road	Toorak	10	A2
House	30	Tintern Avenue	Toorak	10	A2
House	219	Kooyong Road	Toorak	13	A2
House (Mintaro?)	17	Brookville Road	Toorak	10	A2
Hybla	16	Wallace Avenue	Toorak	9	A2
Flats	24	Lascelles Avenu	Toorak	9	A2
House (Chastleton)	17	Chastleton Aven	Toorak	9	A2
House	4	Burnie Street	Toorak	9	A2
House ("Miegunyah")	35	Bruce Street	Toorak	9	A2
Flats	70 - 72	Canterbury Road	Toorak	10	A2
House	12	Yarradale Road	Toorak	13	A2
Taunton	520	Toorak Road	Toorak	14	A2
House	38	St Georges Road	Toorak	13	A2
House	53	Lansell Road	Toorak	13	A2
House	716	Orrong Road	Toorak	13	A2
Flats	698	Orrong Road	Toorak	14	A2
House	45	Lansell Road	Toorak	13	A2
House	21	Iona Avenue	Toorak	14	A2
House	36	Lansell Road	Toorak	13	A2
Armadale Cellars	817	High Street	Armadale	15	A2
House	1	Theodore Court	Toorak	13	A2
House	20	Yarradale Road	Toorak	13	A2
House	142	High Street	Prahran	4	A2
House	458 + 460	Punt Road (and 4	South Yarra	1	A2
House	245	Kooyong Road	Toorak	13	A2
House	29 .	Kensington Road	South Yarra	5	A2+
Building	139	High Street	Prahran	3	A2+
House	9 - 11	High Street	Prahran	3	A2+
Pair of shops	296	Malvern Road	Prahran	7	A2+
House	30	Wilson Street	South Yarra	6	A2+

Name	Number	Street	Locality	Precinct	Suggested ranking
Residence ("Haven")	201	Williams Road	South Yarra	6	A2+
Former vicarage	27	Cromwell Road	South Yarra	6	A2+
Houses (pair)	31 + 33	Cromwell Road	South Yarra	6	A2+
Houses (2)	11 + 13	Cromwell Road	South Yarra	6	A2+
Pair of shops	386 + 388	Malvern Road	Prahran	7	A2+
House	29	Lansell Road	Toorak	13	A2+
House	50	Albany Road	Toorak	14	A2+
Houses (2)	3 + 5	Macquarie Stree	t Prahran	3	A2+
House	67	Wellington Stree	Windsor	4	A2+
House .	24	Murphy Street	South Yarra	1	A2+
House	24	Grange Road	Toorak	9	A2+
House	420 - 424	Punt Road	South Yarra	1	A2+
House	9	Como Avenue	South Yarra	5	A2+
House	95	Alexandra Aven	South Yarra	1	A2+
House (Toronto)	655	Orrong Rd	Toorak	10	A2+
Ballara	49	Lansell Road	Toorak	13	A2+
Houses	8, 10, 12	Commercial Roa	Prahran	3	A2+
House	430	Punt Road	South Yarra	1	A2+
Dulverton (Flats)	379	Toorak Road	South Yarra	5	A2+
House	17 - 17A	Iona Avenue	Toorak	14	A2+
House	8	Kensington Road	d South Yarra	5	A2-B
Glamorgan	20	Wallace Avenue	Toorak	9	A2-B
House	225	Kooyong Road	Toorak	13	A2-B
Prahran Trades Club	258 - 262	High Street	Prahran	8	A2-B
House	12	Wrexham Road	Prahran	8	A2-B
Church of Christ	220	High Street	Windsor	8	A2-B
House	6 - 7	Kilsyth Avenue	Toorak	10	A2-B
Wiltondale	25	Heyington Place	Toorak	13	A2-B
MMTB Electric Sub-s	t 2	Daly Street	South Yarra	1	A2/A1
House (pair)	16	William Street	South Yarra	2	A2/A1
Shop and residence	256	High Street	Prahran	8	В
House	30	Lewisham Road	Prahran	7	В
House	5	Wrexham Road	Prahran	8	В
House	3	Chambers Street	South Yarra	2	В
House (orig. "Chesthil	1 6	St Georges Road	Toorak	13	В
House	11	St Georges Road		13	В
House	8	Heyington Place		13	В
House	23	Heyington Place		13	В
House	11	Summers Street		7	В

A2 Places

The data base print-out on the A2 places follows. The places are grouped by Precinct, and within each Precinct are in order by their street name and number.

Conservation Review A2 Places • 2

Name: House

Number: 95

Street: Alexandra Avenue

Locality: South Yarra

Precinct: 1

Architect/builder: possibly Plaisted; Irwin + Stephenson [1]

Date/s of c1920s

construction:

Owners/ occupiers: -

Why important?: Stylish Spanish influence notable for unpainted parged

render, ochre-coloured, simple building, gabled roof form, verandah loggia and fenestration with shutters.

Key research [1] Bryce Raworth. Need to research architect.

sources:

UCA Status: Not in reviewed UCA areas

Name: MMTB Electric Sub-station and switching station

Number:

2

Street: Daly Street

Locality: South Yarra

Precinct: 1

Architect/builder: Monsborough - MMTB architect from 1920s onward.

(BR)

Date/s of Not researched

construction:

Owners/ occupiers: Not researched

Why important?: One of a number of substations created for new electric tram system; examples include Camberwell (near Junction on CCC side) and Queensberry Street, South

Carlton.

This is a better example because more intact (cf Camberwell). Comparison required between this and other examples. At risk because of changes in technology.

Historically this building relates to electrification of system; adjacent to cable tram blgs at corner of Daly and Chapel Streets.

At least of regional significance as the sole known example within the regional (being the Cities of St Kilda, Caulfield, Malvern, Prahran). Possibly state.

Key research Current Drainage Plan; PTC for original plans; possible

sources: student thesis at RMIT (BR); internal inspection to

determine if switching remains.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 30

Street: Darling Street

Locality: South Yarra

Precinct: 1

Architect/builder: David Ross [1]

Date/s of c1856 [1]

construction:

Owners/ occupiers: John Thomas Smith [1]

Why important?: See 1982 Study. Excluded by mistake from Amendment.

Key research [1] Prahran Conservation Study 1982, pp.1-30 and 1-31.

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 24

Street: Murphy Street

Locality: South Yarra

Precinct: 1

Architect/builder: Not researched

Date/s of 1860s/70s (NL)

construction:

Owners/ occupiers: Not researched

Why important?: Appears 1860s/70s

Early and externally intact villa of pleasing and elegant design and proportions with a number of significant features: concave verandah and timber verandah posts and shaped beam and timber brackets; with an early cast iron fence on basalt base stepped down hill.

Simple low-pitched hipped slate roof characteristic of the

1860s. French doors may be original?

Was one of detached pair (matching house) but other

example now demolished.

Allotment once extended to take in allotment to the

north.(1895 MMBW plan)

Key research Current drainage plan; rate book search to confirm date

sources: and owner/occupiers.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 420 - 424

Street: Punt Road

Locality: South Yarra

Precinct: 1

Architect/builder: Twentyman + Askew [1]

Date/s of 1941 [1]

construction:

Owners/ occupiers: H. M Ogg, pharmacists in Collins Street and in South

Yarra in 21 Toorak Road (shops possibly designed by

same architects). Very fashionable pharmacists.

Why important?: Impressive late Arts and Crafts mansion with an

imposing multi-hipped terracotta shingle roof, massive

clinker brick chimneys with patterned brickwork in

excellent condition.

Interesting Art Deco blend with steel-framed windows,

projecting curved bay and iron railing on the balcony.

Also fence in same brickwork.

Twentyman + Askew mainly known for their

commercial architecture

Key research (1) MMBW House Cover; Need Rate book search.

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 430

Street: Punt Road

Locality: South Yarra

Precinct: 1

Architect/builder: After Martin, but not M. Martin (BR) May be W. A. M.

Blackett.

Date/s of House cover shows only an earlier building on site

construction:

Owners/ occupiers: Not researched

Why important?: Substantially intact, finely proportioned and detailed

example of interwar design drawing heavily on Mediterranean influences/sources, in particular Italy. Evident in the very austere stuccoed surface punctuated with finely detailed arched openings and simpler square

headed openings and shutters. Porte cochere is

supported on Tuscan columns, and its placement breaks the symmetry and enhances the Mediterranean character.

Key research Further detailed and physical investigation. Architect and

sources: first owner.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 458 + 460

Street: Punt Road (and 460 Ballroom)

Locality: South Yarra

Precinct: 1

Architect/builder: Not researched

Date/s of c1855 (Kearney map, 1855)

construction:

Owners/ occupiers: Hugh Parker (1857). (RB search). G. D. Carter (1874-

1902) Wine merchant, MLA, Mayor of Melbourne (1884-

85).

Why important?: An interesting early villa with an Italianate tower and

separate ballroom wing. It has been re-rendered externally in the 1910 era with roughcast but retains most of its original features. A very interesting temple style pediment (this non-conformist appearance is amusing when it is associated with an important liquor

merchant).

Key research Need to check Architect's Index (Parker? Carter?).

sources: 'Australian Dictionary of Biography'. Rate books (need

checking pre-1874).

UCA Status: Not in reviewed UCA areas

Name: House

Number: 3

Street: Chambers Street

Locality: South Yarra

Precinct: 2

Architect/builder: Nothing known. Conservative late Victorian design.

Date/s of From photograph building appears 1890s, and is shown

construction: on 1895 MMBW Plan 950. [1]

Owners/ occupiers: Nothing known.

Why important?: Initial assessment suggested shown on Kearney plan.

Review suggests this is uncertain, and evidence on Building Identification Form suggests it may not be early. May incorporate 1850s fabric but this appears unlikely and would have required removal of the earlier

building to rear of site.

Key research [1] MMBW Drainage Plan (12828/1895).

sources:

UCA Status: Not in reviewed UCA areas

Name: House (pair)

Number: 16

Street: William Street

Locality: South Yarra

Precinct: 2

Architect/builder: Not researched

Date/s of pre-1895 and appears to be 1880s

construction:

Owners/ occupiers: Not researched

Why important?: Significant as a particularly unusual Italianate pair with

central projecting wing constructed as a canted bay and shared by both properties. This subtends an elaborate,

two storey return verandah on both properties.

Unusual combination of stucco for projecting bays and restrained polychrome brickwork for main carcass, eaves

details and chimneys (with red brick providing the base

colour).

Distinctive building form, unusual combination of render

and face brickwork and high standard of detailing

including cast iron verandah.

Key research House Cover needed; date of construction;

sources:

UCA Status: Not in reviewed UCA areas

Name: Houses

Number: 8, 10, 12

Street: Commercial Road

Locality: Prahran

Precinct: 3

Architect/builder: Not known

Date/s of 1886 (on building)

construction:

Owners/ occupiers: Joseph Bulling (owner) [1]

Why important?: Group of 3 attached buildings, the corner building being

a shop residence. Verandah on corner shop demolished.

Finely detailed arcaded loggias to ground and first floor of the two residences; dog-tooth reveal to the arcading and cast-iron posts. Form and detailing distinctive and

very fine.

Painting of corner building and loss of verandah appear

to be the key changes.

Significant as an unusual composition with plain arcaded design and reveal detailing. Building well detailed. Forms

an unusual grouping within regional context.

Key research [1] MMBW House Cover; Needs ratebook search on

sources: owner/occupier.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 9 - 11

Street: High Street

Locality: Prahran

Precinct: 3

Architect/builder: Not researched

Date/s of 1921 [1]; transformed Victorian villa

construction:

Owners/ occupiers: Not researched

Why important?: The pair/maisonette is a very intact and good

representative example of the bungalow design in the English Vernacular Revival manner and remains notably

intact.

Significance enhanced by the distinctive pair of garages

which survive at with the corners of its southern

boundary and which appear generally contemporary with

the conversion of house. Reflects impact of motor

garages on houses of period.

Existing condition results from additions and alterations

to a Victorian villa.

Key research [1] MMBW House cover; Need to research architect.

sources:

UCA Status: Not in reviewed UCA areas

Name: Building

Number: 139

Street: High Street

Locality: Prahran

Precinct: 3

Architect/builder: Not researched

Date/s of approx. 1890s (pre-1895 as shown on MMBW plan)

construction:

Owners/ occupiers: Not researched

Why important?: Strongly designed building, presumably for professional

rooms or similar function. Important for its strong corner punctuation with a projecting corner oriel and octaganal slate-capped turret, its decorative banded brickwork and

iron window guards.

Key research Need Ratebooks and directory search to indicate original

sources: use.

UCA Status: Not in reviewed UCA areas

Name: Houses (2)

Number: 3 + 5

Street: Macquarie Street

Locality: Prahran

Precinct: 3

Architect/builder: Not researched

Date/s of Not researched

construction:

Owners/ occupiers: William Deane (Sp?) owned all three cottages in 1899

(and lived in no. 9) [1]; Dean assoc. Prahran Tech. - is it

the same person?

Why important?: Pair of timber cottages.

Important because of unusually elaborate Gothic timber fretwork to the gables and verandahs on both of these

matching buildings; timber finials, block fronted

(interesting combination of details; intactness and elaborate detailing used on modest cottages)

Key research [1] MMBW House Cover (10190); Need to research

sources: owners/occupiers in ratebooks.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 142

Street: High Street

Locality: Prahran

Precinct: 4

Architect/builder: Possibly N. Barnet

Date/s of 1895-1905

construction:

Owners/ occupiers: Not researched

Why important?: Interesting composition in Jacobean style. It provides a

pleasing contrast between the red brick structure and the highly decorative cement render details including Mannerist pilasters to windows and strong pediments at both levels. Possibly a doctor's residence and consulting

rooms. [Check] Note the painting of render and

brickwork, except chimneys, has superficially altered the

design but could be reversed.

Key research Need Rate book and Directory search.

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 67

Street: Wellington Street

Locality: Windsor

Precinct: 4

Architect/builder: Not researched

Date/s of approx. 1890s, pre-1895 (MMBW 1895 Plan)

construction:

Owners/ occupiers: Not researched

Why important?: Remarkably detailed Victorian villa with bold incised

decoration to front walls and return verandah, well detailed in respect of tesselated tile flooring and cast

iron verandah.

Detailing unusual and rare. (cf villa in Cotham Rd, opp.

Kew City Offices.

Key research Need to research Rate books for owners/occupiers.

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 4

Street: Como Avenue

Locality: South Yarra

Precinct: 5

Architect/builder: H. Desbrowe Annear [1]

Date/s of 1914 [1]

construction:

Owners/ occupiers: Dr Brett [1]

Why important?: One of best H. Desbrowe Annear buildings in Prahran

Key research [1] MMBW House Cover; Needs field description as no

sources: photo held.

UCA Status: Three properties south of proposed future extension to

UCA 5.1

Name: House

Number: 9

Street: Como Avenue

Locality: South Yarra

Precinct: 5

Architect/builder: Millar Bros. builders [1]

Date/s of 1912 [1]

construction:

Owners/ occupiers: see House Cover

Why important?: Elaborate single storey Edwardian villa notable for

detailing especially projecting bays and semi-circular corner verandah which has an octagonal terracotta turret. Unusual use of basalt base. Elaborate brick fence

and capping.

Key research [1] MMBW House Cover; Need to research Millar Bros as

sources: builders; directories for owner.

UCA Status: Recommended by Context for inclusion in future

extension of UCA 5.1

Name: House

Number: 8

Street: Kensington Road

Locality: South Yarra

Precinct: 5

Architect/builder: N. Barnet (architect) listed as agent on MMBW House

Cover 1899. [1]

Date/s of pre-1895 [MMBW Plan].

construction: Second bay subsequent to construction date.

Owners/ occupiers: Mr M. Barrett (owner 1899) [1]

Why important?: Double bay very unusual, but house cover and MMBW

Plan suggests may be later addition. Significance

depends on results of further research.

Key research [1] MMBW House Cover; Needs field investigation to

sources: explain second bay.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 29

Street: Kensington Road

Locality: South Yarra

Precinct: 5

Architect/builder: H. D. Annear listed on House Cover in 1915 as agent.[1]

Date/s of 1898 [1]

construction:

Owners/ occupiers: Not researched

Why important?: Edwardian villa totally remodelled by Annear in 1915

with rough-cast wall finishes, changes to front door and

windows and a large new rear extension reputably containing a large living room with interesting internal details (not inspected). Front fence is part of Annear

alterations.

Distinctive and striking composition with unusual

fenestration.

Key research [1] MMBW House Cover; Needs internal inspection

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 35

Street: Rockley Road

Locality: South Yarra

Precinct: 5

Architect/builder: H. W. + F. B. Tompkins [1]

Date/s of 1910-11 [1]

construction:

Owners/ occupiers: Henry Buck [1]

Why important?: Bears stylistic/formal comparison with a number of

similar symmetrical houses in Kew. Substantially intact externally, and retains fence and gate elements of

original garden. (Possibly) illustrates link between Henry Buck and noted commercial architects H. W. and F. B.

Tompkins. Check to see if they also designed his

store(s).

Important for roof and chimney massings and fenestration. The fence is among the most outstanding timber picket Edwardian fences in Melbourne, and

appears to be contemporary with house and the design

of Tompkins.

Key research [1] MMBW House Cover. Research architects further.

sources:

UCA Status: Opposite proposed UCA 5.2, but Area not recommended

for extension to cover this property.

Name: Dulverton (Flats)

Number: 379

Street: Toorak Road

Locality: South Yarra

Precinct: 5

Architect/builder: Not researched

Date/s of Not researched

construction:

Owners/ occupiers: Not researched

Why important?: Elegant apartment block designed to read as a single

residence; strong Mediterranean overtones especially the loggias, building form, Tuscan columns, arched openings

to stairwells.

A very refined (well resolved, excecuted and detailed) building. Returns along Kensignton Road with matching

design.

Key research Need to research date; architect (T. Sawyer).

sources:

UCA Status: Not in reviewed UCA areas

Name: Houses (2)

Number: 11 + 13

Street: Cromwell Road

Locality: South Yarra

Precinct: 6

Architect/builder: Possibly N. Hitchcock (Nigel Lewis)

Date/s of (MMBW 1895 Plan)

construction:

Owners/ occupiers: Not known

Why important?: Pair of imposing Victorian terraces retaining one entry

(no. 13) to rear for night soil removal. Very elaborate Mannerist pair after the style of architect N. Hitchcock.

The verandah design is of note featuring paired columns and enclosed freize cast iron work, creating a Moorish

exotic character.

Original cast iron front fence and gate posts and

tesselated tile paths remain.

Key research Need to research architect; dates; owners/occupiers

sources:

UCA Status: Not in reviewed UCA areas

Name: Former vicarage

Number: 27

Street: Cromwell Road

Locality: South Yarra

Precinct: 6

Architect/builder: Not known

Date/s of Not researched

construction:

Owners/ occupiers: Church of England vicarage.

Why important?: Vicarage for St Martins; late Neo-Gothic design

characteristic of Church of England vicarages of period. Not many examples remain. Gables have exposed truss

design and finials and impressive projecting bays.

Unpainted natural grey render is a feature.

Comparisons: St Hilary's, Rowland Street, Kew (bi-

chromatic brickwork).

Key research Need to research via Church of England records.

sources:

UCA Status: Not in reviewed UCA areas

Name: Houses (pair)

Number: 31 + 33

Street: Cromwell Road

Locality: South Yarra

Precinct: 6

Architect/builder: Not known

Date/s of c 1890s (Shown on MMBW 1895 Plan)

construction:

Owners/ occupiers: Not known

Why important?: Late Victorian two storey brick pair with many

Edwardian influences in the rendered detailing and the

unique parapet obelisks, verandah ironwork and

decoration of a design commonly used in Ballarat, also

retains cast iron pallisade fence.

Unusual building for Melbourne. Early date (given style)

makes this building even more interesting.

Key research Are there any Ballarat links? Architect.

sources: Owners/occupiers.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 38

Street: Cromwell Road

Locality: South Yarra

Precinct: 6

Architect/builder: Percy Oakden architect

Date/s of Documented by HBC

construction:

Owners/ occupiers: Documented by HBC

Why important?: Intact painted rooms believed to remain inside.

Key research Interior inspection.

sources:

UCA Status: Not in reviewed UCA areas

Suggested ranking: A1 (already listed on Historic Buildings Register).

Name: Residence ("Haven")

Number: 201

Street: Williams Road

Locality: South Yarra

Precinct: 6

Architect/builder: Not shown on House Cover. [1]

Date/s of Not researched

construction:

Owners/ occupiers: Dr J. Clendinnen (owner), 1900. [1]

Why important?: Unusual design representing transition from Italianate

villa to Edwardian forms with decorative pediment and projecting balcony contrasting with the more restrained

body of the building. Red brick and cream brick

trimmings relate to the Edwardian style.

Unusual massing and composition. Unusual features are

the timber shutters which slide into cavity.

Removal of paint and restoration of original finishes would dramatically improve the appearance of this

building.

Key research [1] MMBW House Cover.

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 30

Street: Wilson Street

Locality: South Yarra

Precinct: 6

Architect/builder: Not researched

Date/s of c1860s

construction:

Owners/ occupiers: Not researched

Why important?: Unusual design with side entry, recessed niche replacing

usual front door, elaborately patterned brickwork with

cream dressing on red background with moulded brackets and cornice in cream bricks, simple concave

verandah.

Associated with goldfields stylistically.

Key research Rate book search for date; owner/occupiers and early

sources: associations (gold fields).

UCA Status: Not in reviewed UCA areas

Name: House

Number: 30

Street: Lewisham Road

Locality: Prahran

Precinct: 7

Architect/builder: Not researched

Date/s of Not researched

construction:

Owners/ occupiers: Not researched

Why important?: One of several examples in this neighbourhood of a

typical projecting asymmetrical bay villa with the additional design element of a cantilevered awning

around three-sided bay.

Ranked B in comparison with Wrexham Street example.

Key research -

sources:

UCA Status: Not in reviewed UCA areas

Name: Pair of shops

Number: 296

Street: Malvern Road

Locality: Prahran

Precinct: 7

Architect/builder: Possibly Norman Hitchcock (NL)

Date/s of 1889 (parapet)

construction:

Owners/ occupiers: Not researched

Why important?: A Mannerist pair of stuccoed shops with intact timber

shopfronts, but lacking original verandahs.

Key research Need to research owners/occupiers for business. Links

sources: to Chapel Street. Architect.

UCA Status: Not in reviewed UCA areas

Name: Pair of shops

Number: 386 + 388

Street: Malvern Road

Locality: Prahran

Precinct: 7

Architect/builder: Not researched

Date/s of Possibly pre-1855; need to check Kearney Plan.

construction: Architecturally more likely 1860s. Shown on MMBW

1895 Plan.

Owners/ occupiers: Not known

Why important?: Pair of single storey shops, possibly very early and with

relatively intact facades. One of few early arched shop fronts surviving in the metropolitan area of this once common shop-front detail. Also of interest are the

exposed relieving arches above windows.

Key research Rate books and RGO search. A1 if early date can be

sources: confirmed.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 11

Street: Summers Street

Locality: Prahran

Precinct: 7

Architect/builder: G. T. Wallis - agent on House Cover [1]

Date/s of 1903 [1]

construction:

Owners/ occupiers: Thomas W. Legge in 1903 [1]

Why important?: Unusual projecting bay with timber moulded cornice, flat

tray roof and elaborate ornamental window surrounds; (more elaborate than expected for a small suburban

house).

Key research [1] MMBW House Cover 1903.

sources:

UCA Status: Not in reviewed UCA areas

Name: Church of Christ

Number: 220

Street: High Street

Locality: Windsor

Precinct: 8

Architect/builder: Not researched

Date/s of c1901, with schoolroom c1914-15 (House Cover)

construction:

Owners/ occupiers: Church of Christ

Why important?: Restrained Classical Revival church based on a temple

form with a strong triangular pediment supported on Doric pilasters, with simple breakfront for the entry. Design is conservative reflecting the traditions of the

non-conformist churches of the 1850s and 60s.

Comparisons: Church in Chapel Street, and example in Peel Street, Windsor (both are in 1982 study). Three examples within suburb; need comparative assessment. Comparison to be done between other similar nonconformist churches of style (in municipality and

elsewhere).

Temple form churches generally unusual.

Key research sources:

UCA Status: Not in reviewed UCA areas

Name: Shop and residence

Number: 256

Street: High Street

Locality: Prahran

Precinct: 8

Architect/builder: Not researched

Date/s of Not researched

construction:

Owners/ occupiers: Not researched

Why important?: Elaborate form but lacking original shop front.

Key research - sources:

UCA Status: Not in reviewed UCA areas

Name: Prahran Trades Club

Number: 258 - 262

Street: High Street

Locality: Prahran

Precinct: 8

Architect/builder: Sale + Keage (architects) 1920s

Date/s of 1900?; 1920?

construction:

Owners/ occupiers: Prahran Trades Club

Why important?: Primarily of note for the striking treatment of the west

(side) elevation, which would appear to date from around 1905 and thus pre-date the involvement of Sale + Keage (who may have put a new facade of the old

building).

The west face of the building invites comparison with the work of Robert Haddon, as evidenced in his 1908

publication 'Australian Architecture'.

Key research - sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 5

Street: Wrexham Road

Locality: Prahran

Precinct: 8

Architect/builder: Not researched

Date/s of Not researched

construction:

Owners/ occupiers: Not researched

Why important?: Notable for extended bay with wrap-around glazing.

Fine example of late-Victorian polychrome design.

Appears to be (later?) addition to 3 Wrexham Road, or

else built as unusual masonette pair.

Key research - sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 12

Street: Wrexham Road

Locality: Prahran

Precinct: 8

Architect/builder: Not researched

Date/s of Not researched

construction:

Owners/ occupiers: Not researched

Why important?: Good example of the continuation of the verandah form

into cantilevered awning around projecting bay.

Polychrome brickwork.

Most intact example of type in this local area of which

several examples are known.

Key research -

sources:

UCA Status: Not in reviewed UCA areas

Name: House ("Miegunyah")

Number: 35

Street: Bruce Street

Locality: Toorak

Precinct: 9

Architect/builder: Not known

Date/s of approx. date 1880

construction:

Owners/ occupiers: A. J. Cartwright (owner/occupier 1923) [1]

Why important?: Unusual Italianate villa with two small projecting bays

and intact detailing - cast iron ridge cresting,

symmetrical design with return verandah on both sides. Sense of refinement that distinguishes this house from

more typical Italianate villas.

Key research [1] MMBW House Cover

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 4

Street: Burnie Street

Locality: Toorak

Precinct: 9

Architect/builder: Possibly: Einseideil; Usher + Kemp [N. Lewis/B.

Raworth]

Date/s of c1905

construction:

Owners/ occupiers: Not known

Why important?: Unusual form, especially relating to projecting bay

surmounted by a hip and Dutch gable which gives an exotic pagoda-like character. Strong horizontal line to verandah which is continuation of main roof and extends

around the projecting bay as an awning.

Key research Need to research architect and history.

sources:

UCA Status: Not in reviewed UCA areas

Name: House (Chastleton)

Number: 17

Street: Chastleton Avenue

Locality: Toorak

Precinct: 9

Architect/builder: G. De Lacey Evans (architect) - 1908; Butler + Martin

(1930??)[1]

Date/s of 1908 [1]

construction:

Owners/ occupiers: W. Barrett (owner and occupier 1908); E. A. Mackay

(owner 1926, 1930); Mrs Davey-Milne (owner-occupier

1936). [1]

Why important?: Shown on 1895 MMBW plan as a large property with

stables and frontage to Orrong Road, serpentine drive,

etc.

De Lacey oversaw major demolition of a large rear wing and stable block and then the construction of the two projecting canted bays which surmount the entry. The canted bay to the west is the original. It is not known when the tower was built but its Mannerist design presumably relates to De Lacey Evans work as well.

The subsequent alterations were undertaken by well-known architects Butler and Martin but this does not appear to have affected the exterior of the building.

This building is important for its evidence of the history of the design and sequence of buildings and its ability to demonstrate subdivision process of mansions in Toorak.

Requires further analysis of the site.

Key research [1] MMBW House Cover (49535)

sources:

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

17-Mar-94

Name: House

Number: 24

Street: Grange Road

Locality: Toorak

Precinct: 9

Architect/builder: Carleton + Carleton (House Cover)

Date/s of 1923 (House Cover)

construction:

Owners/ occupiers: W. J. Kitchen (Lever + Kitchen?)

Why important?: Large unusually intact example of English vernacular

Revival-influenced bungalow design, set in original/nearoriginal landscaped garden (eg. unmade drive). Striking roof forms. Beautifully detailed. Interior warrants inspection. If interior remains largely original then this

could be A1.

Key research Internal inspection.

sources:

UCA Status: In proposed UCA 9.2

Name: Flats

Number: 24

Street: Lascelles Avenue

Locality: Toorak

Precinct: 9

Architect/builder: Lewis Levy (source: G. Butler) - check if correct.

Lewis Levy was a well-known architect and developer of

flats.

Date/s of Not researched. Building Identification Form states

construction: '1936', but unsourced.

Owners/ occupiers: Not researched

Why important?: Unusual massing for an apartment block of 1930s. Art

Deco/Hollywood characteristics with simple bold

massings. Render relieved by the clinker brick basework

and entry stairs.

An unusual form for apartments of the period. Compare

with block in Church and Cross Streets, Toorak.

Key research Consult T. Sawyer on architect.

sources:

UCA Status: Proposed for inclusion in proposed future extension to

UCA 9.2

Name: Hybla

Number: 16

Street: Wallace Avenue

Locality: Toorak

Precinct: 9

Architect/builder: Not known

Date/s of pre-1901 (MMBW Detail Plan 1901)

construction:

Owners/ occupiers: Not known. There may be an association with Toorak

College.

Why important?: Distinctive late Victorian/transitional building with

Victorian and Edwardian features - square Italianate tower is the dominant and most interesting element. Tower has unusual eaves brackets and pilasters. Low pitched gable of the house is unusual also and may be a

later alteration.

Key research Need to research Architect; Rate books.

sources:

UCA Status: Not in reviewed UCA areas

Name: Glamorgan

Number: 20

Street: Wallace Avenue

Locality: Toorak

Precinct: 9

Architect/builder: Not researched

Date/s of Pre-1901 (MMBW 1901 Plan)

construction:

Owners/ occupiers: Not researched. May be an association with Toorak

College.

Why important?: Demonstrates transition features with Italianate building

form upon which has been superimposed a projecting gablet on the main roof beneath which is a secondary

gablet of a lower pitch which forms a projecting

verandah entry.

Detailing and design of verandah is unsual with deep valence and stilted verandah posts with elaborate capitals and bosses. The whole composition has an

oriental/Himalyan character.

Key research Need to research owners/occupiers and architect.

sources:

UCA Status: Not in reviewed UCA areas

Name: House (Mintaro?)

Number: 17

Street: Brookville Road

Locality: Toorak

Precinct: 10

Architect/builder: Not known. Requires research.

Date/s of Not known

construction:

Owners/ occupiers: Not known. Requires research.

Why important?: Particularly intact example of a polychrome brick villa

with several interesting features: projecting front gable with a superimposed truss and finial and large cream brick relieving arch dominating the bay beneath the gable.

Historical research required to support architectural

assessment of regional significance.

Key research Architect?

sources: Rate books - need date of construction and past

owners/occupiers.

UCA Status: Not in reviewed UCA areas

Name: Flats

Number: 70 - 72

Street: Canterbury Road

Locality: Toorak

Precinct: 10

Architect/builder: Possibly Arthur Plaisted [suggested G. Butler]

Date/s of c1941 [1]

construction:

Owners/ occupiers: Not researched

Why important?: Elegant inter-war eclectic apartment block with a French

Norman corner turret.

Key research [1] Shown on Building Identification Form.

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 6 - 7

Street: Kilsyth Avenue

Locality: Toorak

Precinct: 10

Architect/builder: T. Kemp (agent House Cover) [1]

Date/s of c1952 [1]

construction:

Owners/ occupiers: Not researched

Why important?: Notable use of stone rubble as a feature after the

manner of Frederick Romberg ('Heimastyl' is the stylistic

term suggested by BR). Relatively early for such a

strong modern expression.

Massing, handrail detailing and stone feature walls of

interest. Very intact.

Key research [1] MMBW House Cover (259393)

sources:

UCA Status: Not in reviewed UCA areas

Name: House (Toronto)

Number: 655

Street: Orrong Rd

Locality: Toorak

Precinct: 10

Architect/builder: Architect associated with early 1900s work on place?

Date/s of On 1890s MMBW Plan. Was it part of Springfield

construction: property shown on 1855 Kearney Plan?

Owners/ occupiers: Benjamin George Harper Brown (1902 owner/occupier)

Why important?: Substantial changes between 1902 and 1970s, perhaps

in 1910-20 period (based on House Covers and present appearance). Land has been subdivided resulting in loss of stable block and the creation of Selbourne Road. Gates (wrought iron) are early as are cast iron posts,

possibly 1860s.

Assess significance of alterations once research done, and subsequently determine remaining fabric and layout;

and assess garden.

Recessed entry gates and drive formation has survived,

possibly the last such in Toorak.

Key research Research to determine link to Springfield.

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 30

Street: Tintern Avenue

Locality: Toorak

Precinct: 10

Architect/builder: F.L. + K. Klingender

Date/s of 1929 (or major rebuilding of an earlier house that

construction: matched 28).

Owners/ occupiers: Einseidel, owner in 1906, owning both 28 and 30. In

1929 the owner is R. G. Jennings of Corio.

Why important?: A refined and elegant apartment block employing Neo-

Georgian classical forms of the inter-war period,

designed by distinguised architects F. L. + K. Klingender for R. G. Jennings. (Klingender was a longtime partner of Rodney Alsop and both were involved in some of

Melbourne's best residential developments.)

Specific items of interest are the clinker brick fence and entry contrasting with rough cast; wrought iron entry

lamp and first floor loggia balastrade.

Key research Need Rate book search.

sources:

UCA Status: Recommended for inclusion in proposed future extension

to UCA 10.2

Name: House

Number: 408

Street: Toorak Road

Locality: Toorak

Precinct: 10

Architect/builder: W. R. Butler [1]

Date/s of 1906

construction:

Owners/ occupiers: Mrs A M Marsh (1906)

Why important?: Association with W. Butler, resident of Studley four

doors to the west. Represents an Arts and Crafts version of the prevailing Edwardian style. Distinguishing features of Butler's work are the castellated parapets over the

front bay and entry.

It has some relationship with 1 Avalon Road, a house designed by Butler for his sister at around the same time.

Noted for intactness and massing of roof forms and

dominant chimneys.

Key research [1] MMBW House Cover. sources:

UCA Status: Abuts proposed UCA 10.2; Butler connection suggests

add to proposed future extension of UCA 10.2

Name: House

Number: 8

Street: Heyington Place

Locality: Toorak

Precinct: 13

Architect/builder: Not researched

Date/s of Not researched

construction:

Owners/ occupiers: Not researched

Why important?: Harry Tompkins of H. W. and F. B. Tompkins is cited as

architect and owner in B. Raworth's Marcus Martin

thesis, vol. 1, p.30.

Somewhat altered, and lacks architectural interest.

Key research Delia Taylor's study of the Tompkins should be checked.

sources:

UCA Status: Within proposed UCA 13.1

Name: House

Number: 20

Street: Heyington Place

Locality: Toorak

Precinct: 13

Architect/builder: Possibly R. B. Hamilton

Date/s of Not researched

construction:

Owners/ occupiers: Not researched

Why important?: Fine example of Old English Revival work in the style of

R. B. Hamilton. Beautifully detailed brickwork. Exterior

apparently intact. Fine fence and gates.

Key research -

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 23

Street: Heyington Place

Locality: Toorak

Precinct: 13

Architect/builder: Not researched

Date/s of c1920

construction:

Owners/ occupiers: Not researched

Why important?: Substantially intact, two storey/attic storey bungalow.

Balcony probably glazed at a later date. Fence and gate

contributory. Has roof been re-tiled?

Key research - sources:

UCA Status: Not in reviewed UCA areas

Name: Wiltondale

Number: 25

Street: Heyington Place

Locality: Toorak

Precinct: 13

Architect/builder: Possibly Eric Beedham (NL)? Neville Hollinshed? Arthur

Paisted?

Date/s of c1935

construction:

Owners/ occupiers: Not researched

Why important?: A substantial house in the inter-war Old English Revival

mode. Notable for its brick nogging in various patterns and its porte-cochere with Tudor arch and pan tile roof.

Key research Need to check other information or inspect to confirm

sources: rating.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 219

Street: Kooyong Road

Locality: Toorak

Precinct: 13

Architect/builder: H. L. Peck (architect) [1]

Date/s of 1931-2 [1]

construction:

Owners/ occupiers: Mrs B A Reddin 1931-2 [1]

Why important?: Late Arts and Crafts design with terracotta shingle roof,

second floor windows breaking into dormers as semiattic structures. Use of white render is contrasted with clinker brick work for dressings. Building form adopts a number of interesting elements. It is enhanced by its

mature garden of a picturesque design.

Comparison with other examples of Peck's work would assist significance assessment. His work is not well-

documented even though he was a prominent

architect.(BR)

Key research [1] MMBW House Cover; Need to inspect

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 225

Street: Kooyong Road

Locality: Toorak

Precinct: 13

Architect/builder: G. E. Nichterlein (Agent on House Cover) [1]

Date/s of 1929 [1]

construction:

Owners/ occupiers: Adolf Nichterlein (owner, 1929). [1]

Why important?: European version of Arts and Crafts with fussy details to

roof forms. Of main interest for its intactness, terracotta

shingle roof and original terraced landscape.

Architect obscure and other known work very different (NL); further architectural consideration and comparison.

Key research [1] MMBW House Cover (176565)

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 245

Street: Kooyong Road

Locality: Toorak

Precinct: 13

Architect/builder: A. McMillan [1]

Date/s of 1932 [1]

construction:

Owners/ occupiers: E. F. Sheppard (owner/occupier) [1]

Why important?: Associated with the interesting output of Mortimer

McMillan, best known for his dramatic international style

buildings. This building demonstrates Old English Revival elements with wide eaves and horizontality associated with the Prairie School. This building has

pleasing roof forms and is essentially intact.

Key research [1] MMBW House Cover 189512.

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 29

Street: Lansell Road

Locality: Toorak

Precinct: 13

Architect/builder: Possibly Plaisted

Date/s of 1930s

construction:

Owners/ occupiers: Not researched

Why important?: A very fine example of refined modern interpretation of

Old English architecture, impressive terracotta shingled roof with interesting hipped roof forms and extending as a skillion over the entry and adjacent curved stairwell, and massive chimneys. The texture and finish of the brickwork is also of note. The front fence is particularly distinctive with deeply banded brickwork and vertical curved tapestry brick gate posts associated with Art

Deco ironwork.

A2+ (A1 if significant architect can be attributed to

building).

Key research Need Rate book, Directory and Architect's Index search.

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 36

Street: Lansell Road

Locality: Toorak

Precinct: 13

Architect/builder: Not researched

Date/s of c1900

construction:

Owners/ occupiers: Not researched

Why important?: It is an impressive Jacobean design with half-timbering

to the elaborate main gable and an equally unusual and decorative projecting cantilevered bay associated with this gable. The front entry porch is also unusually elaborate. The face brickwork has been painted but the

design of this strongly massed building remains

remarkably intact. Terracotta tile roof and crestings.

Key research Need Rate book, Directory and Architect's Index search.

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 45

Street: Lansell Road

Locality: Toorak

Precinct: 13

Architect/builder: Chris Cowper (G. Butler)

Date/s of c1915

construction:

Owners/ occupiers: Horace Calder (G. Butler)

Why important?: Association with Cowper (if can be established). An

interesting double gable design with unusual latticed

eave vents and intact front fence.

A2 (if Cowper can be confirmed).

Key research Need Rate book, Directory and Architect's Index search.

sources:

UCA Status: Not in reviewed UCA areas

Name: Ballara

Number: 49

Street: Lansell Road

Locality: Toorak

Precinct: 13

Architect/builder: Chris A. Cowper [1]

Date/s of 1914 [1]

construction:

Owners/ occupiers: Dr. F. Hudson-Eastwood [1]

Why important?: A very good example of the adapted Georgian style that

evolved at this period. This design would have been innovative for the period with the bold simple roof forms, fenestration and massing and the use of

roughcast for the entire building. Particular refinements are provided by the slender tapered chimneys, the elegant glazing of the projecting front bays, the open terrace and loggia, and projecting entry porch. The fence and gates complement the design and feature unusual tapered piers. The intervals between the piers

have been infilled with brickwork in lieu of iron

(presumably to match the gates). Otherwise extremely

intact. Possibly a progenitor for a significant

architectural style in Melbourne.

A2+ (A1 if intact internally).

Key research [1] MMBW House Cover 93786.

sources:

Comparison with McCutcheon house in Studley Avenue,

Kew, (c1917), required.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 53

Street: Lansell Road

Locality: Toorak

Precinct: 13

Architect/builder: Leslie J. Reed [1]

Date/s of 1927 [1]

construction:

Owners/ occupiers: J. A. Pietzcker [1]

Why important?: A substantial Old English style residence by a noted

practitioner of this form. It features strong gables and chimneys (in clinker brickwork) with contrasting cement render other than trimmings. Can be compared with Reed's house in Myamin Road, Armadale, (City of

Malvern), which has unpainted render surfaces and more

elaborate detailing and materials.

Key research [1] MMBW House Cover (165582).

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 716

Street: Orrong Road

Locality: Toorak

Precinct: 13

Architect/builder: Possibly Robert Hamilton?

Date/s of 1930s

construction:

Owners/ occupiers: Not researched

Why important?: An excellent example of inter-war Old English

Revivalism, very large apartment complex with picturesque massing and articulation of forms.

Some interesting elements include complex roof forms and dominant chimneys, projecting gables and loggias, bay windows and arched entry porches. Intact finishes

and materials.

Generally has a high degree of integrity.

Key research Need Rate book, Directory and Architect's Index search.

sources: Compare with Denby Dale, Glenferrie Road, Kooyong.

UCA Status: Not in reviewed UCA areas

Name: House (orig. "Chesthill)

Number: 6

Street: St Georges Road

Locality: Toorak

Precinct: 13

Architect/builder: Robert B. Hamilton (architect) 1927 - reworking of a

Victorian house (house cover) [1]

Date/s of Shown on MMBW 1900 Plan

construction:

Owners/ occupiers: 1907-8 Miss M H Menzies "Chesthill"; Gertrude Clarke

1927 [1]

Why important?: Victorian Italianate house with projecting canted bay

(may have been single storey originally). Substantially reworked by R. Hamilton, retaining the same plan form along the front of the building but with a totally different design - Spanish Mission, Cordova tile roof, arched

colonnade in ground floor.

Convenient adaption of a Victorian building, reflecting modernisation of a nineteeth century Toorak house to a

create a 1920s appearance by one of Toorak's

fashionable architects.

Good example but not of regional significance.

Key research [1] MMBW House Cover. B. R. believes the fence and sources: gates are pictured in a 1930s 'RVIA Journal' article on

the beauty of wrought iron gates by Marcus Martin.

[Check] ('RVIAJ' March 1937, pp.12-27).

UCA Status: Not in reviewed UCA areas

Name: House

Number: 11

Street: St Georges Road

Locality: Toorak

Precinct: 13

Architect/builder: Possibly Mortimer McMillan, but of less interest than

11A.

Date/s of Not researched

construction:

Owners/ occupiers: Not researched

Why important?: Not A2, ranked as B. Confused with 11A. Neil

Clerehan has identified 11A with Mortimer McMillan

(c1936).

Key research -

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 11A?

Street: St Georges Road

Locality: Toorak

Precinct: 13

Architect/builder: Mortimer McMillan [1]

Date/s of c1936 [1]

construction:

Owners/ occupiers: Not researched

Why important?: Example of architect's work.

Key research [1] Neil Clerehan

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 26

Street: St Georges Road

Locality: Toorak

Precinct: 13

Architect/builder: Butler + Martin [1]

Date/s of 1928 [1]

construction:

Owners/ occupiers: Owner 1928: A.W.Keep, Architects W. + R. Butler

and Martin [1]

Why important?: Interesting two storey English cottage-style residence,

with simple building forms and fenestration and strong chimney massings, retaining the original pedestrian entry gate. Render is contrasted by the clinker brickwork and

glazed terracotta roof tiles.

It is enhanced by its picturesque garden setting after the

syle of Edna Walling.

Overall it is a extremely picturesque composition,

comparable with similar work by Rodney Alsop.

Key research [1] MMBW House Cover

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 38

Street: St Georges Road

Locality: Toorak

Precinct: 13

Architect/builder: Not shown on House Cover [1]

Date/s of 1937 [1]

construction:

Owners/ occupiers: Bonnie Ross Fenner [1]

Why important?: An extremely spare and elegant English Revival style

with strong steeply pitched gable roof forms and terracotta shingles contrasting with the apparently

original painted brickwork finish.

The fenestration and shutters and fence and gateway

add to the distinguished character of this building.

The gables have been swagged at the eave line which

emphasises their steepness.

Key research [1] MMBW House Cover 201809; Need Rate book,

sources: Directory and Architect's Index search.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 61

Street: St Georges Road

Locality: Toorak

Precinct: 13

Architect/builder: Not researched

Date/s of 1930s (NL)

construction:

Owners/ occupiers: Not researched

Why important?: Large picturesque residence set in attractive grounds

with a interesting front fence.

Can't assess until architect identified.

Key research Identify Architect; Need Rate book search.

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 63

Street: St Georges Road

Locality: Toorak

Precinct: 13

Architect/builder: G. Phillip + Sons Pty Ltd of Essendon (builder). [1]

Possibly Irwin + Stevenson? (NL)

Date/s of 1927 [1]

construction:

Owners/ occupiers: J. Piggen of Little Bourke Street in 1927 [1]

Why important?: Dramatically designed Mediterranean style with loggias,

arched windows, gable roofs and brackets of this style.

Requires investigation into architect and owner.

Key research [1] MMBW House Cover; Need to research Rate books;

sources: architects.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 1

Street: Theodore Court

Locality: Toorak

Precinct: 13

Architect/builder: Presumed Roy Grounds [check Phillip Goad, N. Clerehan]

Date/s of c1960

construction:

Owners/ occupiers: Not researched

Why important?: Features an interesting upswept eave design to this

double gabled house. This conceals the gutters and creates an effect of a nun's headgear as has been a source of influence for other architects such as Le

Corbusier.

Key research Need Rate book, Directory and Architect's Index search.

sources: Contact P. Goad + N. Clerehan.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 9

Street: Towers Road

Locality: Toorak

Precinct: 13

Architect/builder: Chris Cowper [1]

Date/s of 1915

construction:

Owners/ occupiers: Mrs Brandon [1]

Why important?: This imposing two storey interpretation of the Craftsman

bungalow represents an important innovation in

domestic design in Melbourne.

Noted architect, Chris Cowper, has used the single ridge gabled roof form of this idiom with bracketted gable ends and his characteristic timber latticed apex roof vent. A tiled skillion projects beneath this gable as a two-storey projection incorporating bay windows set in giant piers and a loggia enclosed by the window bays but extended through a projecting cantered bay entry porch.

Cowper's characteristic tall tapered chimneys and pioneering use of roughcast for this building type are other features.

The planked jarrah front fence and wrought iron entry gates are likely to be original elements, although now painted instead of a stained finish.

A1 (subject to internal inspection).

Key research [1] MMBW House Cover 95459; Need Rate book search. sources:

UCA Status: Not in reviewed UCA areas

Suggested ranking: A

17-Mar-94

Name: House

Number: 12

Street: Yarradale Road

Locality: Toorak

Precinct: 13

Architect/builder: Woodroffe (builder?); A. M. McMillan (architect?) [1]

Date/s of 1936

construction:

Owners/ occupiers: C. M. Longfield [1]

Why important?: An extremely interesting composition in a derived Prairie

School style.

The complex low-pitched hipped roof form has wide eaves. Simple fenestration with shutters provide a more conservative aspect, although the triangular bay is of

particular note.

The design is characterised by clinker brickwork with horizontal emphasis to projecting planes and balconies.

Key research [1] MMBW House Cover 197715; Need Rate book, sources: Directory and Architect's Index search. Compare with

Iona Street buildings and Kooyong Road. Research A.

M. McMillan association.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 20

Street: Yarradale Road

Locality: Toorak

Precinct: 13

Architect/builder: L. J. Adam (builder?) [1]; (After Alsop and Butler?)

Date/s of 1937 [1]

construction:

Owners/ occupiers: E. J. Adam [1]

Why important?: A pleasing modest residence based on the English

Cottage style popularised by Rodney Alsop in 1915.

The style was further popularised by landscape designer Edna Walling who would also appear to have influenced

this picturesque English Garden style.

The wide picture windows represent a departure from

the more restricted fenestration of earlier examples of

this style.

Key research [1] MMBW House Cover 201319; Need Rate book,

sources: Directory and Architect's Index search.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 23

Street: Yarradale Road

Locality: Toorak

Precinct: 13

Architect/builder: A. + H. L. Peck [1]

Date/s of 1939 [1]

construction:

Owners/ occupiers: G. Nopeaire [1]

Why important?: This stylish and uncompromising Moderne style house

represents a radical departure from the earlier work of

this practice.

The cream brick parapetted building forms with curved forms to the front and rear provide a strong example of this oevre. At present, this design characteristic is partially concealed by heavy plantings of creepers.

Key research [1] MMBW House Cover 211460; Need Rate book

sources: search.

UCA Status: Not in reviewed UCA areas

Name: House

Number: 50

Street: Albany Road

Locality: Toorak

Precinct: 14

Architect/builder: Frederick Ballantyne (architect?)

Date/s of c1920s

construction:

Owners/ occupiers: Not researched

Why important?: Prairie influence, possibly the work of Frederick

Ballantyne, employee of Griffin. Garage is original.

A2 if only intact externally; A2 + if also internally intact.

Key research Need Rate book, Directory and Architect's Index search.

sources:

UCA Status: Opposite proposed UCA 14.1.

Name: House

Number: 17 - 17A

Street: Iona Avenue

Locality: Toorak

Precinct: 14

Architect/builder: Possibly Billson, Ballantyne or Nicholls.

Date/s of c1925

construction:

Owners/ occupiers: Not researched

Why important?: A very distinctive red brick house with strong Prairie

School overtones. Very likely due to influence of

someone trained in Griffin's office. Specific features are horizontal massing and roof form and window mullions,

and high degree of intactness.

Key research Need Rate book, Directory and Architect's Index search.

sources:

UCA Status: Not in reviewed UCA areas

Name: House

Number: 21

Street: Iona Avenue

Locality: Toorak

Precinct: 14

Architect/builder: Not researched

Date/s of 1930

construction:

Owners/ occupiers: Not researched

Why important?: A good representative example of Old English Revival

style, especially in terms of use of half-timbering to first floor and decorative brickwork. It is largely intact. It has pleasing proportions and roof form (clad in terracotta

shingles).

Key research Need Rate book, Directory and Architect's Index search.

sources:

UCA Status: Not in reviewed UCA areas

Name: Flats

Number: 698

Street: Orrong Road

Locality: Toorak

Precinct: 14

Architect/builder: Not recorded on House Cover [1]

Date/s of 1929 [1]

construction:

Owners/ occupiers: W. T. Sampson [1]

Why important?: Important as excellent example of inter-war flat

development, central car access. It was featured on the cover of 'Australian Home Beautiful' in the early 1930s. [Check 'AHB']. It is in a modified Mediterranean style with arched windows and shutters facing the street and

textured sgraffito.

Key research [1] MMBW House Cover 162247; Need Rate book and

sources: Directory search, 'Australian Home Beautiful' and

Architect's Index search.

UCA Status: Opposite proposed UCA 10.1, and proposed future

extension to UCA 10.1. Also just north of proposed UCA14.2. Consider inclusion in 1 of these UC Areas.

Name: Taunton

Number: 520

Street: Toorak Road

Locality: Toorak

Precinct: 14

Architect/builder: Robert Hamilton?

Date/s of c1935

construction:

Owners/ occupiers: Not researched

Why important?: An imposing garden style apartment complex. Compare

with Denby Dale (see earlier reference) in the Old English

style.

Elaborate terracotta hipped roofs and entry lych gate, clinker brick basework and chimneys contrasting with plain textured, rendered walls. Terracotta shingles are used as a tile hung cladding over some bays and

spandrels.

An interesting composition with characteristic

picturesque forms of this style.

Key research Need Rate book, Directory and Architect's Index search.

sources:

UCA Status: Not in reviewed UCA areas

Name: Armadale Cellars

Number: 817

Street: High Street

Locality: Armadale

Precinct: 15

Architect/builder: Not researched

Date/s of 1882 (?) check parapet (or 1892?)

construction:

Owners/ occupiers: Not researched

Why important?: Shop and residence important for the elaborate design

with an elegant recessed loggia and cement rendered collonade of a Mannerist character, superimposed on a bichromate building, very elaborate parapet and unusual Chinois character to the highlight window framing. The

verandah is missing. The unpainted cement render

demonstrates original ochre wash.

Key research Need Rate book and Directory search.

sources:

UCA Status: Not in reviewed UCA areas

Name: Row of villas

Number: 15, 17, 19 and 21

Street: Rose Street

Locality: Armadale

Precinct: 15

Architect/builder: Laurence (?) (Builder); Griffin (check with Peter

Navaretti's Index. [1])

Date/s of 1928[1]

construction:

Owners/ occupiers: N. E. Laurence [1]

Why important?: It is an extremely interesting remodelling of a row of

single storey Victorian villas (still retaining their tripartite

windows and Victorian entry doorways).

Griffin [check Navaretti] has created a totally new appearance to these buildings with dominant gable pavilions at either end supported on massive Prairie style piers and with a cubic form to the detailing normally

associated with Griffins work.

The intermediate buildings have very simple horizontal verandahs and fascias with a sequence of closely spaced piers (reminiscent of Griffin's Castle Craig houses).

These buildings have been totally refaced in roughcast as part of these works. They have a matching low front

fence.

Key research [1] MMBW House Cover 32682; Need Rate book and

sources: Directory search. Check MMBW 1895 plan. Check Peter

Navaretti Index.

UCA Status: Not in reviewed UCA areas