

Context Pty Ltd

Volume 1 of 4

Conservation Review

City of Prahran

Volume 1: Study methods & recommendations

December 1993

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Introduction

Background to study

In response to the Panel report on the Council's exhibited Planning Scheme amendments L24 and L26, Council proposed an independent assessment of:

1. A1 graded buildings outside existing and proposed Conservation Areas
2. the Urban Conservation Areas proposed in the Amendment.

Council commissioned heritage consultants Context Pty Ltd to undertake this independent assessment - the Conservation Review project - on 1st September 1993.

The Brief

The Brief for the Conservation Review (see Appendix 1) required the consultants to:

1. Review the significance of A1 graded buildings and determine whether an A1 grading is justified.¹
2. Review the significance of a a number of proposed Conservation Areas and determine whether the designation is warranted and boundaries are appropriate.
3. Document the A1 graded buildings and Urban Conservation Areas.
4. Prepare a Planning Scheme Amendment if necessary.

The Panel Report

An independent Panel was appointed to hear submissions in respect of Prahran Planning Scheme Amendments L24 and L26. The Panel reported on 2 April 1993. The Panel was critical of a number of aspects of the Amendments, and particularly

1. Buildings already listed by the Historic Buildings Council and as were those affected by the Punt Road widening. Buildings on the Government Buildings Register were included.

the concept of and controls proposed for the Prahran and Toorak Character Areas. In relation to the individual buildings and urban conservation areas proposed for addition to the Planning Scheme, the Panel expressed concern about an apparent lack of rigour in the assessment and the lack of detailed documentation to support the assessments that had been made.

Advice from the Department of Planning & Development

Advice from the Department of Planning & Development regarding the Panel report was provided to the City of Prahran in a letter dated 13 July 1993. It advised the Council to concentrate its efforts on the A1 graded buildings and the Urban Conservation 1 Areas by providing a thorough assessment of the buildings and areas proposed for inclusion in the Amendments.

The main concerns shared by the Panel and the Department are that the assessment of significance be rigorous, and that documentation as to the significance of buildings and areas be provided. The large number of highly ranked individual buildings identified in the Amendment has been taken as an indication of the lack of rigour in assessment. The lack of accompanying documentation for some A1 buildings, and most A2 and B buildings means that it has not been possible to argue a different case.

At the beginning of the Conservation Review, Council officer Ms Lisa Riddle and consultant Ms Chris Johnston met with officers from the Department to clarify the requirements for proceeding with part/s of Amendments L24 and L26. This enabled the scope of the study to be further defined.

Study aims

After consideration of the advice from the Department, and a preliminary review by the consultants during Stage 1 of the project, it was decided to focus the study around two aims:

1. The primary aim of the Conservation Review be to review and document the significance of the A1 buildings and Urban Conservation Areas, and to complete this work in time for it to be forwarded to the Department in December 1993.

The results of this task are documented in *Volume 2: Individual Buildings (A1)* and *Volume 3: Urban Conservation Areas*, and the recommendations summarised in Volume 1.

2. The secondary aim be to briefly review the A2 buildings outside existing or proposed Urban Conservation Areas and advise Council on future extensions to Urban Conservation Areas and/or additions to the *List of Architecturally or Historically Important Buildings*.

The results and recommendations arising from this task are provided in *Volume 4: Individual Buildings (A2)*.

The study tasks are described below.

Study tasks

Overview

The project was undertaken in 3 stages:

- | | |
|-----------------|---|
| Stage 1: | Review of existing information and detailing of study scope and methods |
| Stage 2: | Review, assessment and documentation of A1 buildings and Urban Conservation Areas |
| Stage 3: | Collection of additional information on A2 buildings and preliminary review of their grading. |

Stage 1

In Stage 1 the consultants undertook the following work:

- reviewed objectives and outcomes;
- meet with officers of the Department of Planning and clarify their requirements;
- provided a summary bibliography;
- prepared an analysis of historical themes to guide the assessment of significance;
- prepared some sample documentation to demonstrate the standards that would be aimed for in our work;
- provided the criteria to be used for assessment;
- outlined the study methods to be employed; and finally,
- defined the scope of the project, and therefore the budget and personnel.

The results of Stage 1 were documented in a report presented to the Steering Committee on 21 October 1993.

Stage 2

In Stage 2 the consultants undertook the following tasks.

A1 buildings

Historical and architectural research on each A1 building contained in Am L24 (except the 9 buildings on the Historic Buildings Register or Government Buildings Register, and those affected by the Punt Road widening)

Specialist architectural assessment as required.

Assessment of the significance of each place and documentation in an agreed format.

Urban Conservation 1 areas

Field survey of each UC1 area to review its extent and analyse its characteristics.

Historical research on the history of each UC1 area.

Assessment of the significance of each UC1 area and documentation in an agreed format.

Recommendations on the need to extend or reduce any of the UC1 areas to more accurately reflect the area of significance.

Planning component

Worked closely with the Council's Planning Department to ensure the necessary maps, explanatory documents and wording of the parts of Amendments to be proceeded with are prepared.

Reporting

Prepared a **Draft Report** containing:

Methods, procedures & results

Review of A1 Buildings (& resultant documentation)

Review of Urban Conservation 1 areas (& resultant documentation)

The Draft Report was reviewed by the Steering Committee, Council officers and Heritage Adviser.

Prepared a **Final Report** (in 3 volumes) containing:

Background to study

Methods, procedures & results

Review of A1 Buildings (& resultant documentation): Volume 2

Review of Urban Conservation 1 areas (& resultant documentation):
Volume 3.

Recommendations

Stage 3

In Stage 3 the consultants undertook the following tasks.

A2 buildings

Assemble information on A2 buildings from the following sources: Melbourne Water House Covers (selected buildings only); other heritage lists and registers; other sources known to Council officers and Heritage Advisers.

With Council's Heritage Advisers, briefly review each of the A2 buildings outside existing or proposed Urban Conservation areas. Record any information known about these places during the review session/s and transcribe this information onto the building identification form. Review the relative significance of each place, and establish clear priorities and directions for future research on each place.

Incorporate this documentation and any recommendations arising into a separate Volume of the final report (Volume 4). These recommendations considered the review of Urban Conservation Areas in relation to A2 buildings.

Timing

The project was commissioned on the 1st September and Stages 1 and 2 were submitted on 9th December. Stage 3 was undertaken immediately after completion of Stage 1 and 2.

Assessment of significance

Past studies

Prahran Conservation Study

The *Prahran Conservation Study* (1982) adopted specific criteria to guide the assessment of individual buildings and separate criteria for areas.

Criteria

For *BUILDINGS*, the criteria used were:

- Creative and technical accomplishment
- Demonstration of a way of life, custom, process or function no longer practised, in danger of being lost or of exceptional interest
- Strong association with an important figure or figures, development or cultural phase.
- Townscape and/or landscape value and in particular:
 - the degree of unity of its materials, design and scale
 - its enhancement by its setting and in return its contribution to its setting.

For *AREAS*, the criteria used were:

Architectural importance:

- *Architectural similarity*
 - Groups of building of a specific style
 - Groups of buildings with continuous height verandah lines and/or setback
 - Groups of buildings of similar function with compatible building elements (eg. groups of shops)

- Groups of buildings of architectural merit.
- *Architectural diversity*
 - Groups of buildings which display a variety of styles or building materials with some degree of architectural merit, which combine to form a coherent group.

Historical importance:

- Nature and early date of subdivision
- Association with social events or functions
- Association with particular person or group of persons.

Street character:

The above criteria are reinforced by the following street components:

- Established trees
- Street width (wide, narrow, curved)
- Street vistas (relationship to landmarks, terminal views)
- Street materials (road surfacing, pavements, lawn strips, gutters)
- Street furniture (street lamps, signs)
- Fences
- Relationship to open space
- Verandahs.

Subdivision patterns:

- unusual street layout (eg. organic and unplanned development created by mining activity, formal planned elements, changing street widths, and the juxtaposition of grid and organic elements)

Topography:

- the influence of natural features (eg. hills, creeks, rock escarpments) on the urban street pattern and building type.

Gradings

The following gradings of significance were adopted:

Buildings (referring to all types of places)

- A1** A building of historic or architectural significance on a regional or state basis.
- A2** A building of major architectural or scientific interest
- B** A building of local significance
- C** A building possessing some environmental amenity but not necessarily any heritage significance.

Areas

- A1** An area of state significance.
- A2** An area of regional or state significance having major architectural, historical or environmental significance.

This 1982 study was extended in 1989, resulting in the identification of streetscapes graded as follows:

Level 1 streetscapes: Level 1 streetscapes have a statewide significance, and define an important collection of buildings, generally from a similar period or representing a similar style.

Level 2 streetscapes: Level 2 streetscapes have a regional or local significance because the character and scale of a particular period or style predominates, even though there may be some gaps, and in some cases the buildings may have a relatively low significance individually.

Level 3 streetscapes: Streetscapes with more cohesiveness than ungraded streetscapes.

Prahran Character and Conservation Study 1992

This study reviewed, consolidated and upgraded previous studies, including the *1982 Prahran Conservation Study*, 1989 extension to the Conservation Study, and the *Toorak Residential Character Study 1989*.

Essentially, this study identified Urban Conservation Areas based on Level 1 and 2 streetscapes from the 1989 Conservation Study extension work, and identified Prahran Character Areas based on Level 3 or ungraded streetscapes.

Criteria

Attributes which contribute to the importance of the Urban Conservation Areas are stated as:

- architectural and historical significance
- cohesive form and/or style
- integrity
- relative cultural significance (that is, streetscapes already identified as being of statewide, regional or local significance).

This list of attributes encapsulates the detailed criteria used in the 1982 study. New criteria describing the nature of significance were not specified in the 1992 study.

Gradings

The gradings used vary from the 1982 study in relation to buildings and are as follows. The amended gradings more closely reflect accepted terminology in 1992. (Words in *italics* indicate the main variations between 1982 and 1992.)

A1 Buildings: buildings of *national* or state importance, *irreplaceable parts of Australia's built form heritage*. (Note: the word regional has been deleted from this category between 1982 and 1992).

A2 Buildings: buildings of *regional or metropolitan* significance, and stand as important milestones in the architectural development of the metropolis.

B Buildings: buildings that make an architectural and historic contribution that is important within the local area.

C Buildings: buildings that are either reasonably intact representative examples of particular period or styles, or they have been substantially altered but stand in a row or street which retains much of its original character. These buildings are considered to have amenity or streetscape value.

Conservation Review Project

Defining cultural significance

The basis for review and assessment was the cultural significance of the place.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

This definition is from *The Charter for the conservation of places of cultural significance* (The Burra Charter), a document developed by the Australia ICOMOS (International Committee on Monuments and Sites) to guide the assessment of significance and the conservation of significant places.

Based on the definition of *cultural significance*, more specific criteria were used in the analysis of why each place is significant. In most instances a place is significant in relation to several criteria and all known aspects of its significance needed to be considered. The level of significance may therefore vary in relation to each criteria.

Criteria

The criteria used by the consultants in assessing identified places and preparing the statements of significance were derived from the national set of criteria development by the Australian Heritage Commission².

Criteria for buildings

1. History:

Places that provide physical evidence of history, that is, places:

- important for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, state or locality
- important in demonstrating a distinctive way of life, custom, process, land-use or function no longer practised, in danger of being lost, or of exceptional interest

2. *What do we want to pass on to future generations? An overview of criteria and assessment procedures for the Register of the National Estate*, Australian Heritage Commission, April 1990.

- important in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, landuse, function or technique)
- important for the way it represents aspects of national or local sentiment, values or concepts.

2. Design:

Places that demonstrate a particular design style or tradition in relation to the type of place, that is, places:

- important for its technical, creative, design or artistic excellence, innovation or achievement
- important as an illustration of the typical fashions, styles and tastes of a past period.

3. Aesthetic value:

Places that demonstrate qualities that are considered to contribute to contemporary aesthetic values.

4. Cultural sentiment:

Places that have strong or special associations with a particular community or group for social, cultural, symbolic or spiritual reasons.

5. Research value:

Places that have the potential to provide information (through a process of research and investigation) that will contribute to a greater understanding of the history of the locality or beyond.

6. Association:

Places that have close or special associations with individuals or organisations and groups whose activities have been significant within the history of the locality or beyond.

Criteria for Urban Conservation Areas

In assessing Urban Conservation Areas the consultants used the following criteria:

1. Aesthetic:

- groups of buildings that physically and spatially comprise a cohesive grouping, streetscape or area and that possesses a strong local identity.

2. Architectural importance:

Groups of buildings, streetscapes or precincts that

- consist of individual buildings of architectural merit and which combine to form a coherent whole
- represent a particular style or use of building materials, reflecting the standards and tastes of a community or neighbourhood during one period of history

- display strong architectural similarities due to either continuous height, verandah lines, setback (etc.), or similarity of function combined with compatible building elements
- represent a progression of architectural styles over time.

3. Historical importance:

Groups of buildings, streetscapes or precincts which -

- are representative of or associated with a particular social, ethnic or economic group during a particular period;
- show the technological or industrial achievements of the community, state or nation
- illustrate historical development patterns such as the evolution of particular functions, uses or areas during one or more historical periods
- are associated with events that have made a significant contribution to the broad patterns of the history of the community and or the evolution of the settlement
- are closely associated with the life or activities of persons, groups and organisations that have made a significant contribution to the community.

4. Social importance:

Groups of buildings, streetscapes or precincts that -

- can be considered to be of sentimental interest to the community or to visitors and tourists
- are of social or locational importance as they accommodate activity essential to surrounding activities or are a focal point for gatherings of groups of people
- are generally recognised as an important landmark by the community.

5. Research importance:

- groups of buildings that demonstrate aspects of the evolution of architecture, or that are highly distinctive or original in their style or construction, or that display outstanding construction techniques or construction techniques typical of certain eras (and that are therefore an important resource for research).

6. Streetscape attributes

In addition to the above criteria, recognition has been given to the following **attributes** of a locality which can substantially enhance its value:

Street character:

- established trees
- street width and form
- street vistas and focal points
- street materials - road surfacing, pavements, nature strips, gutters
- street furniture - street lamps, poles, signs, shelters, seats

- relationship to open space areas
- building features that extend onto the street - verandahs, cantilevered balconies, fences, garden plantings.

Street layout:

- unusual street layout, for example, curved street patterns, cul-de-sacs.

Topography:

- the influence of natural features, including hilly terrain, creek-lines, marshy land, on the urban street pattern and building form.

The criteria for precincts were derived from a conservation study of South Fitzroy prepared by consultants Jacobs, Lewis and Vines in 1979. These criteria have been used since in a wide range of heritage studies and are very similar to those used in the 1982 *Prahran Conservation Study*.

Levels of significance

The levels of significance and the code used to indicate this level of experience has not been altered from the 1992 study, that is:

- A1 Places of **national** or state significance.
- A2 Places of **regional** significance, that is the metropolitan area
- B Places of **local** significance
- C Places of **contributory** value - that is places that are individually reduced in significance by their loss of integrity but may still contribute to the overall heritage value of an area or precinct, particularly in terms of their form, scale, materials and function.

Historical themes

To assist in assessing significance a preliminary list of historical themes was developed during Stage 1 of the study. These themes are contained in Appendix 2.

Documentation standards

Buildings

Each building was researched and documented under the following headings:

- **History and description:** a brief history of the property and a description of the elements that are known to remain today.
- **Significance:** a brief statement indicating the grading of the place and the basis of its significance.
- **Sources:** a list of sources used in preparing the documentation on each place. The sources used throughout the text were also footnoted.
- **Analysis & Recommendations:** a brief statement regarding the analysis of the information contained in the report and the recommendations.

Urban Conservation 1 Areas

Each UC1 area was documented under the following headings:

- **Extent of area:** Description of the extent of the Urban Conservation Area
- **History:** Brief history
- **Description:** description of the Area based on fieldwork.
- **Heritage characteristics:** key characteristics that contribute to the significance of the Area
- **Analysis:** analysis of the Area, its boundaries and possible significance
- **Significance:** a concise statement stating the significance of the place.
- **Sources:** a list of sources used in preparing the documentation on each place. The sources used throughout the text were also footnoted.
- **Recommendations:** recommendations for action regarding Amendment L24 and future actions.
- **Map:** A map showing the UC1 Area proposed in Am. L24, the Area recommended as a result of this Conservation Review, and any recommended future extensions of the Area.

Recommendations

A1 Buildings

Based on the review conducted in this study, the following recommendations are made regarding the grading of the A1 list of buildings. The documentation of the A1 buildings is contained in Volume 2.

Information and recommendations on A2 buildings are contained in Volume 4.

A1 buildings recommended to remain at A1 grading

Residence	83	Caroline Street	South Yarra
Residence	10	Chastleton Avenue	Toorak
Church Street Bridge		Church Street	South Yarra
Wooragee	28	Clendon Road	Toorak
Braille and Talking Book Library and Braille Hall	31-51	Commercial Road	South Yarra
Kelvin Mansions	325	Dandenong Road	Prahran
Residence	15	Darling Street	South Yarra
Roman Catholic Church, Seminary & Offices	21	Elgin Avenue	Armadale
Residence	5	George Street	Prahran
Residence	36	Green Street	Windsor
Sherren House (St Catherine's School)	17	Heyington Place	Toorak
Prahran Primary School No. 2855	45-69	High Street	Prahran

Residence	42	Heyington Place	Toorak
Mechanics' Institute	136-140	High Street	Prahran
St Matthew's Church and Hall	145-151	High Street	Prahran
Residence	24	Hill Street	Toorak
Avington	3	Illawarra Crescent	Toorak
Bona Vista	59	Kensington Road	South Yarra
Grantham (Fmr Bona Vista)	67	Kensington Road	Toorak
Darnlee	33	Lansell Road	Toorak
Residence	55	Lansell Road	Toorak
Residence	2	Lascelles Avenue	Toorak
Residence	30	Macfarlan Street	South Yarra
Hawksburn Primary School No. 1467	369	Malvern Road	South Yarra
Residences	372 & 374	Malvern Road	Prahran
Tsoshan Flats	777	Malvern Road	Toorak
Moonbria Flats	68	Mathoura Road	Toorak
Larnook	519	Orrong Road	Armadale
Trelowarren	543	Orrong Road	Armadale
St Albans Anglican Church and Hall	583	Orrong Road	Armadale
Miegunyah	641	Orrong Road	Toorak
Residence	762	Orrong Road	Toorak
Residence	1	Ottawa Road	Toorak
Fmr Congregational Church	66-72	Peel Street	Windsor
Residence	17	St Georges Road	Toorak
Kamillaro	45	St Georges Road	Toorak
Glenleith	5	Towers Road	Toorak

A1 places recommended as A2 grading

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*

Urban Conservation Areas

Based on the review conducted in this study, the following recommendations are made regarding the grading and extent of the Urban Conservation Areas. For further detail see Volume 3.

Avoca and Caroline Streets Urban Conservation Area [Area 1.1]

Recommendations:

1. Adopt the UC1 Area as exhibited with the exclusion of the (six) properties to the south of the southern boundary of no. 36 Avoca Street.

Murphy Street Urban Conservation Area [Area 1.2]

Recommendations:

1. Do not proceed with the UC1 Area as exhibited.
2. Include Mayfield Flats and 279 Domain Road in a future review of individual places to assess those of sufficient significance for planning scheme protection.

Fawkner Street & Davis Avenue Urban Conservation Area [Area 2.1]

Recommendations:

1. Adopt the UC1 Area as exhibited.
2. Review the extent of the UC1 Area to consider including the properties on the south side of Fawkner Street between no. 60 and Osborne Street.

Tyrone Street Urban Conservation Area [Area 2.2]

Recommendations:

1. Adopt the UC1 Area as exhibited with the exclusion of the Braille Library site.
2. Review the extent of the UC1 Area to consider the properties on Argo Street which form the northern entry to Tyrone Street.
3. Include the Argo Inn either in this Area or in the Moore and Hardy Streets Urban Conservation Area (2.3).

Moore and Hardy Streets Urban Conservation Area [Area 2.3]

Recommendations:

1. Adopt the UC1 Area as exhibited.
2. Review the extent of the UC1 Area to consider:
 - including the properties fronting Argo Street between a line extending north from the eastern boundary of the UC1 Area and the west to include the Argo Inn.
 - the relationship between UC1 (2.2) and this Area.
 - the value of including the southern section of Hardy Street which also contains similar housing stock, although generally more altered.

Chapel Street Urban Conservation Area [Area 2.4] - Extension to include 53 Barry Street

Recommendations:

1. Adopt the UC1 Area as an extension to the Chapel Street Urban Conservation Area.
2. Seek a future extension to the UC1 Area to include the terrace and cottage located to the west of 53 Barry Street.

Donald Street Urban Conservation Area [Area 3.1]

Recommendations:

1. Adopt the exhibited UC1 Area.
2. Encourage future research into the development and history of the area and its relationship to Greville Street.

Gladstone Street Urban Conservation Area [Area 4.1]

Recommendations:

1. Adopt the exhibited UC1 Area.

Como Urban Conservation Area [Area 5.1]

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.

Rockley Urban Conservation Area [Area 5.2]

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.

Tivoli Urban Conservation Area [Area 5.3]

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.

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

Recommendations:

1. Adopt the UC1 area as exhibited.

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

Recommendations:

1. Adopt the UC1 Area as exhibited.

Cunningham Street Urban Conservation Area [Area 6.3]

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.

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

Recommendations

1. Adopt the UC1 Area as exhibited as an extension to the Chapel Street (Commercial Road to Railway) Urban Conservation Area.
2. Consider further extension to include 224 and 226 Malvern Road.

Hornby-Mary Streets Urban Conservation Area [Area 8.1]

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]

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]

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.

Williams and Landale Roads Urban Conservation Area [Area 9.1]

Recommendations

1. Adopt the UC1 Area as exhibited.

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

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.

Struan Street Urban Conservation Area [Area 9.3]

Recommendations

1. Adopt the UC1 Area as exhibited.

Montalto Urban Conservation Area [Area 10.1]

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.

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

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.

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

Recommendations

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

Lorne Street Urban Conservation Area [Area 11.1]

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.

Williams Road Urban Conservation Area [Area 11.2]

Recommendations

1. Adopt the UC1 Area as exhibited.

Chatsworth Road Urban Conservation Area [Area 11.3]

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]

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]

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]

Recommendations

1. Adopt the UC1 Area as exhibited.

Bowen Street Urban Conservation Area [Area 12.2]

Recommendations

1. Adopt the UC1 Area as exhibited.

Kelvin Grove Urban Conservation Area [Area 12.3]

Recommendations

1. Adopt the UC1 Area as exhibited.

Vail Street Urban Conservation Area [Area 12.4]

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]

Recommendations

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

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

Recommendations

1. Adopt the UC1 Area as exhibited.

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

Recommendations

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

Appendices

REVIEW OF A1 BUILDINGS & CONSERVATION AREAS

INTRODUCTION

The Council has been seeking to extend Conservation Control in the City over the past 5 years through Planning Scheme Amendments. Following a Panel report on the two latest Amendments (L24 and L26) recommending abandonment, the Council has responded by proposing two short term measures aimed at protecting the City's most significant Conservation assets :

1. Control over A1 graded buildings outside existing/proposed Conservation Areas (approximately 70).
2. Control over some additional Conservation Areas (approximately 30 small areas).

The Council is seeking an independent assessment of the significance of these buildings and areas with the aim of obtaining the appropriate planning scheme amendments.

TASKS FOR THE CONSULTANT

1. Review of Buildings/Areas

- Review the significance of A1 graded buildings outside existing Conservation Areas (approximately 70) and determine whether an A1 grading is justified.

- Review the significance of a number of proposed Conservation Areas (approximately 30 small areas) and determine whether the designation is warranted and boundaries are appropriate.

2. Documentation

On the basis of the above, prepare Statements of Significance for those buildings and areas where control is warranted. It is noted that for over half of the buildings a citation or some information is already available.

3. Preparation of Amendment

Prepare a Planning Scheme Amendment to include the buildings and areas where control is warranted, if necessary.

NOTE : The Department of Planning has indicated informally that Council's actions may be seen as an appropriate response to the Panel Report, in which case a further Amendment will not be necessary.

TIMEFRAME

Work is to be completed within 2 months of appointment.

RESPONSIBILITY

The Consultant will be responsible to the Council, but will report to the Strategic Planner. It is expected that the Consultant will communicate regularly with the Strategic Planning Unit and other Council planners as necessary. Limited administrative and typing assistance will be available for documents requiring Council letterhead, etc.

The consultant will be expected to consult with the Strategic Planner during the course of the Study and with Council's Conservation Consultants, Mr. N. Lewis, Mr. B. Raworth as required.

SUBMISSIONS

Submissions detailing the personnel to be involved and the proposed fee for each part of the project must be received by 4.00 p.m. Friday 6th August, 1993. All enquiries should be directed to Mr. Ian MacDonald, Environmental Director on 522 3268 or Mr. Phil Thomas, Strategic Planner on 522 3383.

Appendix 2: Historical Themes

The City of Prahran is notable as an important Melbourne inner suburb with a collection of diverse residential areas with associated historic shopping centres. It is significant for the unusual number of houses of architectural and historic importance and for its flat development from the 1920s which includes some of the earliest, most interesting Melbourne examples and, in some cases, architecturally advanced examples of early custom-built flats.

1. Settlement and Subdivision

- 1.1 *Exploration and early settlement.* 1836-1840.
- 1.2 *First Crown Land sales.* 1840, 1849.
- 1.3 *Early estates.* First estates were on large allotments on elevated sites along the river bank.

2. Making a Home

Prahran developed as an important residential suburb close to metropolitan Melbourne. Its topography resulted in the creation of diverse residential areas which developed from the gold era onwards.

- 2.1 *Early Mansion houses.* 1850s-1880s. From the gold rush period and into the 1880s land boom era, substantial mansion houses in garden settings were constructed on large allotments on elevated sites for affluent business and professional men and their families. These mansions were located at Toorak near the river, Armadale, and parts of South Yarra. (NB. South Yarra west of Punt Road remains as part of the City of Melbourne).
- 2.2 *Suburban villas.* In less high areas such as Windsor, there was more closely-settled middle-class residential development with villa houses on smaller allotments.
- 2.3 *Workers houses.* Low-lying locations around Prahran were developed for working-class housing with smaller allotments and narrow streets. This area (and all locations east of Punt Road) was outside the jurisdiction of the 1850 *Melbourne Building Act*. Later, during the post-WWII period, migrant families moved into these houses, then sold them to middle-class couples who 'restored' them, resulting in the gentrification of many workers cottages.
- 2.4 *Terraces.* Attached or row houses, single storey and two storey, occur in some parts of the City of Prahran.
- 2.5 *Boarding houses.* Conversion of mansion houses, large suburban villas around Orrong Road, Toorak, and Armadale, from 1920s to 1940s into boarding and lodging houses.
- 2.6 *Flat development.* In the present century Toorak and South Yarra became notable for flat development. Among the earliest and most interesting examples of Melbourne custom-built flats from 1920s. In late 1950s and

1960s a major boom in flat development in Toorak, South Yarra, Armadale Hawksburn, East Prahran.

- 2.7 *Public housing.* 1960s. Housing Commission multi-storey development, particularly in Prahran and Windsor.
- 2.8 *Residential building styles.* The City of Prahran is notable for the variety of building styles used in its domestic structures. For example, Early Victorian, Late Victorian, Edwardian, Inter-War (Arts & Crafts Bungalows, Californian Bungalows etc.), Contemporary. (NB. Which styles most typical of particular areas? Which unique? Which unusual in Prahran?)
- 2.9 *Domestic work of notable architects/builders.* Prahran is significant also, for fine examples of the domestic work of distinguished architects for important clients.

3. Transport Routes

The creation of a district transport system connecting Prahran with metropolitan Melbourne and nearby suburbs was essential to, and helped encourage residential and commercial development particularly along transport routes.

- 3.1 *Bridges.* Important role played in Prahran's development by bridges from first 1857 Chapel Street Bridge. Includes 1924 new concrete Chapel Street Bridge, the 1934 MacRobertson Bridge and 1937 Hoddle Bridge.
- 3.2 *Trams and Buses.* Includes the former cable tram network.
- 3.3 *Railways*
 - 3.3.1 Railway cutting through Greville Street, Prahran. 1860. Railway Station 1895.
 - 3.3.2 Hawksburn, South Yarra. Station 1879. Rebuilt 1913.
 - 3.3.3 Armadale Station 1879. Rebuilt 1904.
 - 3.3.4 Toorak Station 1879. Rebuilt 1913.
 - 3.3.5 Windsor Station 1885.

4. Shopping Centres

Prahran is notable for its important shopping centres, some of regional significance. These centres developed from an early date around small village settlements and along important transport routes.

- 4.1 *Commercial Road.* The earliest and once considered the most important.
- 4.2 *High Street, Windsor.*
- 4.3 *Toorak Road, South Yarra.*
- 4.4 *Chapel Street, Prahran.* The most important by the 1890s.

5. Local Industry

Although mainly a residential suburb, parts of the City of Prahran have been associated with local industries from an early date, eg. brick-making, bakeries, jam and chocolate-making, and the clothing and textile industries. The peak of industrial

activity around Prahran (near Chapel Street), was between 1920s and 1950s. Number of factories in vicinity of Chapel Street.

5.1 *Early brick-making and brick-making in the 1920s.*

5.2 *IXL Jam Factory.*

5.3 *Red Tulip Chocolate.*

5.4 *Local bakeries.*

5.5 Clothing and Textile industry.

6. Growth of a Local Community

6.1 *Development of Local Government.* The development of the municipality from c1856 centred on the early Prahran Village settlement around Chapel Street, with the provision of services for the local community eg. road improvements, health, parks and gardens, street planting, building regulations.

6.2 *Local and regional service centre.* A variety of services provided for Prahran residents and residents of nearby suburbs. For example, Public institutions (Law court, Police services etc.), Private schools, Public schools, Other Educational establishments, Churches, Hospitals and Entertainment.

6.3 *Post-War community changes.* Migration alters racial/social mix. Increased property values alters social mix in some areas. Redevelopment and resubdivision. Planning and heritage issues.

Appendix 3: Information for Planning Scheme Schedule

Buildings recommended to remain as A1

COLUMN 1 Site of architectural or historical interest	COLUMN 2 Item of conservation significance on site described in Column 1	Elements
83 Caroline Street, South Yarra	Whole site	House, 1920s garage, rear building (former kitchen)
10 Chastleton Avenue, Toorak	House	House
Church Street Bridge, Church Street, South Yarra	Bridge	Bridge, ornamental pylons & lighting fixtures
Wooragee, 28 Clendon Road, Toorak	Whole site	House, carport.
Braille and Talking Book Library and Braille Hall, 31-51 Commercial Road, South Yarra	Whole site	Library building, hall, Millicent Ritchie Memorial Garden to the west.
Kelvin Mansions, 325 Dandenong Road, Prahran	Building, fence	Building, fence
15 Darling Street, South Yarra	Whole site	House, garden, fence, former stables.
Roman Catholic Church Seminary & Offices, 21 Elgin Avenue, Armadale	Double storey former residence	Double storey former residence
5 George Street, Prahran	House	House
36 Green Street, Windsor	House	House, tiled path, entrance gates and inter-war period fence.
Sherren House (St Catherine's School), 17 Heyington Place, Toorak	Sherren House building, fence and gates	Building, front fence and gates
42 Heyington Place, Toorak	House	House, ...
Prahran Primary School No. 2855, 45-69 High Street, Prahran	School building	188 school building & additions.
Mechanics' Institute, 136-140 High Street, Prahran	Building	Building
St Matthew's Church and Hall, 145-151 High Street, Prahran	Church building, hall	Church building, hall.
24 Hill Street, Toorak	Whole site	House, attached flats, landscaping.

Avington, 3 Illawarra Crescent, Toorak	Whole site	House, brick driveway, fence, garden wall, garage.
Bona Vista, 59 Kensington Road, South Yarra	Whole site	House
Grantham (Fmr Bona Vista), 67 Kensington Road, Toorak	House	House, fabric dating from before 1950s alterations.
Darnlee, 33 Lansell Road, Toorak	House	House, fence.
55 Lansell Road, Toorak	Whole site	House, fence, established garden plantings
2 Lascelles Avenue, Toorak	House	House.
30 Macfarlan Street, South Yarra	House	House.
Hawksburn Primary School No. 1467, 369 Malvern Road, South Yarra	School building	1875 building with 1924 extensions.
372 & 374 Malvern Road, Prahran	Houses (2)	Houses.
Tsoshann Flats, 777 Malvern Road, Toorak	Flats	Flats.
Moonbria Flats, 68 Mathoura Road, Toorak	Flats	Flats.
Larnook, 519 Orrong Road, Armadale	House	House.
Trelowarren, 543 Orrong Road, Armadale	Whole site	House.
St Albans Anglican Church and Hall, 583 Orrong Road, Armadale	Whole site	Church building, hall.
Miegunyah, 641 Orrong Road, Toorak	Whole site	House, garden.
762 Orrong Road, Toorak	Whole site	House, driveway, garden.
1 Ottawa Road, Toorak	House	House.
Former Congregational Church, 66-72 Peel Street, Windsor	Church building	Church building.
17 St Georges Road, Toorak	Whole site	House, tree-lined driveway.
Kamillaroi, 45 St Georges Road, Toorak	Whole site	House, associated garden.
Glenleith, 5 Towers Road, Toorak	Whole site	House

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Because of the nature of the present review (*All Buildings Outside Conservation Areas and Urban Conservation Areas*), this select list concentrates on historical sources relating mainly to twentieth century buildings and sites, particularly recent theses, essays and printed material. However, references collected include nineteenth century material as well. This list builds onto the comprehensive Tibbits *Bibliography of Historical Source Material* prepared for the 1984 study, adding relevant contemporary material, with particular emphasis on the Inter-War and Post-War periods. A number of new sources have been included.

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Conservation Review

City of Prahran

Volume 2: Individual buildings (A1)

December 1993

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Introduction

Content of this report

This volume includes the review of A1 graded buildings outside existing or proposed Urban Conservation Areas contained in Amendment L24, except for those on the Historic Buildings Register, or those affected by the Punt Road widening.

For each A1 building there is a brief history and description, a concise statement of significance, analysis and recommendations, and a list of sources to consult for further information.

A summary of the study methods, recommendations and a full bibliography may be found in Volume 1.

Supporting documentary material is held in City of Prahran Council files. This includes rate book searches, Registrar-General's Office and Titles Office searches, Melbourne Water (former MMBW) House Service Covers, extracts from journal articles, auction and subdivision plans, and copies of material held by the National Trust of Australia (Victoria), the Historic Buildings Council and Department of Planning & Development.

Individual Buildings (A1)

83 Caroline Street, South Yarra



History and Description

The early history of this site is associated with the purchase of Crown Allotment 1 (27 acres stretching from the Yarra River to Toorak Road) in the 1840s by Richard H. Browne, land speculator. His property was bounded on the east by Punt Road. Here in 1843 a residence, Yarra Bank, was built north of Domain Road. It was later occupied by the property's second owner, Major Alexander Davidson, until his death, and then by his daughter, Caroline, and her husband, Captain William Acland Anderson, until 1870. This historic residence no longer exists.¹

In 1853, Davidson subdivided land in Allotment 1, south of Domain Road and west of Caroline Street, named after his daughter. Lot 42 (the site of 83 Caroline Street) was sold in 1854 to Henry Jennings for 200 pounds, the price obtained for most of the lots in this subdivisional sale.² A house constructed on this site may date from as early as 1855 when a small structure is indicated on James Kearney's map. A five-

-
1. Betty Malone. The North West Corner.
 2. RGO Search 320.

roomed wooden cottage in Caroline Street owned by Jennings was rated first in 1857.³

Jennings did not live in his Caroline Street cottage. He let it and from 1856 had raised considerable sums of money on the property by taking out a series of mortgages. This was a common method of raising finance during the Victorian age. It is not known whether any of this money was spent on Caroline Street, or on other projects. In 1856 Jennings mortgaged the property for 1,000 pounds and in 1859 for 600 pounds. His second mortgage was with the Universal Permanent Building and Investment Society run by the influential financier, Ambrose Kyte, and others. Both mortgages were discharged by 1862.⁴

The earliest part of the present house is believed to be the rear section, a double gable timber structure with a rear skillion section. The skillion is of interest for the early fascia detail, side porch and barrel-vaulted covered way to the rear masonry kitchen.

In the early 1870s, brick additions were recorded when the house's description changed to six rooms, brick and wood, with a valuation that more than doubled from 32 pounds in 1860 to 80 pounds.⁵ These additions were made for a new owner, George Walker, grocer, who purchased the property in 1870 for 600 pounds. He may have funded these additions from mortgages taken out with the South Eastern Permanent Building Society and the Universal Permanent Building and Investment Society - the body also used by Jennings. Walker borrowed more money in 1875.⁶

The Italianate front wing with polychromatic brick is believed to date from this time. It features a symmetrical facade with two octagonal bays projecting from the main slate roof. The convex verandah, which was probably added later, follows the form of the facade and is enclosed at each end with a rendered fire wall with decorative frieze. Other decorative details include the cast iron finials on the roof, the polychrome chimneys and pendant brackets in the eaves. The rear Dutch colonial/Jacobean kitchen with its stucco facade most probably also dates from this era. The designing architect is unknown.⁷

Later 19th century owners were Maria, wife of George Catanach, jeweller, in 1879⁸, and Thomas Mitchell, draper, in 1886.⁹

By 1895 MMBW drainage plans show the house still under the Mitchell ownership. The residence was set further back on the site than its present position and had a straight facade. This would appear to suggest that the polychrome brick section was added after 1895. The map also shows an elaborate garden setting with a fernery along the west side of the house. An octagonal fernery building is shown in a large garden area at the rear. The covered way to the kitchen building is indicated.¹⁰ A later, 1901 MMBW drainage plan, when Mitchell was owner/occupier still, indicated extensions to outbuildings at the rear on the west side. Earlier buildings in this area

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3. Prahran Rate Book 1857 No. 60.
 4. RGO Search 320.
 5. Prahran Rate Book 1874 No. 74.
 6. RGO Search 13330.
 7. Australian Architectural Index searched.
 8. RGO Search 13330.
 9. Prahran Rate Book 1886-87, No. 87.
 10. MMBW Detail Plan No. 948.

of the property had been demolished by 1919 and the front verandah shown in earlier plans had been removed.¹¹

The house has a garage attached to its western side which abuts the neighbouring two storey residence. Probably built in the 1920s, the garage with its ogee roof form and polychrome fire walls, is an innovative design which compliments the form of the residence.



Significance

This South Yarra residence has state significance as one of the few early 19th century homes remaining in this area. The property has high design significance as a rare and intact example of this domestic type in this area of South Yarra near the river, which was once noted for substantial homes on large allotments with generous frontages, located in elaborate garden settings. Built in stages between the 1850s and 1874, with alterations to its front section during the First World War period, this house has architectural significance demonstrating changes in domestic building techniques and styles. It has historical significance, also, for its association with a number of important local businessmen.

Sources

City of Prahran Rate Books, Toorak Ward.

Lewis, Miles, *Australian Architectural Index*, Univ. of Melb., 1990.

MMBW Detail Plan No. 948; House Cover No. 13253.

Malone, Betty. *The North-West Corner*, 1983.

11. MMBW House Cover No. 13253.

Registrar General's Office Searches 320,13330.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

10 Chastleton Avenue, Toorak



History and Description

This double-storeyed six roomed brick house was built between 1926 and 1927 for Margaret Ada Merfield.¹² A 1927 drainage plan shows the property bounded by Chasleton Avenue and Hill Street. The agents, Glover and Roberts of Hampton, listed on this plan may have been the builders.¹³ The property remained in the hands of the Merfield family. In 1951-52 it was owned and occupied by Miss Isabella H. Mabel Merfield, librarian, and her brother, Theon, and was described still as a six-roomed brick house.¹⁴ In 1928, Charles James Merfield, astronomer; Margaret Merfield, home duties; Zeus Amphion Merfield, physicist; Mabel Isabel Merfield, teacher; and Theon Numa Merfield, were living at Chasleton Avenue.¹⁵

The designing architect is thought to have been H. Desbrowe-Annear.¹⁶ A tender notice in *Building and Construction* 1926,¹⁷ for a residence in Hill Street, architect H. Desbrowe-Annear, seems likely to relate to the Merfield property. Annear, a notable inter-war domestic architect designed a number of Toorak residences for wealthy families, including 1 and 4 Heyington Place and 203 Orrong Road, Toorak.¹⁸ He is widely recognised as an early Australian Modernist.¹⁹ His background in engineering lead him to design and patent several architectural devices such as

12. Prahran Rate Book 1926-27 Toorak Ward No. 1928; 1927-28 Toorak Ward No. 2086.

13. MMBW House Cover No. 157824.

14. Prahran Rate Book 1951-52 Toorak Ward No. 2298.

15. Electoral Roll, Fawkner, 1928.

16. *Toorak Residential Character Study*.

17. *Building and Construction* 11 May, 1926

18. Woodfall, 1967, p.108.

19. Boyd, 1967, p.457.

window mechanisms and chimneys.²⁰ He also co-designed the Church Street Bridge in Prahran.

The symmetrical form, rendered wall surfaces and central portico demonstrate Georgian architectural ideas which appeared in some of Desbrowe-Annear's work, such as 1 and 4 Heyington Place, Toorak.²¹ The unusual window form, framed in a manner which gives the illusion of a long sash, is similar to fenestration in the porte cochere at 1 Heyington Place.²² However, several details in this building are less typical of this architect's work. The building is small, of simple symmetrical form and has unusual fenestration for Desbrowe-Annear. The pillar treatment in the portico, the applied plaster decoration in the gable end (in place of the elliptical window frequently used by Desbrowe-Annear), and the absence of the trademark features in the chimneys are not typical of this architect's work. However, this architect is known for 'a surprising range of eclecticism from the formal Doric of the Springthorpe Memorial at Boroondara Cemetery, through varying degrees of post-renaissance design, often with a slightly French overtones'.²³

Significance

This Toorak house has state architectural significance as most probably an example of a residence designed by Harold Desbrowe-Annear a highly innovative Victorian architect whose work was popular with wealthy residents in Melbourne in the 1920s, and which is exemplified in several residences in the Toorak area. The building contains research value. If the architect is confirmed as Desbrowe-Annear, this confirms the state level of architectural significance of the building which could be considered to be an unusual example of his work, of smaller scale than many of his commissions and featuring window and porte cochere treatment which differs slightly from his commonly recognised motifs of the patented sash windows and elliptical window decoration. Should further research reveal the architect to be a lesser known designer, the building has regional significance as an example of domestic architecture influenced by the Georgian Revival and Desbrowe-Annear's work. The property has local historical significance for its associations with the Merfields, an interesting district family.

Sources

Architecture in Australia, February, 1967 pp.100-108.

Boyd, R., 'The state of Australian architecture' in *Architecture in Australia*, June 1967, p. 457.

Building and Construction, 11 May, 1926, p.26.

City of Prahran Rate Books, Toorak Ward.

John Curtis Pty. Ltd., *Toorak Residential Character Study*, City of Prahran, 1991.

Desbrowe-Annear, 1922.

20. Desbrowe-Annear, 1922, pp.48-50.

21. *Architecture in Australia*, February 1967, p. 107.

22. Woodfall 1967, p.107.

23. Miles Lewis, 1986, p.21.

Electoral Role, Fawkner, 1928.

MMBW House Cover No. 157824.

Lewis, Miles, 'Miengunyah' 641 Orrong Road, prepared for City of Prahran, 1986.

Lewis, Miles, *Australian Architectural Index*, Univ. of Melb., 1990.

Peter Navaretti Index (Index of 20th century buildings). Univ. of Melb.

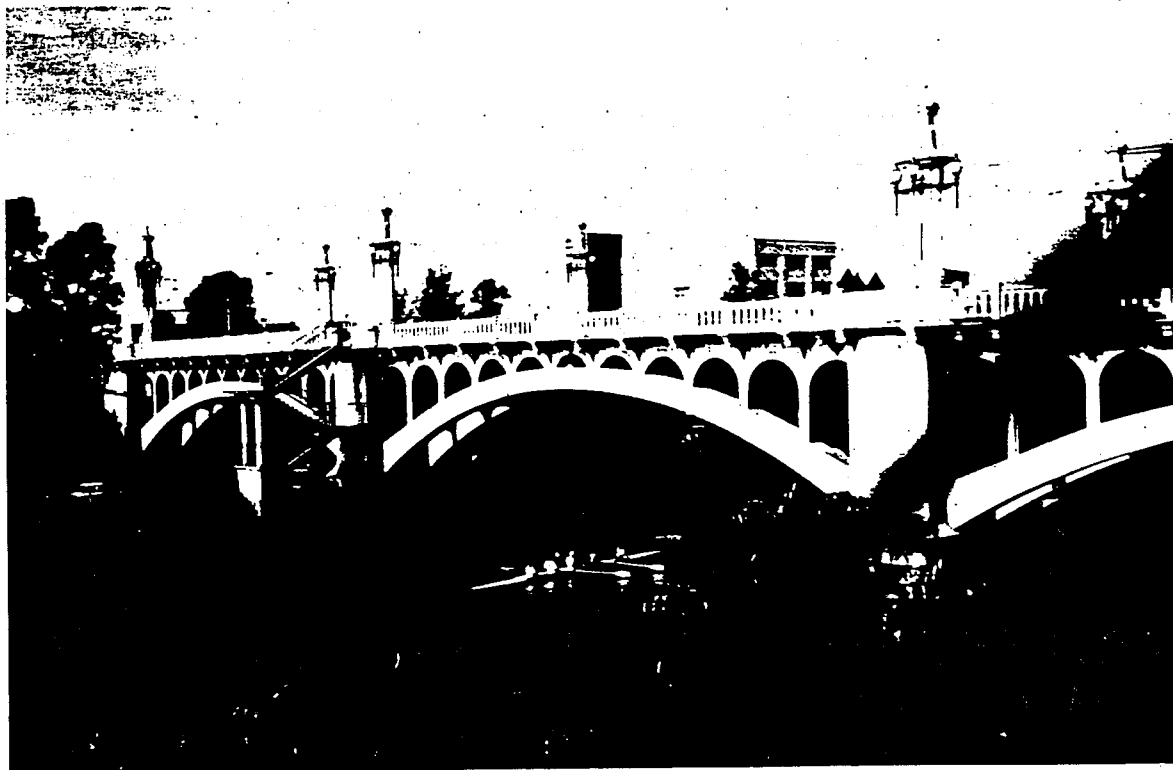
Woodfall, G., 'Harold Desbrowe-Annear. 1866-1933' in *Architecture in Australia*, Feb. 1967.

Analysis & Recommendations

It is recommended that this property remain ranked A1 for the following reasons:

- The building has state architectural significance as it is believed to be an example of the work of the innovative Victorian architect Harold Desbrowe-Annear, based on comparative architectural assessment and on the evidence in building notices dated around the time of construction.
- The building might demonstrate an unusual example of Annear's work, being of smaller scale than many of his domestic commissions and featuring windows treatment and ornament on the porte cochere which is not typical of his designs.

Church Street Bridge, Church Street, South Yarra



History and Description

This concrete bridge, constructed in 1924 from the designs of the architects H. Desbrowe Annear and T. R. Ashworth replaced an earlier 1857 metal bridge.²⁴ Desbrowe-Annear was a successful architect and early Modernist of the inter-war years who had a strong background in engineering.²⁵ He designed many houses for wealthy clients in Toorak and South Yarra.

Both the earlier and later bridge were designed to link Chapel Street, Prahran, with Church Street, Richmond. These developed as major commercial shopping centres. The first Church Street bridge was purchased from the British Government at the end of the Crimean War. It provided an important link but eventually required replacing because of its age and the increasing volume of traffic.²⁶

The new 1920s bridge was constructed as the result of a joint agreement between three municipal councils - Prahran, Richmond and Melbourne, the Metropolitan Tramways Board and the State Government. It was seen as opening up Prahran's gateway to the north.²⁷ At the same time, electric trams were to run across the new bridge. At the opening in July 1924, the Governor travelled on the first tram to cross the river.²⁸

24. *RVIAJ*, November, 1924. Illustration of bridge under construction and completed bridge.

25. Desbrowe-Annear, *For Every Man his Home*, Melbourne, 1922.

26. Sally Wilde, *The History of Prahran*, p.22.

27. Wilde, pp.22-23.

28. Wilde, p.22; J. B. Cooper, *The History of Prahran*, pp. 162-178.

The construction of the bridge in 1923-24 was by the Reinforced Concrete and Monier Pipe Construction Company. This company was founded by John (later Sir John) Monash who, after working as an engineer on the Outer Circle Railway and for the Melbourne Harbour Trust, began private consulting. In 1900, Monash's company introduced reinforced concrete construction to Victoria, using the Monier trellis method of reinforcement. In subsequent years, the company constructed a variety of bridges, tanks, dams, drains and buildings in Australia.²⁹

The new arched bridge was built with three spans bridged by seven open spandrel arched ribs equally spaced across the width of the bridge. These were joined at the crown, each springing from cast steel hinges to allow for expansion or movement. The carriageway was used for the electric tramway soon after construction. Ornamental pylons provide support for overhead wires, as well as decorative lighting fixtures.

Significance

This 1924 reinforced concrete bridge has state significance as an example of the important role of bridges in the development of Prahran. From the beginning, bridges contributed to the evolution of a transport system which connected Prahran with metropolitan Melbourne and nearby suburbs. The bridge provided an important link between the major shopping centres of Chapel Street, Prahran, and Church Street, Richmond. It has state-wide design significance representing an important technological achievement and demonstrating the innovative work of the Monash firm, Reinforced Concrete and Monier Pipe Construction Co. and the designing architects, H. Desbrowe Annear and T. R. Ashworth. The structure also has aesthetic value in its contribution to the Yarra environs.

Sources

City of Prahran, *Annual Reports* 1920-21, 1922-23.

Cooper, J. B., *The History of Prahran*, 1924.

Desbrowe-Annear, H. (Ed.), *For Every Man his Home*, Melbourne, 1922.

Lewis, Miles, *200 Years of Concrete in Australia*, 1988.

Reinforced Concrete and Monier Pipe Construction Company records, Melb. Univ. Archives.

Wilde, Sally, *The History of Prahran 1925-1990*, 1993.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

29. Reinforced Concrete and Monier Pipe Construction Co. P/L records, Melb. Univ. Archives.

Wooragee, 28 Clendon Road, Toorak



History and Description

This Toorak residence, constructed in 1918-19 as the home of Alfred A. Billson, brewer and politician, is believed to have been designed by his son, the architect, Edward Fielder Billson.³⁰ The house was called Wooragee after the birth place of its first owner, who lived there until his death in 1930.³¹ His architect son lived at Wooragee in 1923-24, when he was working on a house built on land he owned at 2 Selbourne Road, South Yarra.³² The Clendon Road house, begun in 1918-19,³³ was completed the following year.³⁴ It was described in that year as Wooragee, an 8 roomed brick house, NAV 160 pounds.

Alfred Arthur Billson, 1858-1930, was the son of George Billson, an English brewer who came to Victoria in 1852. George Billson settled in Beechworth, purchased the Ovens Brewery, and became MLA for Ovens in 1877. He died in 1886. His son, Alfred Arthur, was educated at Beechworth Grammar School and Scotch College. He took over his father's brewery in 1882. This brewery's Anglo-Australian Ale sold in Victoria and NSW. Later, when the teetotal movement was launched, Billson sold such drinks as Social Ginger Cup. Like his father, he entered politics. He held the seat for Ovens for 23 years. In Parliament, he supported educational reform, tourist development, the liquor trade and the establishment of an architects registration

30. Edward Billson, architect, son of E. F. Billson, *pers. comm.*; D. L. Johnson, *Australian Architecture*, 1901-1951, illustration of A. A. Billson's house.

31. *Australian Dictionary of Biography*, Vol. 7. pp.289-290.

32. Prahran Rate Book 1923-24 South Yarra Ward No. 1862.

33. Prahran Rate Book 1918-19 Toorak Ward No. 1289

34. Prahran Rate Book 1919-20 Toorak Ward No. 1325.

board. He retired from Parliament in 1927 because of ill-health and died three years later. He was survived by his wife, three sons and two daughters.³⁵

The house is a two storey bungalow of unusual design demonstrating fine finishes and incorporating a diverse combination of architectural ideas. The house is composed of a series of parallel gable roofed sections with wide overhanging eaves emphasised by the absence of brackets, the flat fascia and soffit containing circular vents. These features suggest the influence of Walter Burley-Griffin in whose office Billson worked.³⁶ A second storey built above the carport was a popular feature of houses of various styles in the inter-war years, effectively dividing the front and rear sections of the house. The wall surfaces are stucco rendered with smooth rendered dressing and thin strip courses decorating the main gable with a diamond pattern. The windows are a striking feature of the house, with decorative glazing bars also reminiscent of Burley-Griffin. Regular placement of windows overlooking the driveway on the upper storey is reminiscent of Desbowe-Annear's approach. A small patio porch in the front of the house features curved, flat railing typical of the Modern 'steam-liner' aesthetic. Overall, the house represents an unusual and relatively early use of Modern design ideas.

Significance

Wooragee has state significance for its historical associations with Arthur A. Billson, brewer and politician who made his home at Wooragee from c1918 until his death there in 1930. Designed by Billson's son, the notable domestic architect, Edward F. Billson, the house has high architectural significance, demonstrating the early use of Modern architectural ideas in domestic design, in combination with features derived from the Bungalow style.

Sources

Australian Dictionary of Biography, Vol. 7.

Billson, Edward, architect, son of E. F. Billson, *pers. comm.*

City of Prahran Rate Books, South Yarra and Toorak Wards.

Johnson, D. L., *Australian Architecture*, 1901-1951, illustration of A. A. Billson's house.

Nigel Lewis & Richard Aitken, *City of Malvern Conservation Study*, 1992, Appendix 1.

Navaretti, Peter, *Navaretti Index*.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

35. *Australian Dictionary of Biography* Vol. 7 pp.289-90; *Age* 1 Nov. 1930 obituary.

36. Nigel Lewis & Richard Aitken, *Appendix 1*, p.32.

Braille and Talking Book Library and Braille Hall, 31-51 Commercial Road, South Yarra



History and Description

The dome-capped octagonal building facing Commercial Road was constructed in 1918-19 as a Braille Library for the Victorian Association of Braille Writers from the designs of the architects, Anketell and K. Henderson. It was financed mainly by the Edward Wilson (*Argus*) Trust.³⁷ The designing architects were notable during the inter-war years for their commercial and hospital work in Melbourne.³⁸ The decision to build the library at this time was strongly influenced by the needs of soldiers blinded by mustard gas in the 1914-18 War.³⁹

The building was described at the time as a 'dome-capped octagonal space of large dimensions, lofty and lighted from a cupola at the summit, which has a circular row of windows'.⁴⁰ There were shelves around seven sides of the library and, on the remaining side of the octagon, facing the entrance, a stage. There were no steps and matting tracks were laid to guide the blind. Handrails were placed along the walls.⁴¹ The octagonal design is thought to be based on the reading room at the State Library of Victoria, erected seven years earlier.

A majority of this early section remains intact and still accommodates part of the book collection. The high lights in the roof provide natural light in the building.

37. Beverley Jonson, 'The Braille and Talking Book Library', Braille Library Historical Papers.

38. Miles Lewis, *Australian Architectural Index*.

39. Braille Library Historical Records.

40. *Argus*, 28 April 1919, p.4.

41. *Argus*, 28 April 1919.

Two stained glass windows to commemorate the 120th anniversary of Louis Braille's birth were placed in the west wall above the Gallery in 1929.⁴² The upper level balcony extends on all sides apart from the northern wall where two fluted pilasters mark the area where the stage was located which is now a passage into the mail room and former hall. An Art Nouveau staircase and slender timber posts support this upper storey.

Externally, the building utilises classical and Federation motifs in the unusual octagonal design. A parapet wall clearly defines the octagonal two storey section, with the hipped central 'lantern' appearing in the centre with finial. Pilasters with tapestry brick detail emphasise the classical symmetry of the design. The front entrance block containing offices and restrooms, has a Queen Anne stylistic influence and creates an unexpected juxtaposition of styles. This form is repeated in the hall off Tyrone Street. A garden, the Millicent Ritchie Memorial Garden (1939), to the west of the building is an important aspect of the landscape.⁴³

Two women played major roles in obtaining the library which, from the start was never affiliated with any other blind organisation. One was Tilly Aston (1873-1945), born in Carisbrook, Victoria, and blind from childhood. Tilly had to give up her University course commenced in 1892, because of the lack of brailled books. She was determined that other blind people would have access to such books and so helped to establish the Victorian Association of Braille Writers. Mrs. May D. Harrison, the first Secretary and Librarian, was active in the Association from the start and a marble plaque mounted above the entrance to the library is dedicated to her. At first the braille writers met in a room in her St. Kilda home. She was appointed the first Secretary at the inaugural meeting of the Association held on 27 September, 1894 in the Prahran Town Hall, chaired by Thomas Luxton, Prahran's Mayor.⁴⁴

Land in Tyrone Street was purchased at the rear of the library in 1923. Funding came from the Edward Wilson Trustees with a similar amount from the estate of Richard Gibson. Work on the Braille Hall, an extension to the library to serve as an entertainment hall, began in August 1926. The new building was officially opened on 14 May 1927. The stage in the library was removed to provide access to the Hall. However, the new building has a stage as well as a memorial fireplace with memorial stained glass windows on either side depicting Shakespeare, Milton, Scott and Dickens.⁴⁵ All these features remain intact and the stage has been converted into a braille production room. The back stage area has been converted to a kitchen and the auditorium now accommodates a large proportion of the library collection. The floor, ceiling and two sets of concertina cedar doors are all intact.

Externally, the hall is similar in style to the earlier library building but has a large rectangular plan with two hip roofed sections at the front and rear of the building. The front section has an Edwardian parapet above the entrance which has new doors. Triplets of double hung windows flank the entrance and the end walls.

42. Beverley Johnson, p.10.

43. Beverley Johnson, p.10.

44. Beverley Johnson, pp.1-6.

45. Beverley Johnson, pp.9-10.

Further land was purchased adjoining the library in 1939 and at the rear of Braille Hall in 1944. It was planned to extend the library and hall. However, some of this land was subdivided and sold in 1962, the proceeds going towards renovation of the existing buildings. There have been no further building extensions.⁴⁶

The Braille Library grew to house the largest braille collection of its kind in the Commonwealth and the third largest in the world. In 1972, with an extension of its services, it became the Braille and Talking Book Library. Later, in May 1980, the institution was established as a free Public Library providing library services not just to the blind, but to all print handicapped persons in Victoria. In addition, the Library (with a small amount of Government funding and much voluntary assistance) provides a free postal service for braille readers throughout Australia, the Pacific Region and Africa.⁴⁷



Significance

The Braille and Talking Book Library built in 1918-19 and substantially intact, with the 1927 Braille Hall at the rear, has state significance as an important public building. It has significance relating to the cultural sentiment attached to its use as a community resource centre containing a braille collection that is the largest of its kind in the Commonwealth and the third largest in the world. The library is of architectural interest as an unusual example of Edwardian architecture, combining classical and Queen Anne motifs. The hall is sympathetic in style and is of architectural interest as an intact example of a community hall built in the mid 1920s.

46. Beverley Johnson, pp.10-11.

47. Beverley Johnson, p.5; Braille Library Historical Papers.

Sources

Argus, 28 October 1918; 28 April 1919.

Braille Library Historical Records.

Johnson, Beverley, 'The Braille and Talking Book Library', a study for the B. A. Degree in Librarianship, Riverina College of Advanced Education, 1980.

Lewis, Miles, *Australian Architectural Index*, Univ. of Melb., 1990.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

Kelvin Mansions, 325 Dandenong Road, Prahran



History and Description

Kelvin Mansions was completed in 1922,⁴⁸ a two-storeyed block of four flats rated first in April 1923.⁴⁹ The property was owned by Vernon Hurt, commission agent and bookmaker, who occupied one of the five-roomed brick flats.⁵⁰ The three other tenants in 1928 were Jane Bartlett, Alexander Mullin and John Gibson, director.⁵¹ The designing architects in 1919 were Edward J. Ruck and C. L. Ruck, who also in 1919 designed Mayfair, an important residential block of flats (now demolished) in Marne Street, St. Kilda.⁵²

An additional storey was added to Hurt's property in 1932, comprising two more five-roomed flats. The additional flats with private balconies and porches have extensive views over St. Kilda to the bay. The tenants in 1932 were John Bartlett, John Mercer (manager), John L. Mended (motor salesman), William Taylor (civil servant) and Donald McMillan (gentleman). Hurt still occupied one of the original four flats.⁵³

The three-storey red brick and stucco building has a terracotta tile roof with elaborate terracotta ridge tiling and finials. Curved bay windows and square balconies (now enclosed with glazing) flank the central curved stuccoed balconies forming a

48. MMBW House Cover No.119261.

49. City of Prahran Rate Book 1922-23 Windsor Ward Nos. 13707, 13708, 13709, 13710. NAVs of 160 pounds each.

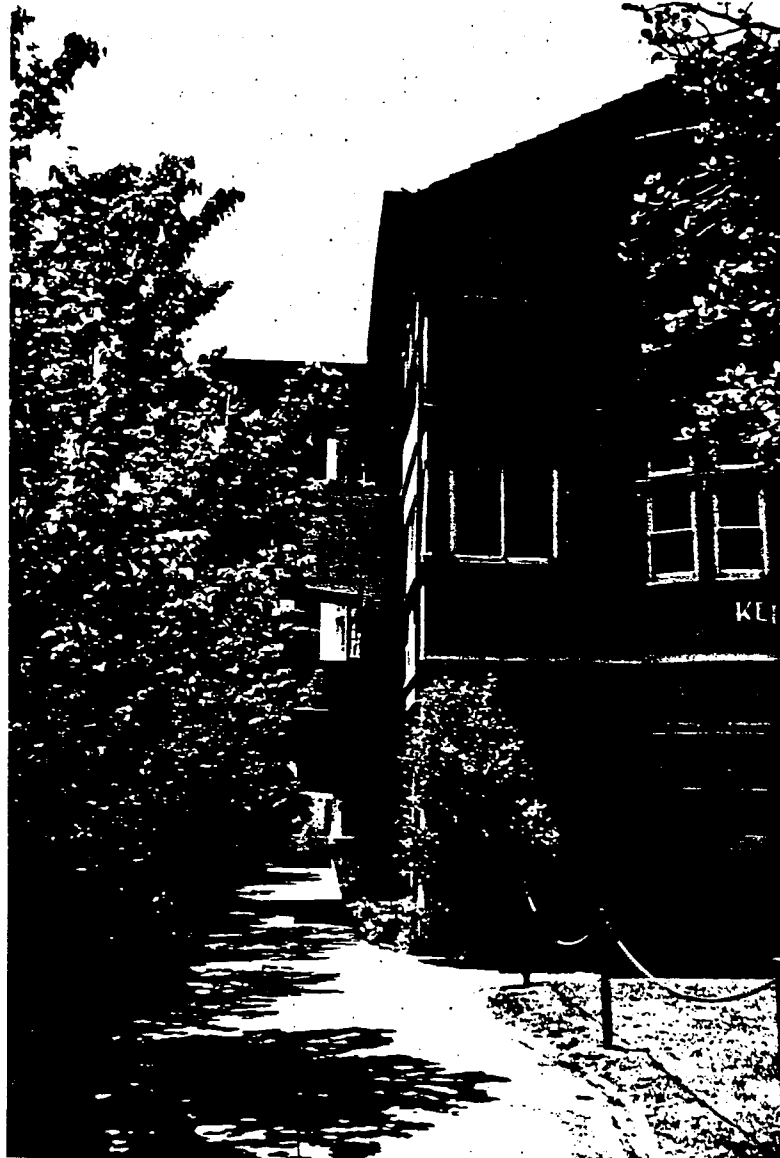
50. City of Prahran Rate Book 1922-23 Windsor Ward No 13710.

51. City of Prahran Rate Book 1928-29 Windsor Ward Nos. 14730,14731, 14732,14733.

52. Terry Sawyer, 'Residential Flats in Melbourne,' p.109.

53. City of Prahran Rate Book 1932-33 Windsor Ward Nos.14757-14762.

symmetrical front elevation with brick panels dividing the bays and forming buttresses at ground level. The upper two stories are identical while the ground floor has porthole windows in place of the balconies above. An unusual feature for the time is the side staircase with landings overhanging the driveway. The fence is an integral part of the original design with the balcony motif echoed in the brick section.



Significance

Kelvin Mansions has state significance as an example of the flat development which became a notable feature of residential development in the City of Prahran from the 1920s. Built by 1923 with additions in 1932, Kelvin Mansions has architectural significance as an example of the application of a combination of styles in this novel building type. This building has some unusual design features including the side entrances to the flats, and the fence, an integral part of the original design.

Sources

Australian Home Beautiful, 1 August 1932, p.25.

City of Prahran Rate Books, Windsor Ward.

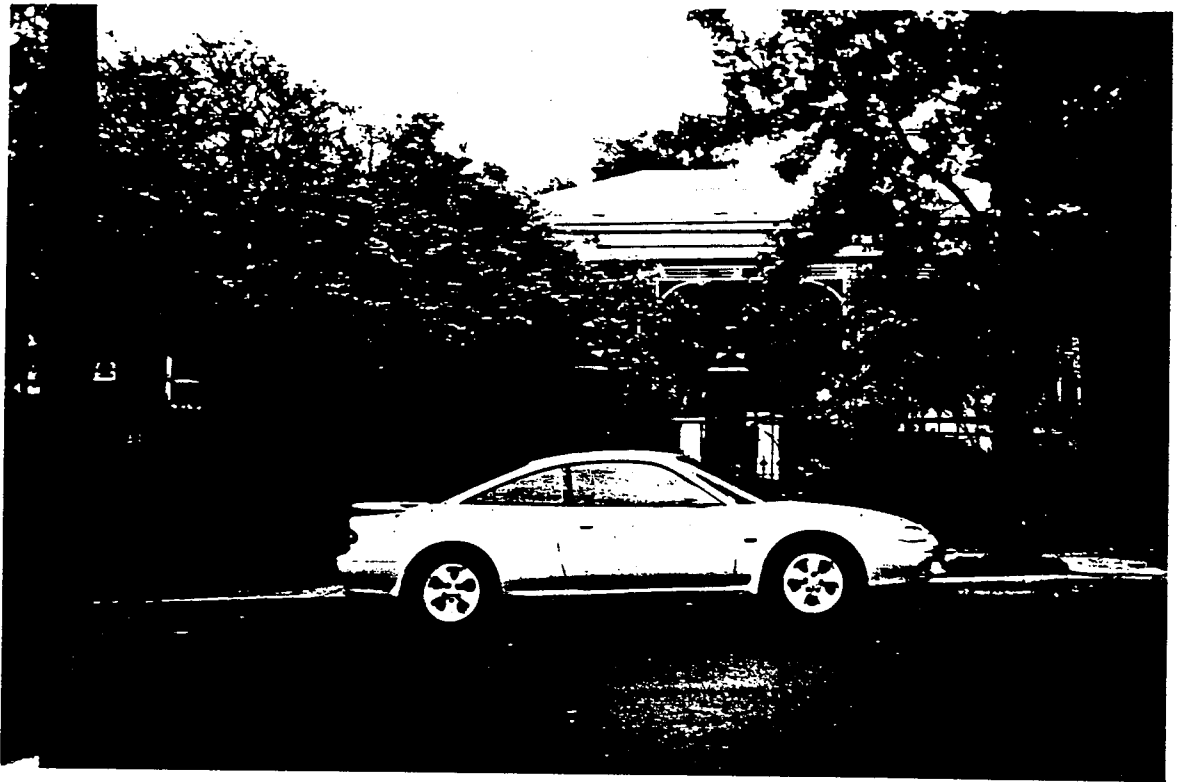
MMBW House Cover No. 119261.

Sawyer, Terry, 'Residential Flats in Melbourne,' Research Report, Univ. of Melbourne, 1982.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

15 Darling Street, South Yarra



History and Description

This small brick cottage, one of the earliest remaining in Darling Street, was rated first in 1863 when Thomas Kerr Grieves, warehouseman, was its owner and William Georgeson, importer, the occupier. The cottage was described in that year as a new six-roomed brick and slate house in Prahran Street, the earlier name for that street.⁵⁴ George H. Ulrich, geologist, occupied the house in 1874-75.⁵⁵ By this time the house was listed as 9 Darling Street. Clement Jarrett, insurance broker, owned the house in the late 1870s. At this time it was described as a six-roomed brick and wood house. Its valuation increased during this decade to 80 pounds.⁵⁶

George Knipe, surveyor, made the Darling Street cottage his home from 1889.⁵⁷ A drainage plan drawn during Knipe's owner/occupancy shows the house with its front verandah and outbuildings at the rear.⁵⁸

Development in the area south of Domain Road was stimulated in the late 1850s and early 1860s by the arrival of the railway. Allotments in Caroline, Avoca, Murphy and Prahran, (now Darling) Streets had generous frontages.⁵⁹

This Darling Street house is a simple brick cottage with unusual timber verandah columns, valence and brackets and an elaborate and intact cast iron fence. It is a rare

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- 54. Prahran Rate Book 1863 No. 174.
 - 55. Prahran Rate Book 1875 Vol. 1 No. 191.
 - 56. Prahran Rate Book 1876 Vol. 1. No. 191.
 - 57. Prahran Rate Book 1889-90 Toorak Ward No. 247.
 - 58. MMBW House Cover No. 4823.
 - 59. Betty Malone, *The North-West Corner*, p.6.

and intact example of an early residence built in the area. The verandah features geometric timber fretwork decoration with flat rectangular columns. To the rear of the house, there is an additional brick room with verandah facing the side alley. The building, simple in form, has a hipped slate roof. Today, the face brickwork has been painted. The architect and builder remain unknown. In 1982, the house was described as a 'classic Victorian brick and slate villa containing many original features'.⁶⁰ At the rear of the property, there stands a building in the original position of the stables, which appears to contain early wall fabric.

Remaining large mid-century homes have been identified in Caroline, Avoca, and Murphy Streets. However, remaining Darling Street houses like No. 15, are smaller.⁶¹ It is believed that the garden at No. 15 Darling Street most probably dates from the late 1860s, that is, during the ownership of T. K. Grieves. The property 'retains most of the shrubs, materials and detailing of the original garden' and is considered to be of local significance.⁶²

Significance

This late 1860s substantially intact villa has state significance as one of the earliest 19th century homes remaining in this area which developed in the 1850s as a residential area after the arrival of the railway. The building has design significance as an intact example of an 1860s brick house, enlarged and improved over the years with successive building stages remaining intact, and including significant fence and former stables. It has additional architectural significance for its unusual timber verandah decoration. The garden, which is thought to date from the 1860s, is of local significance, regarded as one of the better surviving 'terrace house gardens' in the municipality.

Sources

Age, 11 Sept. 1982.

City of Prahran, Valuers records Windsor Ward.

City of Prahran Rate Books, Toorak Ward.

City of Prahran, *Significant Tree and Garden Study*.

Malone, Betty, *The North-West Corner*, 1987.

MMBW House Cover No. 4823.

Analysis and Recommendations

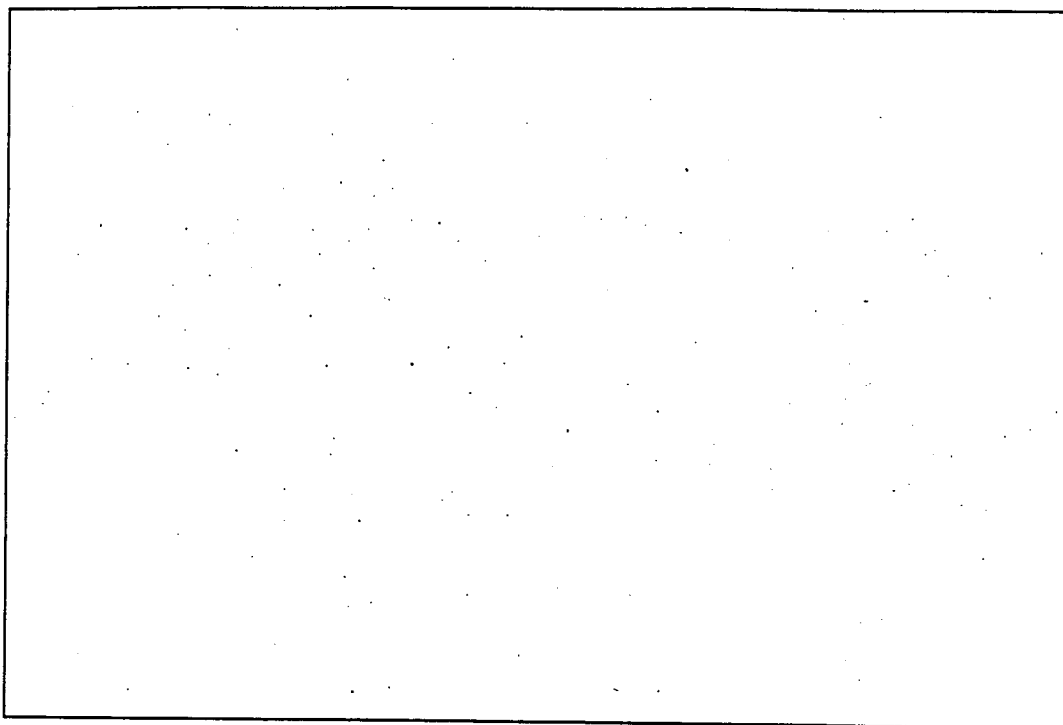
It is recommended that this property be retained at A1 level.

60. City of Prahran Valuers records Windsor Ward Book 4T.

61. Betty Malone, *The North-West Corner*, p.7.

62. City of Prahran, *Significant Tree and Garden Study*.

Former Armagh, Denbigh Road, Armadale



[Photo not permitted by owner - Nov. 93.]

History and Description

John M. Force, surveyor, was the first owner/occupier of a 'New Villa', a seven-roomed brick house in Denbigh Street, first rated in 1899-1900.⁶³ A. A. Brown of 871 High Street, Armadale, was listed as agent on a 1902 MMBW drainage plan and may have been the designer or builder. Force's house was designed originally with both front and back verandahs and small laundry/toilet structures at the rear.⁶⁴

The polychromatic brick residence set well back on the site has typical Italianate features including contrasting red brick courses at the level of the footings, sills, lintels and below the eaves. Polychrome is also evident in the chimneys. It has a hipped slate roof with distinctive turned timber consoles under the eaves. The verandah, across the symmetrical front, contains a central gable over the front entrance and a deep cast iron frieze and brackets. Fluted cast iron columns and tiled floor are also intact, and overall these features are typical of Italianate villa architecture. Comparable examples include 15 Darling Street, South Yarra, a much earlier building in this form but not in polychrome, and 'Amaranth', 33 Coppin Street, Malvern and 83 Carolyne Street, South Yarra, both Italianate polychrome brick but with asymmetrical facades. A remaining brick garage was most probably built during the early 1920s. At this time, Force was in Canberra and the Armadale villa was

63. Prahran Rate Book 1899-1900 Windsor Ward No. 8054, NAV 44 pounds.

64. MMBW House Cover No. 32892.

occupied by William Wood, a commercial traveller.⁶⁵ By the late 1920s, John Force was owner/occupier once again.⁶⁶

The suburban garden associated with the former Armagh has been identified as an interesting example of 'late Victorian middle class horticulture' which includes a typical range of plantings and has local significance.⁶⁷

Significance

The house at Denbigh Road has regional significance for design reasons. As an example of a symmetrical villa residence with an intact early garage located in a complementary late Victorian suburban garden setting, it is representative of turn-of-the-century residential development favoured by the professional classes settling in the Armadale region. The apparent degree of intactness in this building gives it research value. It is one of the few remaining examples of residences from this period in the area and has regional architectural significance as a very intact example of this type of a polychrome Late Victorian Italianate villa. It has local historical significance for its associations with John Force, surveyor and local significance relating to the intactness of the garden, exemplifying a typical range of Victorian plantings.

Sources

City of Prahran Rate Books, Windsor Ward.

City of Prahran, *Significant Tree and Garden Study*.

City of Prahran Valuers records, Windsor Ward.

MMBW House Cover No. 32892.

Analysis & Recommendations

It is recommended that this place be ranked A2 for the following reasons:

- The property has local significance for its historical associations with John Force, surveyor, and as an early residence in the Armadale area.
- The property has regional significance as an intact example of an Italianate polychrome villa with complimentary late Victorian garden.
- The property contains research value where analysis of the existing fabric which appears to be remarkably intact, may reveal information about construction practices at this time.

65. Prahran Rate Book 1923-24 Windsor Ward No. 10437. Described as 9-roomed house.

66. Prahran Rate Book 1929-30 Windsor Ward No. 11173.

67. City of Prahran, *Significant Tree and Garden Study*.

R. C. Church Seminary & Offices 21 Elgin Avenue, Armadale



History and Description

This large two-storeyed house with its attractive cast iron verandah trim, now owned by the Roman Catholic Trust Corporation, was built in 1899-1900 by the Victorian Permanent Building Society for Mary Windsor. The residence was let to Thomas Wallace, draper.⁶⁸ This building society, which was associated with the construction of a large number of properties throughout Melbourne's suburbs, was founded in 1865 by James Munro, MLA for North Melbourne and Carlton, and Premier of Victoria.⁶⁹

The house appears to be largely intact and demonstrates grand Italianate architectural detail. The broad facade addressing Elgin Street has a pair of ornate bay windows on each storey, each containing narrow, arched double hung windows. The balcony returns on both sides and is infilled on the southern side. Elegant cast iron columns are paired and bracketed with fine lacework with a few segments missing. The roof is hidden behind a continuous parapet wall, complete with balustrade and frieze. The grand residence is situated on raised foundations with most of the area lawned with occasional established plantings. Later buildings are located to the south-east of the house.

A 1902 MMBW drainage plan shows the Elgin Avenue residence at that time, on the east side of Wynnstay Avenue (the street's earlier name). The property has a long

68. Prahran Rate Book 1899-1900 Windsor Ward No. 8136. Listed as 'New House'.

69. M. Cannon, *The Land Boomers*, p. 242.

drive from stables at the rear and an entrance in Wynnstay Avenue.⁷⁰ Later, during the 1940s, the property became known as Elgin Hall Guest House. From 1958, when it was purchased by the Roman Catholic Trust Corporation, it has had other uses. At first, it was a Hungarian Youth Club Hostel and later an R. C. Church Seminary and Offices.⁷¹

Significance

This intact example of a grand Victorian mansion still located on a large allotment, has state significance for design reasons. It demonstrates the building styles popular among the wealthy in the Prahran district, and is important architecturally for its elaborate decorative treatment and external intactness. The site has local aesthetic significance for its large open space although the early garden features have been removed.

Sources

Cannon, M., *The Land Boomers*, 1986 edn.

City of Prahran Rate Books, Windsor Ward.

City of Prahran Valuers records, Windsor Ward.

MMBW Detail Plan No. 996.

National Trust File No. 4194.

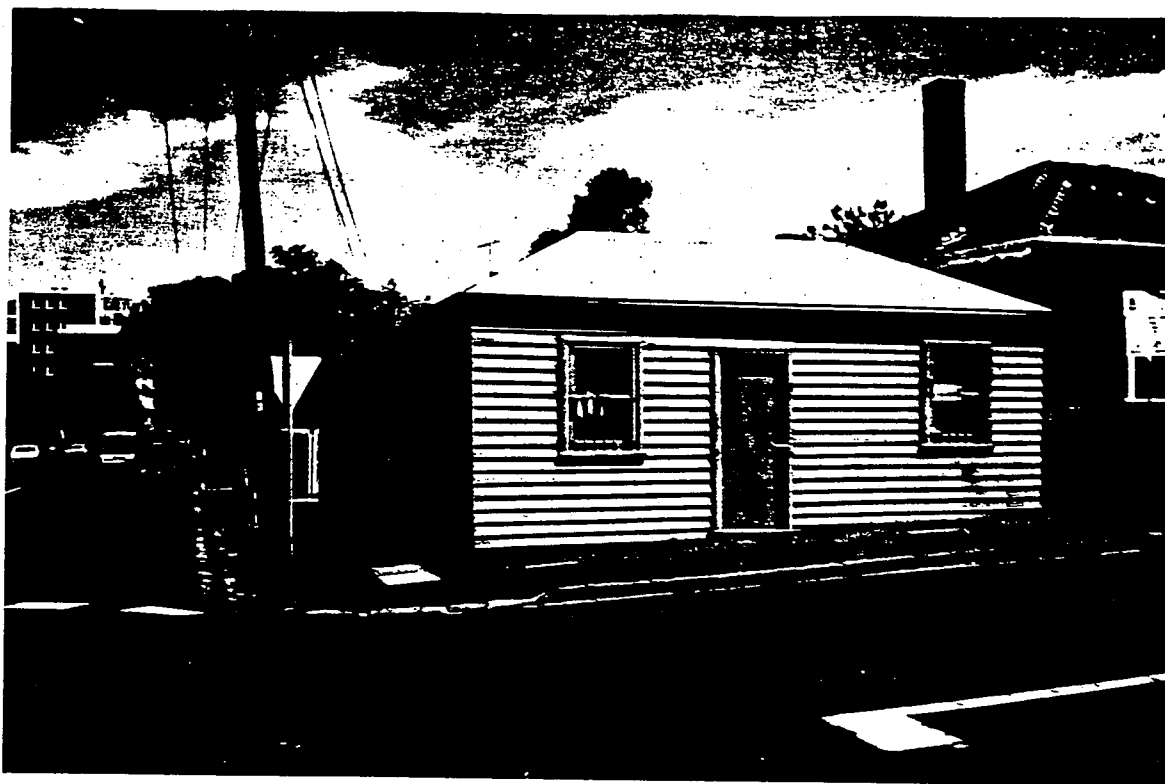
Analysis & Recommendations

It is recommended that this property be retained at A1 level.

70. MMBW Detail Plan No. 996.

71. City of Prahran Valuers records, Windsor Ward Book 5W.

5 George Street, Prahran



History and Description

This simple timber cottage on the corner of Andrew Street dates from 1856 when D. Nicholson was rated for a house on the site. George Street was known then as William Street.⁷² An earlier date for the house's construction, suggested in earlier research, seems unlikely. No building is shown on this corner in James Kearney's 1855 map of the area. The south-west corner of Prahran was the location of an early settlement of small houses with few larger properties.⁷³ In 1857, the building on the site of 5 George Street was described as a wooden cottage of three rooms, NAV 10 pounds.⁷⁴

The site was the southern part of Lot 56 in Crown Portion 58. The Crown Grantees, S and R Raleigh, sold Lot 56 to David Moorehead in 1854. Moorehead subdivided the allotment, selling the northern part to James Rea for 50 pounds. He sold the corner block (the site of 5 George Street) in 1857 for the larger sum of 90 pounds.⁷⁵ Thomas Wallis, whose name appears on the legal document, acted as an agent for various owners. In 1859 Rea and Nicholson's houses were both described as three-roomed timber houses with shingles.⁷⁶

During the last century, the small timber cottages in George Street (off High Street) were occupied by labourers, building tradesmen and others serving the needs of more affluent district families. In 1875 Robert Rule, labourer, occupied No. 5. His

72. Prahran Rate Book 1856 No. 254.

73. Betty Malone, *Old Windsor - The South-West Corner of Prahran*.

74. Prahran Rate Book 1857 No. 2837.

75. RGO Searches 11145, 11553.

76. Prahran Rate Book 1859 Nos. 3250 and 3251.

neighbours, also in wooden cottages, were Alfred Barns, carpenter; John Mack, carpenter; Joseph Burgess, carpenter; and Rob Cowderoy, carpenter.⁷⁷ Later, in 1881, when George Henry Hugo owned Nos. 1,3 and 5 George Street, William Smith, driver, lived in No. 5.⁷⁸

From the 1870s - 1890s, No. 5 increased in size, becoming 4-roomed in 1875,⁷⁹ and five-roomed by 1896-97.⁸⁰ This may be when the back section was extended along Andrew Street, as shown in an MMBW drainage plan of that time. The main building is depicted without front verandahs to either George or Andrew Street but with a tiny verandah at the rear.⁸¹

Today, the form of the 19th century cottage remains substantially intact, still with no verandah to either side. The house has a hipped roof. The symmetrical front faces George Street and contains a door positioned approximately centrally, flanked by double hung windows. The roof has been clad with corrugated iron. Recent City of Prahran Valuers records describe the cottage as 'built onto street line', suggesting an early date of construction, but 'with reasonable exterior condition'.⁸²

Significance

This simple substantially intact timber cottage of the 1850s has state significance for historical reasons pertaining to its early date of construction. It is of regional design significance as a rare surviving example of the small cottages typical of the Prahran of that era.

Sources

City of Prahran Rate Books, Windsor Ward.

City of Prahran Valuers Records, Windsor Ward.

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

Malone, Betty, *Old Windsor - The South-West Corner of Prahran*, 1989.

MMBW Detail Plan No. 963

Registrar General's Office Searches 11145 and 11553.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

77. Prahran Rate Book 1875 Vol. 2 Nos.4715-4720.

78. Prahran Rate Book 1881 No. 5737.

79. Prahran Rate Book 1875 Vol. 2 4717.

80. Prahran Rate Book 1896-97 Windsor Ward No. 9723.

81. MMBW Detail Plan No. 963.

82. City of Prahran Valuers records. Windsor Ward Book 20W.

36 Green Street, Windsor



History and Description

Charles James was the first owner in 1877 of a pair of five-roomed brick houses in Green Street. He didn't live there but let No. 16 (now No. 36) to various tenants, including Edward Lewis in 1877,⁸³ William Powley, evangelist, in 1878,⁸⁴ and Charles Prescott, jeweller, in 1879.⁸⁵ In 1894-95, when James still owned both houses, he let No. 36 to Henry Kuschte, broker.⁸⁶

During the 1920s, this Victorian house was one of a number of properties in Green Street owned by Augustine Fallon. These included the Alaska Fur Co. Factory at 46-48 Green Street, other factory buildings occupied by the Alaska Fur Company and a manufacturer of shop fronts at 42 and 44 Green Street, as well as houses at 36, 38 and 40 Green Street.⁸⁷

The old house was described by City of Prahran Valuers in 1968 as a larger Victorian brick house in original condition with a neat exterior, and the interior not renovated. By this time the house had eight rooms.⁸⁸

The house is a highly ornamented triple fronted brick villa. A striking feature of the building is the intricate moulded fascia below the eaves which is echoed in the ornate chimney caps and the Corinthian capitals in the window architraves. The quoins are

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- 83. Prahran Rate Book 1877 Vol. 2 No. 4466.
 - 84. Prahran Rate Book 1878 Vol. 2 No. 4408.
 - 85. Prahran Rate Book 1879 Vol. 2 No. 4643.
 - 86. Prahran Rate Book 1894-95 Windsor Ward No. 9435.
 - 87. Prahran Rate Book 1924-25 Windsor Ward Nos. 12514-12519.
 - 88. City of Prahran Valuers records. Windsor Ward Book 18W.

moulded and rendered and together with the window dressing contrast with the dark brick walls. The verandah returns all the way along the facade and is supported by smooth cast iron columns with modest metal brackets meeting the cornice. Although the polychrome tiled verandah floor and slate trim is damaged, it is largely intact and complements a tiled path to the entrance gates. The fence with its cast concrete pillars probably dates from the inter-war years.



Significance

This intact Victorian house of the 1870s has state significance because of its historic importance as a residential survivor in an area of increasingly industrial character. It is an architecturally significant example due to its extraordinary degree of architectural ornamentation. Notable features are the tiled path to the entrance gates and the fence with its concrete pillars.

Sources

City of Prahran Rate Books, Windsor Ward.

City of Prahran Valuers records, Windsor Ward.

MMBW House Cover No. 18879.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

Sherren House (St. Catherine's School), 17 Heyington Place, Toorak



History and Description

Mars Buckley (1825? - 1905), prominent retailer and founder of Buckley and Nunn's which became one of Victoria's major drapery stores, owned a house on this site from 1863. It was a substantial building described in that year as a 15-roomed brick and slate dwelling with extensive outbuildings on 6.75 acres of land.⁸⁹ In February 1871 tenders were called by John Barry for 'extensive Additions to Villa at Toorak, for Mars Buckley Esq'.⁹⁰ Later, in 1881, the well-known colonial decorator, S. A. Paterson, called tenders for decorations to the interior of the residence.⁹¹

It is not known how much, if any, of the 1860s house was incorporated into the later building. However, a large jump in valuation occurred in the 1880s, when it increased from 400 pounds in 1877 to 1,200 pounds in 1884. From this date, Buckley's house was described as a 30-roomed house.⁹² It seems most likely that the residence remaining today dates substantially from the early 1880s. An 1895 MMBW drainage plan shows the property extending as far south as Toorak Road. There are many outbuildings and a large garden.⁹³ Three years later, the garden was described in these words:

89. Prahran Rate Book 1863 No. 375.

90. *Argus*, 3 Feb. 1871, p.3.

91. *Argus*, 4 Aug. 1881.

92. Prahran Rate Book 1877 Vol. 1 No. 500; 1884 Vol. 1 No. 588.

93. MMBW drainage plan No. 43.

'Passing out of Lansell - road into Heyington - place we come on the fine mansion and grounds of Beaulieu, owned by Mr. Mars Buckley. The garden is always a grand sight, and at all seasons is full of the choicest flowers. The interior is very comfortable and artistic, and the entrance-gates are extremely handsome'.⁹⁴

A later, 1904 article, described the interior decoration on which 'no item of expense had been spared to make this home one of the finest in the Southern Hemisphere'.⁹⁵ Recent restoration in the drawing room has been based on the design from this period including ornate plaster cornices in the ceiling and timber panelling in the walls. A visitor to the house in 1904 described the drawing room as 'a precursor of the Georgian Revival Style in Australia'.⁹⁶

Mars Buckley, the owner of Beaulieu, lived there until his death in 1905. Born at Mallow, County Cork, Ireland, he sailed to Victoria in 1851 with his wife, Elizabeth, one child, and goods to sell. After some success on the goldfields, he returned to Melbourne. Buckley went into partnership with Crumpton John Nunn. Their firm, Buckley and Nunn's, was described in 1900 as 'The Oldest-Established Draper Houses in Victoria and the Most Fashionable Resort for Shopping in Australia'. Buckley also helped found the Commercial Bank of Australia in 1866.⁹⁷

After Buckley's death, his widow lived at Beaulieu for several years.⁹⁸ The next owner in 1911 was Lachlan Scobie MacKinnon (1848-1925), newspaper proprietor and manager. He was associated with the *Argus* and *Sydney Morning Herald* and was knighted in 1916.⁹⁹ Major internal refurbishments were carried out for MacKinnon in 1915 by the architects Klingender and Alsop.¹⁰⁰ Vaulted ceilings in the vestibule, side passages and stairwell remain intact from this period. The staircase was also rebuilt at this time. This work destroyed most of the earlier Buckley fittings and internal finishes. It seems possible at this time Buckley's billiard room was converted into a ballroom.¹⁰¹

In 1922, Kilbride, as MacKinnon renamed the mansion, was purchased by the Misses Flora Templeton and Minnie Langley for 17,000 pounds.¹⁰² The property was then run as a girl's school, St. Catherine's, founded in Castlemaine in 1903.¹⁰³

Some minor alterations were made to the building in the 1920s, including some limited infilling on the upper level of the loggias. the architects were Clegg and Morrow of Ballarat.¹⁰⁴ A masterplan prepared in 1950 by Melbourne architects, Yuncken, Freeman Brothers, Griffiths and Simpson, showed sports fields and courts in front of the former mansion with new school buildings confined to the south west

94. *Australasian*, 30 July 1892 p. 323.

95. *Victoria's Representative Men at Home*, 1904, pp. 78-79.

96. Terry Lane and Jessie Searle; *Australians at Home*, pp.289-290 quoted in Lewis and Aitken.

97. *ADB*, Vol. 3 p.290.

98. *ADB*, Vol. 3 p.290.

99. *ADB*, Vol. 10, p.316.

100. MMBW House Cover No. 61201.

101. Nigel Lewis & Richard Aitken, 'Sherren House St. Catherine's School, 17 Heyington Place, Toorak'.

102. Prahran Rate Book 1922-23 Toorak Ward No. 1293.

103. Jane Chatham, *Across the Slate. Prahran's Schools. 1850s - 1985*, p.58.

104. Lewis & Aitken report.

corner of the site.¹⁰⁵ In 1964, Melbourne architects Mockridge Stahle and Mitchell prepared plans for infilling the remainder of the loggias. There was more extensive work in 1978 by the architects, McGlashan and Everist, which included the construction of an upper storey over the former billiard/ballroom.¹⁰⁶

However, the exterior of Sherren House is substantially intact from c1881-84. The natural cement render finish has been retained, which is unusual for a 19th century suburban mansion. External render is currently being repaired. The major alterations are the infilling of the loggias to provide increased accommodation, major extensions to the south for new service areas, and extension on the first floor over sections that were originally single storey.¹⁰⁷

Today, externally, the mansion retains its Italianate detailing, extensive two storey loggias, intact cement render finish and early granite entrance gates. The c1915 extensive internal alterations by the architects Klingender and Alsop survive partly intact. The landscaping, although severely reduced in size, 'still allows the residence to be viewed in isolation; retains the original entry drive; and permits views from the upper floor windows over the Yarra River and Gardiner's Creek Valley'.¹⁰⁸



Significance

Sherren House (formerly known as Beaulieu and Kilbride) is of state significance as one of a small number of surviving 19th century Toorak mansions. The building's exterior, which most probably dates from the early 1880s, has historical importance for its associations with the ownership of prominent retailer, Mars Buckley.

105. Lewis & Aitken report.

106. Lewis & Aitken report.

107. Lewis & Aitken report.

108. Lewis & Aitken report.

Important architectural features are the Italianate detailing, extensive two storey loggias, intact cement render finish, the front fence and early granite gates. The c1915 extensive internal alterations for L. S. MacKinnon, newspaper proprietor and manager, survive largely intact and contribute to the state level of architectural significance. They include the decorated ceiling in the vestibule, stairwell and side passages and maintain the reputation of the building as a benchmark of decorative taste among Melbourne mansions.



Sources

Argus, 3 Feb. 1871, p.3.

Argus, 4 Aug. 1881

Australasian, 30 July 1892, p.323.

Australian Dictionary of Biography, Vol. 3. p.290 (Buckley); Vol. 10, p.316 (MacKinnon).

Chatham, Jane, *Across the Slate. Prahran's Schools, 1850s-1985*.

City of Prahran Rate Books.

Terry Lane and Jessie Serle, *Australians at Home*, Melb., 1990 pp. 289-290.

Nigel Lewis & Richard Aitken, 'Sherren House, St. Catherine's School, 17 Heyington place, Toorak', 26 Nov. 1990.

MMBW Drainage Plan No. 43.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

Campbell House (St. Catherine's School), 27 Heyington Place, Toorak



History and Description

Further research into this building, including an investigation of Prahran rate records, confirms that Campbell House dates from the late 1920s. William H. Roddick, manufacturer, and his wife, Annie, were rated for the site in 1927-28.¹⁰⁹ The following year, the Roddicks' were rated for a 15-roomed brick house at 27 Heyington Place with the substantial NAV of 600 pounds. The first rates were paid on this house property on 4 April 1929, suggesting that the residence was completed by that date.¹¹⁰

As earlier research has shown,¹¹¹ the Roddicks' mansion house was designed by the architect, Eric C. Beedham. This architect, who served his articles in Tasmania before coming to Victoria, designed a number of houses, shops, factories, hotels and banks in the 1920s and 1930s, as well as some flats in the late 1920s. His most important domestic work is thought to be Byranya, the Moore house in Toorak in 1925.¹¹²

The Roddick house at 27 Heyington Place, now forming part of St. Catherine's School, is one of several properties in Heyington Place acquired over the years. The earliest, Sherren House, (previously known as Beaulieu and then Kilbride), an 1880s

109. Prahran Rate Book 1927-28 Toorak Ward No. 1547 NAV 130 pounds.

110. Prahran Rate Book 1928-29 Toorak Ward No. 1621.

111. Peter Lovell, 'Notes on the Significance of Campbell House, 27 Heyington Place, Toorak', 2 Dec. 1992.

112. *Malvern Conservation Study*.

mansion, was the first residence occupied by the school when it moved to Heyington Place in 1922.¹¹³ St. Catherine's, one of the more successful private schools opened in South Yarra and Toorak, the wealthy northern area of the City of Prahran, began in 1903 as the Castlemaine Girls College. Its founders, Ruth and Nona Langly, were daughters of the Bishop of Bendigo. They renamed the School St. Catherine's after the school they attended in Waverley, New South Wales. St. Catherine's came to Prahran in 1920 with Ruth Langly as principal and Miss Flora Templeton as co-principal. (Nona Langly had married). In 1922, because of increased numbers of students, the school purchased and moved into the former private residence at 17 Heyington Place.¹¹⁴

The house at 27 Heyington Place was still owned by the Roddicks in the early 1950s, when it was described still as a 15-roomed brick house, NAV £550.¹¹⁵ By this date St. Catherine's owned 17/21 Heyington Place, and houses at 29, 31 and 33 Heyington Place.¹¹⁶ By the 1960s, the school also owned 27 Heyington Place, now known as Campbell House.¹¹⁷

Campbell House is a large two storey residence with a rough cast stuccoed facade and Marseilles pattern tiled roof. The facade with its 'low pitched spreading roof and break front treatment is essentially Georgian Revival in origin'. The Georgian style of domestic architecture, along with the Spanish Mission and Old English styles were popular in the Toorak area in the 1920s. Distinguishing features are the 'classically derived porte cochere and Palladian window above'.¹¹⁸ In the original design, the south side wing was single storey and the north wing two storeyed. Undated drawings in the possession of St. Catherine's School show the original front elevation and original north elevation of Campbell House. These designs show classical porches either side of the symmetrical central section which appear to have been deleted from the original construction.¹¹⁹ Apart from this, most of the design detail is evident in the facade. The side and rear elevations are constructed in plain exposed brick with simple fenestration.

Alterations and additions to the building were carried out in 1964 by the architects, Mockridge, Stahle and Mitchell. These works included the construction of an additional storey to the rear of the north facade.

The southern end of the east facing facade was also substantially altered with the addition of a second storey. These additions are identifiable by the different colour of the exposed render finish which is similar to that of the north facade additions.¹²⁰ The east (main) facade alterations have created a symmetry in the facade which was not the original design intention and which, according to Peter Lovell 'while being in sympathy with the original design, have in practice altered, and to a degree falsified, the appearance of the building...'.¹²¹

113. Jane Chatham, *Across the Slate. Prahran's Schools 1850s - 1985*, pp. 58-59.

114. Chatham, p.58.

115. Prahran Rate Book 1951-52 Toorak Ward No. 2716.

116. Prahran Rate Book 1951-52 Toorak Ward Nos. 2713, 2717 - 2719.

117. City of Prahran Valuers records Toorak Ward Book 17T.

118. Lovell, p.2.

119. Reproduced in Lovell, p.3.

120. Lovell, p.2.

121. Lovell, 1992, p.2.

mansion, was the first residence occupied by the school when it moved to Heyington Place in 1922.¹¹³ St. Catherine's, one of the more successful private schools opened in South Yarra and Toorak, the wealthy northern area of the City of Prahran, began in 1903 as the Castlemaine Girls College. Its founders, Ruth and Nona Langly, were daughters of the Bishop of Bendigo. They renamed the School St. Catherine's after the school they attended in Waverley, New South Wales. St. Catherine's came to Prahran in 1920 with Ruth Langly as principal and Miss Flora Templeton as co-principal. (Nona Langly had married). In 1922, because of increased numbers of students, the school purchased and moved into the former private residence at 17 Heyington Place.¹¹⁴

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113. Jane Chatham, *Across the Slate. Prahran's Schools 1850s - 1985*, pp. 58-59.

114. Chatham, p.58.

115. Prahran Rate Book 1951-52 Toorak Ward No. 2716.

116. Prahran Rate Book 1951-52 Toorak Ward Nos. 2713, 2717 - 2719.

117. City of Prahran Valuers records Toorak Ward Book 17T.

118. Lovell, p.2.

119. Reproduced in Lovell, p.3.

120. Lovell, p.2.

121. Lovell, 1992, p.2.

has been installed in a front wall, which is rendered and contrasts with the tiled wall above the entrance. This unusual house demonstrates the use of a combination of Craftsman, English Cottage and more modern idioms, representing the diversity of architectural styles in the inter-war period.



Significance

This substantial inter-war residence has state significance for architectural reasons. It is an example of the domestic work of the distinguished Melbourne architect, Cedric Ballantyne, and is an illustration of the rich variety of building styles in inter-war domestic architecture in the City of Prahran.

Sources

City of Prahran Rate Books, Toorak Ward.

Cuffley, P., *Australian Houses of the '20s and '30s*, The Five Mile Press, Melbourne, 1989.

MMBW House Cover No.152107.

Lewis, Miles, *Australian Architectural Index*, Univ. of Melbourne, 1990.

Raworth, Bryce, 'Marcus Martin: a Survey of his Life and Work,' p.19.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

Prahran Primary School No. 2855, 45-69 High Street, Prahran



History and Description

On 16 March 1886 George P. Miles purchased the site of this school. After its purchase, the Education Department sold the existing house on the block. A brick school house was erected by the Public Works Department in 1886 costing over 5,499 pounds. It was opened on 13 February 1888 as Prahran West School. Its name was not changed to Prahran until 1925.¹³⁶

Enrolments increased so rapidly that an extension had to be made to the school in 1889. At the same time, a Head Teacher's Office (25 feet by 20 feet) was constructed. At this time the school building was used at night as the temporary premises of the Prahran Working Men's College.¹³⁷

Victoria's transport system has a link with the site of this school. The first locomotive constructed in Victoria was built at Prahran by Enoch Chambers. His foundry occupied the site now used as a playground area.¹³⁸

Many school designs of this period were derived from the Eaglehawk No. 210 design, by H. R. Bastow which is believed to have been inspired by Butterfield's design for St. Paul's Melbourne. Buninyong was another very influential design.¹³⁹ Bastow was no longer directly in charge of schools by the time this school was

136. J. B. Cooper, *The History of Prahran*, p. 249; *Vision and Realisation*, L. J. Blake (ed). Vol. 3, p. 389; HBC File No. 6020410.

137. *Vision and Realisation*, Vol. 3, p. 389.

138. *Vision and Realisation*, p. 389.

139. R. Peterson, *et al.*, chapter 3, pp.7-13.

designed. J. T. Kelleher, another important government architect was in charge of schools in the Eastern Division at this time and was probably influential in the eclectic mix of Queen Anne and Flemish styles used by Charles Manson, architect of this school.

The symmetrical facade features Flemish decorative treatment around the doors and heavy stucco rendered gable ends, which represents an unusual stylistic variation on later Gothic Schools.¹⁴⁰ Queen Anne features include tall red brick chimneys, spiled roof turret, the large volume of the hipped roof, and rectangular paired windows.¹⁴¹ The 1889 addition and later additions are sympathetic to the original design. The building dominates the school site with plantings on the High Street side obscuring the view of the facade from the street.

Comparable examples include Rathdowne Street No. 2605, Carlton (1884) by J. H. Kelleher, Newtown No. 1887, (1876) by H. R. Bastow and also Eaglehawk No. 210, (1883) also by Bastow.¹⁴²

The school was closed in 1990. Subsequently, the building has been used by the Gould League of Victoria, an organisation concerned with environmental education.¹⁴³



140. R. Peterson, *et al.*, chapter 4, p.13.

141. L. Burchell, *Victorian Schools. A Study in Colonial Government Architecture, 1837-1900*, p. 155.

142. R. Peterson, *et al.*, chapter 4, p.1.

143. Sally Wilde, *The History of Prahran 1925-1990*, p. 206. Contains a view of the school in 1922.

Significance

The former Prahran Primary School opened in 1888 is possibly of state significance for architectural, aesthetic and historical reasons. The school has historical importance as an important public building, representing the scale of educational services demanded in the region at the end of the nineteenth century. Architecturally, it is a fine and intact example of a nineteenth century State Primary Schools in the City of Prahran and is of state importance as a unique example of a Late Gothic Urban design, incorporating an unusual combination of Queen Anne and Flemish idioms.

The school has regional significance as a likely focus of cultural sentiment associated with the site and buildings by generations of former pupils. The building has local aesthetic value, prominently sited on High Street, and providing an important local landmark, remaining detached from other buildings on the site, in keeping with historical precedent.



Sources

Burchell, L., *Victorian Schools. A study in Colonial Government Architecture 1837-1900*, 1980.

Chatham, Jane, *Across the Slate. Prahran's Schools. 1850s-1985*, 1985. pp. 24-25.

Cooper, J. B., *The History of Prahran*, 1924.

Education Department records, Public Record Office of Victoria.

Historic Buildings Council File No. 6020410.

Peterson, R., & Heritage Management Branch, *Historic Government Schools: a Comparative Study*, June 1993.

Vision and Realisation, L. J. Blake (ed). Vol. 3, 1973.

Wilde, Sally, *The History of Prahran 1925-1990*, 1993.

Analysis & Recommendations

It is recommended that this building be retained at A1 level.

Highbridge Hotel, 82 High Street, Prahran



History and Description

The Highbridge Hotel stands on an historic site, where one of Prahran's earliest inns, known as Morrow's Family Hotel, was located in 1855 or earlier. A building is marked on that corner of High Street and Hotham Road (the earlier name for Upton Road) on James Kearney's 1855 map of the area. Morrow's Family Hotel with stabling was recorded in Prahran's earliest 1856 rate book.¹⁴⁴ This building was described as a 10-roomed family hotel with bar, stables and an iron kitchen and stove.¹⁴⁵ Morrow, who came from Waterford in Ireland, lived at the hotel until his death in 1870.¹⁴⁶ Morrow's was one of a number of early hotels built to service Prahran district residents and provide accommodation for travellers during the prosperous 1850s gold rush years. Although some sites of these old inns are still occupied by hotels, many of the hotel buildings have been rebuilt or substantially remodelled.

Morrow's Hotel was rebuilt in 1886 and modernised and extended in 1940.¹⁴⁷ Still known as Morrow's Hotel in the 1890s, an 1895 MMBW drainage plan showed a substantial building on the site with stables and outbuildings at the rear.¹⁴⁸ By the late 1890s, Morrow's became one of the many Victorian hotels owned by the Carlton Brewing Company and was described as a 12-roomed brick building.¹⁴⁹

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- 144. Prahran Rate Book 1856 No. 2574.
 - 145. Prahran Rate Books 1857 No. 2864.
 - 146. Betty Malone, *Prahran's Pubs. 1852-1988*, p.19.
 - 147. Malone, p. 62.
 - 148. MMBW Detail Plan No. 963.
 - 149. Prahran Rate Book 1898-99 Windsor Ward Nos. 9702, 9703.

The designer of the upgraded building is unknown. However, by the turn of the century, the firm of Sydney Smith and Ogg was associated with it.¹⁵⁰ The Carlton Brewing Company and architects Sydney Smith and Ogg worked together from c1900 upgrading many Victorian hotels, including a number of important hotels in Melbourne's central business district. This upgrading formed part of Carlton Brewery's expansion from that time. The 1900 plan shows the hotel as 2-storeyed with stables and a cellar under the front corner section of the building.¹⁵¹ In 1940, the building was modernised and extended at the rear, the old stables and outbuildings being demolished to accommodate the new work.¹⁵²

The exterior of the present building presents a predominantly 1940s appearance and a majority of the fabric of the building appears to date from this period. The orange cavity brick walls are divided horizontally by rendered sections. A typical Art Deco 'cascade' motif features the date 1940. On the western side of the High Street facade, a single storey shop has been added now functions as a restaurant. Internally, the rear rooms and service areas on the ground floor have been altered several times over the years. A section of internal wall, dividing the hotel dining area and the single storey restaurant to the west, could possibly be remains of the earlier building.

Significance

The Highbridge Hotel, once known as Morrow's Family Hotel, has regional significance as an example of an 1880s hotel modernised and rebuilt in 1940. It has regional historical significance as the third hotel on an historic site. The earlier hotel dated from the 1850s gold rush era. This hotel and its predecessor have been important Prahran district meeting places over a very long period. The building remains externally intact, representing a typical Art Deco hotel design, and is of local architectural importance as an example of the manner in which commercial buildings were often improved in the World War II era. It is likely that the cultural sentiment associated with this building which has served as a social centre for generations attributes additional significance to this property.

Sources

City of Prahran Rate Books, Windsor Ward.

City of Prahran Valuers records, Windsor Ward.

Malone, Betty. *Prahran's Pubs. 1852-1988*.

MMBW Detail Plan No. 963.

MMBW House Cover No. 1650.

Analysis & Recommendations

It is recommended that this property be ranked A2 for the following reasons:

- The hotel has regional significance relating to its long history as the site of an important district hotel.

150. MMBW House Cover No. 1650.

151. MMBW House Cover No. 1650.

152. MMBW House Cover No. 1650.

- The building has local architectural significance as an externally intact example of a hotel designed in the Art Deco style, popular during and immediately after the Second World War.

Mechanics' Institute, 136-140 High Street, Prahran



History and Description

This imposing red brick building, which dominates the High Street streetscape, has played an important role in the history of technical education in the Prahran district and beyond. Historically, it owes its origins to the Prahran Mechanics Institute, founded in 1854. In 1915, the present brick building at 136-140 High Street was constructed for the Prahran Mechanics Institute and leased to the Education Department for a peppercorn rent (then one shilling a year) for use as a Prahran Technical School.¹⁵³ The Prahran Tech. gradually evolved until it became part of the Prahran Campus of Victoria College.¹⁵⁴

From the 1870s, the Prahran Mechanics Institute had offered classes in art and design. Later, in 1908, Mr. T. Levick from the Working Men's College (now RMIT) began part-time art classes there. The following year, the Prahran Technical Art School was registered with the Education Department.¹⁵⁵ Under the direction of W. R. Dean, the Prahran Tech's second principal, enrolments increased so rapidly that in 1910 larger premises were sought. In 1913, the present High Street site was purchased.¹⁵⁶ Two small earlier buildings on the site since about 1898 were demolished to make way for the new structure.¹⁵⁷

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153. L. B. McCalman, *Pioneer and Hardy Survivor, the Prahran Mechanics' since 1854*, p. 24.
154. Sally Wilde, *The History of Prahran. 1925-1990*, pp.223-224.
155. Sally Wilde, p. 218.
156. J. B. Cooper, *The History of Prahran*, pp. 317-318.
157. MMBW House Cover No. 13276.

The building was designed by the architect E. H. Willis whose other work in Prahran includes Fawkner Mansions on the corner of Punt and Commercial Roads, which is believed to be the earliest existing block of flats in Melbourne.¹⁵⁸

Ground plans of the new brick building are shown on a 1915 MMBW drainage plan. There is a 2-storey High Street building connected to another behind it which extends back to St. Johns Street.¹⁵⁹ This new building was described in the 1916 Windsor Ward rate book as a 12-roomed brick building occupied by Prahran Technical School and owned by the Prahran Mechanics Institute.¹⁶⁰ The total cost of buildings and land was 17,500 pounds with Prahran Council providing a subsidy.¹⁶¹

Over the years there have been many changes. Prahran Technical School moved into secondary and then into tertiary education. Leased to the Government until the year 2046, the building now houses the library resource centre and other facilities of Victoria College (Prahran Campus) and Prahran College of Technical and Further Education. The old-established circulating library of the Mechanics Institute, which now specialises in local history, is housed on the ground floor facing High Street.¹⁶²

The two storey building with its classical red brick facade forms a distinctive land mark on High Street with three copper domed turrets protruding from the roof. Circular vents and flag poles feature in the turrets. The eclectic combination of elements drawn from classical and Romanesque styles, with a predominance of stucco rendering in the facade is characteristic of the Federation Free Style of the early years of this century.

The ground floor has shop front windows with copper frames intact with new doors. The central arched entrance is also altered. A cantilevered verandah is a later addition composed of studded metal sheeting.

Significance

This building, which dominates the High Street streetscape, has state significance relating to its history as the early headquarters of the Prahran Technical School, a major regional educational establishment. The building has significance, also, for its association with the Prahran Mechanics Institute, an important district institution since its foundation in 1854. It is of architectural importance as an example of the work of the architect E. H. Willis. It has cultural importance relating to sentiment attached to this place of education for generations of pupils.

Sources

City of Prahran Rate Books, Windsor Ward.

City of Prahran Valuers records, Windsor Ward.

Cooper, J. B., *The History of Prahran*, 1924.

158. NTA File No. 3167.

159. MMBW House Cover No. 13276.

160. Prahran Rate Book 1915-16 Windsor Ward Nos. 11643; 1916-17 Windsor Ward No. 11667. Not rated.

161. J. B. Cooper, p.318.

162. McCalman, pp. 26, 32-34.

McCalman, L. B., *Pioneer and Hardy Survivor, the Prahran Mechanics' since 1854*, 1983.

MMBW House Cover No. 13276.

National Trust File No. 3167.

Wilde, Sally, *The History of Prahran 1925-1990*, 1993.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

St. Matthew's Church and Hall, 145-151 High Street, Prahran



History and Description

The first Anglican Church service in Prahran was held in a rented cottage on the east side of Chapel Street in 1853. Shortly afterwards, a Church of England Schoolroom in Chapel Street served as an Anglican Church for the next few decades. It was known as St. Matthews (Temporary) Church.¹⁶³ This building was removed from the site in 1877 when the present church was built.¹⁶⁴

A new bluestone building designed by the notable church architects, Terry and Oakden, was constructed in High Street between 1877 and 1878.¹⁶⁵ The opening service was on 28 June 1878. Leonard Terry was the Anglican Diocesan Architect in the early 1870s and his ecclesiastical work has been compared to that of William Wardell.¹⁶⁶ This church is comparable to other works by Terry and Oakden, the Catholic Apostolic Church (now Romanian Orthodox) in Queensberry Street, Carlton and the Holy Trinity Church in Williamstown.¹⁶⁷ Terry and Oakden also designed the gothic polychrome Wesleyan Jubilee Church which occupied the corner of Toorak and Williams Roads, Toorak until recently.

The architectural style chosen has been described as Later Gothic Mainstream Decorated. Bluestone for the bulk of the building came from Williamstown and

163. Jill McDougall, *Church, Community and Change*, pp. 28-31.

164. *Argus*, 8 Dec. 1877.

165. *Argus*, 21 March 1877, 3 Sept. 1877, 28 June 1878.

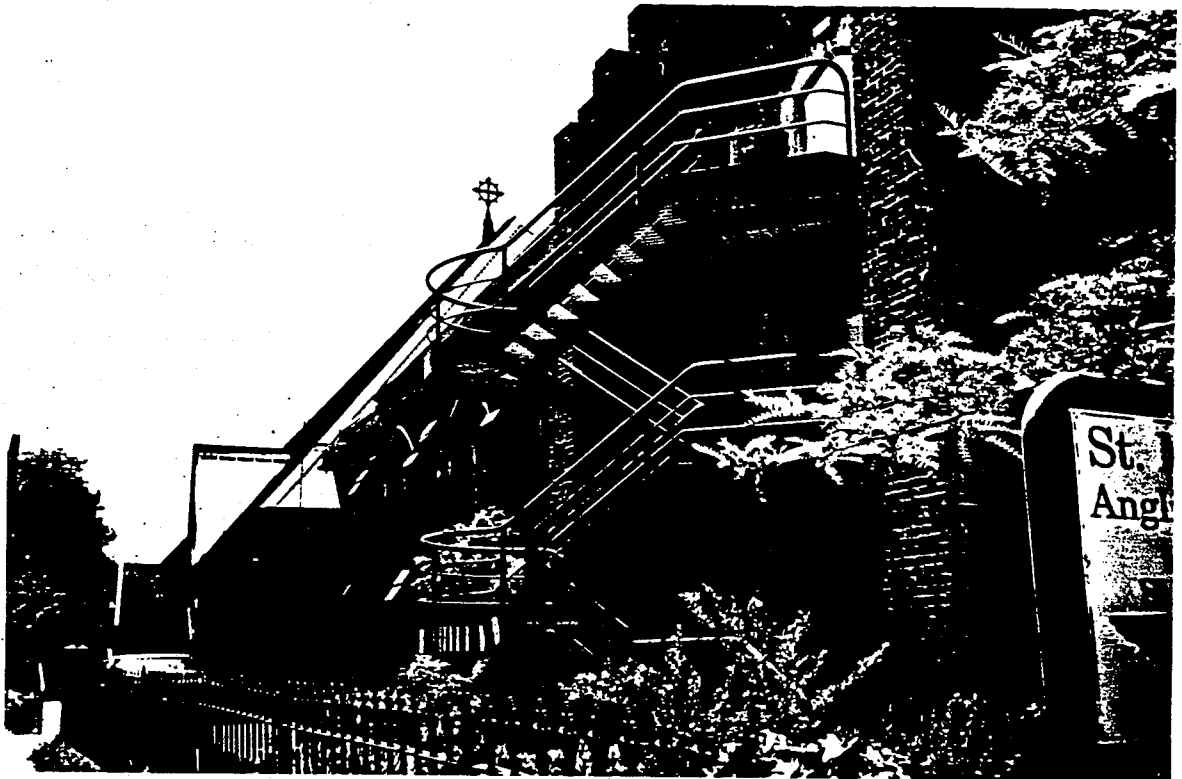
166. Miles Lewis (ed.), *Victorian Churches*, p.23.

167. Lewis, p.50.

Brunswick.¹⁶⁸ The church is particularly notable for its decorated tracery 'which is rich in the west window and slender in the east'.¹⁶⁹

In 1891, a brick Sunday School was built for St. Matthews from the designs of the Melbourne architects, Laver and Fick, who were well-known as designers of ecclesiastical buildings.¹⁷⁰ The asymmetrical facade of this building remains intact at the upper storey level with alterations at street level relating to shop conversions, including a cantilevered verandah. Important architectural features in the facade include stone tracery in the arched windows of the projecting gables. Elements of architectural folly include decorative 'turrets', finials and terracotta ridge tiles, creating an unusual example of a Gothic ecclesiastical building. Later, in 1898, a two-storeyed brick parsonage was constructed, designed by the architects Sydney Smith and Ogg.¹⁷¹ This is the present St Matthews parsonage at 48 The Avenue.

During the 1930s, Louis Williams (Diocesan Architect) was responsible for remodelling the St. Matthews Parish Hall (the former Sunday School), with the aim of providing four shops to the High Street frontage.¹⁷² The row of double storey shops is separated from the church by a large modern building (occupied by the RACV), and clearly reflects its church associations in its architectural detailing.



168. Lewis, p. 78; McDougall, p.30.

169. Lewis, p.78.

170. *BEMJ*, 28 Nov. 1891, p. 235. Perspective illustration.

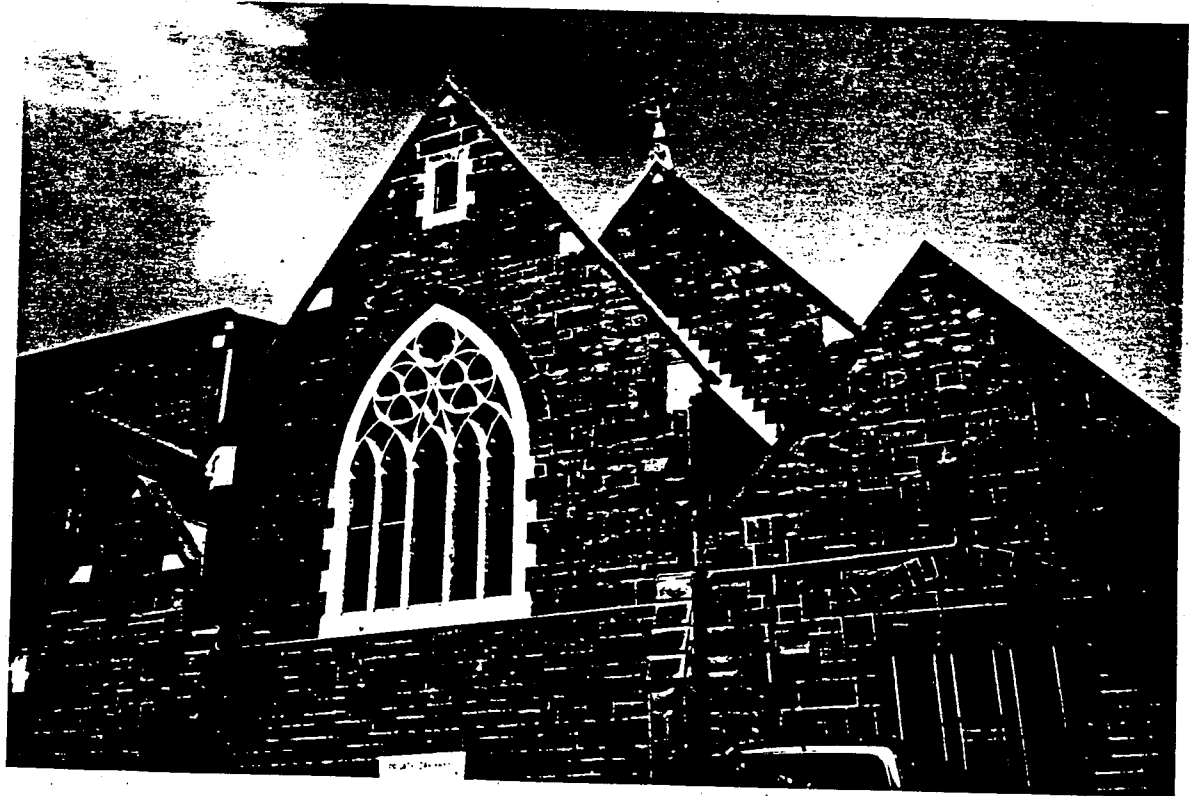
171. *BEMJ*, 7 June 1898 p. 4.

172. *Herald*, 16 Dec, 1936. Contains illustrations and perspective views; MMBW House Cover No. 10039; Louis Williams collection of drawings etc. Picture Collection, SLV.

In May 1982 part of the nave of the church and the south-west corner was destroyed by fire. Some reconstruction was carried out at this time but the original structure of the church was retained.¹⁷³ The western transept has been replaced with a bluestone wall with brick quoins finishing the buttresses. An external steel staircase provides access to three levels of offices in this section of the church. The entry on the eastern side of the facade, with its ornate shafted jamb has a new mirror door. A courtyard is a feature of the recent alterations to the church. The offices which occupy the front section of the church are separated from the rear section by the courtyard which is enclosed by the original nave walls. The rear walls of the church, including sanctuary and vestry are intact.

Significance

The 1870s bluestone church and the former Sunday School Hall (1891, remodelled 1936) have state significance as an Anglican Church complex, an important community meeting place over many decades. The church, which has been altered in recent years, is architecturally significant as an example of a later gothic church. It is externally intact apart from reconstruction of the south -west corner which is sympathetic in materials but distinctly contemporary in design. The church is notable for its decorated tracery, is important as an example of the church work of the architects Terry and Oakden, an architectural firm of high repute, particularly in church design in Victoria in the late nineteenth century. The former Sunday School is of high architectural significance as an unusual example of a Gothic ecclesiastical building, incorporating elements of architectural folly.



173. McDougall, p. 33.

Sources

Argus, 21 March 1877, 3 Sept. 1877, 8 Dec. 1877, 28 June, 1878.

Building Engineering and Mining Journal (BEMJ), 28 Nov. 1891, 7 June, 1898.

Herald, 16 Dec, 1936.

Lewis, Miles. (Ed.), *Victorian Churches*, 1992.

McDougall, Jill, *Church, Community and Change. Religion in Prahran, 1836-1984*, 1985.

MMBW House Cover No. 10039.

Williams, Louis, Collection of drawings etc., Picture Collection, SLV.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

24 Hill Street, Toorak



History and Description

Roy Grounds, who, with Frederick Romberg and Robin Boyd, is regarded as among Australia's most influential architects between 1935 and 1960, was awarded the 1954 annual Street Architecture Medal of the Royal Victorian Institute of Architects, for the design of his house and flats at Hill Street, Toorak.¹⁷⁴ The ground plan of the building is shown in an MMBW drainage plan dated 1955.¹⁷⁵ This plan shows flats 1, 2, 3, 4. Flat 1 was the architect's house. It was the third that Grounds designed for himself and was closely related to his use of geometric forms. It was described in 1981 in these words:

'A tree stood on the site, so Grounds based the house round a circular courtyard to accommodate the tree. The perimeter of the house was a square, with softly texture brick walls rising to a continuous clerestory that gave the roof a floating appearance.... Three flats were attached to the house in a chain stretching towards the rear of the site. Each employed a double height living space, with kitchen and bathroom opening off the ground floor and bedrooms opening off first floor level'.¹⁷⁶

The larger flat built closest to the street is striking in its 'brutalist' simplicity, featuring the flat roof, horizontal strip windows and cement rendered walls typical of Modern architecture. The very wide central door and fine architectural details in the fenestration and eaves, plus the slate pavement in front of the building, planted with

¹⁷⁴. Conrad Hamann, 'Grounds, Romberg and Boyd', in *Architects of Australia*, pp. 129, 136.

¹⁷⁵. MMBW House Cover No. 267681.

¹⁷⁶. Hamann, p. 136.

bamboo, are features which highlight the sculptural qualities of the building. Neil Clerehan praised the design in *Architecture* in 1955:

'This house was but a part of a scheme comprising three studio apartments, a small unit and the owner's residence. The maisonettes grouped to the rear could best be described as a sortie into the spectacular. Deceptively simple in detail and finish they consisted of a minimum of services grouped beside an enormous double height studio. The effect when entering through a compressed hallway into this space shatters the most cynical visitor. That these investment-units proved popular indicated that the latent, seldom satisfied desire in Australia for more beautiful living space, no matter the cost'.¹⁷⁷

Grounds had an interest in the geometric plan form from his earliest student days. He had been influenced by Modern architecture in his travels to Britain and North America between 1929 and 1932. Shortly after returning to Australia and setting up private practice with Geoffrey Mewton, his Henty House at Frankston was acclaimed as 'the best house in Victoria in this century' by the Royal Victorian Institute of Architects. In 1935, his design for the Watt House in Toorak was hailed as Victoria's first genuinely International Style building by Robyn Boyd. The Watt House was also designed around a tree which existed on the site and the building was reduced to a complete absence of detailing. Like the Hill Street flats, the Watt House was finished with lightly bagged brickwork painted a pastel colour.¹⁷⁸ In 1940 he designed a fan-shaped block of flats called Quamby at Toorak. It was his first break with the rectangle and a development which culminated in a series of pure geometrically formed buildings in the 1950s.¹⁷⁹ According to Freeland,

'In and around Melbourne he erected houses in the plan-form of circles, triangles and a square pierced by a hole in the middle He was a man of extraordinary inventiveness, a master of clever detailing..... Grounds geometric buildings were light and graceful, deceptively simple, refined and elegant...'.¹⁸⁰

Grounds was in partnership with Romberg and Boyd between 1953 and 1961. Other important geometric buildings designed by Grounds included his Australian Academy of Science building in Canberra (1957-1959) and the Victorian Arts Centre (1959).¹⁸¹

Significance

This post-Second World War building has state significance on architectural grounds. It is a fine example of the domestic work of Roy Grounds, who is regarded as among Australia's most influential Modern architects between 1935 and 1960. It is the third house the architect designed for himself and exhibits his masterly use of geometric forms, and represents a continuation of a design approach he developed as early as

177. Clerehan p.22.

178. Hamann, p.130.

179. J. M. Freeland, *Architecture in Australia*, p. 276).

180. Freeland, p. 276.

181. Hamann, pp. 129, 130-131, 138.

1935. It won the 1954 Street Architecture Medal of the Royal Victorian Institute of Architects.

Sources

Clerehan, N. 'Roy Grounds' in *Architecture*, Jan-Mar 1955, pp.22-23.

Freeland, J. M., *Architecture in Australia*, 1968.

Hamann, C. 'Grounds, Romberg and Boyd' in H. Tanner (Ed.), *Architects of Australia*, 1981.

MMBW House Cover No. 267681.

RVIA (Royal Victorian Institute of Architects) *Bulletin* Dec. - Jan. 1954-55; 1957.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

Avington, 3 Illawarra Crescent, Toorak



History and Description

In July 1927 Francis M. Burnside, engineer, was rated for a brick residence in Lot 3, Illawarra Crescent, Toorak.¹⁸² The following year, the Burnside's house was identified as Avington, an eleven-roomed brick house.¹⁸³

The designing architects are thought to be Walter and Richard Butler.¹⁸⁴ Walter Butler was in partnership with his nephew after the First World War and until the 1930s. An architect of great talent, Butler was responsible for the design of a number of large houses in Melbourne suburbs, and particularly in Toorak. The most notable are Warrawee (1906) for A. Ruttee Clark and Kamillaroi (1907) for Clive Baillieu (later Baron) and Edzell (1917) for George Russell. The last two were both

182. Prahran Rate Book 1926-27 Toorak Ward No. 1917. NAV 325 pounds.

183. Prahran Rate Book 1928-29 Toorak Ward No. 1580.

184. *Toorak Residential Character Study*.

in St. George's Road, Toorak. These Toorak houses have been described as all 'fine examples of picturesque gabled houses in the domestic revival genre'.¹⁸⁵ Butler died at his Toorak home on 31 May, 1949.¹⁸⁶

Former Avington is a highly accomplished example of a large residence designed in the Old English style. The influence of the Arts and Crafts movement can be seen in the use of different textures and materials and the predominance of romantic architectural forms. Half-timbering is employed in the upper storey sections with tapestry brick or rendered infill. These walls project over the lower walls and porch area in a manner imitating medieval building techniques. The roof and upper gable ends are clad in flat terracotta tile with splayed hood over a long vertical vent. The double hung windows contain diamond leadlight panes. A carport with heavy curved timber brackets spans the driveway leading to a rear garage. The brick driveway complements the fence and garden wall and shrubs, creeping vines and an established oak in the front garden contribute to the picturesque character of the garden.

Significance

The former Avington has significance as a fine example of an inter-war residence designed in the romantic tradition of Old English style architecture, one of a number built at this time for wealthy Toorak businessmen. Picturesque features include the brick driveway, fence and garden wall.

Sources

Australian Dictionary of Biography, (ADB), Vol. 7, pp. 510-511.

City of Prahran, Rate Books, Toorak Ward.

John Curtis Pty. Ltd., *Toorak Residential Character Study*, City of Prahran, 1991.

MMBW House Cover No. 157304.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

185. ADB Vol. 7, pp. 510-511.

186. ADB Vol. 7, pp. 510-511.

Bona Vista, 59 Kensington Road, South Yarra



History and Description

This brick mansion dates from 1884 when it was built for Margaret, widow of Dr. Edward Charles Hobson, physician and naturalist. It was rated in that year as a brick house of 14 rooms.¹⁸⁷ Its site is part of Crown Allotment 10, adjoining the Yarra River in South Yarra, purchased in July 1844 by Dr. Hobson. On this land, at the end of Kensington Road, Hobson built his home Bona Vista, now known as Grantham at 69 (now 63) Kensington Road.¹⁸⁸

Margaret Hobson's neighbouring 1884 house was known originally as Buena Vista. Here she lived until her death in 1894 when the house became the property of her son, Charles P. Hobson. It was subsequently owned by William Knox and, more recently, until 1951, Sir Richard Linton. It is currently owned by the Commonwealth of Australia.¹⁸⁹

An 1896 MMBW drainage plan shows the former Buena Vista (then listed as 41 Kensington Road) on a large allotment with curving drives, a fountain, and within the house, a fernery and conservatory.¹⁹⁰

During the 1920s an addition was made at the western side of the building, accommodating a large ballroom and lounge. As a result, the verandah adjacent to the corner tower was demolished. The architect for the additions may have been

187. Prahran Rate Book 1884-85 No. 389.

188. National Trust File No. 2665.

189. National Trust File No. 2665.

190. National Trust File No. 2665.

Hawking, who practised in partnership with Grainger, Little, Barlow and Hawking in 1923.¹⁹¹

The owner at this time, and until 1951, was Sir Richard Linton, an important figure in ophthalmology. He became President of the Ophthalmology Society of Australia (now the Royal Australian College of Ophthalmology) after the Second World War. (6. Report prepared for Department of Housing and Construction).

Bona Vista represents a combination of architectural styles. It is an early example of a style in which classical and medieval elements are combined. Its overall Italianate form with its square plan and hipped roof is adorned with a Tudor gabled porch. The corner tower suggests the French Renaissance and the windows vary from multiple pane tudor type to the flat arched classical type. It has been remarked that, although no one style is given full rein, an overall picturesque effect is achieved.¹⁹² The 1880s designing architect is unknown.¹⁹³

Although the exterior of Bona Vista remains largely intact, internally little survives from the Linton or earlier era. The 1980s garden, although new, has been judged as of local significance as one of the few properties in Prahran which continue the tradition of mansion gardens. It contains some significant plantings from the previous garden and the new lake is located on the site of the original fountain shown in the 1895 drainage plan.¹⁹⁴

Significance

Bona Vista is of state historical significance as an example of a 19th century suburban mansion with a tower still in a garden setting, although of later date. It has high architectural significance as an example of one of the earliest known examples of the use of the Queen Ann Revival style in Victoria, displaying an unusual combination of stylistic influences. Located in spacious grounds (recently designed and planted), it is of aesthetic significance and has additional historical importance for its associations with the original Bona Vista (now named Grantham) which was also owned by the famous Hobson family.

Sources

'Bona Vista', *South Yarra*, Report prepared for the Department of Housing and Construction.

City of Prahran Rate Books.

City of Prahran, *Significant Tree and Garden Study*.

Lewis, Miles, *Australian Architectural Index*, Univ. of Melb., 1990.

National Trust File No. 2665.

MMBW 1895 Drainage Plan.

191. Report prepared for the Department of Housing and Construction, 'Bona Vista', *S. Yarra*.

192. National Trust File No. 2665.

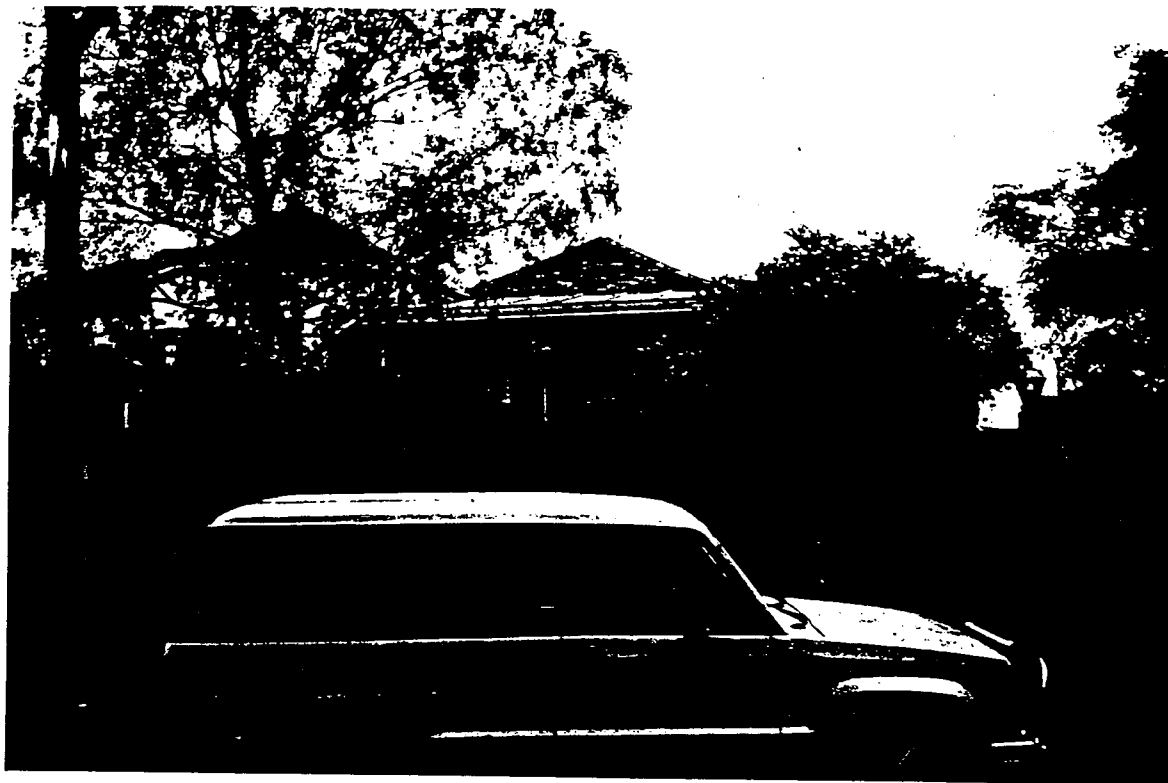
193. Miles Lewis, *Australian Architectural Index* searched.

194. City of Prahran *Significant Tree and Garden Study*.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

Grantham (Former Bona Vista), 67 Kensington Road, Toorak



History and Description

Grantham, once a single-storey house in Kensington Road, was originally situated on a large allotment on the southern bank of the River Yarra and known as Bona Vista. It was built about 1845-48 for Dr. Edmund Charles Hobson (1814-1848), pioneer physician and naturalist, possibly from the design of early Melbourne architect, John Gill. From 1910 until 1917, the house was occupied by the artist Frederick McCubbin, and his widow, Annie McCubbin was there until 1922.¹⁹⁵ The ten-roomed brick and stone house of simple colonial design survived virtually intact until the 1920s, when it was purchased by the Hudson family. In 1952, when owned still by the Hudsons, part of the old house was demolished and in 1958 substantial additions were made at the northern side. By 1964, it had increased from a ten-roomed to a 15-roomed brick house.¹⁹⁶ These additions radically altered the old building although the original structure remains recognisable from Kensington Road save for part of the facade and a narrow interior room. In 1982, when it was auctioned with properties at Nos. 63 and 65 (more recent buildings), Grantham was described as a two-storey brick house.¹⁹⁷

Viewed from Kensington Road, Grantham is identifiable by its old roof form consisting of a grouping of small hipped roof sections covered in slate. The earliest section of the house, as deduced from the 1855 Kearney map, could relate to the

195. Sands and McDougall's Directories.

196. National Trust File No. 1072.

197. City of Prahran Valuers records, Toorak Ward Book 8T.

northern most wing overlooking the Yarra. This section, with hipped roof ridge running perpendicularly to Kensington Road has additions on two sides dating from the 1950s, replacing the early return verandah. The section with octagonal projecting bay facing Kensington Road could alternatively be the oldest section, or one built soon after the original. Its Italianate form remains largely intact with six paned double hung windows and French doors in the projecting bay. Both of these sections are evident in the 1896 MMBW plan, with further additions to the south which have since been removed. A dormer window projecting southwards indicates the incorporation of a second storey. A slate hipped roof building, now detached, is part of the adjacent block (63 Kensington Road). Its form, scale and window details link it with Grantham and it has been partly demolished in recent developments on this site. Now located on a cramped site, it is still possible to discern the original aspect overlooking the Yarra which would have been enjoyed by the Hobsons and the McCubbins.

Significance

Grantham, arguably the oldest house surviving in the City of Prahran, which now forms part of a larger structure, has state historical significance for its early date of construction. The house has important historical associations with famous Victorians including the first owner, Dr. Edmund Hobson, pioneer physician, and with the artist, Frederick McCubbin, who lived there from about 1910. His widow, Annie McCubbin, was there until 1922. Although altered significantly on the northern and southern sides, and located on a much reduced site, the original aspect of the house can still be appreciated giving the building architectural and research significance.

Sources

Argus, 7 March, 1848

Australian Dictionary of Biography, Vol. 1.

City of Prahran Rate Books, Toorak Ward.

City of Prahran Valuers records, Toorak Ward.

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

National Trust File No. 1072.

Registrar-General's Office, Search 8439.

Robb, E. M., *Early Toorak and District*, 1934.

Sands and McDougall's Directories.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

Darnlee, 33 Lansell Road, Toorak



History and Description

This large Toorak house was built c1899 as a private residence for Charles McIntyre, manufacturer.¹⁹⁸ The designing architect was Leonard John Flannagan.¹⁹⁹ Rated in 1901 as owned by Charles McIntyre²⁰⁰ it retains many of its original features.

After 1913, when the property was owned by John Winter-Irving, there were alterations and additions to the rear of the building and the construction of a garage and chauffeur's quarters to house the family's two cars and the man who cared for them.²⁰¹ Drawings dated Nov. 1917 show additions to Darnlee, Lansell Road, for John Winter-Irving.²⁰²

From the 1920s, there were a number of changes in the ownership and name of the property. From 1924-27, it was owned by Harold Riggall of the firm of solicitors, Blake and Riggall, and briefly renamed Somercotes.²⁰³ Then from 1927-38, it was owned by Sarah McKay, widow of H. V. McKay of Sunshine Harvester fame. She lived there until her death, renaming the house, Rayo de Sol. This name referred to the 'McKays of Sunshine'.²⁰⁴ Finally, in 1949, the property was sold to the Public Works Department and called Sewell House. It was occupied by the Red Cross, the

198. *BEMJ*, 12 Aug. 1899. Described as 'recently completed'.

199. J. D. Taylor, 'L. J. Flannagan 1864-1946', Research Report, Department of Architecture and Building, University of Melbourne.

200. Prahran Rate Book 1900-1901 Toorak Ward No. 791.

201. Ann Reid, 'Darnlee Historical Notes and Anecdotes', n.d.

202. L. J. Flannagan, Contract drawings, WD HOU 203 Picture Collection, SLV.

203. Ann Reid.

204. Ann Reid.

Health Department and, in 1966, by the Education Department. From 1976 its name was changed back to Darnlee. From 1985 it has been the Toorak Professional Development Centre.²⁰⁵

A single storey red brick building, this 1890s residence shows the influence during that era of a revival of interest in Queen Anne architecture. It incorporates picturesque timber work in the bargeboards and brackets, plaster frieze in the round tower and tapestry brick inlay in the hipped gable end. The terracotta elements adorning the steeply pitched roof are flamboyant and include patterned tiles on the turret, finials, ridge tiles and gargoyles with pots on the corbelled chimneys, a circular corner tower and steeply roofed gable entrance. The heavy turned timber columns support the simple timber framing of the entrance porch. The polychrome tiled floor to the entrance is all intact. The front garden has been converted to a carpark for the present occupants, and the front fence appears to be original.



Significance

This substantially intact late 1890s residence with c1917 additions at the rear has state architectural significance as an excellent example of the revival of interest in Queen Anne Style applied to domestic architecture in Victoria at the turn of the century which was most marked in residences in affluent suburbs like Toorak. Details of architectural importance are the tower, the entrance porch, the high degree of ornamentation, and complementary front fence.

205. Ann Reid.

Sources

Building, Engineering and Mining Journal (BEMJ) 12 Aug. 1899.

City of Prahran Rate Books, Toorak Ward.

Contract Drawings L. J. Flannagan, Picture Collection, SLV.

Reid, Ann, 'Darnlee Historical Notes and Anecodes'. n.d.

National Trust File No. 6126.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

55 Lansell Road, Toorak



History and Description

This two-storey residence, thought to have been designed by Harry Norris²⁰⁶ was constructed in 1940-41 for Hugh Wallace Smith, sharebroker. It was described in that year as a 16-roomed brick house at 31 Lansell Road, the earlier numbering.²⁰⁷

A 1940-41 MMBW drainage plan shows the property on its corner site with a large terrace on the Towers Street side. A garage is incorporated into the east side of the building next to a laundry area. A. Oliver of 383 Wattletree Road, East Malvern, named as agent on this plan was a local builder.²⁰⁸

The residence became the home of G. J. Coles, well-known Victorian businessman, from c1946 until his death.²⁰⁹

The building's design is geometric in form. Smooth rendered brick walls rise to form a plain parapet, which conceals the flat roof of the basically rectangular structure. The windows, which puncture the walls, are uniform depth but vary in width and placement. A constant sill height and a continuous projecting horizontal hood link the fenestration and provide an appearance of uniformity to the facade. Strips of glass bricks, a popular design feature at this time, are employed and also form a bay to the north of the building. At ground floor level the northern facade curves away to the west creating a roof garden. The 'ocean liner' image is evoked in this form and is reminiscent of the luxurious Burnham Beeches residence in Sassafra, designed by

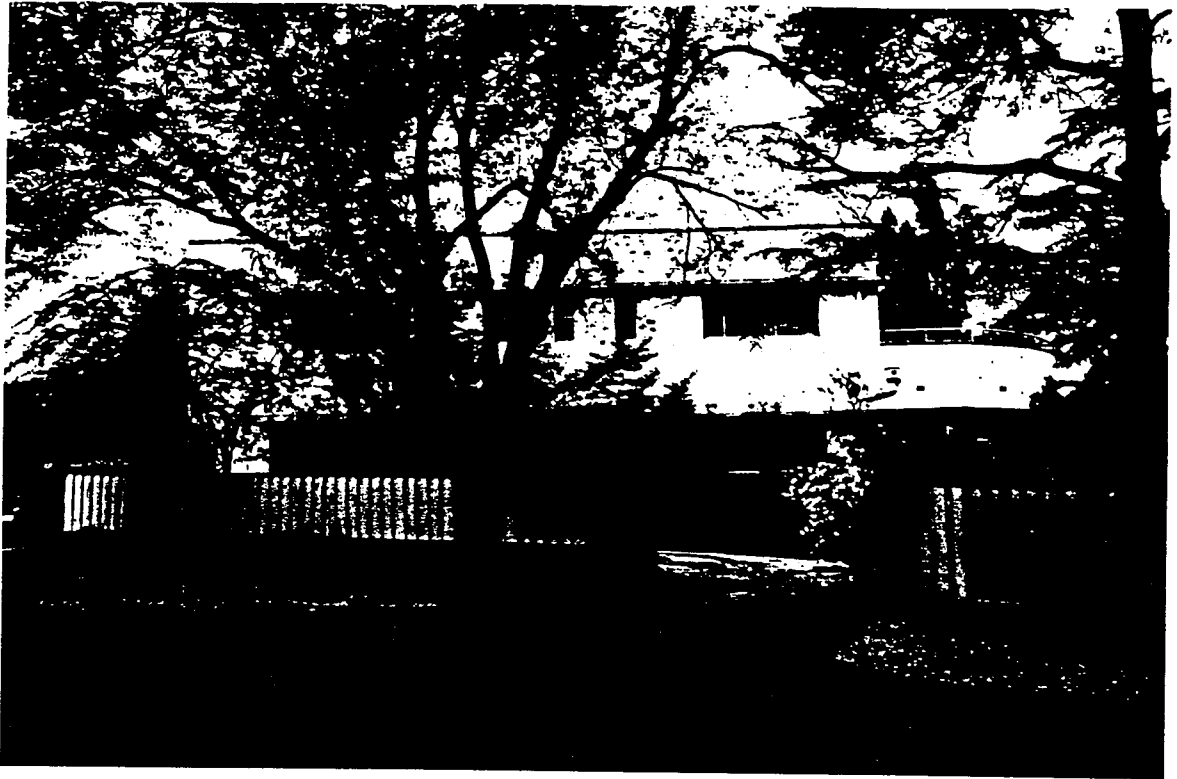
206. John Curtis Pty. Ltd., *Toorak Residential Character Study*

207. Prahran Rate Book 1940-41 Toorak Ward No. 3023.

208. MMBW House Cover No. 194985.

209. Sands & McDougall Directories.

Norris in 1930.²¹⁰ The building occupies an irregularly shaped corner block partly bordered by a granite fence, matching the pilasters in the side entrance.



Significance

This 1940s Toorak residence has state architectural significance as a fine example of the experimentation in geometric forms carried out in Melbourne at this time as a result of the influence of the International style precedent in Europe. The irregularly shaped corner block is partly bordered by a granite fence that matches the pilasters in the side entrance and contributes to the design significance of the site. The house has research value related to its possible association with the architect Harry Norris, one of the major Melbourne practitioners of this style. The residence has state historical importance as the home of the Victorian businessman, G. J. Coles, over a long time.

Sources

Apperly, R., R. Irving and P. Reynolds *Identifying Australian Architecture*, p. 184.

City of Prahran Rate Books. Toorak Ward.

Curtis, John Pty. Ltd., *Toorak Residential Character Study*, 1992.

Hamann, Conrad, 'Grounds, Romberg and Boyd' in H. Tanner (ed), *Architecture of Australia*, 1981. (Discussion of geometric style).

MMBW House Cover No. 194985.

Sands and McDougall's Directories.

²¹⁰. Apperly et al, p.184.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

2 Lascelles Avenue, Toorak



History & Description

In 1933 Ernest Leviny, woolbuyer, was rated for Lot 22, vacant land at 2 Lascelles Avenue, Toorak.²¹¹ The following year, an eleven-roomed brick house was recorded on the site owned and occupied by James E. C. Leviny, woolbuyer.²¹² Leviny's residence was designed by the architect Marcus William Martin, one of Victoria's most prolific domestic architects of the inter-war period.²¹³

According to one writer, the Leviny house was typical of this architect's interest in decorative detailing at this period. Such houses ,

'were not symmetrical, and sometimes featured one long vertical window which was quite different from all others in terms of its glazing bars or some other form of distinctive decoration, and acted as a light to the stairs in the entrance hall. Good examples of this device are found in the John house , Wilks Ave., Malvern (1933), and the Leviny house....These buildings presented to the street either a flat facade with hip roof, as in the Johns and Leviny houses, or else a hipped and gabled section projecting from the main building mass.....Their chimneys were simplydetailed.'²¹⁴

This house has an asymmetrical two storey facade with a distinctive Mediterranean character in the rendered surfaces, the use of shutters and the semi-circular wrought

211. City of Prahran Rate Book 1933-34 Toorak Ward No.1475.

212. City of Prahran Rate Book 1934-35 Toorak Ward No. 1584. NAV 200 pounds.

213. Bryce Raworth, 'Marcus Martin: a Survey of his Life and Work, 'p.19, illustration fig.38.

214. Bryce Raworth, 'Marcus Martin: a Survey of his Life and Work,' p.19.

iron balcony with French doors above the quoined and arched entrance. The matching fence and sparsely planted garden are complementary to the design.

Marcus Martin (1893-1981) was born in Launceston, Tasmania, the son of Marcus Dumas Martin, bank manager. The family settled in Melbourne in 1908. After his schooling at Melbourne Grammar School, Marcus William Martin served his articles with the architects, A. & K. Henderson, who specialised in designs for shops, banks and warehouses. In 1921, Martin entered into partnership with Rodney Alsop. He established his own practice in 1924 and in 1926 entered a new partnership with Walter Butler and his nephew, Austin Richard Butler. The firm specialised in residential and commercial work. By 1929, it was noted that Martin had been associated with designs for residences, flats, banking offices, factories and other commercial work.²¹⁵

Martin designed a number of important Toorak houses, particularly in Domain Road, between 1920 and 1950. His town houses were characterised by their elegance.²¹⁶

Significance

This 1934 brick residence, the home of James Leviny, woolbuyer, is of State significance as a fine example of the work of Marcus Martin, one of Victoria's most prolific domestic architects in the inter-war period. It is a fine example of Spanish Mission domestic architecture, which with the Old English and Neo-Georgian styles were popular architectural influences in the 1920s in the Prahran area. The matching fence and sparsely planted garden are complementary in design.

Sources

Age, 15 Dec, 1981 (obituary).

City of Prahran Rate Book, Toorak Ward.

Raworth, Bryce, 'Marcus Martin: a Survey of his Life and Work', Investigation Project, Univ. of Melbourne, 1986.

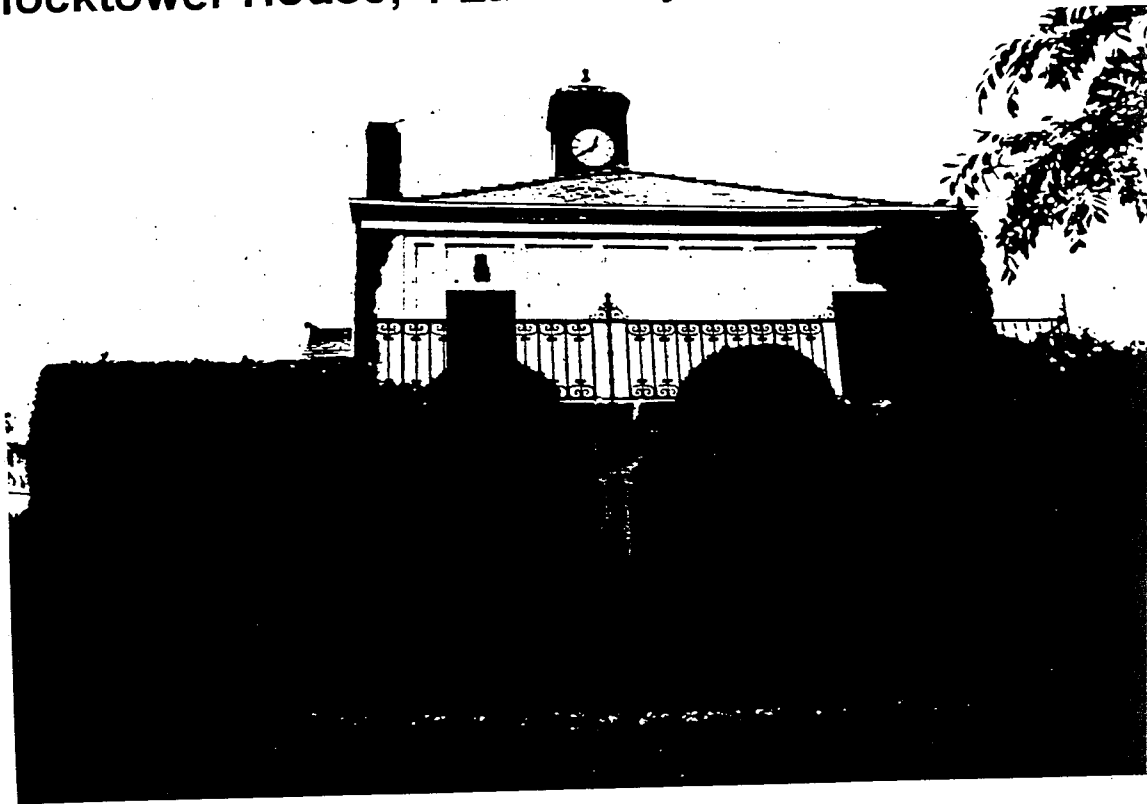
Analysis & Recommendations

It is recommended that this property be retained at A1 level.

215. Bryce Raworth, 'Marcus Martin: a Survey of His Life and Work'.

216. *Age*, 15 Dec. 1981-obituary.

The Clocktower House, 4 Lawrenny Court, Toorak



History and Description

This former motor garage and chauffeur's residence most probably built for Nicholas family in the 1920s, was once part of the old Homeden property in Lan Road. The mansion Homeden was built in 1889-90 for Supreme Court Judge Justice Henry Edward Hodges.²¹⁷ An 1896 MMBW drainage plan shows Homeden one of the largest properties in the area, with its carriage drive sweeping to Lan Road and a stable block at the rear.²¹⁸

When Judge Hodges retired to Mt. Macedon in about 1900, Edward Nor Grimwade, of the firm Felton and Grimwade, wholesale pharmacists, bought Homeden property. Later, when Grimwade retired to Macedon, the property subdivided and the house bought by George Nicholas of Aspro fame.²¹⁹ The two storey motor garage and chauffeur's residence, designed to represent a 19th century stable with a bronze clock tower, is believed to date from this time.

Later, the old mansion was replaced by multi-storey flats and its grounds subdivided, resulting in the formation of Lawrenny Court. However, the motor garage and chauffeur's residence with the clock tower survived, to be used as a private home.²²⁰ City of Prahran Valuers records contain a copy of an *Age* article describing the alterations and additions carried out to convert this building into a private dwelling in the 1980s after the purchase in 1979 by John and Jane

217. Prahran Rate Book 1990-91 Toorak Ward No. 818.

218. MMBW Detail Plan No. 929.

219. Sally Wilde, *The History of Prahran*, p. 67.

220. Wilde, p. 67.

McKindly. Titled 'The Clocktower House', the article tells how Judith, 'the designer-decorator ideas person' used as much of the original garage as possible as she wished to 'capture the essence of the place'. The original garage floor with its white salt-glazed tiles bordered by a row of black (where the Rolls Royce once stood) was retained. Seven of the fifteen tall, concertina-like garage doors were used as a divider between the gallery style kitchen and another three were used in the laundry.²²¹

The former owner of Homeden, Sir Acland Lord, sold some of the fabric of the demolished mansion to the McKindleys for use in their reconstruction of the motor garage. These included the blackwood and copperlight door of Homeden and the tall, arched, coloured glass windows from the stairwell which have been incorporated into the entrance. The writer explained:

'The magnificent arched doorway, almost four metres tall, is now firmly placed in a new arched and canopied entry built during the transformation of garage to a comfortable and unique two-storey house. The long stairwell window was split in two and judiciously placed in the sitting/dining room.'²²²

More than \$22,000 was spent on these alterations/additions.²²³



The two storey building is constructed of brick on the lower level with half-timbered upper storey featuring double hung windows reflecting a Federation Free Style which combines the Medieval domestic ideas with those of the Queen Anne revival. The porch, containing the reconstructed windows from Homeden is positioned approximately centrally in the northern facade. Modern glazing has been introduced

221. *Age*, 29 Oct. 1983.

222. *Age*, 29 Oct. 1983

223. City of Prahran Valuers records, Toorak Ward Book 15T.

elsewhere at ground level, including in the attached single storey building which has a hipped slate roof with terracotta ridge matching the main section of the residence. The roof is dominated by a small clock tower with pressed metal base and cap with an intricate wooden face frame.



Significance

This 1920s former motor garage and chauffeur's residence with its clock tower, converted into a private residence in the 1980s, has regional historical significance as a reminder of the lifestyle of wealthy Toorak families during the inter-war period, when they housed their expensive motor cars and the chauffeurs who cared for them in elegant specially designed buildings combining a garage, workshop and living quarters. The lower storey has been altered reducing the architectural intactness of the building, which has regional design significance as an example of buildings purpose built for wealthy residents to accommodate cars and their chauffeurs.

Sources

Age, 29 Oct. 1983.

City of Prahran Valuers Records Toorak Ward.

MMBW Detail Plan No. 929.

Wilde, Sally, *The History of Prahran 1925-1990*, 1993.

Analysis & Recommendations

It is recommended that this property be ranked A2 for the following reasons:

- The building has historical significance as a re-working of a former motor garage and chauffeur's residence, a reminder of the affluent lifestyle of wealthy Toorak families in the inter-war years.
- The building has been altered to a large extent at the ground floor level, reducing its level of intactness. Overall, the former garage and residence has regional architectural significance as an example of the Old English style applied to this building type.
- The building has research value. The rarity of this type of building is not known. Should it be revealed that this is one of a very small number of inter-war chauffeur's residence and garage, it may be raised above the regional level of significance on design criteria.

30 Macfarlan Street, South Yarra



History and Description

Local gardeners, Thomas and Robert Morrison, were associated last century with the pair of double-fronted timber houses at 30 and 34 Macfarlan Street, South Yarra. Nearby, north of Toorak Road and close to Punt Road, the Ralston Nursery operated in the 1850s and 1860s.²²⁴

Crown Grantee in 1850 of Portion 38 (the site of 30 Macfarlan Street) was Peter Davis. He subdivided his 53 acres in 1854. Thomas Morrison, gardener, purchased Lot 19 in June 1858. This block faced Davis Street, the earlier name for Macfarlan Street.²²⁵ The following year, a five-roomed wooden and slate house was recorded on the site. It was owned by Thomas Morrison and occupied by Edward Ashford.²²⁶ In the 1860s a similar wooden building was erected next door for Robert Gavin (or Givan), labourer. In 1862, Gavin's house was described as 'building in course of erection'.²²⁷ By 1869 both houses were described as six-roomed wooden houses with similar valuations.²²⁸ Thomas Morrison owned both by the early 1870s.²²⁹

By 1881, Nos. 10 and 12 Davis Street, were owned and occupied by Thomas and Robert Morrison.²³⁰ By 1888, Robert was living still at No. 12.²³¹ By 1896 both

224. Betty Malone, *The North-West Corner*. See map.

225. RGO Search 38635.

226. Prahran Rate Book 1859 No. 839.

227. Prahran Rate Book 1862 No. 879.

228. Prahran Rate Book 1869 Vol. 1 Nos. 960-961.

229. Prahran Rate Book 1873 Vol. 1 Nos. 1222, 12223.

230. Prahran Rate Book 1881 Vol. 1 Nos. 1599, 1600.

231. Prahran RB 1888-89 South Yarra Ward No. 1913.

houses, still owned by Thomas and Robert Morrison, were let to carriers.²³² An MMBW drainage plan of that date shows the two houses with front and back verandahs. There are large stables at the rear opening onto a right-of-way.²³³

In 1910, Robert sold the site of No. 34.²³⁴ However, he owned No. 30 still, letting it in 1911 to William Dunn, carter.²³⁵ By the 1920s, No. 30 was still owned by the Morrison Estate.²³⁶

More recently, in February 1992, Nos. 30, 34 and 36 Macfarlan Street, which comprised two double-fronted wooden houses and a factory building, was auctioned and purchased by the City of Prahran. The factory had been associated with the Caslakes, major wrought-iron manufacturers. Nos. 30 and 34 were described in City of Prahran Valuers records at this time as five and six-roomed wooden houses, No. 30 still with its slate roof.²³⁷ A recent MMBW drainage plan shows the pair without their earlier verandahs.²³⁸

The house is a simple symmetrical cottage with hipped slate roof and hipped convex verandah still intact. The simple form of the house has not been altered and beaded weatherboards are in good condition. Further research of 34 Macfarlan Street is required in order to establish the level of intactness of that building which is of equal historical importance as 30 Macfarlan Street.



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- 232. Prahran Rate Book 1896-97 South Yarra Ward Nos. 3145, 3146.
 - 233. MMBW Detail Plan No. 949.
 - 234. RGO Search No. 38635.
 - 235. Prahran Rate Book 1911-12 South Yarra Ward No. 3955.
 - 236. Prahran Rate Book 1925-26 South Yarra Ward No. 1884.
 - 237. City of Prahran Valuers records Book No. 18SY.
 - 238. MMBW House Cover No. 9506.

Significance

This timber house (one of a pair with No. 34) dating from the 1850s, has state historical significance for its early date of construction and association over a long period with Thomas and Robert Morrison, local Prahran gardeners. The house has associations with two important early industries - horticulture, which flourished in the South Yarra area in the 1850s and 1860s, and with the carrying trade, an important service industry. The house at 34 Macfarlan Street is of equal historical significance and further field research is required to establish whether it is in a comparable state of physical intactness and therefore design significance.

Sources

City of Prahran Rate Books, South Yarra Ward.

City of Prahran Valuers records, South Yarra Ward.

Malone, Betty, *The North-West Corner*, 1987.

MMBW House Cover No. 9506, Detail Plan No. 949.

Registrar-General's Office Search 38635.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

Hawksburn Primary School No. 1467, 369 Malvern Road, South Yarra



History and Description

Hawksburn Primary School was the first school built by the Education Department in Prahran after the introduction of compulsory education into Victoria in 1872. It has always been the largest primary school in the district. The school was opened in January 1875 on land purchased in 1873 from Mrs. Margaret Hobson. The new two-storeyed brick school was erected in 1874 from the designs of the notable Melbourne architects Crouch and Wilson.²³⁹ Crouch and Wilson, a very successful Melbourne architectural firm in the nineteenth century, were well-known for a wide variety of residential, commercial and institutional work, and especially church designs.²⁴⁰

Over a third of Victoria's schools were built between 1873-1875. Many schools of this time were of a symmetrical plan with two storeys, and were built in the inner metropolitan area to accommodate 500-1000 pupils each. Architectural competitions, were held for school designs in 1873 and a small number these designs became influential prototypes for schools designed by the Victorian Education Department (1876-1883), and later by the Public Works Department (1883-1900). Crouch and Wilson were competitors in one of these competitions with M. Schneider, W. H. Ellender, Wharton and Vickers, and Reed and Barnes.²⁴¹ Although this design was not a 'prototype', it has similarities to Buninyong, perhaps the most

239. J. B. Cooper, *The History of Prahran*, p. 249.

240. N. Lewis and R. Aitken, *Malvern Heritage Study*, 1992, Appendix 1, p.40.

241. Richard Peterson *Historic Government Schools: A comparative study*, chapter 3, p.3..

influential of the competition designs identified by R. Peterson as Early Education Department Competition Schools.

The large school building is a symmetrical polychrome brick with essentially Gothic detail which was the common design approach derived from the competition designs of the mid 1870s. The predominance of Gothic detailing in this building is given a Venetian character by the inclusion of polychrome in the window dressings and courses. The steep slate roof is decorated with gabled vents, complete with iron finials. The central section of the facade includes a bell tower which projects above the rest of the building, and is very similar to the bell-tower in Buninyong primary School, one of the most influential of the 1873 competition designs.²⁴² Several windows have been enlarged in the front gables and in the western wall. Additions to the north east of the building are sympathetic in scale, style and materials. Other comparisons with this school, are Albert Park No. 1181, by architect M. Schneider; Brighton No. 1542 (1875), by Terry & Oakden; Lee Street, Carlton (1878) and Gold Street, Clifton Hill (12874), by N. H. Kelleher.

The new school was known as Prahran Primary School until 1888, when its name was changed to Prahran North. Finally, in 1906 it became Hawksburn to distinguish it from other Prahran schools.²⁴³

A caretaker's cottage was built in 1882.²⁴⁴ The original building and caretaker's cottage (now demolished) are shown on an MMBW drainage plan dated 1901.²⁴⁵

In 1908, the original school site was extended by the purchase of adjoining land in Cromwell Road. A new infant building was erected on this in 1911 by the Public Works Department.²⁴⁶ The original school building was remodelled in 1924 with an extension on the north-east side of the building.²⁴⁷ Later, in the 1960s, the Education Department purchased four houses adjoining the school in Surrey Road. These houses were demolished and the school grounds extended.²⁴⁸

Significance

Hawksburn Primary School is of state significance as the first school built by the Education Department in Prahran after the introduction of compulsory education into Victoria in 1872. The school, designed by notable architects, Crouch and Wilson, and opened in 1875, with extension to the building in 1924 and to the grounds in 1908 and 1960s, has always been the largest primary school in the district. It has state design significance as one of a small number of competition designs by well-known architects, commissioned after the 1873 Education Act. The building has high architectural importance as an example of the work of the prominent nineteenth century architectural firm of Crouch and Wilson, and a very intact example of an early Education Department competition school.

242. R. Peterson, 1993, chapter 4, p.7.

243. Jane Chatham, *Across the Slate Prahran's Schools 1850s-1985*, 1985, pp. 23-24.

244. Shirley W. Wiencke. *Hawksburn School and District. A Short History*, p.9.

245. MMBW House Cover No. 20099.

246. J. B. Cooper, p. 249.

247. MMBW House Cover No. 20099; PWD Summary of Contract Books 1924-25 No. 135.

248. Wiencke, p. 27; MMBW House Cover No. 20099; Plan dated 31 March 1966.

The school has regional significance for the likely cultural sentiment attached to it by generations of pupils. It has aesthetic importance relating to the integrity of the site, maintaining the traditional detached status and landmark qualities of the building.

Sources

Burchell, L., *Victorian Schools. A Study in Colonial Government Architecture*, 1937-1900, 1980.

Chatham, Jane, *Across the Slate Prahran's Schools 1850s-1985*, 1985, pp. 23-24.

Cooper, J. B. *Across the Slate. Prahran's Schools 1850s-1985*, 1985.

Cooper, J. B., *The History of Prahran*, p. 249.

Education Department records, Public Record Office of Victoria.

Historic Buildings Council File No. 002040K.

Nigel Lewis and Richard Aitken, *Malvern Heritage Study*, 1992.

MMBW House Cover No. 20099.

Peterson, Richard, *Historic Government Schools: A comparative study*.

Plan dated 31 March 1966.

PWD Summary of Contract Books 1924-25 No. 135.

Wiencke, Shirley W., *Hawksburn School and District. A Short History*, 1975.

Analysis & Recommendations

It is recommended that this building be retained at A1 level.

372 & 374 Malvern Road, Prahran



History and Description

This pair of two-storey bluestone houses were constructed between 1863 and 1864 by James Hole, local stonemason and builder.²⁴⁹ These houses are an unusual type of building construction in the Prahran area but obviously relate to the skills of the first owner. Hole had an interest in the site from the early 1860s and was rated in 1862 for vacant land in Commercial Road.²⁵⁰ The name Commercial Road is now only used for the continuation of Malvern Road on the west side of Punt Road.

In 1863 Hole was rated for a five-roomed stone and brick and slate house (NAV 36 pounds) and an 'unfinished building' (NAV 6 pounds) on the site of 372-374 Malvern Road.²⁵¹ By 1864, Hole's two stone houses were completed. One was occupied by Hole and the other by Gerald Supple, a barrister.²⁵² Hole continued to live in one house and rent the other. Tenants included Thomas Elms, tailor, and Robert Pearce, mariner.²⁵³ Hole became a well-known Prahran resident. He was a Prahran Councillor from 1872-1887 and owned a number of other local properties, including two four-roomed wooden houses in Bendigo Street and a house in Malvern Road.²⁵⁴

Hole's Malvern Road stone houses are simple in design, together comprising a symmetrical facade with a concave verandah supported on unadorned pairs of timber columns. The stonework tuck-pointed stonework and vermiculated quoins are

249. Town of Prahran Rate Book 1863 Nos. 1697, 1698; 1864 Nos. 1580, 1581.

250. Prahran Rate Book 1862 No. 1669.

251. Prahran Rate Book 1863 Nos. 1697, 1698.

252. Prahran Rate Book 1864 Nos. 1580, 1581.

253. Prahran Rate Book 1866 No. 1749; 1872 Vol. 1. No. 2025.

254. Prahran Rate Books 1872 Nos. 2052, 2054, 2153.

mostly painted. The eastern house has intact windows with coloured panes and polychrome tiled verandah floor with slate trim. The ground floor is exposed stonework. The house on the west side is less intact, with windows, doors and verandah floor replaced. A turn of the century drainage plan shows the pair of houses with front verandahs facing Malvern Road and an outbuilding at the rear of No. 374. At this time, Harriet Wilson was owner/occupier of No. 372 and T. Overton of No. 374.²⁵⁵

Significance

This pair of early 1860s bluestone houses has state design significance as an unusual type of building construction in the Prahran area. The houses have significance, also, for their associations with early local stonemason and builder, James Hole, who was a Prahran Councillor from 1872 to 1887. During his ownership of the properties, Hole lived in one and let the other.

Sources

City of Prahran Rate Books, (Town of Prahran records).

City of Prahran Valuer's records.

MMBW House Covers Nos. 22589, 21526.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

^{255.} MMBW House Cover Nos. 22589, 21526.

Tsoshaan Flats, 777 Malvern Road, Toorak.



History and Description

The Tsoshaan Flats, one of the earliest purpose-built blocks of flats surviving in Melbourne, was built in stages between 1918 and 1922. The first four six-roomed brick flats were rated first in 1918.²⁵⁶ Previously the site was vacant land owned by the well known architect, Arthur W. Purnell who was the first owner of the flats and was also the designer, working at the time in the partnership Beaver and Purnell.²⁵⁷

The design has strong Eastern influence in its pagoda roof form and other bungalow features such as pergolas and deep balconies. The pilasters, moulded eaves brackets and urns mounted against the walls contribute to the palatial character of the building. The house is surrounded by large plantings of cedar and camphor laurel. A driveway enters from the corner through a pagoda roofed gate flanked by large *Cypressus torulosa*. Garden beds are constructed of volcanic boulders lining the driveway and paths.

The first tenants included Cedric Ballantyne, another distinguished architect (Flat 1), Purnell and James Bruce, manager, occupied Flat 2. Other tenants were James Montgomery, merchant (Flat 3) and Frederick Hentze, buyer. In 1919 the flats were acquired by Doctor Webb, a Collins Street physician.²⁵⁸ Flats 1 and 2, occupied by architects Purnell and Ballantyne, had higher valuations than the others).

By May 1922 three additional six-roomed flats had been added, the architect Purnell moving into Flat 7. The newer flats had lower valuations than the original four and

^{256.} City of Prahran Rate Book 1918-19 Toorak Ward Nos. 1386, 1387, 1388, 1389.

^{257.} *Real Property Annual*, 1918, p. 58 illustration.

^{258.} City of Prahran Rate Book 1919-20 Toorak Ward Nos. 1422, 1423, 1424, 1425.

are situated to the east of the original building which faced Irving Street. Other tenants in this year were Fred Hentze, merchant; William Hansen, gentleman; Mrs Jessie Anderson; Fred Hill, woolbuyer; Edward Duckett and May E. Stirling.²⁵⁹

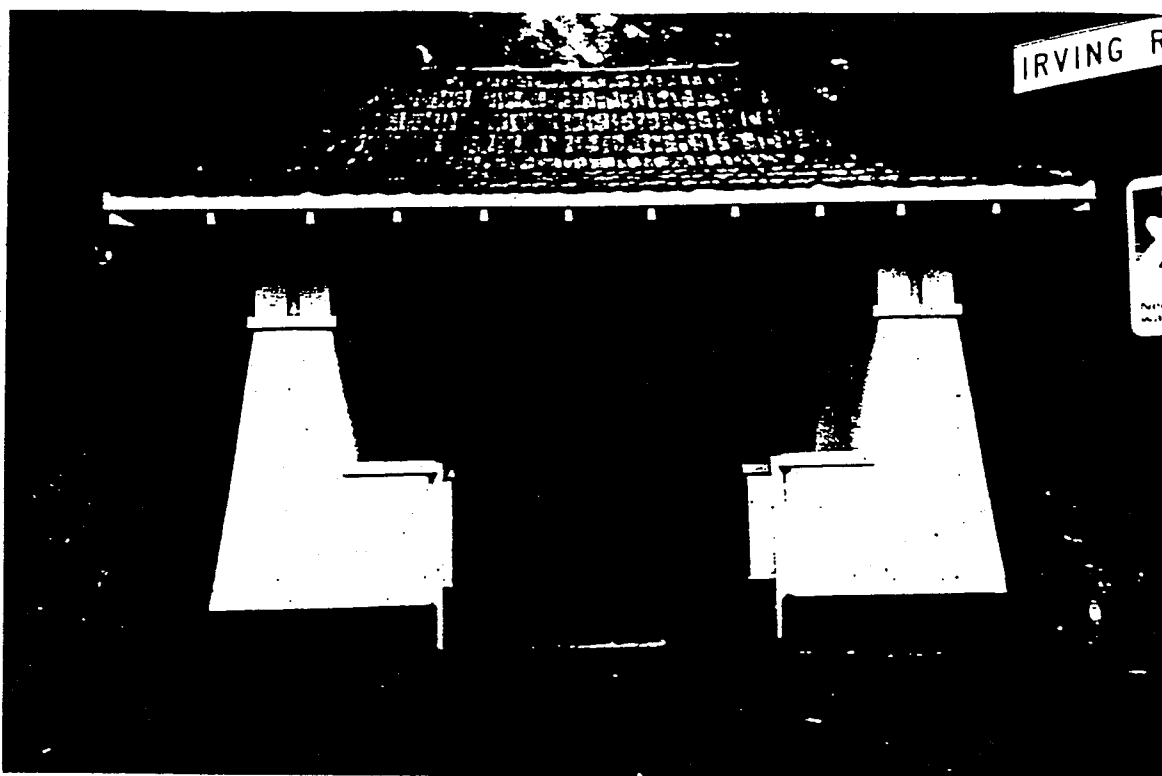
The following year the property passed into the hands of the National Mutual Life Association of Australasia²⁶⁰ and then, in 1923, to George McAlpin.²⁶¹ Some tenants remained but the architect Purnell vacated Flat 7.

Tsoshaan is also notable for its garden setting, which reflects the building's Eastern style of architecture. The gate, serpentine drive and plantings in the wall at first floor level are of particular note. Arthur Purnell used the same exotic combination for his own house at 490 Punt Road, South Yarra, in 1926.²⁶²

Purnell, who is presumed to have been the dominant partner in the firm of Beaver and Purnell, spent a number of years working in China early this century. A number of his buildings, including Tsoshaan, show an oriental influence relating to those China years. This influence was also shown in his own house, Shameen, at 1050 Malvern Road, (c1916) and his later residence at 490 Punt Road, South Yarra (c1926). Purnell's long career extended into the 1930s and during the post-war period.²⁶³



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259. City of Prahran Rate Book 1921-22 Toorak Ward Nos. 1504-10.
260. City of Prahran Rate Book 1922-23 Toorak Ward Nos. 1551-1557.
261. City of Prahran Rate Book 1923-24 Toorak Ward Nos. 1697-1703.
262. City of Prahran, *Significant Tree and Garden Study* p.26.
263. National Trust File No. 6263).



Significance

Tsoshaan has State significance as one of the earliest and most interesting examples of custom-built blocks of flats surviving in Melbourne. Built in stages between 1918 and 1922, to the design of a leading domestic architect, Arthur W. Purnell, Tsoshaan is an important example of his work and of early flat development in Toorak. Its significance is enhanced by a complementary garden setting which reflects the building's distinctive Eastern style of architecture. Garden features include a driveway through a Pagoda-roofed gate and garden beds with volcanic boulders lining the driveway and paths.

Sources

City of Prahran Rate Books, Windsor Ward.

City of Prahran, *Significant Tree and Gardens Study*.

Clare, John. *The Post-Federation House in Melbourne*.

John Curtis Pty Ltd., *Toorak Residential Character Study*.

National Trust of Australia (Vic.) File No. 6263.

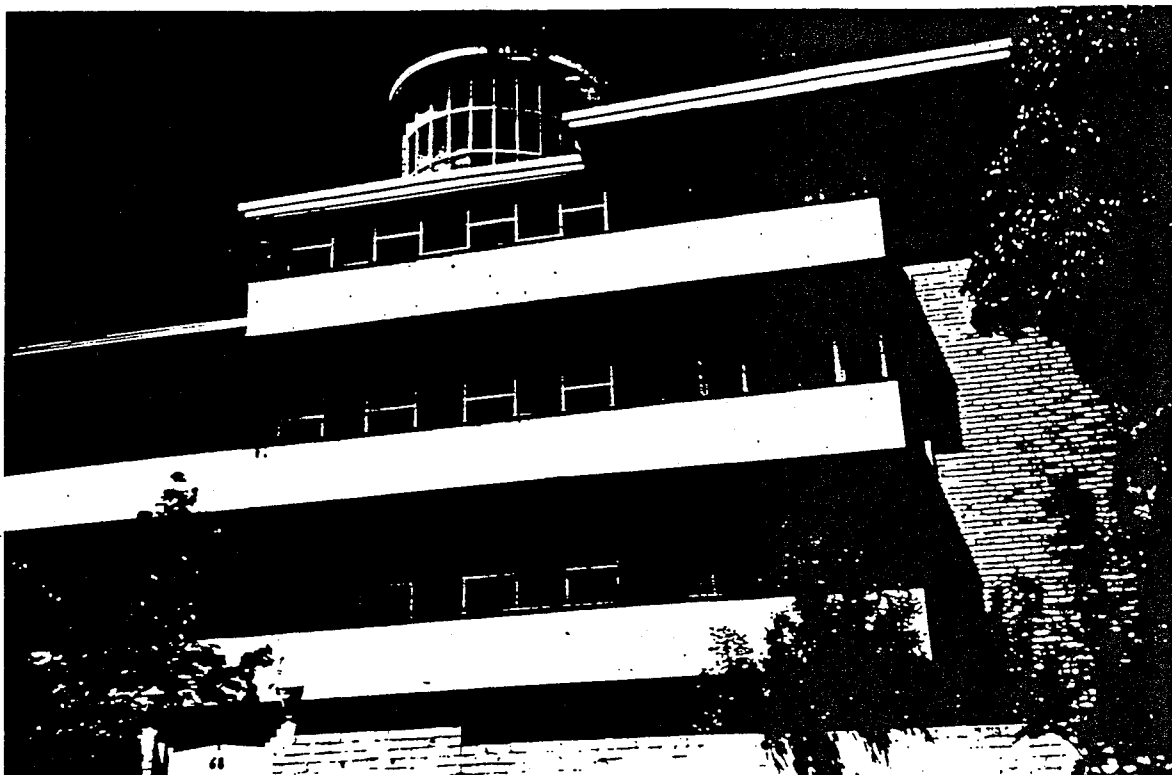
Real Property Annual, 1918, illustration.

Sawyer, Terry. 'Residential Flats in Melbourne', Research Report, University of Melbourne, 1982.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

Moonbria Flats 68 Mathoura Road, Toorak



History and Significance

This large block of flats designed during the Second World War period by the architect Roy Grounds for Mrs. A. Rutherford was completed in 1942. These flats were rated in that year as a block of twenty two-roomed brick flats. They were mainly occupied by servicemen and women. First tenants included Wayne Gerard Clarke, USA Red Cross Official; Lennox Jack Clementson and Andreas Phillips, airforce officer; Clifford Clark, naval officer; Nancy Swanson and Peg Forbes, both members of the Australian Women's Army Service (AWAS); and Mabel Miller, a WAAF officer.²⁶⁴ An MMBW drainage plan dated November 1941 shows the ground plan of the building.²⁶⁵

Grounds had completed the design for Quamby, in Glover Court, Toorak two years earlier, for which he was highly praised by architectural critics. Other work by Grounds at this time included the Clendon Flats in Clendon Road, Armadale.²⁶⁶

Like much of Grounds work, these flats are strongly based on geometric forms and have an overall horizontal emphasis. Strips of windows and smooth concrete balconies alternated with solid sections of cream brick and panelling. The roofs of the building appear to 'step up across the facade to a maximum of four stories'. The form of a central circular stairwell is a distinctive feature, maintaining the overall geometric theme.

264. Prahran Rate Book 1942-43 South Yarra Ward Nos. 3974-3994.

265. MMBW House Cover No. 23328.

266. Beiers, p.81-86.

Significance

Moonbria Flats are of state significance as a fine example of a large block of purpose-built flats designed by Roy Grounds using geometric forms. These flats have historical significance as a block of flats completed in the Second World War period and occupied then by servicemen and women.

Sources

Beiers, G. *Houses of Australia*, Sydney, 1948.

Hamann, Conrad, 'Grounds, Romberg and Boyd' in H. Tanner (Ed.), *Architects of Australia*, 1981.

MMBW House Cover No. 23328.

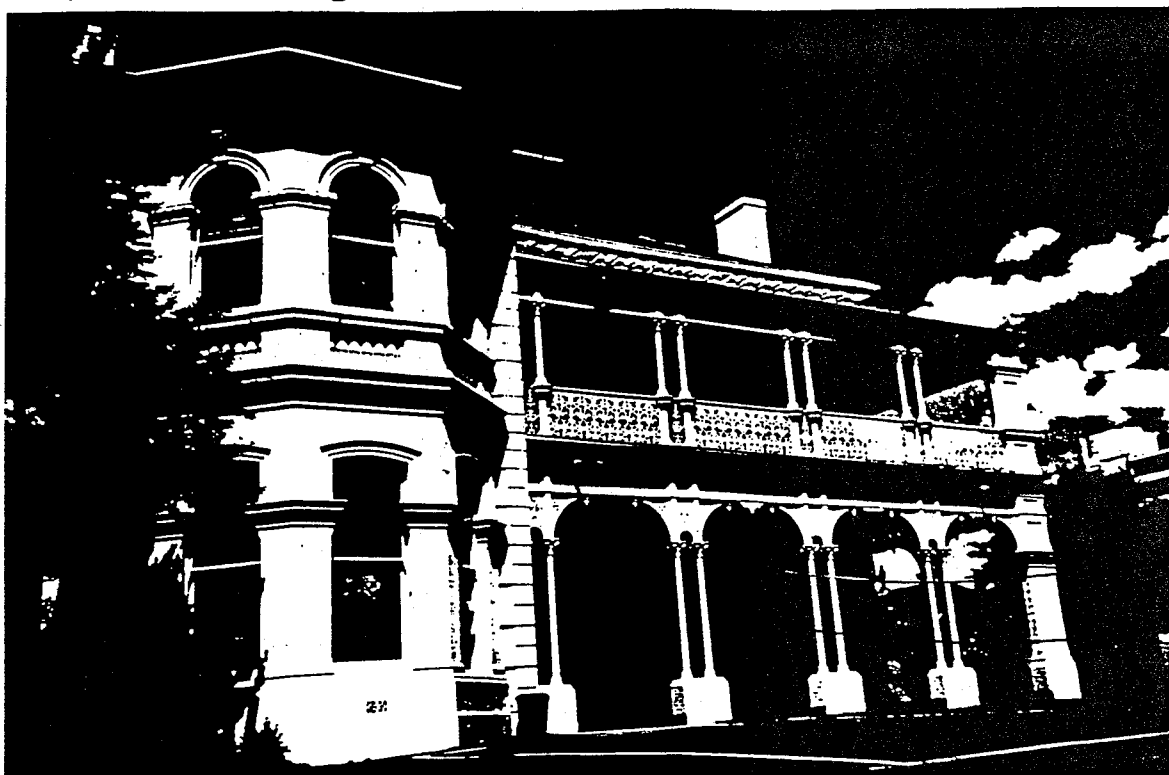
Prahran Rate Books, South Yarra Ward.

Sawyer, Terry, "Residential Flats in Melbourne" Research Report, University of Melbourne, 1982.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

Larnook, 519 Orrong Road, Armadale



History and Description

The mansion Larnook was built in 1881 for William H. Miller, son of Henry 'Money' Miller. It was rated in that year as a brick house of 20 rooms 'in progress', standing on three acres of land.²⁶⁷ It was one of five substantial mansions constructed between 1880 and 1888 for a group of prosperous Melbourne professional and businessmen in the block in Orrong Road between Dandenong Road and High Street. MMBW plans dated 1895 show these buildings in their prime located in splendid Victorian garden settings on large allotments.²⁶⁸ Only four of these mansions remain: Larnook; the former Lalbert (1880) built for Cornelius Job Ham, auctioneer and Melbourne City Councillor; Sebroff(c.1889) at 514 Orrong Road, the home of William Williams, merchant; and Redcourt(1888) at 506 Orrong Road built for Edward Yencken, merchant. The fifth mansion, Karbarook (now demolished) was the home from 1881 of the distinguished barrister and politician, Thomas a'Beckett, MLC.²⁶⁹

The four remaining mansions no longer stand in their Victorian gardens and their grounds have been drastically reduced by the subdivisions that created Karbarook, Larnook and Lalbert Crescents on the west side and Redcourt Avenue on the east side.²⁷⁰

267. City of Prahran Rate Book 1881 No.4228 NAV 300 pounds.

268. MMBW drainage plan, Prahran, No.46, 1895.

269. National Trust of Australia (Vic.), Research File No. 1561; No.1562.

270. Compare 1895 and 1933 MMBW drainage plans.

The elegant Italianate mansion Larnook has a protruding polygonal bay and cast iron verandah, both of two storeys. Its verandah columns are paired and, together with fine lacework in the balustrade, valence and brackets, embellish the facade. Eaves are supported on closely spaced decorative consoles around the residence and the corners of the building are quoined. Windows at the upper level feature arched heads, those below exhibit a slight curve only. The northern end of the verandah has been infilled on both levels. The designer and architect are unknown.

Following an auction of the Larnook Estate in April 1984 the old mansion and adjacent red brick buildings at 517-519 Orrong Road and three brick buildings at 1,3,5 Karbarook Avenue standing on over an acre of land became the property of the King David School Ltd. of 117 Kooyong Road.²⁷¹

An inspection made at this time suggested that Larnook was intact externally but that the interior had been significantly altered.²⁷² A good view of Larnook is visible from Karbarook Avenue and the original gateway is intact in nearby Stawell Street.



Significance

Larnook has State significance for architectural reasons, as a good example of an 1880s mansion house of the pre-boom period in Melbourne. It is typical of early mansion houses on large allotments on elevated sites built for affluent business and professional men and their families, which gave a distinctive character to residential areas in Toorak, parts of South Yarra and Armadale.

271. 1984 Auction Plan, Copy held by National Trust.

272. David Bick. 'Significance of Larnook, 519 Orrong Road, Armadale,' 8 August 1984.

Sources

Bick, David, 'Significance of Larnook, 519 Orrong Road, Armadale,' 8 August 1984.

City of Prahran Rate Books. Windsor Ward.

Lewis, Miles, *Architectural Index Of Australia*, Univ. of Melbourne, 1990.

MMBW Drainage Plan. No.46 (1895).

National Trust of Australia (Vic.), File Nos. 1561, 1562.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

Trelowarren, 543 Orrong Road, Armadale



History & Description

In May 1876, the prominent Melbourne architect, George Raymond Johnson, called tenders for the erection of a villa residence for R. D. Reid, Esq.²⁷³ Johnson was noted for his designs for town halls, hotels, theatres, commercial buildings and houses in Melbourne and its suburbs from the 1860s to the 1880s.²⁷⁴

The following year, 1877, Robert D. Reid was rated as the owner/occupier of a brick house of ten rooms on four acres of land in Orrong Road (NAV 150 pounds).²⁷⁵ He also owned four acres of land with a four-roomed wooden house off High Street.²⁷⁶ By 1878, Reid was rated for the house on the site of 543 Orrong Road described as an eleven-roomed brick house on 8 acres.²⁷⁷ Later, in the 1880s, Reid's residence was described as a 12-roomed house.²⁷⁸

The house is a large Italianate villa with a projecting bay to one side of the facade and a slate roof with a balcony and verandah returning to the southern facade. Fine frieze work decorates the upper storey and lower bay windows and the cast iron verandah appears to be intact.

273. *Argus*, 10.5.1876.

274. Miles Lewis, *Australian Architectural Index*.

275. City of Prahran Rate Book 1877 vol.2, No.3775.

276. City of Prahran Rate Book 1876 vol.2, No.3524.

277. City of Prahran Rate Book 1878 vol.2 No.3723, NAV 200 pounds.

278. City of Prahran Rate Book 1885-86 vol.2 No.6006, NAV 180 pounds.

At the turn of the century, although Caroline Reid continued to live there, the property was owned by John J. Falconer, manager.²⁷⁹ An MMBW drainage plan shows the mansion house at this time, then known as Kilbryde, with an aviary and conservatory at the southern end of its extensive grounds and an orchard at the rear.²⁸⁰ A single storey rendered addition to the south of the building consists of a rendered facade with pediment form in the parapet wall.

Although the grounds are much reduced today, some unusual garden plantings survive which appear to date from the Victorian era. Evidence of a circular garden bed is visible in the lawn in front of the house and recent native plantings are clustered immediately in front of the building. A specimen of *Phytolacca dioica*, situated to the north of the house, is of state significance for its age and size, contributing to the streetscape, and forming a local landmark. In addition, another Victorian tree, a specimen of *Agathis robusta* survives.²⁸¹

By the 1950s the property listed as 39 Orrong Road was owned by the Victorian Government.²⁸²

Significance

This 1870s residence has state significance as an example of a surviving early Victorian mansion house designed by the important Victorian architect, George Johnson. It has state significance also, for the survival of a Victorian planting, a specimen of *Phytolacca dioica*.

Sources

Argus, 10.5.1876, p.3

City of Prahran Rate Books, Windsor Ward.

City of Prahran, *Significant Tree and Garden Study*.

Lewis, M., *Australian Architectural Index*, 1990.

MMBW Detail Plan and House Cover No.1000.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

279. City of Prahran Rate Book 1900-1901 Windsor Ward No.8165.

280. MMBW Detail Plan No.1000.

281. City of Prahran, *Significant Tree and Garden Study*.

282. MMBW House Cover No.1000.

558 Orrong Road, Prahran



History and Description

Charles Dukes, builder, was the first owner and occupier, and most probably the builder, of this turn-of-the century brick house. Constructed between 1899 and 1900, the house had 8 rooms when completed.²⁸³ Dukes also owned an adjoining allotment of the same size²⁸⁴ A 1901-2 MMBW drainage plan shows the house as it was during Duke's ownership. Its front verandah faces Orrong Road and there are large stables on Duke's adjoining allotment.²⁸⁵

Dukes house, formerly listed at 44 Orrong Road, was extended at the rear, with alterations to its front and sides during the First World War period, for a new owner, E. Bryant.²⁸⁶ There were further additions more recently in the 1970s and 1980s when the property, owned by the Edward Bryant Estate, was converted into a guest house and then to a special accommodation house. In the 1970s, a sunroom and timber frame detached sleepout, (typical of the period) were added. The property was described at this time as containing 28 beds and was a 'large rambling Rest Home established in a spacious garden'. In 1984, \$3,800 was spent on alterations needed to convert the building into a Special Accommodation house. The owners of this time were E. L. Bryant and Ian Warner, who were related.²⁸⁷

283. Prahran Rate Book 1899-1900 Windsor Ward No. 8154; 1900-1901 Windsor Ward No. 8155.

284. Prahran Rate Book 1900-1901 No. 8156.

285. MMBW House Cover No. 27595.

286. MMBW House Cover No. 27595.

287. City of Prahran Valuers records, Windsor Ward Book 6W.

This Edwardian villa with fine Queen Anne detailing and complementary fence is a striking example of an intact turn-of-the-century residence. The house has low hipped roof with Marseilles pattern roof tiles and ridge decoration. Verandahs on two sides are punctuated by projecting bays containing leadlight boxed windows. The facade features the original bay window complete with decorated flying gable. The original front verandah is supported by square red brick columns with valence matching the later side verandah. On the northern side an unusual later addition has Gothic form and proportions with decorative wood infill and gable ornament matching the front gable. From the street, the building appears intact to its 1900 design with the additional wing dating from 1918 providing views over the open garden to the south.

The house is unusual compared to larger examples in the area of a similar date and more typical Queen Anne style, such as 33 Lansell Road, Toorak; Aramae, 300 Glenferrie Road, Malvern, and is more typical of Edwardian designs such as Sydney Wilson's Ilfracombe, 15 Forster Avenue, Malvern.²⁸⁸



Significance

This turn-of-the-century brick house has regional architectural significance as an outstanding example of Queen Anne domestic architecture in Melbourne with elaborate timber detailing and fenestration and complementary garden setting. It is typical of the many private residences within the City of Prahran converted to other uses during the post-Second World War period. The property has aesthetic significance for its pleasing aspect as viewed from the street, presenting a harmony of form and styles between the building, fence and garden elements.

²⁸⁸. N. Lewis and R. Aitken, pp.121, 131.



Sources

City of Prahran Rate Books, Windsor Ward.

City of Prahran Valuers Records, Windsor Ward.

Nigel Lewis and Richard Aitken, *City of Malvern Heritage Study*, 1992.

MMBW House Cover No. 27595.

Analysis & Recommendations

It is recommended that this building be ranked A2 for the following reasons:

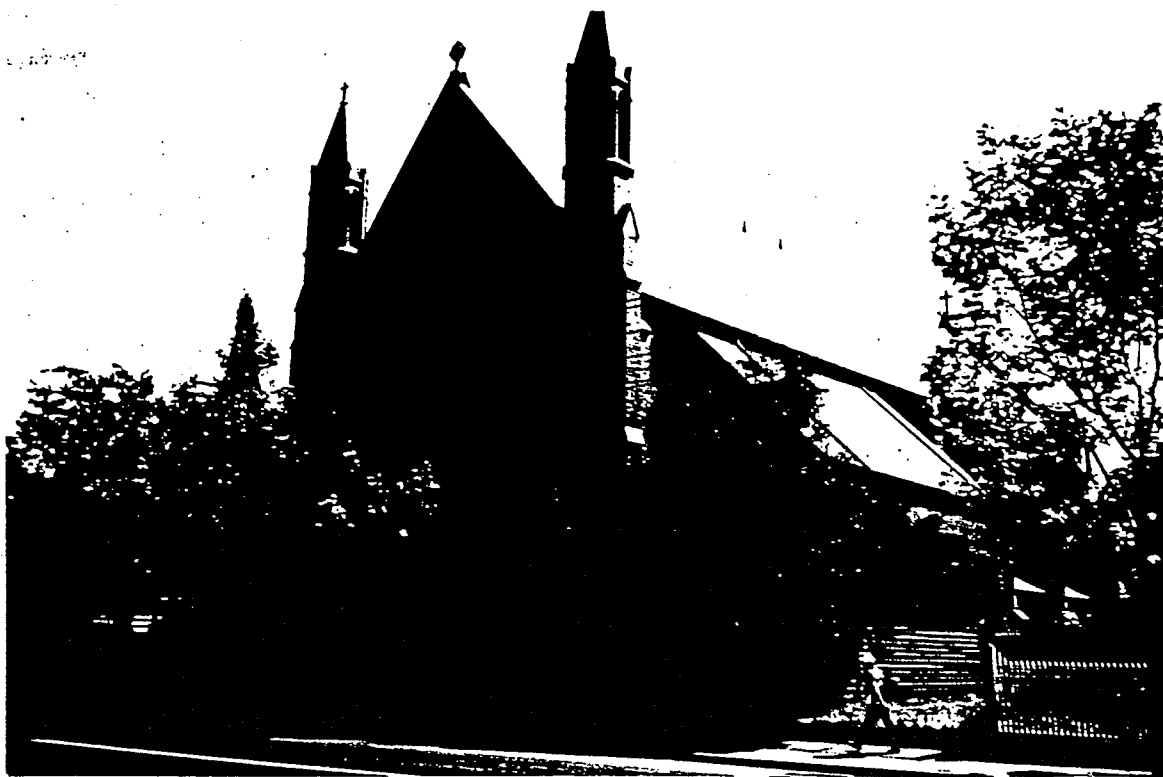
- The building has regional architectural significance as a good example of a substantial villa designed in the Queen Anne style, with successive additions demonstrating different interpretations of that style and containing fine decorative details. The gabled addition on the northern side is unusual and of architectural interest.
- The property has at least regional design significance demonstrating a phase of residential development in this area around the turn of the century, with important fence and garden elements remaining intact, complimenting the house and providing a rare example of this degree of harmony between the early components of the property.
- The building has at least local historical significance for its associations with the first owner/occupier and possibly designer, Charles Dukes, builder.

Further research into the historical associations with this property is desirable.

Information about the builder, and possibly architect, of this building would be valuable for use in comparative analysis in architectural research. Historical details

regarding the Bryant family in particular would be useful in determining the early use of this residence after the 1918 conversions. This information would also be useful in identifying the purpose of the unusual gabled addition to the north side of the house.

St. Albans Anglican Church and Hall, 583 Orrong Road, Armadale



History and Description

This brick suburban church was built on the corner of Orrong Road and Wynnstay Avenue in 1898-99 from the designs of the architects, Inskip and Butler.²⁸⁹ It was opened on St. Albans Day, 17 June 1899.²⁹⁰ A church hall was shown on the site by 1901 and was most probably designed by the same architects.²⁹¹ Additions made to St. Albans in 1935 were designed by W. R. Butler. The builder was Harry Roberts.²⁹²

The Church building has been described as 'Victoria's first church in the Arts and Crafts mode and perhaps the first really up to date church built in the colony for thirty years'.²⁹³ The Arts and Crafts influence is exemplified in the use of polychrome brickwork plus coloured render in the upper clerestory. The triple arched windows in each bay section are simple in design with diamond leadlight.

The building says Prof. Lewis, is notable for its striking facade incorporating a large five-light lancet window, flanking octagonal turrets and arch, with brickwork in diaper pattern. The roof ridge remains unbroken from east to west and has a distinctive brick interior. It is notable for the stained glass in its east window, for its

289. *BEMJ*, 30 July 1898, p.4).

290. Jill McDougall, *Church Community & Change*, p.40.

291. MMBW House Cover No. 22919.

292. Contract drawing W. R. Butler, Additions St. Alban's Church, Armadale, Picture Collection, SLV.

293. Miles Lewis (ed.), *Victorian Churches*, p. 80.

striking diaper patterned brick interior, and the church's joinery, furniture and fittings including choir stalls, reredos, wrought iron communion rails and encaustic tiles in the chancel.²⁹⁴

An addition to the nave on the northern side has an imitation brick wall. On the southern side, the nave has been widened in additions which were executed at the same time as the tower. These alterations are sympathetic to the original design and are the work of Winstan Widdows whose other ecclesiastical designs at this time include the former Methodist church in Sale (now occupied by the Assembly of God Church) which is an innovative Modern design.

To the rear of the church, the church hall is a simple weatherboard building with broad gabled roof and pairs of pointed arched windows. A skillion addition is attached to the vestry at the rear.

In December 1986 there were alterations to the Church Hall costing £15,000.²⁹⁵ Today, the main body of the church is leased to a community theatre (Abbey Theatre Co.) and the congregation now gathers in the vestry which has been converted into a modern worship area.²⁹⁶



Significance

This 1898-99 brick town church has architectural significance as Victoria's first church in the Arts and Crafts made designed by the architects Inskip and Butler, who specialised in this style. It is notable for the stained glass in its east window, for its striking diaper patterned brick interior, and the church's joinery, furniture and fittings

294. Lewis, p.80.

295. City of Prahran Valuer's records, Prahran Ward Book 16P.

296. McDougall, p. 41.

including choir stalls, reredos, wrought iron communion rails and encaustic tiles in the chancel.



Sources

Building, Engineering and Mining Journal (BEMJ) 30 July, 1898.

City of Prahran Valuer's records, Prahran Ward.

Contract drawings W. R. Butler, Picture Collection, SLV.

Lewis, Miles (ed.), *Victorian Churches*, 1992.

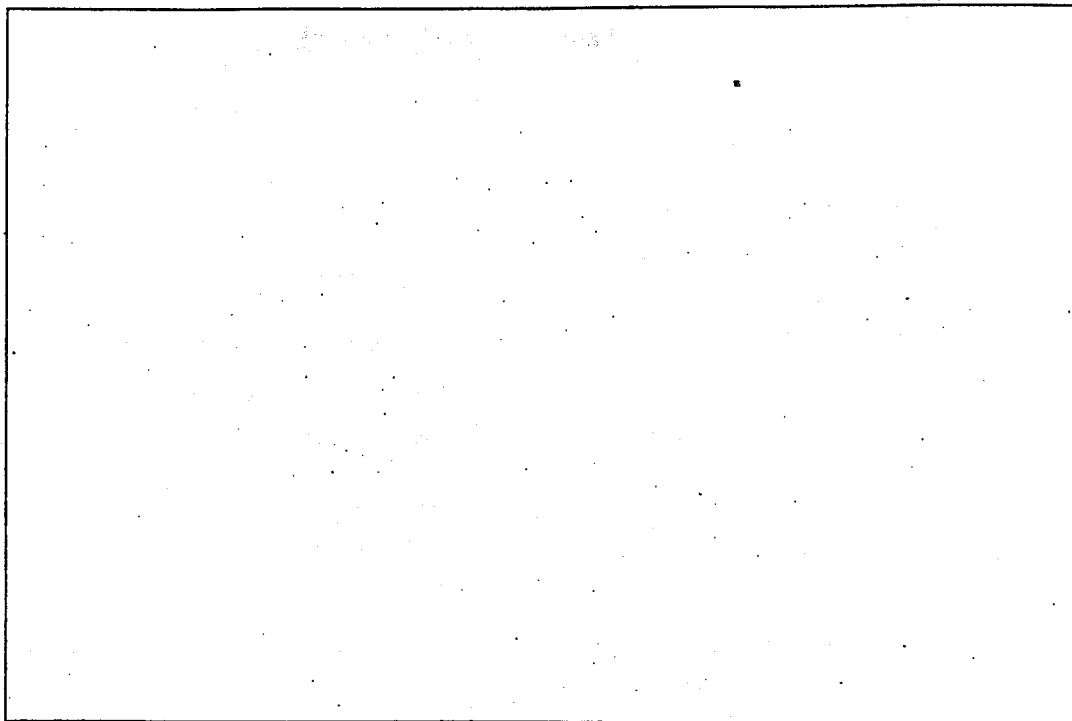
McDougall, Jill, *Church, Community and Change*, Religion in Prahran 1836-1984, 1985.

MMBW House Cover. No. 22919.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

Miegunyah, 641 Orrong Road, Toorak



[No Photo - Property not visible from street.]

History and Description

Some portions of the mansion Miegunyah may date from the 1850s during the ownership of a six-roomed house on the site by the squatter, John Goodman. An early 1850s map of the area shows a main building facing Orrong road with outbuildings.²⁹⁷ Elements of Goodman's garden, described in 1856, may also survive.²⁹⁸ There may also be some surviving fabric from the 1880s and 1890s when J. J. Smart was owner of the house.²⁹⁹ An 1896 drainage plan shows the house at this time.³⁰⁰ An architectural assessment of the building made in 1986 by Dr Miles Lewis, describes aspects of the north side of the house such as the three sided bay (single storey) and triangular vent in the roof which date from the ownership prior to Grimwade, designed by an unknown architect.³⁰¹

However, the major part of the present structure appears to date from the period 1910 to 1973 when Sir Russell and Lady Grimwade owned and occupied the property.³⁰² In the early years of the Grimwade ownership, the building was extended on the north-west corner, possibly designed by M. Shields, a little known architect, who lodged a drainage plan for stable alterations in 1910. However, according to Dr Lewis, Klingender and Alsop may also have been the architects, as

297. James Kearney Map of Melbourne and its Suburbs, 1855; National Trust File No. 3689.

298. J. Sinclair, 'Beauties of Victoria in 1856'.

299. National Trust File No. 3689.

300. MMBW Detail Plan No. 44.

301. M. Lewis 'Miegunyah, 641 Orrong Road' for Prahran Council, 1986.

302. J. R. Poynter, *Russell Grimwade*.

described in the *Real Property Annual* of 1914.³⁰³ The additions described as 'white stucco or roughcast with vertical slabs of imitation half-timbering in the gables' are considered to be consistent with the work of Alsop at this time, and although also 'trademarks' of Harold Desbrowe Annear, there is no evidence that this prominent architect worked on this site at this early date.³⁰⁴ A 1913 photograph shows Miegunyah still as a single storey building with a curving drive.³⁰⁵ In 1919-20, the old timber stable and coach-house noted in 1896 were converted into two flats from the designs of the architects Philip B. Hudson and Wardrop.³⁰⁶ This firm gained prominence as designers of the Shrine of Remembrance.³⁰⁷

Major changes were made to Miegunyah for the Grimwades in 1920-21 and 1933-34. The 1920s changes were most probably designed by H. Desbrowe Annear.³⁰⁸ The alterations from this 1920 period have been described by Dr. M. Lewis as:

'Rooms of rather cubical character....thrust northward from the north-west corner of the house. The roof was raised to become an enveloping hipped shape, apparently providing space for attic rooms along the south. The remodelling at the north-west corner continued down the west front to the south-west corner....and on the south front the little entrance porch was replaced by the grand cantilevered porte cochere....'³⁰⁹

The chimneys protruding from the complex roof form are typical Desbrowe-Annear designs. Other typical elements which have been identified in the building include the windows which rise up into the wall cavity and his patent one-slab door a bathroom.³¹⁰ Desbrowe-Annear also designed 'Westerfield' for Grimwade at Frankston, which is a contributing factor in the association of this architect with Miegunyah.³¹¹ Desbrowe-Annear built at least two other houses on Orrong Road around the 1920s, Broceliande at 224 and the house at 203 Orrong Road.³¹²

The 1930s alterations and additions were from the designs of the architects Stephenson and Meldrum.³¹³ The designs by this well-known architectural partnership altered many of the banked windows from the 1920-21 additions in the north-west section of the house.³¹⁴ The original structure was heightened by an additional storey, the garden facade made more imposing by two massive columns stretching from terrace to roof, and on the southern side a new entrance opened onto a large panelled hall, two storeys high, with a wide gallery at the east end.³¹⁵

303. M. Lewis, p.17.

304. M. Lewis, p.18.

305. Poynter, p. 242.

306. Grimwade Papers, Melb. University Archives.

307. M. Lewis, p.18.

308. Grimwade Papers; M. Lewis, p.18.

309. M. Lewis, p.19.

310. M. Lewis, p.20.

311. M. Lewis, p.20.

312. Woodfall, p.224.

313. Grimwade Papers.

314. M. Lewis, p.19.

315. Grimwade Papers. Include Stephenson and Meldrum drawings; MMBW House Cover No. 218661.

The Miegunyah garden continued to be of great importance during the Grimwade ownership. Both Edna Walling and Ellis Stones are thought to have been involved at this time.³¹⁶ The garden was dominated by a large sweeping lawn. Three distinctive sections containing a box-hedged rose garden, birch copse and native arboretum formed part of its composition. The arboretum reflected Sir Russell's interest and research into the Eucalyptus genus. The rose garden is thought to be a copy of an unknown garden in England.³¹⁷

Sir William Russell Grimwade (1879-1955), industrialist, inventor, naturalist and benefactor, was the youngest son of F. S. Grimwade, founder with Alfred Felton of Felton and Grimwade, a major pharmaceutical company. By the time of Grimwade's death, the family firms had grown into such giants as Drug Houses of Australia, Commonwealth Industrial Gases and Australian Consolidated Industries. Russell Grimwade was a devoted natural, conservationist and craftsman in wood. Among his many benefactions was the gift in 1917 of the Grimwade family house to Melbourne Grammar School, and the presentation of Captain Cook's Cottage to the people of Victoria as a Centenary gift.³¹⁸

After Grimwade's death in 1955 and Lady Grimwade's in 1973, Miegunyah was bequeathed to the University of Melbourne.³¹⁹ It has since been sold and subdivided.

Significance

Miegunyah has state significance as a twentieth century Toorak mansion house which has retained its garden settings, and contains one of the few remaining large private gardens in Melbourne. Its associations with Sir Russell Grimwade, industrialist, naturalist and benefactor, who was responsible for major changes made to the house in the 1920s and 1930s, and made it his home from 1910 until his death in 1955, contribute to the property's historical importance. The additions, probably by Harold Desbrowe-Anneer, are of architectural significance as important examples of his work, and are comparable to his work at Frankston for the same client. The architectural additions and alterations are of architectural importance also, particularly in relation to the modifications to Desbrowe-Anneer's work. Further investigation of the physical fabric of the building is desirable, giving the property research significance. The grounds are also of historical and aesthetic significance as they are believed to contain landscaping features by Edna Walling and Ellis Stones and remain one of the largest gardens in the area, with extensive canopy visible from the roadway.

Sources

Australian Dictionary of Biography.

City of Prahran, Significant Tree and Garden Study.

316. Peter Watts, *Historic Gardens of Victoria*; City of Prahran, *Significant Tree and Garden Study*.

317. Grimwade papers.

318. J. R. Poynter, *Russell Grimwade*; *Australian Dictionary of Biography*, Vol. 6.

319. Grimwade papers.

Grimwade Papers, Melbourne University Archives.

Lewis, M., 'Miegunyah, 641 Orrong Road' for Prahran Council, 1986.

MMBW Detail Plan No. 44; House Cover No. 28661.

National Trust File, No. 3689.

Historic Buildings Council File, No. 605146P.

Poynter, J. R., *Russell Grimwade*, 1967.

Real Property Annual, 1914.

Sinclair, J., 'Beauties of Victoria in 1856', LaTrobe Library Manuscripts.

Watts, Peter, *Historic Gardens of Victoria*.

Woodfall, G., 'Harold Desbrowe-Annear: 1866-1933' in *Architecture in Australia*, February 1967.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

762 Orrong Road, Toorak



History and Description

This 10-roomed 2-storey Spanish Mission style mansion was designed in 1924 by the architects Irwin and Stevenson for Mrs. Ethel M. Larking.³²⁰ It was listed previously as 234 Orrong Road³²¹ The designing architects were well-known in the inter-war period for their designs of hospitals, other public buildings and residences throughout Melbourne and its suburbs.³²² The style they adopted for the Orrong Road building, Spanish Mission, was derived from the American south-west coast and, to a lesser extent, from Spain and the Mediterranean. However, most suburban examples were less grand than this house and were often no more than a standard double fronted bungalow with a rendered surface and an arched loggia instead of a verandah or porch.³²³

The two storey residence is located on raised foundations with northern aspect addressing Orrong Road and the facade shaded by a large oak. Terracotta Cordova roof tiles contrast with the white rendered walls and the blue painted detailing. A sloping driveway and steps lead to the cubic form of the entrance porch and balcony containing two round arches with typical Spanish Mission jamb frieze and honeycomb tracery in the highlight. The arches are repeated in the side verandah to the rear of the house. The windows are simple multi-paned casements complete with folding shutters. The facade closest to the street has double doors opening out onto a small balcony which is evocative of Mediterranean architecture. The interior was described

320. 15 December 1924, p.16.

321. Prahran Valuers records, Toorak Ward Book 14T.

322. Miles Lewis, *Australian Architectural Index*.

323. Bryce Raworth, *Our Inter-War Houses*, pp. 16-17.

recently as mainly English Club style, however details such as the black and white tiled floor and jarrah floorboards in the dance room suggest typical Spanish features.³²⁴ Overall, this residence and its garden setting create a superb example of the colourful and romantic fascination with Spanish Mission architecture which reflects the influence of the Arts and Crafts movement in domestic architecture and also the desire to imitate the glamour of American stylistic trends in the 1920s.

Mrs. Larking died in December 1952, when the property was transferred to Shirley Isabel Blackwell, who also owned a 14-roomed brick house in Orrong Road.³²⁵

An article published in *The Age* of 20 November 1992 at the time of an auction of the property told a more romantic story, which it has been impossible to verify despite searches of rate books, directories and other records. This writer claimed that the house originally belonged to a Judge one of whose daughters married the artist, Sir Russell Drysdale. According to this account, the Judge and his family lived in the house until the 1950s. Elizabeth Stephen was Drysdale's first wife³²⁶ but no mention has been found of the Stephen family owners of the property in the records checked. The article also claimed that the 1924 house designed by Irwin and Stevenson was one of the earliest in Melbourne using the Spanish Mission style.

The garden is regarded as of importance for a specimen of *Quercus robur*, which is thought to survive from an earlier 19th century garden.³²⁷

Significance

This 2-storey 1924 Spanish Mission residence, designed by the architects Irwin and Stevenson, has state architectural significance as a luxurious example of the use of the work of this firm and of the residential application of this style which became popular in Melbourne during the inter-war period. The house has design significance illustrating the variety of building styles found within the City of Prahran. The oak tree in front of the house possibly dates from an earlier period and contributes to the setting.

Sources

Age, 20 November, 1992.

Australian Home Beautiful (AHB), 15 December 1924, p.16.

City of Prahran Rate Books, Toorak Ward.

City of Prahran, *Significant Tree and Garden Study*.

City of Prahran Valuers records, Toorak Ward.

Lewis, Miles, *Australian Architectural Index*, Univ. of Melb., 1990.

MMBW House Cover No. 60730.

Raworth, Bryce, *Our Inter-War Houses*, 1991.

324. *The Age*, 20 Nov 92.

325. Prahran Rate Book 1951-52 Toorak Ward Nos. 2338, 2341.

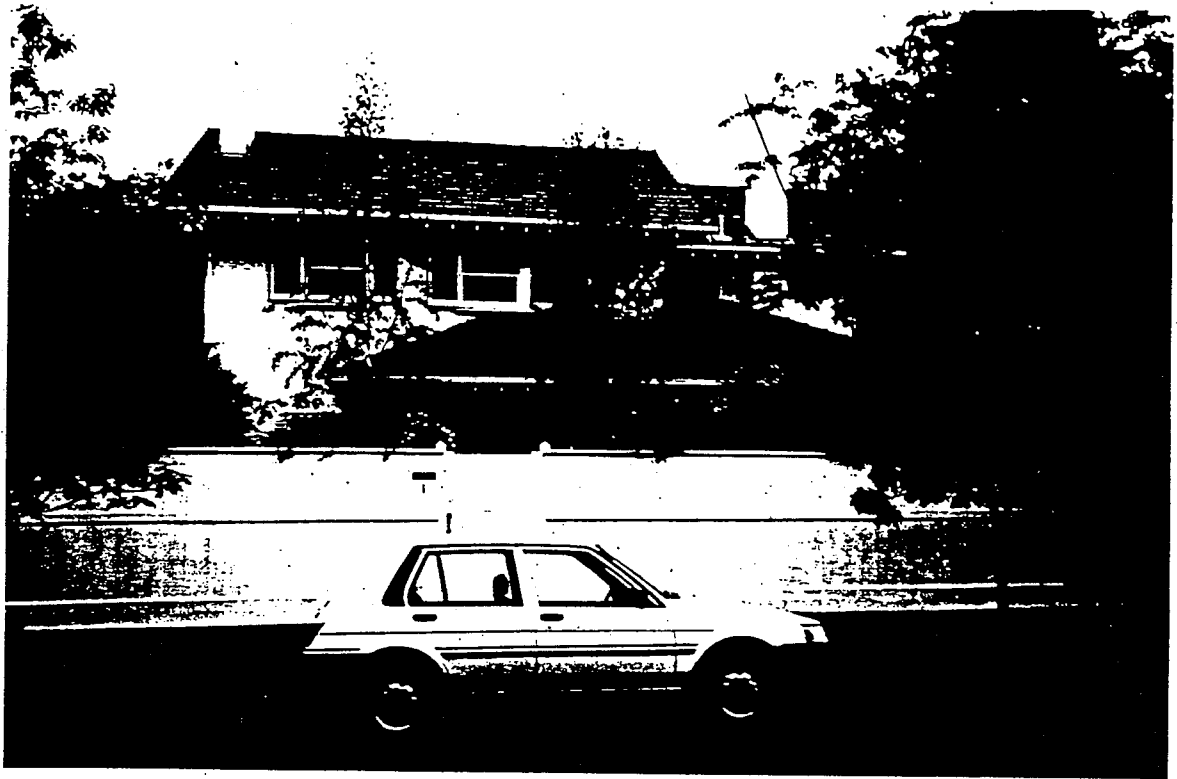
326. Dulton, *Russell Drysdale*, p. 18.

327. City of Prahran, *Significant Tree and Garden Study*.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

1 Ottawa Road, Toorak



History and Description

This house was among the earliest work of the architect Marcus William Martin (1893-1981), one of Victoria's most prolific domestic architects during the inter-war period. The Ottawa Road house was one of two houses designed by Martin in 1921 for himself and his father, Marcus Dumas Martin, bank manager. Martin's father's Ottawa Road house and his own house in Toorak Avenue, Kooyong, were two-storeyed brick residences. Both featured gabled roofs, stained timber within the gable ends, exposed rafter ends under the eaves, and an arched porch entrance. The roofs were tiled and the walls bagged with stucco. The arched porches reflected the bungalow style popular at this time. The upper floor windows flanked by wooden shutters were elements which continued to appear in Martin's houses throughout his career. Martin's father's house had a rough brick and timber pergola to one side.³²⁸ By the late 1920s the architect was living in a new house in Glyndebourne Avenue, Malvern, but his father continued to live in Ottawa Road.³²⁹

Marcus William Martin was born in Launceston, the only son of Marcus Dumas Martin and his wife, Charlotte Helen. He had two sisters, Phyllis Helen and Jean Dumas Martin. The family settled in Melbourne in 1908. After attending Melbourne Grammar School, Martin William served his articles with the architects, A. and K. Henderson, who specialised in designs for shops, banks and warehouses. Martin served in the AIF in the First World War between 1915 and 1919, when he was invalided home after he was wounded by shrapnel in Flanders. He then entered into a

328. Raworth, Bryce, 'Marcus Martin: A Survey of his Life and Work'. Investigation Project, Univ. of Melbourne, 1986, vol.I.

329. Sands and McDougall's Directories.

partnership with Rodney Alsop and in January 1921 the firm of A. and K. Henderson, Alsop and Martin was established.³³⁰ The partnership of Alsop and Martin produced a number of houses in the wealthy inner suburbs of Toorak, South Yarra and Malvern. Another house in Lascelles Avenue, built for the Leviny family, is another example of Martin's work, moving away from the bungalow form into the Spanish Mission genre.³³¹

The Ottawa Road house was built on an allotment owned in 1920-1921 by Martin's mother. A ten-roomed brick house was rated for the first time in 1922, owned and occupied by Marcus D. Martin, gentleman.³³² The house demonstrates a blend of Californian Bungalow and Spanish Mission styles. The main roof mass consists of a two storey gable roof in two tiers with a hip roof section projecting above the central single storey porch. The painted rendered wall finish, shutters and the arched entrance evoke a Mediterranean architecture, while the exposed rafters in the eaves and the terracotta tiled gables and tall chimneys are typical bungalow features.

In 1924 Martin established his own practice but in 1926 entered a new partnership with Walter Butler and his nephew, Austin Richard Butler. The Butlers were related by marriage to Martin's friend and previous partner, Rodney Alsop. This firm specialised in commercial and residential work. By 1929, it was noted that Martin had been associated with designs for residences, flats, banking offices, factories and other commercial work.³³³ Martin was later in partnership with Horace J. Tribe and after the Second World War with S. J. Dorling.³³⁴

Martin designed no fewer than seventeen houses in Domain Road and flanking sites between 1920 and 1950. He was most famous for his elegant white (when all around him were cream) houses. His townhouses were characterised by their elegance. His two largest were the Sleigh house in Wallace Avenue and the Armstrong house in Linlithgow Road.³³⁵ Martin spent his last years at a house he designed and built in Derham Place in 1957.³³⁶

Significance

This building has state significance as one of two early houses designed in 1921 for himself and his father by Marcus W. Martin (1892-1981), one of Victoria's most prolific domestic architects during the inter-war period. It was designed as the home of Martin's father Marcus Dumas Martin, bank manager. Marcus W. Martin was notable for his elegant white townhouses built in the wealthy inner suburbs of Toorak, South Yarra and Malvern, and this building has significance as a resource for future research into Martin's work.

330. Raworth, Bryce, 'Marcus Martin: A Survey of his Life and Work'.

331. Bryce Raworth, 'Marcus Martin: a Survey of his Life and Work,' p.19.

332. City of Prahran Rate book 1920-21 Toorak Ward No. 1310; Rate book 1922-23 Toorak Ward No. 1604, NAV £189.

333. Raworth, Bryce, 'Marcus Martin: A Survey of his Life and Work'.

334. *Age*, 15 Dec.1981, p.10, Marcus Martin obituary.

335. Cuffley, Peter. *Australian Houses of the '20s and '30s*, 1989, p.84. Illustrations from article in *The Australian Home Beautiful*, July 1933.

336. Bryce Raworth, *pers. comm.*

Sources

Age, 15 December 1981, p.10., Marcus Martin obituary.

City of Prahran Rate books and Valuer's records.

Cuffley, Peter, *Australian Houses of the '20s & '30s*, Five Mile Press, Melbourne, 1989.

John Curtis Pty. Ltd., *Toorak Residential Character Study*, City of Prahran, South Yarra, November 1991.

Lewis, Miles, *Architectural Index of Australia*, University of Melbourne, 1990.

Marcus Martin Collection, Architecture School, University of Melbourne on loan to State Library of Victoria. (Includes photo and working drawings of 1 Ottawa Road, Toorak, dated 1921.)

MMBW Property Sewerage Plan, 1 Ottawa Road, Toorak. (Dated 1978-1988.)

Raworth, Bryce, 'Marcus Martin: A Survey of his life and work', Investigation Project, University of Melbourne, 1986, 2 vols.

Sands and McDougall Directories.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

Former Congregational Church, 66-72 Peel Street, Windsor



History and Description

This former church building was constructed in 1858 as the second United Methodist Free Church in the Melbourne Circuit. The designing architect is unknown.³³⁷ An earlier galvanised iron building on the site was originally owned by the Independent (or Congregational) church, who sold it to the United Free Methodists. From about 1866, however, the majority of the congregation in the 1858 building, together with the Rev. Middleton, joined the Congregational Church.³³⁸

The only known surviving United Free Methodist Church in Victoria, this building has a pillastered stuccoed facade distinguished by the use of Greek Revival parapet

337. Miles Lewis (ed.), *Victorian Churches*, p.80.

338. Jill McDougall, *Church, Community and Change*, p.18.

block composition in place of the more usual pediment. The facade is largely intact, but the Georgian windows have been replaced. The porch may date from the period when the Congregationalists took over the building.³³⁹

In 1977, the Peel Street Church became part of the Uniting Church with St. Georges (ex-Presbyterian) in Chapel Street and the Hotham Street Church (ex-Methodist) to form the East St. Kilda Parish. The final service in the Peel Street Church was held in December 1979. The former Church building was sold by auction in May 1980 and has since been converted into a private residence. The original ceiling has been restored, the roof replaced, and mezzanine added at the rear.³⁴⁰

Significance

This former 1858 Church has state historical significance as the only known surviving United Methodist Free Church in Victoria. It has architectural significance as a very early church in the district, with distinctive features including the Greek Revival parapet and round arched windows. The architectural integrity of the church has been reduced due to alterations to the windows (formerly Georgian) and additions to the rear and probable internal alterations relating to its conversions to residential use.

Sources

Lewis, Miles, (ed.), *Victorian Churches*, 1991.

McDougall, Jill, *Church, Community and Change*. Religion in Prahran 1836-1984, 1985.

Analysis & Recommendations

It is recommended that this property be retained at A1 level.

339. Miles Lewis, p. 80.

340. Jill McDougall, p.18.

14 St. Georges Road, Toorak



History and Description

This 15-roomed brick house was built about 1930 for Sidney W. Gullett, engineer, and was described then as a 12-roomed brick house.³⁴¹ It was designed by the architect, A. J. Ainslie.³⁴² A. J. Ainslie was formerly employed by Oakden and Ballantyne, architects and was elected as an Associate of the Royal Victorian Institute of Architects in May 1920.³⁴³

This Spanish Mission two storey residence appears from the front as a large, asymmetrical design with a six-arched loggia supporting the balcony which adjoins an octagonal projecting bay. The terracotta Cordova tiles contrast with the stark white rendered walls with additional Spanish style features including the 'rafters' projecting above the arches and lanterns on the balcony. The upper storey windows are complete with shutters while the verandah arches and one ground floor window are decorated with wrought iron work complimenting the large front gates. Overall, the design represents a restrained application of the Spanish Mission idiom in domestic architecture in Melbourne in the inter-war years. This style developed alongside other Revivalist styles of the period, such as the English Cottage and Neo-Georgian, and had a particular impact upon the development of Modernism in Melbourne.

'It was an architecture at once complementary to and distinct from the Neo-Georgian and Colonial; it echoed their proto-modern concern for austerity in ornament, for the concentration of ornamental detail about openings and wall

341. Prahran Rate Books 1929-30 Toorak Ward No. 1631; 1930-31 Toorak Ward No. 1674.

342. *RVIA Journal*, Nov. 1930 p.ii; *AHB*, June 1931, pp.36-41.

343. *Building*, September 1911, pp.80-83; *RVIA Journal*, November 1922, p.135).

edges, but at the same time made an obvious stand for an architecture, which could boast the merit of climatic stability as well as aesthetic and romantic sensibility'.³⁴⁴

It has been remarked that 'the impact of Spanish/Mediterranean idioms on the Melbourne scene should not be measured by the earliest or best examples' because of the wider impact of this genre in relation to the increasing acceptance of the modern aesthetic.³⁴⁵ Number 14 St Georges Road can be interpreted as illustrating this transition, in its restrained design, with classical balance of forms. It is comparable to the more flamboyant examples of the style by Marcus Martin; Broome, Glyndeburne Avenue, Toorak (1925); 672 Orrong Road, Toorak by Irwin and Stevenson (1925) and the Werner House, 14 Glen Road, Toorak by architects Barlow and Hawkins. Another example of Ainslie's work in this style is the portico additions to a villa at Essendon.³⁴⁶

In the rear garden a specimen of *Carpinus betulis*, commonly known as European Hornbeam, is regarded as of state significance for its size, age and form.³⁴⁷ In 1978, the house sold for \$380,000, which was believed to be 'the largest sale price for a house on the north side of Toorak Road for a house bought for owner/occupier'.³⁴⁸ It was purchased by Lewis Zimmerman. Later, at an auction in June 1991, the property was described as an 'outstanding residence', which had been restored by the architects, Rosenthal, Mackay and Munckton. The article described the house as 'among the finest of its kind in Melbourne'.³⁴⁹

Significance

This 15-roomed brick residence has regional design significance as an example of an inter-war Toorak residence in a complementary garden setting, demonstrating the popularity of the Spanish Mission style with wealthy residents and the diversity of styles generally in this area during the inter-war years. It has high architectural significance as an example of this style, representing the Romantic evocation of Mediterranean architecture and the increasing acceptance of the modern aesthetic. It has regional historical significance for its associations with the Gullett family. A specimen of *Carpinus betulis* in the rear garden is considered to be of state significance for its size, age and form and as a rare example of this tree species.

Sources

Australian Home Builder, June 1931.

Building, September, 1911, pp.80, 83.

City of Prahran Rate Books, Toorak Ward.

City of Prahran, *Significant Tree and Garden Study*.

City of Prahran Valuers Records, Toorak Ward.

344. B. Raworth, p.71.

345. B. Raworth, p.92.

346. B. Raworth, pp.76-85.

347. City of Prahran, *Significant Tree and Garden Study*.

348. City of Prahran Valuers records, Toorak Ward, Book T17.

349. City of Prahran Valuers records, Toorak Ward, Book T17.

John Curtis Pty. Ltd., *Toorak Residential Character Study*, City of Prahran, 1991.
RVIA Journal, November 1922, p.135.

Analysis & Recommendations

It is recommended that this building be ranked at least A2 for the following reasons:

- The property is of regional historical importance for its association with the Gullet family.
- The building has regional architectural significance as an example of a stately Spanish Mission style residence, demonstrating the diversity of styles in the Toorak area in the 1920s and 1930s. It is of interest as an example of the work of A. J. Ainslie, who worked at that time for the well-known architectural firm Oakden and Ballantyne who produced designs for several houses in the Prahran district.
- A specimen of *Carpinus betulis* in the rear garden has state significance for its rarity, size, age and form.

17 St Georges Road, Toorak



History & Description

Mrs Margaret Hunter was the first owner of the large fifteen-roomed two-storey brick residence constructed at 17 St. Georges Road (formerly listed as 9) in 1936.³⁵⁰ It was designed by the Melbourne architects, Hughes and Orme,³⁵¹ who are noted for their domestic work around this time.³⁵²

The St Georges Road residence replaced an earlier sixteen-roomed house on the site, known as Blair, and built in 1902 for Mrs Hunter from the designs of the architects Hyndman and Bates.³⁵³ When the earlier house was demolished not even the sanitary fittings were retained. Old stables and a cow bail at the rear of the property were also demolished. The MMBW House Cover No 30275 contains a floor plan of an earlier demolished house and later 1936 residence.

The new residence set well back on the block had a large tennis court near the site of the old stables.³⁵⁴ An illustration of the new house, a perspective sketch, appeared in a contemporary journal.³⁵⁵

The house, with straight tree-lined drive leading directly to the entrance, has a large two storey facade with Georgian revival details and an attic storey. Built in exposed orange brick rather than the rendered finish often associated with this style, the

350. City of Prahran Rate Book 1935-36, Toorak Ward No.1929.

351. MMBW House Cover No.30275.

352. Miles Lewis, *Australian Architectural Index*.

353. MMBW House Cover No.30275.

354. MMBW House Cover No.30275.

355. *R/VAJ*, Nov. 1936 p.168.

facade is similar to that of the residence designed by Robert Bell Hamilton in the early 1930s for Major and Mrs Landale of Toorak.³⁵⁶ Semicircular steps are another Georgian motif that appear in the MMBW plan.

In 1939 the property passed into the hands of Hilda Mabel Stevenson³⁵⁷ who owned it still in the early 1950s.³⁵⁸

Significance

This 1936 brick residence with its tree-lined drive has state significance as an example of the substantial, (often architect-designed) homes constructed on large allotments for affluent Toorak residents during the inter-war period. Built in the Georgian revival style, it is a fine example of the domestic work of the architects Hughes and Orme.

Sources

City of Prahran Rate Books, Toorak Ward.

Cuffley, P., *Australian Houses of the '20s and '30s*, Five Mile Press, Melbourne, 1989.

Lewis, Miles, *Australian Architectural Index*, Univ. of Melbourne, 1990.

MMBW House Cover No.30275.

Analysis & Recommendations

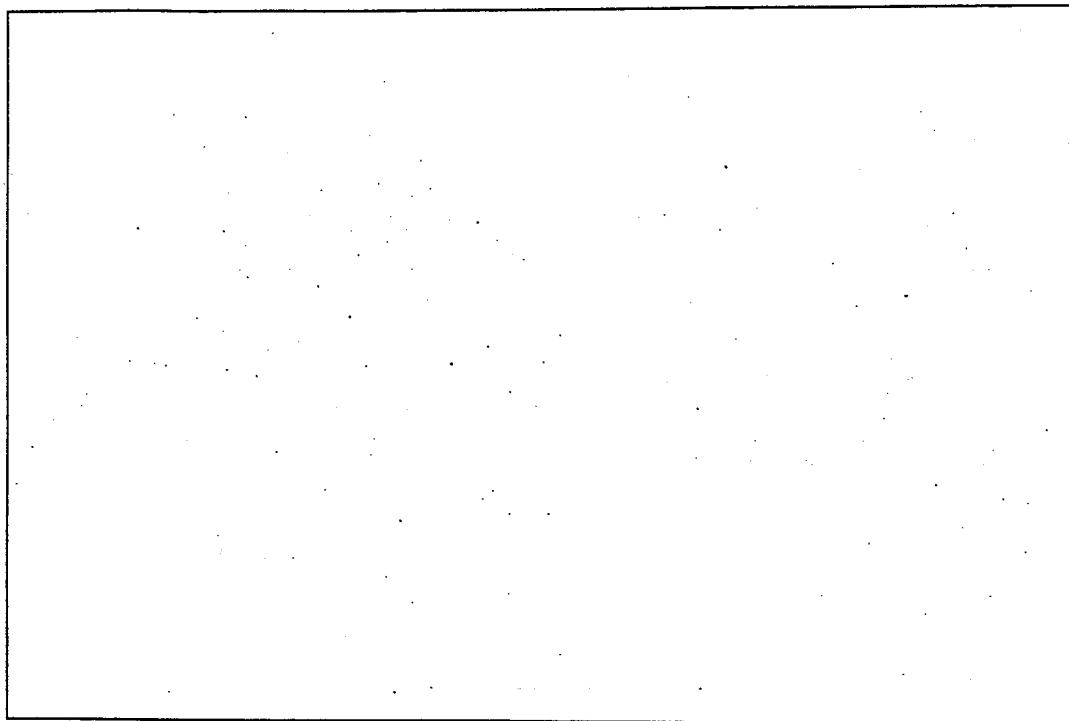
It is recommended that this property be retained at A1 level.

356. Cuffley, p.87.

357. City of Prahran Rate Book 1939-40, Toorak Ward No.2246.

358. City of Prahran Rate Book 1950-51, Toorak Ward No.2516.

Kamillaroi, 45 St. Georges Road, Toorak



[No Photo - Property not visible from street.]

History and Description

Kamillaroi was built in 1909-11 for Clive Baillieu.³⁵⁹ The owner of this substantial residence, Richard Percy Clive Baillieu (1874-1941) was the brother of W. L. Baillieu and a partner with another brother, Edward Lloyd Baillieu, in the share broking firm E. L. & C. Baillieu.³⁶⁰ The designing architects were Butler and Bradshaw.³⁶¹ At this time the house was in the Arts and Crafts style with roughcast walls, tapered chimneys, sections of curved parapet and half timbered gables. It was much admired by contemporaries and appeared in Ure Smith's 1919 publication, *Domestic Architecture in Australia*, and also in the 'Stately Homes of Toorak' series in the *Australian Home Builder*, of May 1924. The latter article featured a number of photographs of the property including its drive and entrance porch, garden walk and balcony and gable wing.³⁶²

A concrete garage with a workroom and chauffeur's quarters was added at the rear of the residence in about 1915.³⁶³ This was an important addition to a number of Toorak mansions at this time.

359. Contract drawing, Butler and Bradshaw, Kamillaroi for Clive Baillieu, 1909. Picture Collection, SLV.

360. *ADB*, Vol. 7, p.140.

361. MMBW House Cover No. 69657. Dated 1910.

362. *Australian Home Beautiful*, May 1924, pp. 33-35.

363. MMBW House Cover No. 69657.

The residence itself was substantially modified in 1926 to designs prepared by W. & R. Butler & Martin.³⁶⁴ Undated contract drawings by these architects have survived in the University of Melbourne Architectural Drawing Collection held in the Latrobe Library.³⁶⁵ The alterations included the removal of the verandah and porches and several rooms.³⁶⁶ These alterations were significant both in terms of internal planning and appointments of the house and in terms of its external styling. A recent report explains the changes in these words:

'With reference to the latter, the substantial alterations and additions were typically plain roughcast on the ground floor to match the existing but were half timbered on the first floor. The overall effect was to change the appearance from a Voyseyan Arts and Crafts expression to a more literal Old English expression. This change was characteristic of an emergent tendency in domestic architecture in Melbourne towards the Old English as a favoured idiom, particularly in the more affluent suburbs such as Toorak'.³⁶⁷

The completed building was one of the most publicised to be shown at the Royal Victorian Institute of Architects' 1928 Exhibition of Domestic Architecture. In addition several views of the house and garden were featured in the review of this exhibition in the *Australian Home Beautiful* of May 1928.

Situated on a large triangular block behind a high paling fence and established garden, Kamillaroï is barely visible from the street. Its steep slate roof and half-timbered Medieval upper storey can be seen behind the trellised gate entrance. A serpentine driveway inlaid with tapestry brickwork terminates at the footpath in an octagonal design. The house exterior remains substantially intact to its late 1920s state. Its garden retains many elements from the original Butler layout, along with certain new terraces introduced in the mid-1920s.

The Kamillaroï garden was originally designed by Butler and Bradshaw in 1910. It demonstrated the integration of a manor-style house and picturesque garden, and showed the influence on Butler of Edwin Lutyens and the landscape gardener, Gertrude Jekyll.³⁶⁸ The existing garden has been judged as of State significance as one of the few mansion gardens surviving from the inter-war period, and for its associations with the Baillieu family.³⁶⁹

The architect, Walter Butler, who was in partnership with Ernest R. Bradshaw between 1907 and 1916, and with his nephew, Richard, after First World War, had great talent, which was widely recognised throughout his career. He numbered many wealthy pastoralists and businessmen among his clients. He is associated with a number of important houses in Melbourne suburbs. These include two large Toorak residences in St. Georges Road, Kamillaroï and Edzell in 1917.³⁷⁰ He was one of a number of architects who favoured the Arts and Crafts approach in the years c1900-1915, whereas in the period after the Great War, Butler and his contemporaries

364. MMBW House Cover No. 69657.

365. Contract drawings, W & R Butler & Martin. Picture Collection, SLV.

366. Written submission on Kamillaroï by Mrs Mary Davies.

367. Bryce Raworth, 'Kamillaroï, 45 St. Georges Road'.

368. Bryce Raworth, 'Kamillaroï, 45 St. Georges Road'.

369. City of Prahran, *Significant Tree and Garden Study*.

370. *ADB*, Vol. 7, pp. 510-511.

moved steadily towards a more Old English period revival. This was particularly popular when designing the homes of the wealthy in such suburbs as Toorak. Other architects associated with the Old English revival included Philip Hudson, Eric Beedham, Arthur Plaisted and Cedric Ballantyne.³⁷¹

It has been commented that the shift from an Arts and Crafts influenced approach to design, which often attempted to develop an Australian idiom, was replaced by a fashion for Old English nostalgic architecture in the mid Twenties:

'The use of an external expression, drawing heavily from medieval precedents became a means of expressing the solidity and longevity of British traditions. Old English or Tudor styled houses were no longer seen as an experimental Australian architecture, but were instead associated with a profound Empire consciousness. This emphasis on Britishness was reinforced by literary discussions which described the buildings as Tudor, Old English or Elizabethan rather than just 'medieval'.'³⁷²

The changes to Kamillaroi could be interpreted as an illustration of this shift in styles and architectural symbolism, especially as the same architect was largely responsible for both designs. Marcus Martin, Butler's partner at the time of the second project, was not a protagonist of British architecture, tending in the 1920s to prefer bungalow and Spanish Mission styles.³⁷³

Significance

Kamillaroi is of state significance and has a prominent place within the surviving work of Walter Butler and also the broader context of the revival of Old English domestic architecture during the inter-war period, particularly in affluent suburbs like Toorak. It has state historical significance for its long association with the Baillieu family. Its picturesque garden setting, which may retain elements of the original plan, and is one of the few such gardens surviving from the inter-war period, contributes to the property's aesthetic significance.

Sources

Australian Dictionary of Biography, Vol. 7, p.140, (Entry for Baillieu); pp. 510-511 (Entry for Butler).

Australian Home Beautiful, May, 1928.

City of Prahran, *Significant Tree and Garden Study*, 1992.

Contract drawings, Butler and Bradshaw; W. & R. Butler & Martin. Picture Collection, State Library of Victoria.

Domestic Architecture in Australia: Special Number of Art in Australia, Sydney Ure Smith, Bertram Stevens and Hardy Wilson (eds.), Sydney 1919.

MMBW House Cover No. 69657.

371. Bryce Raworth, 'A Question of Style - Inter War Domestic Architecture in Melbourne', 1993.

372. Raworth, 1992.

373. Raworth, B., 'Marcus Martin: a survey of his life and work'.

National Trust File No. 6454.

Rayworth, Bryce, 'Kamillaroi, 45 St. Georges Road', Nov. 1992, notes prepared on behalf of the City of Prahran.

Raworth, Bryce, 'A Question of Style - Inter-war Domestic Architecture in Melbourne', Master of Architecture Thesis, Department of Architecture, University of Melbourne, 1993.

Analysis & Recommendations

Further research confirmed the 1926 date of the extensions by Butler and Martin³⁷⁴. The significance of these extensions was confirmed in terms of an exploration of the Revival of Old English styles in the inter-war years, reflecting the political and social pluralism of the time.

It is recommended that this property be retained at A1 level.

374. MMBW House Cover No. 69657.

Glenleith 5 Towers Road, Toorak



History and Description

Glenleith, a nine-roomed brick residence, was built on Lot 10 in Towers Road in 1917-18 for Vernon L. Duckett, merchant.³⁷⁵ The architect Charles D'Ebro owned the adjacent Lot 9.³⁷⁶ Duckett was living at 5 Towers Road (described as a 10-roomed house) in the 1940s.³⁷⁷

The designing architect is Rodney Alsop, a well-known Melbourne architect who rose to prominence with the firm Klingender & Alsop (1906-1920), and who was commissioned to design houses for wealthy residents of suburbs such as Toorak, Kew and Malvern.³⁷⁸ Alsop's domestic work in the Craftsman Bungalow and Old English idioms reflects the degree of stylistic diversity in interwar architecture. This has been interpreted as an expression of pluralism in post-war political and social culture.³⁷⁹

The debt to the Craftsman type bungalow is evident in Alsop's earlier houses such as Edrington, Berwick (1908) and Mowallock (1909), Beaufort, and also in smaller houses at 2 and 4 Stonnington Place, Malvern, built between 1913 and 1916 with typical features including flat eaved dormer lit attic, massive chimneys, different wall textures and generous use of wood internally and externally.³⁸⁰ Alsop, a member of

375. Prahran Rate Book 1917-18 Toorak Ward, No. 1658.

376. Prahran Rate Book 1917-18 Toorak Ward, No. 1657.

377. Prahran Rate Book 1940-41 Toorak Ward, No. 2209.

378. D. Alsop, pp.7-15.

379. B. Raworth, p.2.

380. D. Alsop; J. Clare, pp.42-43.

the Arts & Crafts Society, often furnished his own houses with articles designed by the architect, such as corner cupboards and beaten copper fire hoods.³⁸¹

Alsop appears to have moved away from the Craftsman idiom to an emphasis on the Old English design, around the beginning of the First World War. Houses such as Greenknowe (formerly Brie Brie), St Georges Road, Toorak (1914) and Crumpford, corner of Stonnington Place and Denham Place, Toorak (1916), exemplify this transition and Glenleith has been ranked highly among Alsop's work in the English Cottage genre.³⁸²

In many ways Glenleith is similar to number 6 Stonnington Place, (now demolished), with its dramatic roof pitch, roughcast rendered walls and arrangement of elements.

Set on a sloping site, this large residence has the picturesque form of large English Cottage houses. Features such as the steep slate roof with half-timbered gable ends, the grouping of lead light casement windows, massive chimneys and arched porch are typical architectural features associated with this style. A later landscape feature is the polychrome brick paving in the return driveway.

Alsop's houses, designed in the Old English style, are considered, with those of Harold Desbrowe-Anneer, to be among the best examples of that stylistic influence in Victoria.

'These houses, notable in terms of their relatively advanced and open internal planning, have been interpreted as a bold and creative attempt to generate a distinctive modern Australian idiom, but their expression is more clearly related to ... [a] fascination with Ruskin and the English Arts & Crafts movement'.³⁸³

The house remains in the ownership of the original family, the Ducketts, and is important for this long and continuous association.

Significance

This large residence is of state significance on architectural grounds as an intact example of the domestic work of the prolific Victorian architect Rodney Alsop whose domestic work in Victoria, and particularly in Melbourne's wealthier suburbs in the first two decades of this century, is important in demonstrating the degree of stylistic diversity in inter-war architecture. This house is an excellent and very intact example of Alsop's work in the English Cottage style. The building has research value and has historical significance for its continuing association with the original family ownership.

Sources

Alsop, D. (n.d.), *Rodney Alsop 1866-1933*.

City of Prahran Rate Books, Toorak Ward.

City of Prahran Valuers records, Toorak Ward.

381. Raworth, p.26.

382. D. Alsop, *pers. comm.*, 1993.

383. Raworth, p.96.

Clare, J., *The Post-Federation house in Melbourne*, Research report, Faculty of Architecture & Planning, University of Melbourne, 1984.

Lewis, M., *Australian Architectural Index*, University of Melbourne, 1990.

Raworth, B., *A Question of Style: Inter-war domestic Architecture in Melbourne*, Master of Architecture Thesis, Department of Architecture & Building, University of Melbourne, 1993.

Analysis & Recommendations

It is recommended that this building be retained at A1 level.

Context Pty Ltd

Volume 3 of 4

Conservation Review

City of Prahran

Vol 3: Urban Conservation Areas

December 1993

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Introduction

Content of this report

This volume includes the review of Urban Conservation Areas (UC1 Areas) contained in Amendment L24.

For each Urban Conservation Area there is a description of the extent of the Area as exhibited, a brief history, description, list of key heritage characteristics, analysis of the Area, a concise statement of significance, a list of sources to consult for further information and recommendations to the City of Prahran regarding each Area.

A summary of the study methods, recommendations and a full bibliography may be found in Volume 1.

Supporting documentary material is held in City of Prahran Council files. This includes rate book searches, Registrar-General's Office and Titles Office searches, Melbourne Water (former MMBW) House Service Covers, extracts from journal articles, auction and subdivision plans, and copies of material held by the National Trust of Australia (Victoria), Historic Buildings Council and the Department of Planning & Development.

Urban Conservation Areas

Avoca and Caroline Streets Urban Conservation Area [Area 1.1]

Extent

The Avoca and Caroline Streets Urban Conservation Area includes much of Avoca Street, the eastern side of Caroline Street and a small section of the western side of Caroline Street between Shipley Street and North Hampton Street. Part of the southern boundary abuts the Toorak Road Urban Conservation Area which extends north along Avoca Street to include Lee Terrace. The Alexandra Avenue Urban Conservation Area, which contains extensive examples of flat development from the 1920s and 30s, adjoins the Avoca and Caroline Streets Urban Conservation Area along Domain Road.

History

This area has historical significance as one of the earliest in the City of Prahran to be sold in the first 1840 sale of Crown lands. Six South Yarra allotments between Punt Road and Chapel Street were among land sold at this time. These large allotments stretched from the Yarra River to Gardiner's Creek (now Toorak) Road.¹

At an early date a few houses were constructed in the South Yarra area on elevated sites with river frontages, north of the future alignment of Domain Road. One was Yarra Bank, the home from 1843 of Major Alexander Davidson, who purchased Lot 1 (bounded by Punt Road and present-day Caroline Street) from Crown Grantee, R. H. Browne.² In 1870, this property contained a residence and 12 acres of garden,

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1. George Tibbits, *History of Prahran*, p.26. Map shows the area in June 1840
 2. RGO Search 320.

orchard and vineyard.³ Yarra Bank no longer exists but another very early house, Avoca, built on Lot 2, remains in Avoca Street. It was the home from about 1848 of William Montgomery Bell, a wealthy merchant.⁴

Subdivision of these six early properties in the 1850s created housing allotments between Domain and Toorak Roads, leaving the earlier homes on large sites close to the river. These subdivisions featured wide streets and large allotments reflecting the affluence of the area. This was in contrast to the smaller residential allotments south of Toorak Road. Caroline Street was created as a result of Major Davidson's 1853 subdivision of Lot 1 and was named after his daughter.⁵ Avoca Street was named after the Bell property.⁶

Some of South Yarra's earliest remaining houses were built in the 1850s in Caroline, Avoca, Murphy and Darling (earlier Prahran) Streets. Kearney's 1855 map shows at least portions of these homes. Notable South Yarra houses such as Richmond House (56 Avoca Street), Caroline House (75 Caroline Street) and 83 Caroline Street retain substantial sections from the 1850s.⁷

The area south of Domain Road was developed intensely in the 1860s and 1870s. By the 1890s there were clusters of domestic residences spread along the side streets with commercial premises along Toorak Road. There were both detached villas in garden settings and terrace housing in parts of Caroline and Avoca Streets.⁸

More recently, many of the older houses closer to Toorak Road have been replaced with modern flats in the 1950s and 1960s. However, this area is remarkable still for the number of architecturally and historically important early houses remaining from the early and late Victorian period, including detached houses and terrace housing. As well, there is some significant Edwardian and inter-war housing, similar in form and scale to the earlier developments.

Description

In Avoca Street, a series of detached two storey Victorian villas remain on the crest of the hill. Some of these remain substantially intact. There are newer developments of a similar form and scale in this locality which predominantly date from the inter-war and post-war years. This continuity of form assists in creating the special character of this locality.

The lower section of Avoca Street towards Toorak Road has been substantially redeveloped for flats and housing dating from the post-war period.

Avoca Street lacks a unifying planting scheme having a mix of Ash, Elm and Brush Box trees, with some small Prunus as well. The street layout has been slightly altered with the building of a school crossing. The retention of sawn bluestone curb and guttering is a feature and one property retains a bluestone entry drive (No. 60 Avoca).

3. Betty Malone. *The North-West Corner*.

4. George Tibbits, *History of Prahran*, p.36

5. RGO Search 320.

6. Betty Malone. *The North-West Corner*.

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

8. MMBW 1895 drainage plan

The vista north along Avoca Street from this grouping of Victorian houses is terminated by a grouping of inter-war buildings within the Alexandra Avenue Urban Conservation Area.

Caroline Street is quite different in character to Avoca Street, being slightly narrower in width and containing a strong avenue of large Plane trees. Their interlacing branches form a canopy enclosing the street. The trees are planted within the roadway, also providing a different character to the grassy verges of Avoca Street. In Caroline Street the roadway remains asphalt but the footpath and curbs and channels have been replaced with recent concrete.

Architecturally the character of Caroline Street is created by a series of terraces, in attached groupings, including 92 and 94, 62 to 68 (rank A2). The other feature of this street are the early detached, or semi-detached houses such as those at 63 and 65, 75, 76 and 78. Several of these properties were built in or retain substantial sections from the 1850s.

Heritage characteristics

The key heritage characteristics of the Avoca and Caroline Streets Urban Conservation Area are:

- evidence of the early history of land subdivisions and development which is reflected in the street pattern and some remaining structures
- the consistent form and scale of groupings of buildings within the Area demonstrating aspects of nineteenth century residential styles
- the retention of traditional street materials in Avoca Street and along Domain Road
- the garden settings associated with many of the dwellings
- the magnificent avenue of Planes along Caroline Street.

Analysis

The extent of the area should be reduced to more accurately reflect the extent of the development remaining from the early to late nineteenth century. This would involve removing the properties south of the southern boundary of no. 36 Avoca Street.

The collection of buildings remaining in Avoca and Caroline Streets provides important historical evidence of the early and subsequent development patterns in the area.

Significance

Avoca and Caroline Street Urban Conservation Area has significance as one of the earliest parts of the City of Prahran to be sold, the pattern of the streets and some of the housing demonstrating the aspects of the area's development during the 1840s and 1850s. The earliest housing and subdivisions that created Avoca and Caroline Streets and this part of Domain Road are associated with some of the City of Prahran's earliest houses, owned and occupied by notable colonists. The subsequent development from the 1850s through to the inter-war years, saw the creation of a

precinct characterised by two storey detached villas, providing a remarkable display of changing architectural styles, while respecting the character that started to be established in the 1850s. On the lower slopes towards Toorak Road the recent flats have created a very different form and character.

The landform, the plantings in Caroline Street and the bluestone kerb and guttering in Avoca Street are important elements that contribute to the streetscape qualities of the Area as well as demonstrating historical aspects of the street design.

Sources

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

Malone, Betty *The North-West Corner*, 1987.

MMBW 1895 drainage plan.

RGO Search 320.

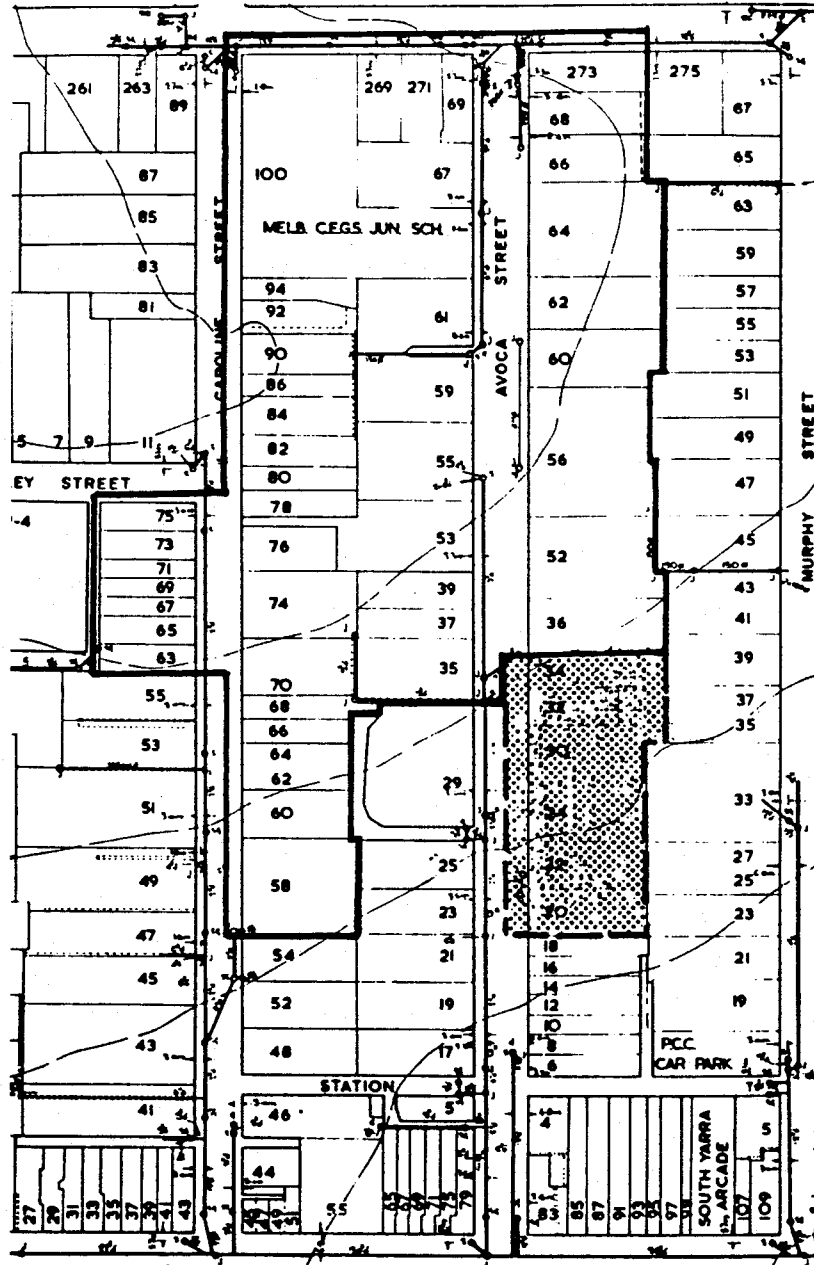
Tibbits, George, *History of Prahran*, p.26. Map shows the area in June 1840.

Recommendations

1. Adopt the UC1 Area as exhibited with the exclusion of the (six) properties to the south of the southern boundary of no. 36 Avoca Street.

Map

Avoca and Caroline Streets Urban Conservation Area [Area 1.1]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

Murphy Street Urban Conservation Area [Area 1.2]

Extent

This extension to the Alexandra Avenue Urban Conservation Area comprises three properties on the corner of Murphy Street and Domain Road.

History

Murphy Street was created by the subdivision of parts of two of the six allotments that once stretched between Punt Road and Chapel Street, with their northern boundary along the river and their southern boundary along Gardiner's Creek (now Toorak) Road.⁹

Murphy Street earned its name from John Robert Murphy, brewer and wine and spirits merchant, who purchased Lot 3 from the Crown Grantee, G. R. Griffith.¹⁰

The Alexandra Avenue which it adjoins, was substantially developed for flats during the 1920s and 30s. Alexandra Avenue was formed in 1903 and created in 1917 with the diversion of the road under the railway line, allowing the creation of the present boulevard. Land developers bought a large area between Punt Road and the railway line, with the southern boundary being Domain Road. From the first earlier maisonettes, Lawson became more adventurous after the depression and developed multi-storey flats influenced in their design by the Spanish Mission style and Hollywood. Lawson is also well known for his housing and tourism developments at Arthur's Seat, Dromana which is derived from similar design concepts.¹¹

Description

The Murphy Street Area comprises three properties - two in Domain Road and one in Murphy Street. The Domain Road properties are no. 279, a two storey late nineteenth century Edwardian house with intact timber fence and pittosporum hedge and its neighbour to the east no. 281, a two storey brick house dating probably from the late 1940s and reflecting the style of that time. In Murphy Street, no. 44 is the Mayfield Flats, a group of 15 flats designed in the English Domestic Revival style and sited within a delightful garden setting. The entry plantings include a large oak and two peppercorns flanking the driveway; the location of the driveway and possibly these peppercorns appear to be sited on the earlier property entry shown on the 1895 MMBW Drainage plan.

Analysis

This area could be considered in as either:

1. An Urban Conservation Area in its own right

This option cannot be justified in terms of the criteria used in the previous studies nor in this study.

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

10. Betty Malone, *The North-West Corner*.

11. Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, pp. 10-11.

2. An extension to the Alexandra Avenue Urban Conservation Area.

This group of buildings does not relate to the primary significance of the Alexandra Avenue Urban Conservation Area, that is its association with developers Howard Lawson and Reginald Biffen, and in particular Lawson. This area is also outside the land purchased by Lawson and Biffen. The building previously evaluated as the most significant within this group of three, 279 Domain Road a detached dwelling dating from the late nineteenth century and is unrelated to the dominant character of the Alexandra Avenue Urban Conservation Area.

3. A group of 3 individual buildings which should be individually assessed and protected to the extent warranted.

This appears to the present consultants to be the only feasible option.

This area is three individual buildings, two of obvious merit: No. 279 Domain Road, is ranked as A2, and the Mayfield Flats are of interest as an example of English Domestic Revival buildings located within an appropriate garden setting.

The third, No. 281 Domain Road, requires architectural assessment and further research to determine if it has any significance.

Sources

Malone, Betty, *The North-West Corner*, 1987.

MMBW 1895 drainage plan.

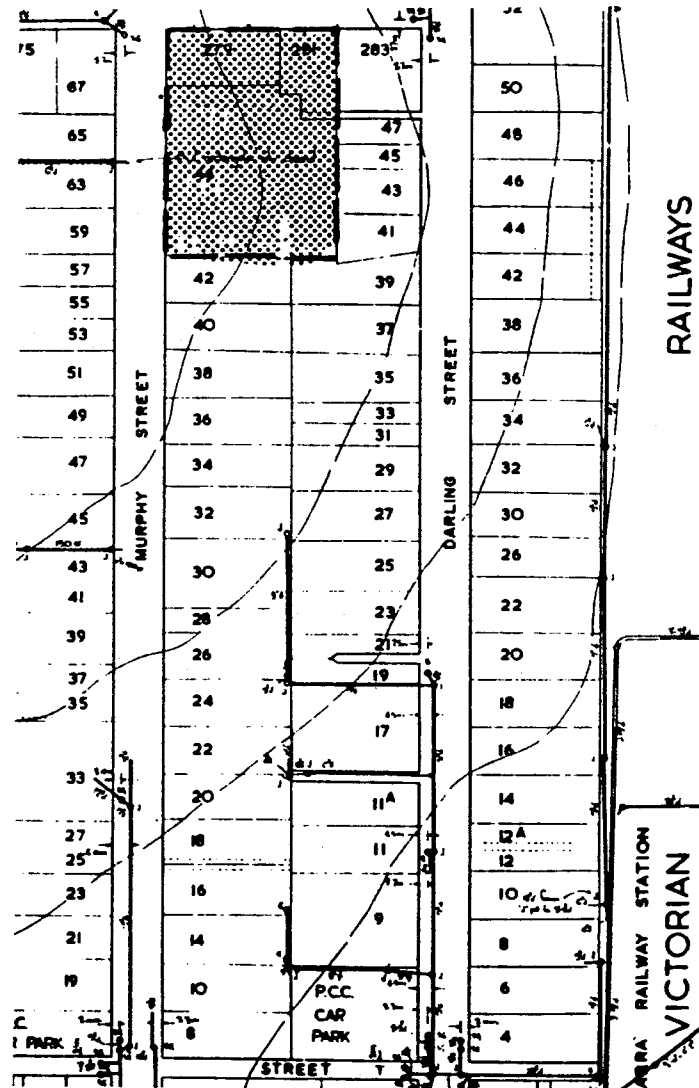
Tibbits, George, *History of Prahran*, p.26. Map shows the area in June 1840.

Recommendations

1. Do not proceed with the UC1 Area as exhibited.
2. Include Mayfield Flats and 279 Domain Road in a future review of individual places to assess those of sufficient significance for planning scheme protection.

Map

Murphy Street Urban Conservation Area [Area 1.2]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

Fawkner Street & Davis Avenue Urban Conservation Area [Area 2.1]

Extent

The Fawkner Street & Davis Avenue Urban Conservation Area includes a group of two storey shops and associated dwellings in Punt Road, both sides of Fawkner Street between Punt Road and Osborne Street, and a section of Davis Street from Fawkner Street to the intersection of Davis and Alexandra Streets. A short section on the southern side of Fawkner Street from the shop at No. 60 to 62 to Osborne Street is excluded.

History

One of the earliest subdivisions in the western section of the Prahran municipality south of Toorak Road was made in the area between Punt Road and Chapel Street. The three lots in this area were bought by Peter Davis who subdivided them and at first advertised them as smaller farm allotments. Some of these farm allotments were then subdivided for close residential development with narrow streets and small house lots. One of the areas which developed rapidly was around the corner of Punt Road and Toorak Road within the area now marked by Fawkner Street and Powell Street.¹²

By 1855, there were already some small streets, branching off from Punt Road. The flat terrain had proved suitable for providing cheap housing on small allotments. Many of the cottages built in this area came to be occupied by local artisans and their families.¹³ However, neither Fawkner Street nor Davis Avenue were shown on Kearney's 1855 map of the area.¹⁴

Later, in the 1880s, both streets were indicated on an 1885-86 map, but there is no suggestion of the distinctive design that now characterises Davis Avenue.¹⁵ The exact date of this design is unknown.¹⁶

An 1895 MMBW drainage plan shows the form of these streets as they are today. Both streets are among the widest in the locality with larger houses shown along Fawkner Street behind a group of shops in Punt Road. The dwellings lining the western side of the curved section of Davis Avenue (shown as Great Davis Street) feature paired houses at the north end and a group of detached houses at the south.¹⁷ A lodged plan dated May 1919 suggests that, at that time, at least some of the Victorian housing in that section of Davis Street had gone. This was presumably to make way for later housing. However, at least six detached brick houses with paling

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12. George Tibbits, *History of Prahran*, p.41
 13. Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, p.14.
 14. James Kearney. *Map of Melbourne and its Suburbs*, 1855.
 15. Sands & McDougall's Directory Map of Prahran. 1885-86.
 16. A search of Titles Office lodged plans has failed to provide an answer
 17. MMBW 1895 drainage plan.

side fences are shown as remaining.¹⁸ No earlier lodged plan of the area has been found, despite an exhaustive search at the Titles Office Plan Room.

Today, Fawkner Street and Davis Avenue are still important within the locality as wider streets containing more substantial detached houses than in the narrower streets closer to Commercial Road. The group of shops in Punt Road at the entrance to Fawkner Street, the number of single storey Victorian houses in the Fawkner Street/Davis Avenue area, and the tree-lined curves of Davis Avenue give this locality a distinctive character.

Description

The area is distinguished by the street layout pattern, in particular Davis Avenue which curves northwards from Fawkner Street towards Toorak Road. The form of Davis Avenue, shown as Great Davis Street on the 1895 MMBW Plan suggests that the street was subdivided in at least two sections.

The area is predominantly semi-detached terraces or small detached villas with narrow side boundaries to their neighbours. The majority of the buildings are in brick with some rendered and many recently painted. The house on the corner of Davis Avenue and Fawkner Street at No. 2 Davis Street, is a key focal point within the Area. It is set on an unusually shaped block, and its form and the layout of the buildings on the site reflect the form of the allotment.

Davis Street contains medium-large Plane trees set into the road reserve on both sides of the street. They provide a partial canopy across the street, creating a distinctive character and emphasising the curve of the street. Plane trees have been recently planted as a parallel avenue within the footpath of Fawkner Street.

High front fences, many in brick, are becoming an unfortunate characteristic of the area. Given the closeness of the houses to the street, the high fences restrict views of the dwellings and have an adverse impact on the quality of the streetscape.

The houses within the area are typical rather than outstanding in form, however collectively they represent an important element of the nineteenth century development of Prahran.

Heritage characteristics

The key characteristics of the Fawkner Street and Davis Avenue area are:

- the consistent scale, form and period of the buildings within the area creating a precinct characteristic of nineteenth century Prahran
- the street pattern, especially the curved alignment of Davis Avenue, which is unusual and reflects the history of the development of the locality
- the Plane trees in Davis Avenue which create a picturesque avenue.

18. Plan of Subdivision of Part of Crown Portion 37 Lodged Plan 7572

Analysis

Based on the fieldwork it is difficult to understand why the shop at no. 60 Fawkner Street has been excluded. It abuts the edge of the area and is listed on the individual list of significant buildings. Equally it is difficult to understand why the group of buildings from the shop along the southside of Fawkner Street to the attached terrace facing Osborne Street have also not been included. While most of the buildings in this section have been more altered, two date from the Edwardian rather than the Victorian period, and one is recent, nevertheless this section forms a logical part of the precinct. It is also one of the entrances to the precinct.

Further consideration should be given to adding these buildings to this UC Area. Priority should be given to either including the shop, or researching it so that it can be listed as a separate item.

Significance

The Fawkner Street and Davis Avenue Urban Conservation Area has significance for its unusual street layout and its grouping of small Victorian villas, terraces and shops which collectively represent an important aspect of the nineteenth century development of Prahran. The fine avenue of Planes along Davis Avenue contributes to the quality of this streetscape.

Sources

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

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

MMBW 1895 drainage plan.

Plan of Subdivision of Part of Crown Portion 37 Lodged Plan 7572.

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

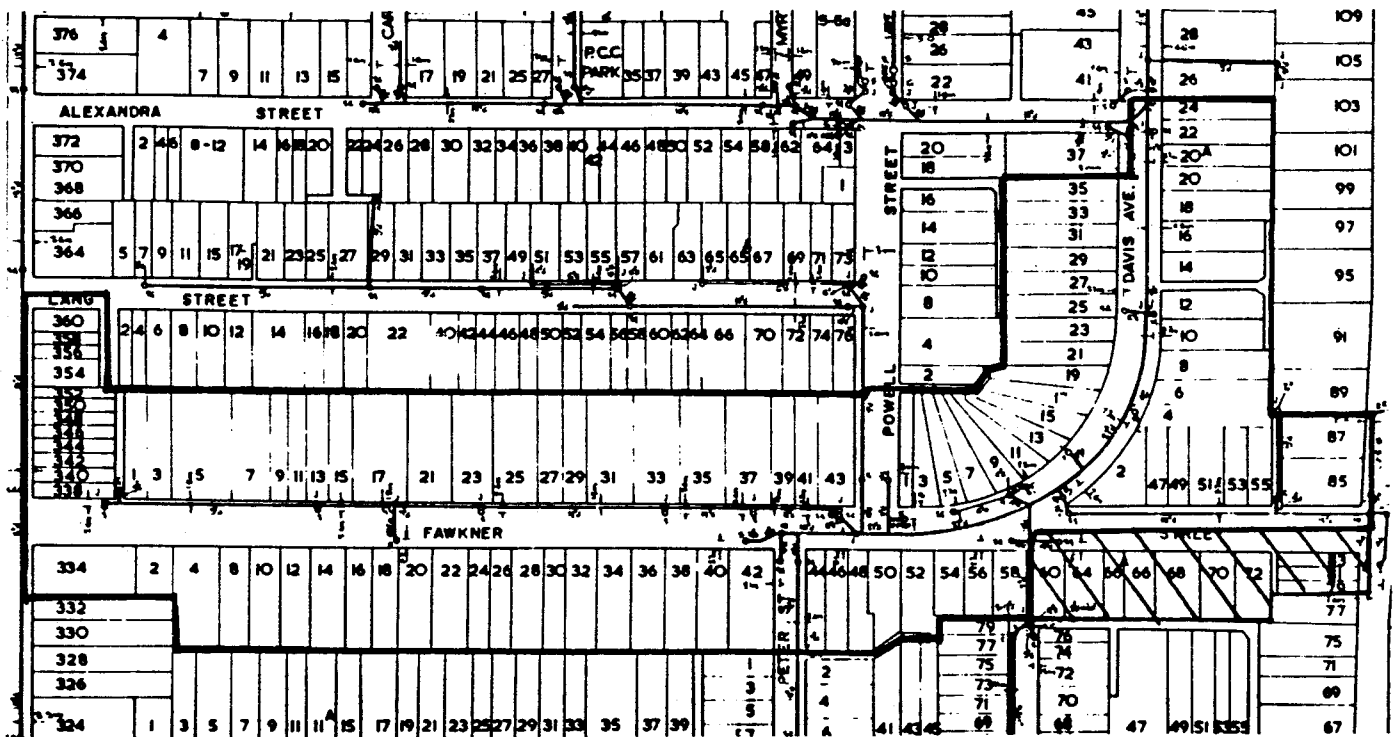
Tibbits, George *History of Prahran*.

Recommendations




1. Adopt the UC1 Area as exhibited.
2. Review the extent of the UC1 Area to consider including the properties on the south side of Fawkner Street between no. 60 and Osborne Street.

Map

Fawkner Street & Davis Avenue Urban Conservation Area [Area 2.1]



Legend

-  Recommended UC1 Area
-  Remove from UC1 Area proposed in Amendment L24
-  Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

Tyrone Street Urban Conservation Area [Area 2.2]

Extent

The Tyrone Street Urban Conservation Area includes both sides of Tyrone Street from Commercial Road to Argo Street, and includes the Braille Library in Commercial Road, an individually listed building.

History

Although this area formed part of one of the earliest subdivisions in the western section of the municipality of Prahran south of Toorak Road, it was developed considerably later than the area further north around the corner of Punt and Toorak Roads. Both areas were included in three lots purchased in 1850 by Peter Davis.¹⁹ The Davis subdivision of this flat terrain resulted in the sale of small allotments of cheap land, where small houses were built as the homes of local artisans and their families.²⁰

Kearney's 1855 map of the area showed close settlement already in the Punt and Toorak Roads area. However, little development was indicated in the area close to Commercial Road bounded by Argo and Balmoral Streets. Tyrone Street does not appear on this map.²¹

The exact date of the formation of Tyrone Street has not been discovered, but it was clearly marked on an 1885-86 map of the area.²² By the 1890s, an MMBW drainage plan shows a long row of houses (mostly paired at the north end) on the east side of Tyrone Street. This suggests a common owner and most probably a common builder.²³ In that year a row of four-roomed brick houses at 12-48 Tyrone Street was owned by Edward Bannon and occupied by butchers, gardeners, plasterers and labourers.²⁴ There is less development on the west side of the street, except at the south end where there are five small dwellings.

Today, the area still contains a sequence of relatively intact single fronted, single storey cottages, once common throughout the Prahran municipality.

Description

Tyrone Street Urban Conservation Area comprises a small street in Prahran which demonstrates many of the characteristics of working class housing. Along the east side of the street is a row of terraces comprising attached pairs. These allotments extend through to Hyland Street. On the west side is a more diverse range of cottages, all set closely together. Tyrone Street is slightly wider than the other streets in this locality.

19. George Tibbits, *History of Prahran* p.41.

20. Nigel Lewis & Associates *Prahran Character and Conservation Study* 1992, p.14.

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

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

23. MMBW 1895 drainage plan

24. Prahran rate books 1895-96, South Yarra Ward No. 5, 3772-3791. NAV £14.

Architecturally the small Victorian cottages and terraces in Tyrone Street are typical, rather than outstanding, in form and detailing. They represent housing of the late nineteenth century, and form an integral part of a small local area which in the past had its own corner shops and hotel (the Argo Inn). The consistency in form, scale and setback of these houses is the predominant characteristic of the Area.

Heritage characteristics

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

- the consistent form, scale, setback and period of the buildings
- the narrow street width, part of the street pattern of this locality, with the continuing use of asphalt and the retention of bluestone as traditional street construction materials
- the consistent and continuing residential use characteristic of a nineteenth century artisan housing area as the dominant land use
- the relationship of this area to a larger precinct which demonstrates the working class history of this part of the municipality.

Analysis

The extent of the area is not explicable from field survey nor the historical information available. The properties to either side of the northern entry to this section of Tyrone Street should be included. The character of the existing properties and any future developments on these sites will have an important influence on the significant characteristics of the Area. Secondly they are at least contributory buildings. At the southern end, the inclusion of the Braille Library is inexplicable as it does not appear to relate historically to the type of residential development in Tyrone Street, and it is an individually listed building.

Significance

The Tyrone Street Urban Conservation Area has significance for its retention of a sequence of relatively intact single fronted and single storey cottages, once common throughout Prahran. The form of development, including the street pattern, housing types and street materials, provides important evidence of Prahran's historical role as an area of artisan housing.

Sources

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

Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, p. 14.

MMBW 1895 drainage plan.

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

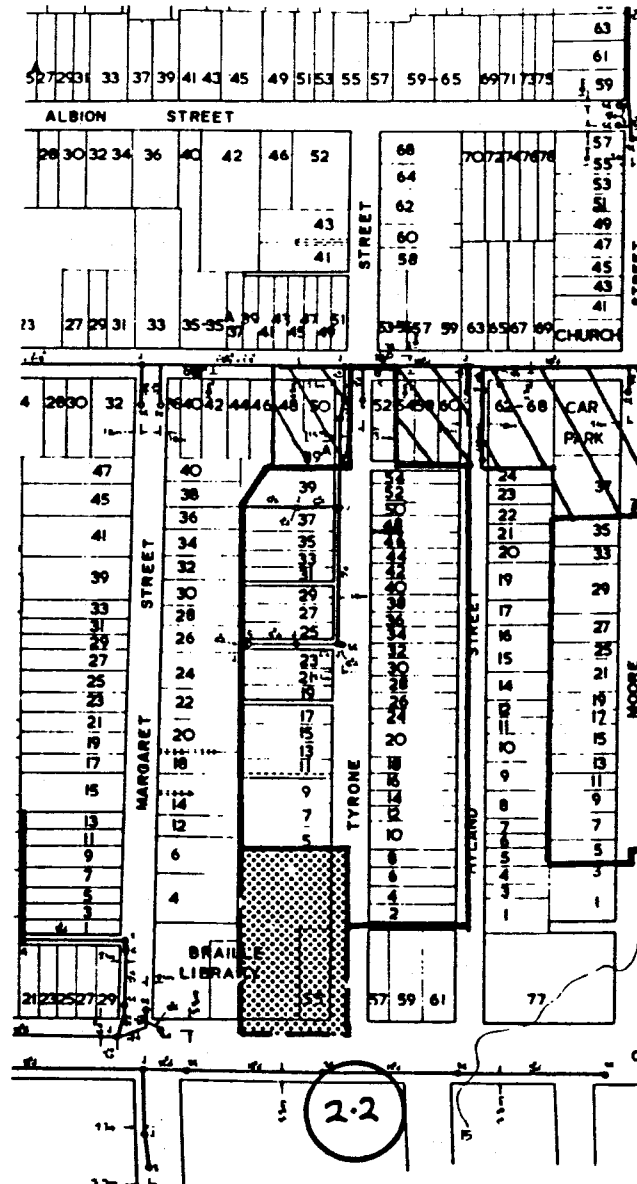
Tibbits, George, *History of Prahran* p.41.

Recommendations

1. Adopt the UC1 Area as exhibited with the exclusion of the Braille Library site.
2. Review the extent of the UC1 Area to consider the properties on Argo Street which form the northern entry to Tyrone Street.
3. Include the Argo Inn either in this Area or in the Moore and Hardy Streets Urban Conservation Area (2.3).

Map

Tyrone Street Urban Conservation Area [Area 2.2]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

Moore and Hardy Streets Urban Conservation Area

[Area 2.3]

Extent

The Moore and Hardy Streets Urban Conservation Area includes a section of Hardy Street and Moore Street between Commercial Road and Argo Street but not the frontages to either Commercial Road or Argo Street.

History

The history of this area is very similar to that of Tyrone Street, which also runs off Commercial Road. The Moore and Hardy Streets Area formed part of an early subdivision by Peter Davis in which this flat land was cut up into small cheap allotments on which small houses were built for local artisans and their families.²⁵ Like Tyrone Street, the Moore and Hardy Streets Area was developed considerably later than the area further north around the corner of Punt and Toorak Roads.²⁶

Kearney's 1855 map showed little development in the area close to Commercial Road bounded by Argo and Balmoral Streets. Moore Street does not appear on this map. However, Hardy Street or its predecessor, is shown with several buildings on the western side, closer to Commercial Road. Argo Street is also shown as linking Punt Road and Chapel Street.²⁷

The date of the formation of Moore Street is unknown. It was not marked on an 1885-86 map of the area.²⁸ By 1895 Moore Street was shown on an MMBW drainage plan with cottages lining both sides of the street.²⁹

Today, both Moore and Hardy Streets still contain a sequence of relatively intact single fronted, single storey cottages, once typical of the Prahran municipality.

Description

The Moore and Hardy Streets Urban Conservation Area comprise detached or semi-detached cottages built of brick or timber and modest in scale and form. They predominantly date from the late nineteenth century, with some dating from the early years of the twentieth century. In character these two streets are narrow in width and retain bluestone kerb and guttering, asphalt paving and roadway, with no nature strip provided. While Hardy Street retains lower and more traditional fencing, Moore Street has high brick fencing which substantially detracts from the character of the streetscape.

25. George Tibbits, *History of Prahran*, p.41.

26. George Tibbits, *History of Prahran*, p.41.

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

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

29. MMBW 1895 drainage plan.

Heritage characteristics

The key heritage characteristics of the Moore and Hardy Streets Urban Conservation Area are:

- the evidence of the 1850s land subdivision provided by Hardy and Argo Streets
- the consistent form, scale, setback and period of the buildings characteristic of a nineteenth century artisan housing area (complemented by the nearby hotel and former corner shops)
- the continuity of residential uses as the predominant historical and present-day land use
- the narrow street widths, part of the street pattern of this locality, with the continuing use of asphalt and the retention of bluestone as traditional street construction materials
- the relationship of this area to a larger precinct which demonstrates the working class history of this part of the municipality.

Analysis

The extent of the area to the north does not make sense from the fieldwork. The area should be extended from Hardy Street to Argo Street and from Moore Street to Argo Street and to include the Argo Inn, a nineteenth century hotel with a more recent facade strongly reminiscent of Lawson's flats in the Alexandra Avenue Urban Conservation Area, his developments at Arthurs Seat and the Dromana Hotel. It is worth noting that both Urban Conservation Area 2.2 and Urban Conservation Area 2.3 include examples of houses altered by post-war migrants.

Significance

The Moore and Hardy Streets Urban Conservation Area has significance as an area demonstrating a pattern and sequence of development from the 1850s to the 1890s, and retaining a sequence of relatively intact single fronted, single storey cottages typical of nineteenth century artisan housing and once common throughout Prahran. The street pattern and materials demonstrate a continuity in the traditional use of asphalt and bluestone.

Sources

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

MMBW 1895 drainage plan.

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

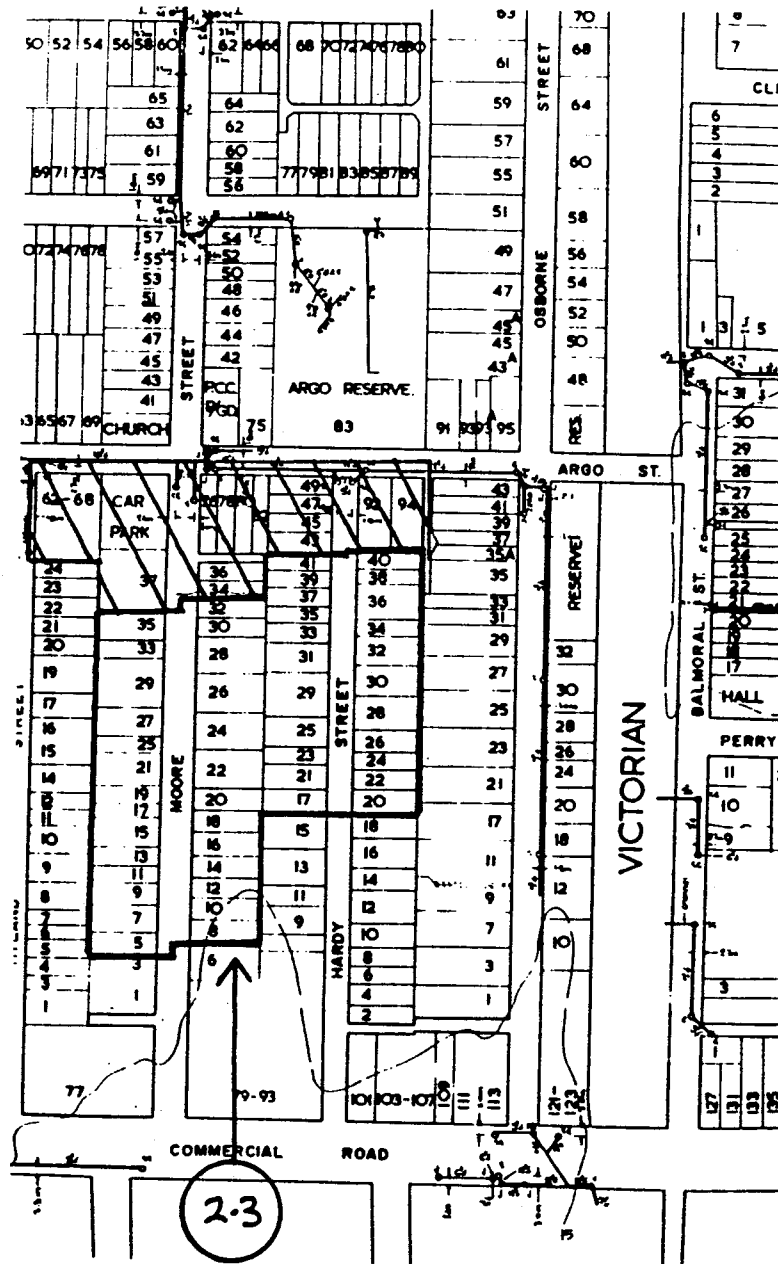
Tibbits, George, *History of Prahran* p.41.

Recommendations

1. Adopt the UC1 Area as exhibited.
2. Review the extent of the UC1 Area to consider:
 - . including the properties fronting Argo Street between a line extending north from the eastern boundary of the UC1 Area and the west to include the Argo Inn.
 - . the relationship between UC1 (2.2) and this Area.
 - . the value of including the southern section of Hardy Street which also contains similar housing stock, although generally more altered.

Map

Moore and Hardy Streets Urban Conservation Area [Area 2.3]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

Chapel Street Urban Conservation Area [Area 2.4] - Extension to include 53 Barry Street

Extent

Single building, 53 Barry Street, as extension to Chapel Street Urban Conservation Area.

History

The earliest history of the two-storeyed brick building at 53 Barry Street is linked with that of the adjacent row of brick cottages. All this land on the north side of Barry Street was originally part of Peter Davis' extensive South Yarra property comprising Crown Portions 36, 37 and 38.³⁰ By 1872, Charles James Cottrell, a Chapel Street accountant, owned this land which included a Chapel Street corner block.³¹ However, he didn't develop it until the early 1880s.

Cottrell's 1881 subdivision created a laneway running beside the 53 Barry Street site and another at the rear of eight building allotments. These laneways separated the allotments from the Chapel Street block, which Cottrell retained.³² The new allotments were all purchased in 1881 and rated as vacant land in that year. Walter Evans owned the site of no. 53.³³ The following year, three six-roomed brick cottages had been built for one of the purchasers, Arthur Hobday, who owned the lot next to Evans. Constructed as investments, the new houses were occupied by Paulo Dattari (architect), William Wright and Maurice Brodzky (journalist).³⁴ Brodzky founded the Victorian journal Table Talk, in 1885 which became notorious, uncovering many of the land scandals of the boom years.³⁵ Walter Evans' Barry Street allotment and Cottrell's Chapel Street block were recorded still as vacant land.³⁶

The first building on 53 Barry Street dates from the middle-1880s when brick buildings began to be recorded on Evans' land. A pair of brick houses were listed next to the Hobday properties, shown adjacent to Evans' land in the Cottrell Subdivisional Plan.³⁷ However, it is possible that by this date Evans had sold off some of the land he purchased from Cottrell.³⁸

Certainly, by 1895, the building at no. 53 and adjacent brick cottages at 41-51 Barry Street are shown on an MMBW drainage plan. By this time, no. 53 faced Barry Street and had a large verandah at the rear and substantial stables onto a right-of-way separating it from no. 51. The South Yarra Ward Rate Book of that year listed a

30. RGO Subdivisional Plans

31. Title Vol. 542, fol. 208.

32. Cottrell Subdivisional Plan, 23 March 1881 in Title Vol. 542, fol. 208 Shows names of purchasers.

33. Prahran Rate Book 1881, Vol. 1, Nos. 1207-1210.

34. Prahran Rate Book 1882-83, Vol. 1, Nos. 1396-1398.

35. M. Cannon, *The Land Boomers*, pp. 55-60.

36. Prahran Rate Book 1882-83, Vol. 1, Nos. 1399-1400.

37. Prahran Rate Book 1884-85, Nos. 1560, 1561; Title Vol. 542. Fol. 208.

38. Title vol. 1259 Fol. 251700 needs to be searched.

brick and wood workshop on the site of no. 53 associated with Robert and John Linay, carpenters.³⁹ The MMBW House Cover drawing suggests the facade was brick and the rear timber.

MMBW records show substantial changes carried out to no. 53 between 1902 and 1907. In 1902, when Robert and John Linay were listed as owners, the two stables at the rear were regraded and the manure pit made watertight.⁴⁰ A new owner, A. Preece of Chapel Street, was responsible for extensions or more probably the complete rebuilding of the main building into the present two storey shop between 1903 and 1905, and the removal of the rear verandah, stables and manure pit. Other changes were the reduction in the size of the right-of-way on the west side.⁴¹ Only internal changes appear to have been made between 1907 and 1971.⁴²

Based on the available historical evidence, the present building is considered to date from 1903, and to have replaced the earlier workshop of carpenters R. and J. Linay.

Today, 43-51 Barry Street are described as six-roomed brick houses and no. 53 as a two-storeyed, eight-roomed brick house on land 28 x 127.⁴³ They have survived as a group of buildings associated with Cottrell's 1881 subdivision, and so have common links with the nineteenth century history of this area behind the Chapel Street commercial centre.

Description

This building at 53 Barry Street is a two storey shop and residence on the corner of a bluestone laneway that extends behind the shops fronting Chapel Street. The building is angled to the laneway corner. It is built in tuckpointed brickwork, with contrasting bands as string courses and window heads at both ground and first floor levels. The parapet has a pediment over the offset corner and over the centre of the main facade. Only some of the decorative mouldings remain.

There are two window openings on the ground floor. A timber shop window remains, set on the angle to the corner with the highlight windows painted over. This may have once been the entry. Another opening, a pair of windows, has elaborate columns on the architraves to the side and between the pair.

Analysis

As is revealed in the history, the building would be best considered as part of a group with the adjoining terraces which date from the same development phase. These small houses - five terraces and a detached brick cottage - are located to the west of 53 Barry Street. They are all single storey and regrettably the terraces are all painted. However, three of the terraces in the centre of the group, nos. 41, 43 and 45, have bay windows, an unusual elaboration. Another similar terrace occurs in Palermo Street.

39. Prahran Rate Book 1895-96, South Yarra Ward No, 2561.

40. MMBW House Cover No. 15498.

41. MMBW House Cover No. 15498.

42. MMBW House Cover No. 15498.

43. City of Prahran Valuers Records. Book S. Y. 14.

Heritage characteristics

The Chapel Street Urban Conservation Area is described in detail in the *Prahran Character and Conservation Study 1992*.

Significance

The significance of the Chapel Street Urban Conservation Area is described in the *Prahran Character and Conservation Study 1992*.

Sources

Cannon, M., *The Land Boomers*, pp. 55-60.

Cottrell Subdivisional Plan, 23 March 1881 in Title Vol. 542, fol. 208 Shows names of purchasers

City of Prahran Rate Books 1881, Vol. 1, Nos. 1207-1210; 1882-83, Vol. 1, Nos. 1396-1398; 1399-1400; 1884-85, Nos. 1560, 1561; 1885-86, Vol. 1, Nos. 1670, 1671; 1895-96, South Yarra Ward, Nos. 2558-2562.

City of Prahran Valuers Records. Book S. Y. 14.

RGO Subdivisional Plans.

Title Vol. 542, Fol. 208.

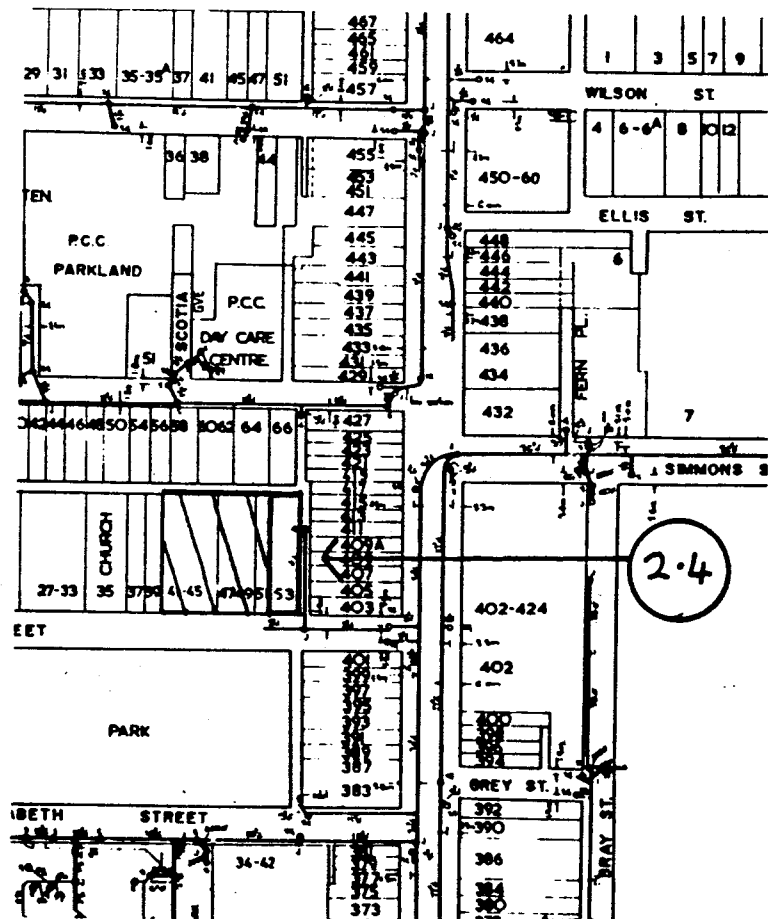
MMBW House Cover No. 15498.

Recommendations

1. Adopt the UC1 Area as an extension to the Chapel Street Urban Conservation Area.
2. Seek a future extension to the UC1 Area to include the terrace and cottage located to the west of 53 Barry Street.

Map

Chapel Street Urban Conservation Area [Area 2.4] - Extension to include 53 Barry Street



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

Donald Street Urban Conservation Area [Area 3.1]

Extent

The Donald Street Urban Conservation Area extends from High Street along both east and west sides of Donald Street and abuts the Greville Street Urban Conservation Area to the north.

History

The land which now forms this precinct was once part of a large area surveyed as an Aboriginal mission station. In 1837 after Robert Hoddle surveyed the area, an Aboriginal Reserve was marked out from Punt Road to Williams Road and from the line of High Street to the Yarra River.⁴⁴

Because of the swampy nature of much of this land south of Toorak Road between Commercial Road and High Street, many lots (including those in the Donald Street area) were not sold until the later 1850 land sales. More desirable allotments north of Toorak Road were sold in the first 1840 sales of Crown land.⁴⁵

The area south of Toorak Road, where Donald Street is located, was where commercial development occurred along the main roads. Behind this development, however, there were narrow streets divided into small building lots on which one and two-roomed cottages were built last century. These cottages became the homes of labourers, brick workers, butchers, carpenters and others employed in the service industries established in Prahran to meet the needs of more affluent families in Toorak, South Yarra and Armadale.⁴⁶

Greville Street (formed in 1852) and Charles Street, two of Prahran's smaller streets, were already lined with small shops and modest houses in Kearney's 1855 map. There was little development at this time in the Donald Street area.⁴⁷

However, by the 1880s, after the formation of the railway cutting in Greville Street and the arrival of the railway line from Melbourne, more development took place in the area. Other small north-south streets between Commercial Road and High Street, Alfred, Donald and Perth Streets were marked on an 1885-86 map.⁴⁸ By the 1890s, Donald Street was lined on either side with single houses, semi-detached houses, and rows of cottages, all on relatively narrow allotments.⁴⁹

The relatively intact streetscape along Donald Street between Greville Street and High Street, which remains today, is comprised of single storey Victorian era detached houses mainly from the late nineteenth century. These houses on their

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- 44. George Tibbits. *History of Prahran*, pp.22, 27. Map on p.27 shows Aboriginal Mission Station Reserve c1839-40.
 - 45. George Tibbits. *History of Prahran*. pp. 26-29. Maps showing sequence of land sales from 1840 to 1850
 - 46. Betty Malone. Introduction in Sally Wilde, *History of Prahran 1925-1990*, p.x.
 - 47. James Kearney. *Map of Melbourne and its Suburbs*, 1855.
 - 48. Sands and McDougall's *Directory Map of Prahran*, 1885-86.
 - 49. MMBW 1895 drainage plan.

narrow allotments are powerful reminders of Prahran's early history when such modest dwellings were typical of this area.

Description

Donald Street comprises an interesting array of smaller Victorian villas, some detached and some in small groups of attached houses. The detached houses have very narrow side boundaries. All of the houses are set well back from the street in relation to their overall size and the size of the allotment. Most of the buildings are in brick, either face brick with bi-chromatic or polychromatic brickwork, or are rendered with moulded detailing. Most have a verandah across the front facade with ornate cast iron lacework. Typically the valence of lacework is enclosed by a timber member and the brackets sit below between the chamfered posts and the timber member.

The street itself is gently sloping downhill to the north. Asphalt remains as the paving and roadway material but the kerb and guttering have been replaced, many years ago, with concrete pre-cast kerb and guttering. Bluestone guttering may, in fact, remain but is not presently visible due to high water levels. The street trees are predominantly Ash and Melaleucas with some Prunus and other species. These appear to date from the post-World War 2 period and are now a medium size, starting to make a contribution towards the streetscape.

Heritage characteristics

The heritage characteristics of the Donald Street Urban Conservation Area are:

- the evidence of modest nineteenth century housing, remarkably consistent and distinctive in character, suggesting a precinct designed for an emerging class who could afford better housing than that found in the more densely settled streets nearby
- the consistent form, scale, materials and deep setback of the predominantly Victorian era housing along the street
- the architectural quality and intact detailing on many of the houses
- the consistent and continuing residential use
- the developing contribution of the street tree plantings to the streetscape
- its relationship to Greville Street and the slightly larger dwellings there.

Analysis

This precinct is of a particular and unusual quality and should certainly remain an urban conservation area. Its relationship to Greville Street needs to be further analysed in terms of the form of the development and historical research into this aspect would be a valuable future research task.

Significance

The Donald Street Urban Conservation Area has significance as a precinct exhibiting an unusual and distinctive character derived primarily from the architectural quality and consistency in form, materials and set backs of the small single storey Victorian villas and attached houses that line both sides of Donald Street.

Sources

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

MMBW 1895 drainage plan.

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

Tibbits, George, *History of Prahran*, p.26-29. Map p.27 shows Aboriginal Mission Station Reserve c1839-1840; Maps showing sequence of land sales from 1840-1850.

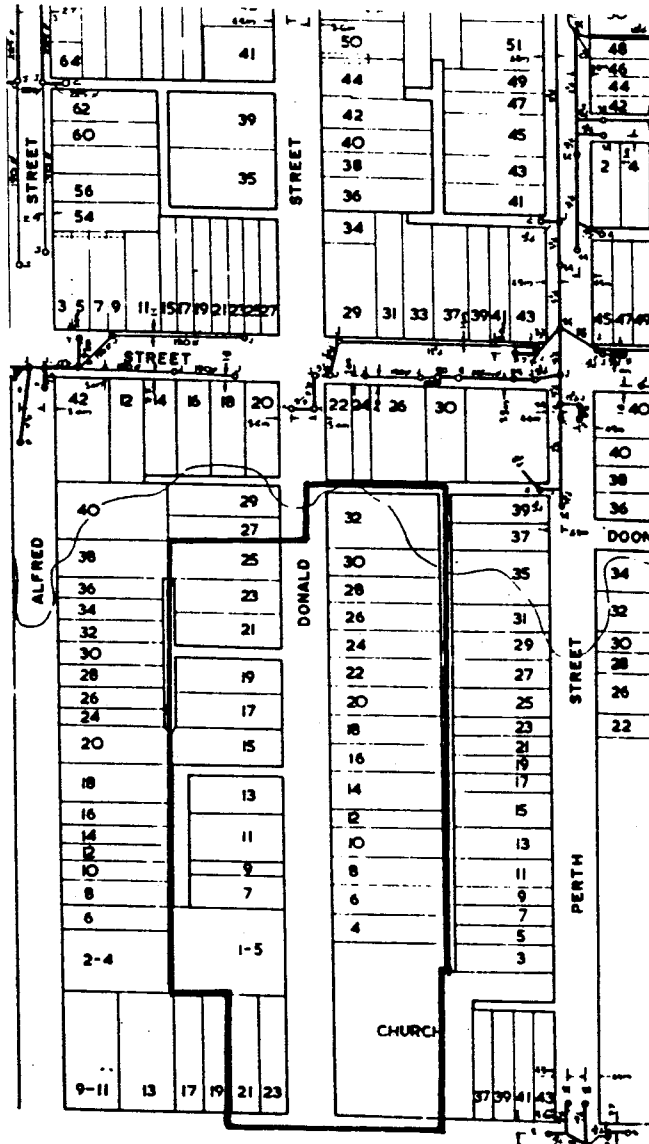
Wilde, Sally, *History of Prahran 1925-1990*, 1993.

Recommendations

1. Adopt the exhibited UC1 Area.
2. Encourage future research into the development and history of the area and its relationship to Greville Street.

Map

Donald Street Urban Conservation Area [Area 3.1]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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, asymmetrical 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.

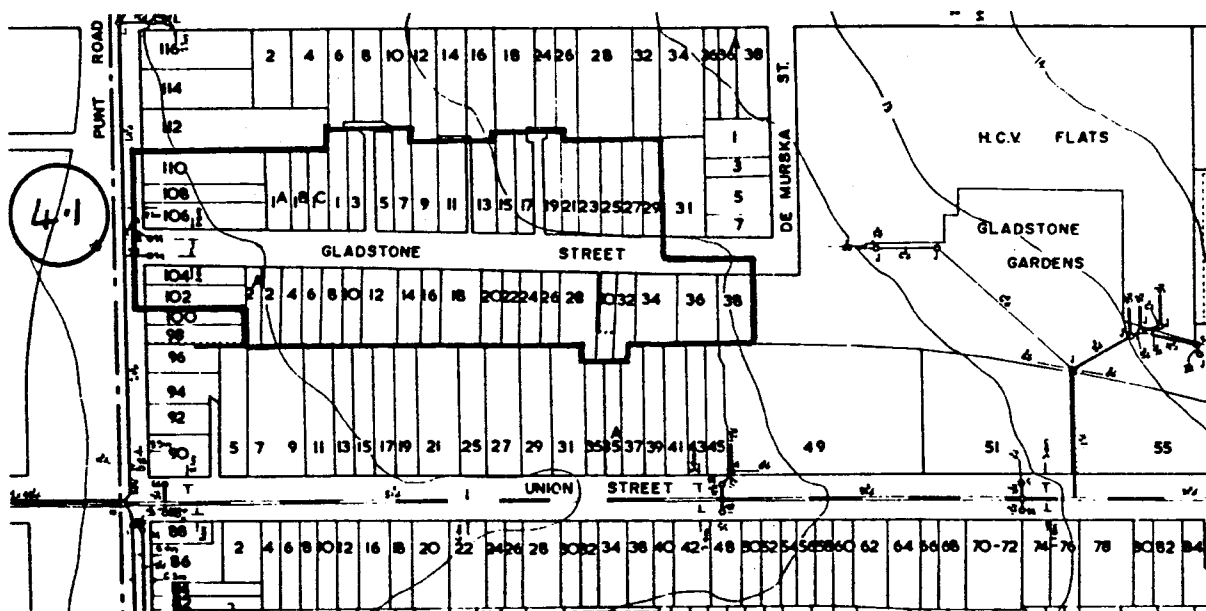
Wilde, Sally, *History of Prahran 1925-1990*, pp. 77-78.

Recommendations

1. Adopt UC1 Area as exhibited.

Map

Gladstone Street Urban Conservation Area [Area 4.1]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.

58. 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.

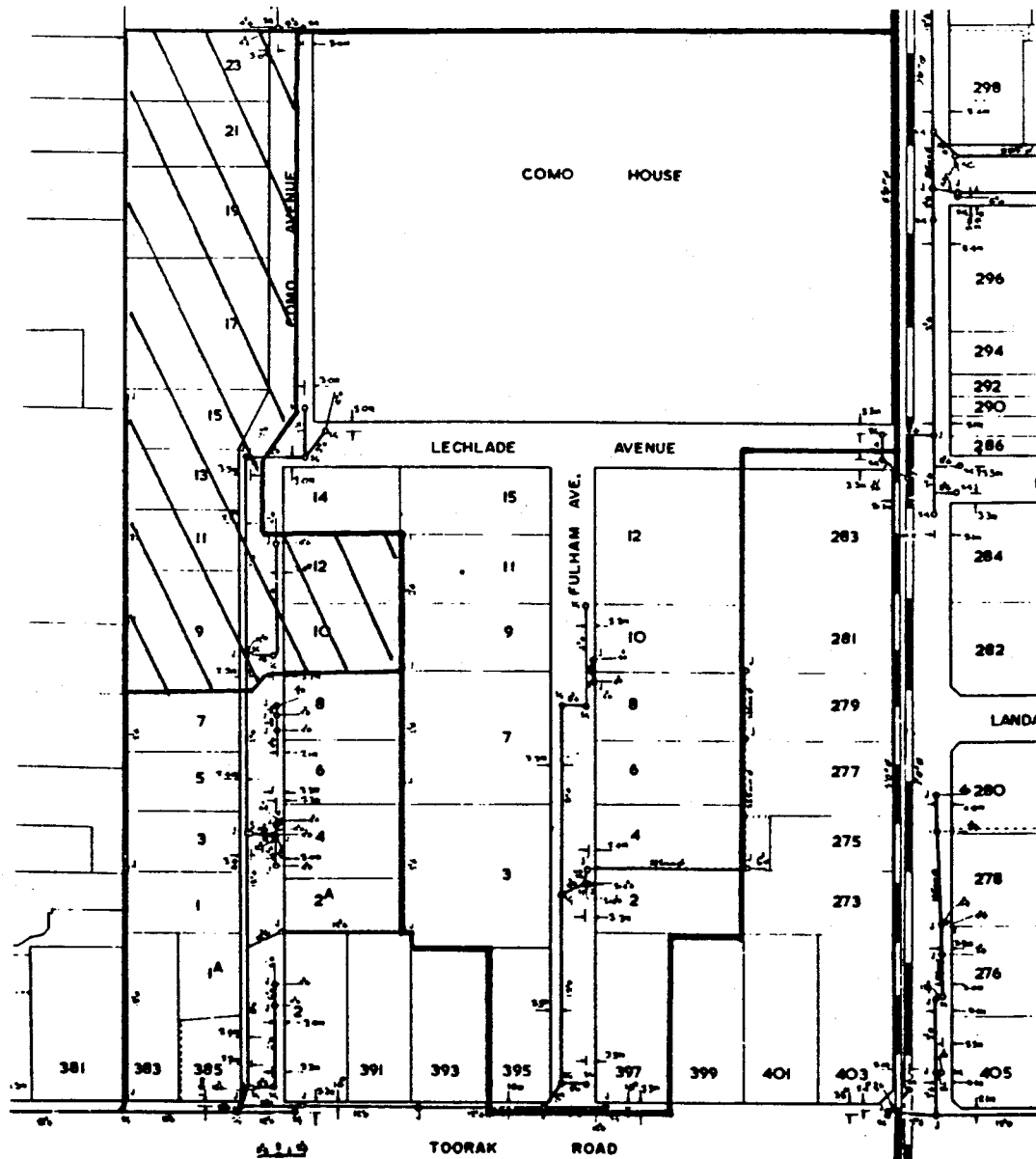
Wilde, S. *The History of Prahran 1925-1990*, 1993. Subdivision plan of Como Estate.

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]



Legend



Recommended UC1 Area



Remove from UC1 Area proposed in Amendment L24



Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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

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- 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.

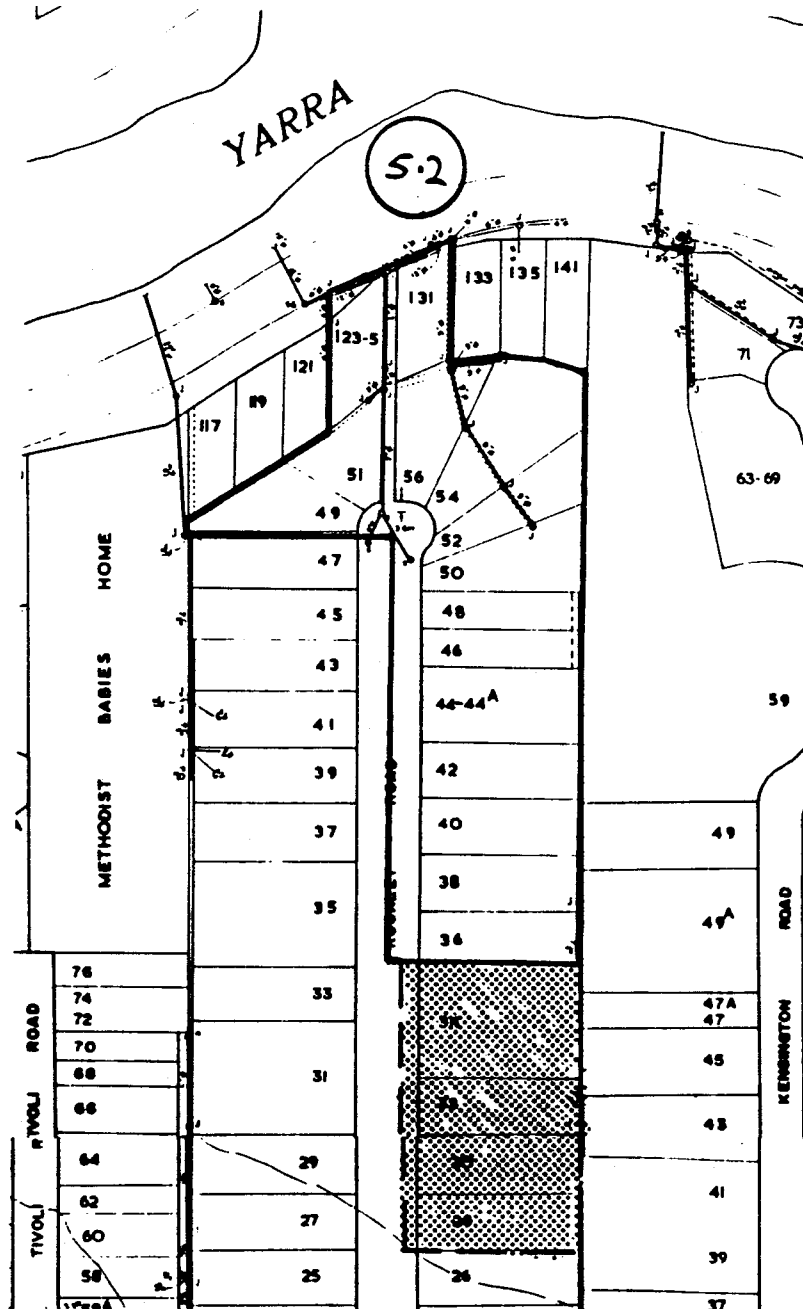
Wilde, Sally, *History of Prahran 1925-1990*, 1993, pp. 24-30.

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.

Map

Rockley Urban Conservation Area [Area 5.2]



Legend

— Recommended UC1 Area

Remove from UC1 Area proposed in Amendment L24

/// Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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'.⁷⁷ 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.⁷⁸ 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.⁸⁰ 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 inter-war 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, *History of Prahran*, pp. 25, 26.

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

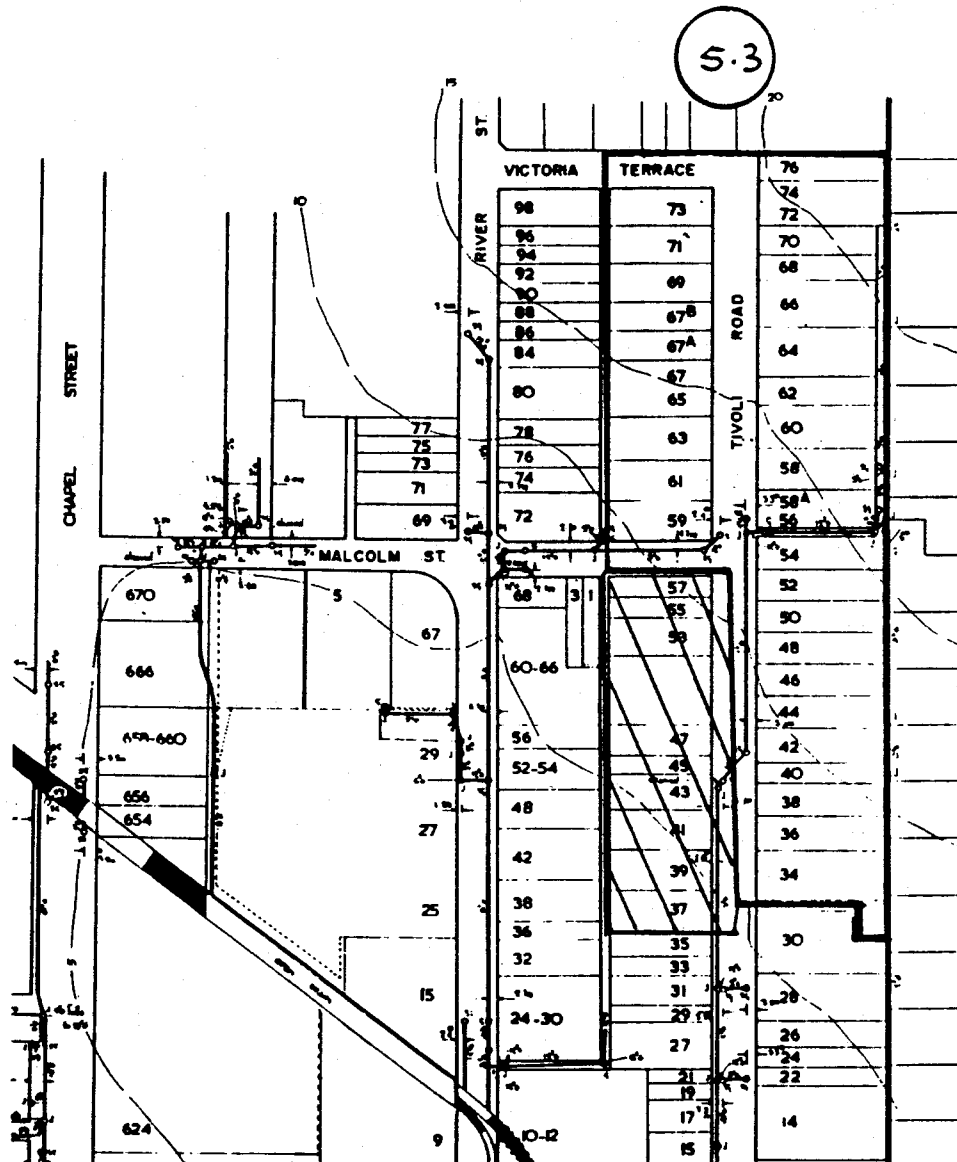
Wilde, Sally, *The History of Prahran. 1925-1990*, pp. 24-30.

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]



Legend

-  Recommended UC1 Area
-  Remove from UC1 Area proposed in Amendment L24
-  Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.

^{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.

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

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

^{86.} MMBW 1895 drainage plan.

^{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.

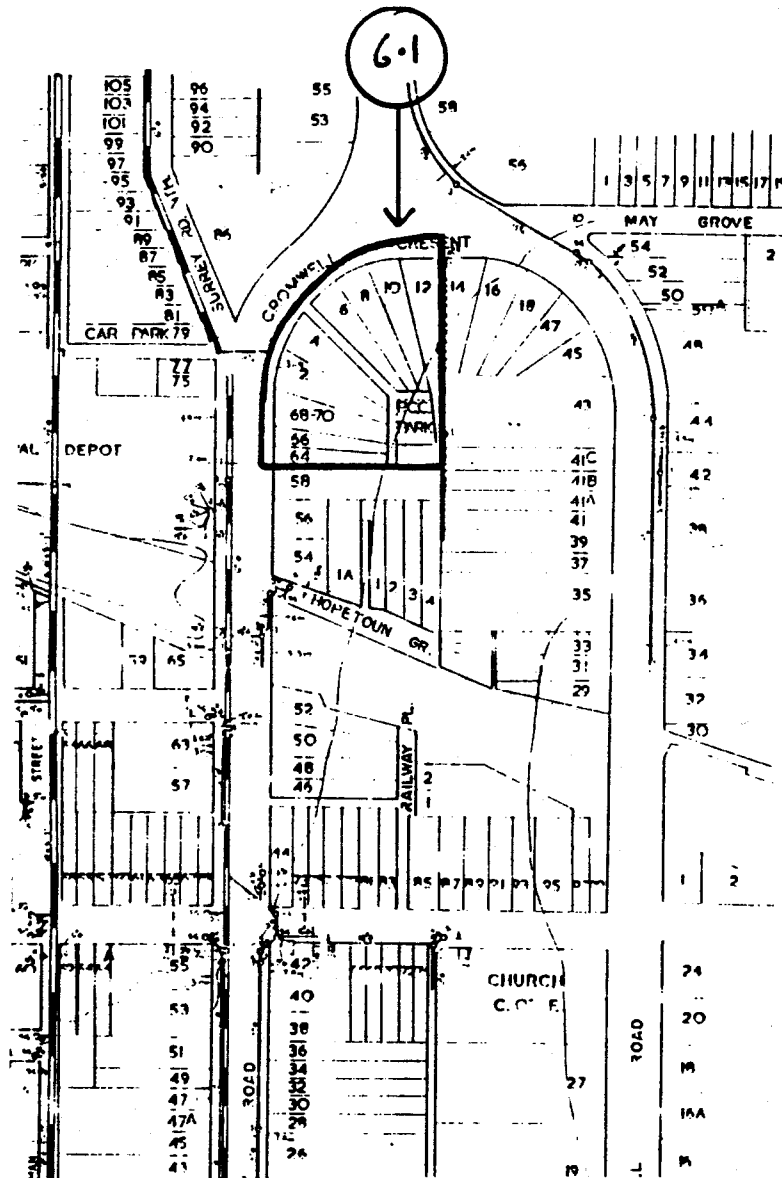
Vale Plan, Vol. 3, p.84.

Recommendations

1. Adopt the UC1 area as exhibited.

Map

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



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.⁸⁸ 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.⁸⁹ 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.

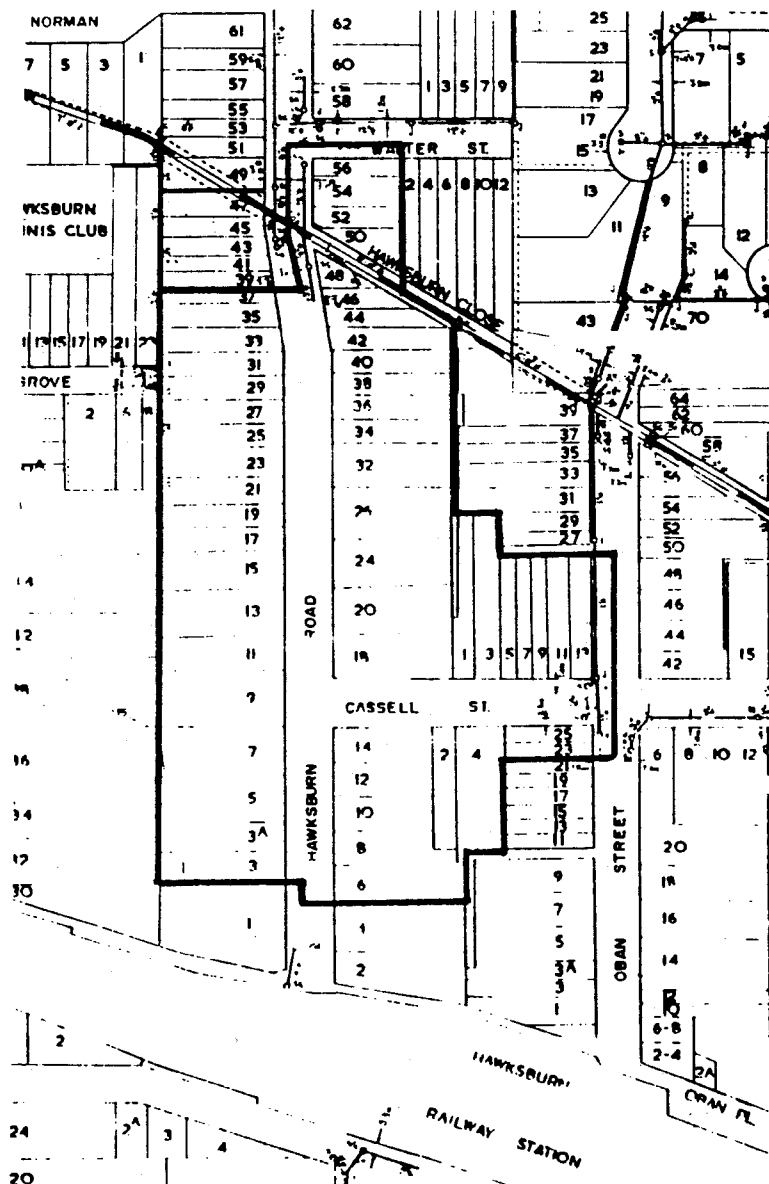
Wiencke, Shirley W., *Hawksburn School and District*, pp. 4-5.

Recommendations




1. Adopt the UC1 Area as exhibited.

Map

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



Legend

-  Recommended UC1 Area
-  Remove from UC1 Area proposed in Amendment L24
-  Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.

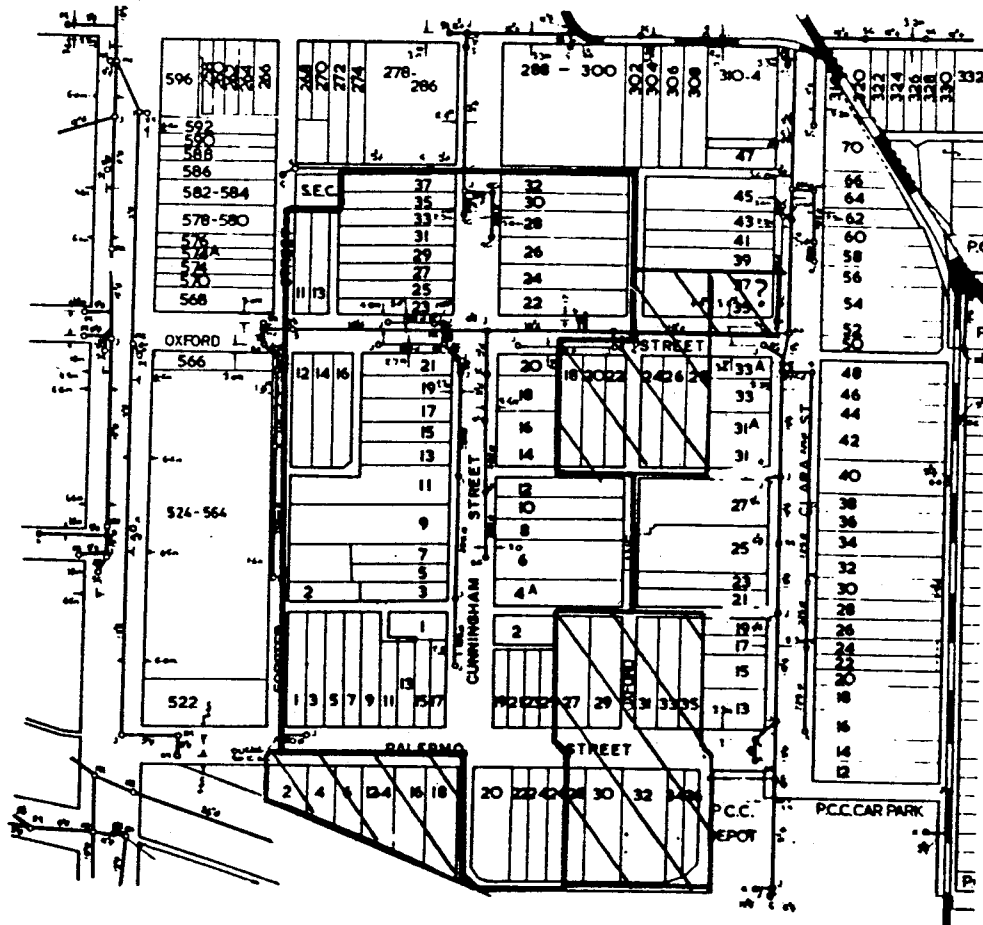
South Yarra 51 Splendid Building Allotments, Dec. 1882, Vale Plans, Vol. II

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]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

Chapel Street Urban Conservation Area [Area 7.1] - *Extension to add 244 Malvern 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

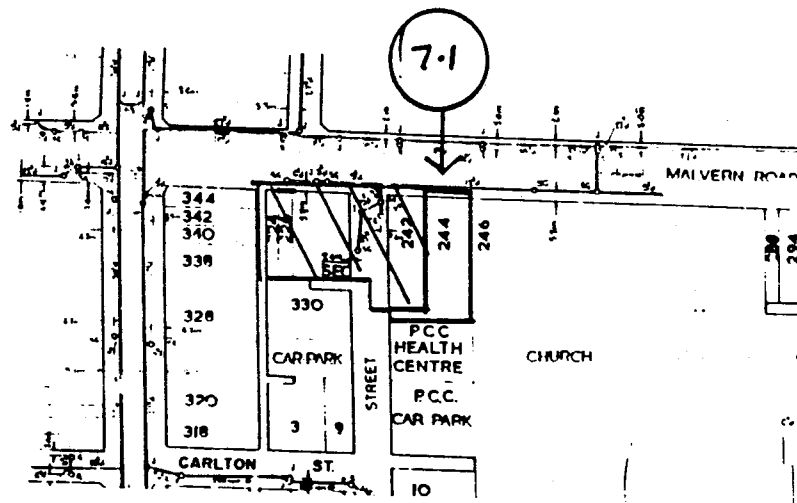
Nigel Lewis and Associates, *Prahran Character and Conservation Study*, 1992, pp. 16-17.

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



Legend

-  Recommended UC1 Area
-  Remove from UC1 Area proposed in Amendment L24
-  Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.⁹⁹ 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

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- 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.

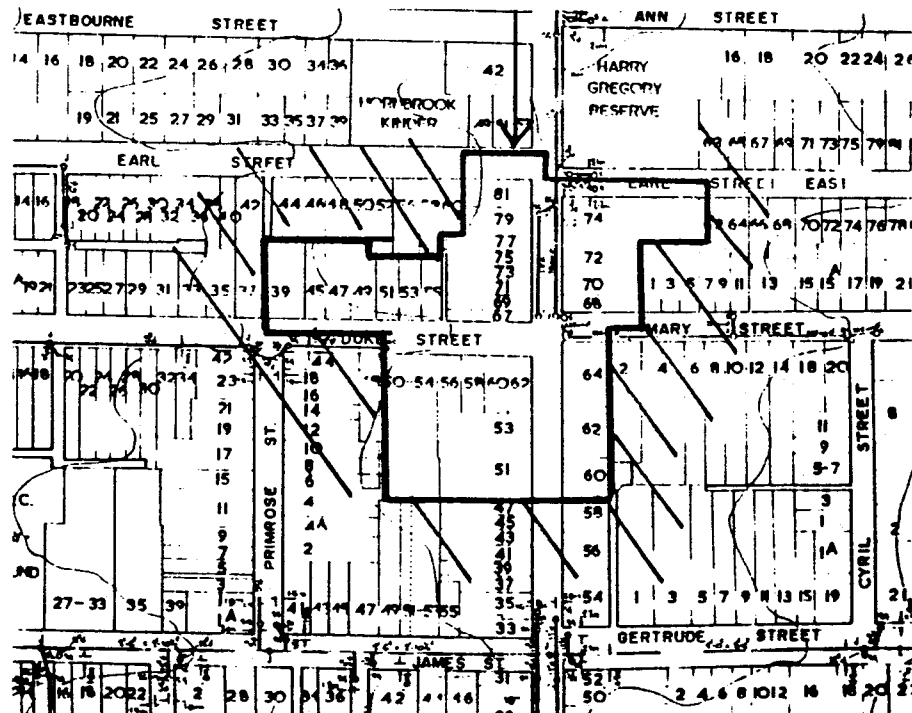
Tibbits, George, *History of Prahran*, pp. 25-26, 29.

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.

Map

Hornby-Mary Streets Urban Conservation Area [Area 8.1]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.¹⁰⁸ 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.¹⁰⁹

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.

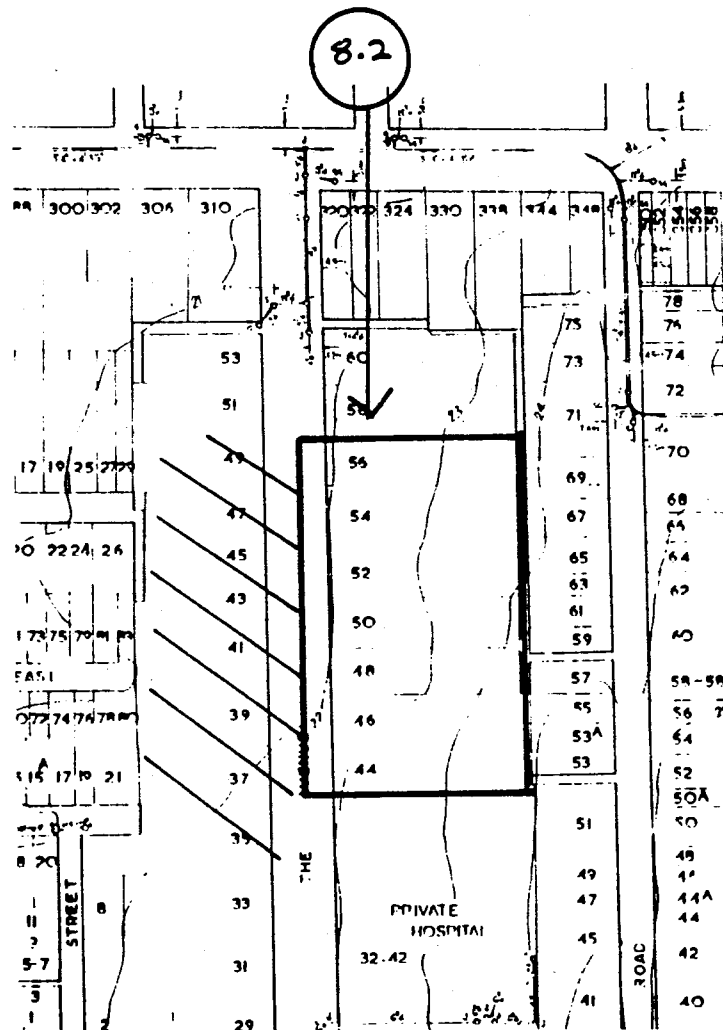
Sands & McDougall's Directory Map of Prahran, 1885-86.

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

Map

The Avenue Urban Conservation Area [Area 8.2]



Legend

—— Recommended UC1 Area

▨ Remove from UC1 Area proposed in Amendment L24

/// Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.¹¹² 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.¹¹³

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 1888.¹¹⁵ 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.

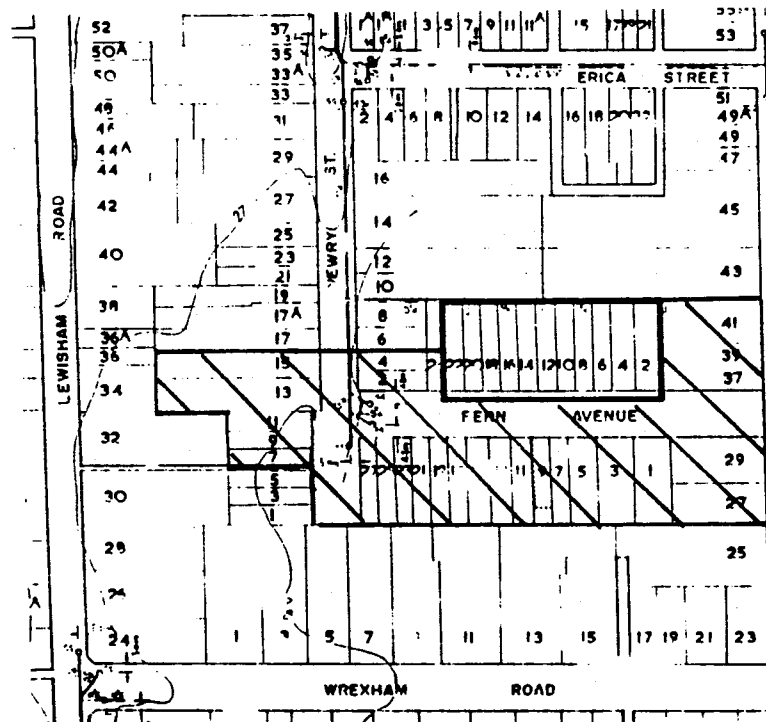
Recommendations

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.

Map

Fern Avenue Urban Conservation Area [Area 8.3]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.¹¹⁹ 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.¹²⁵ 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.

123. 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.

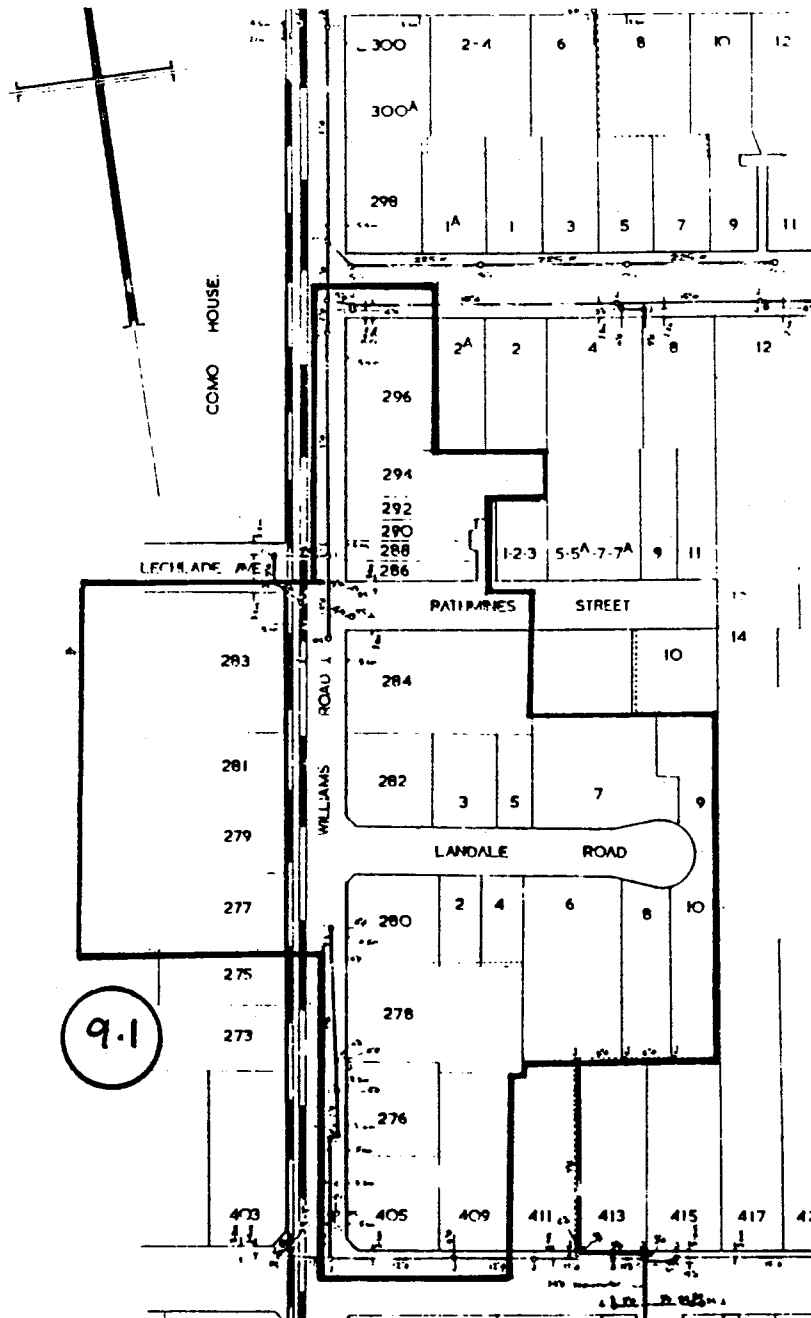
Tibbits, George, History of Prahran, p.40

Recommendations

1. Adopt the UC1 Area as exhibited.

Map

Williams and Landale Roads Urban Conservation Area [Area 9.1]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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

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- 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.

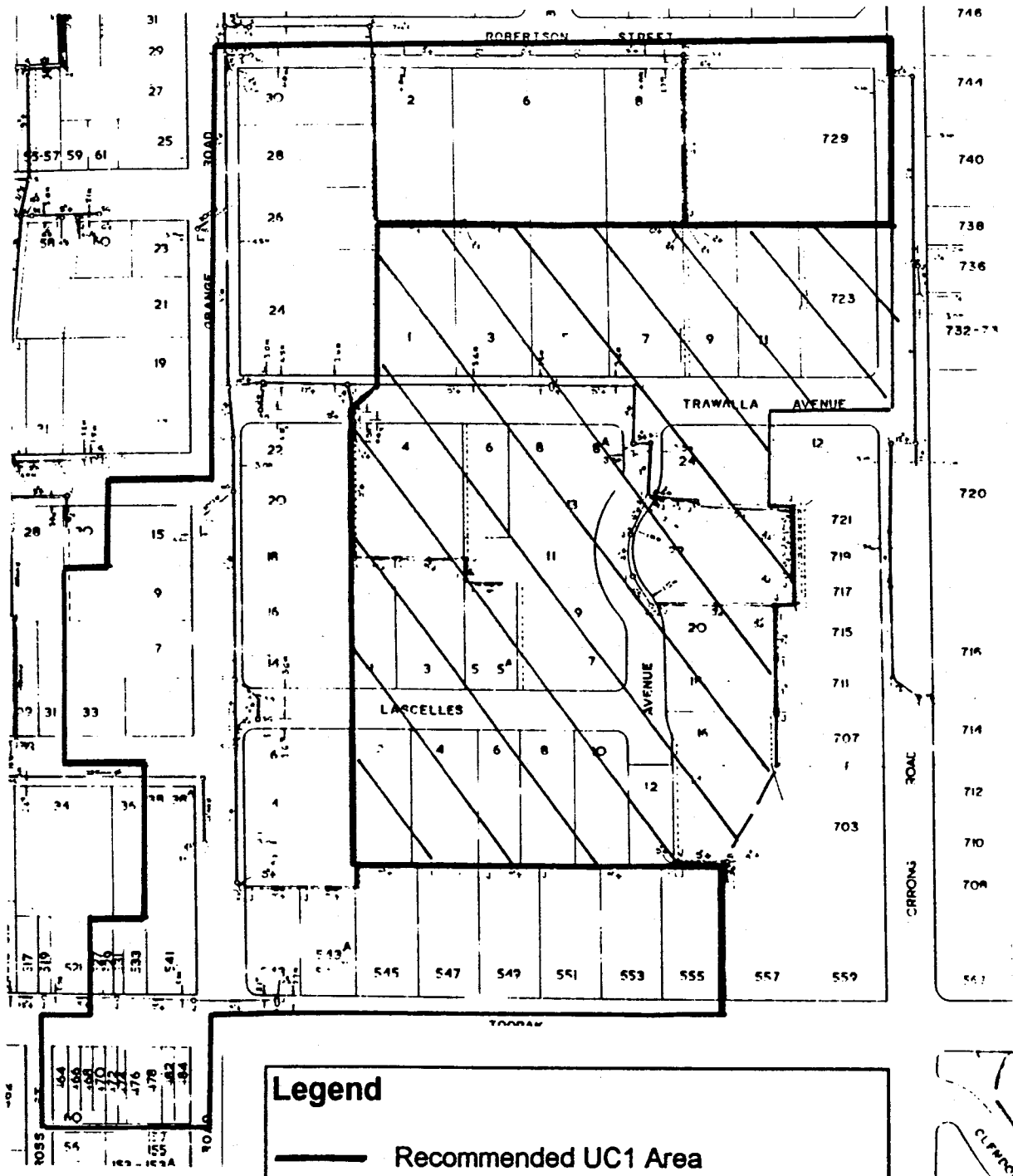
Recommendations

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.¹³⁹ 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.¹⁴⁰ This area at the turn of the century appears in a sketch in James Paxton's account of his Toorak memories.¹⁴¹

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.

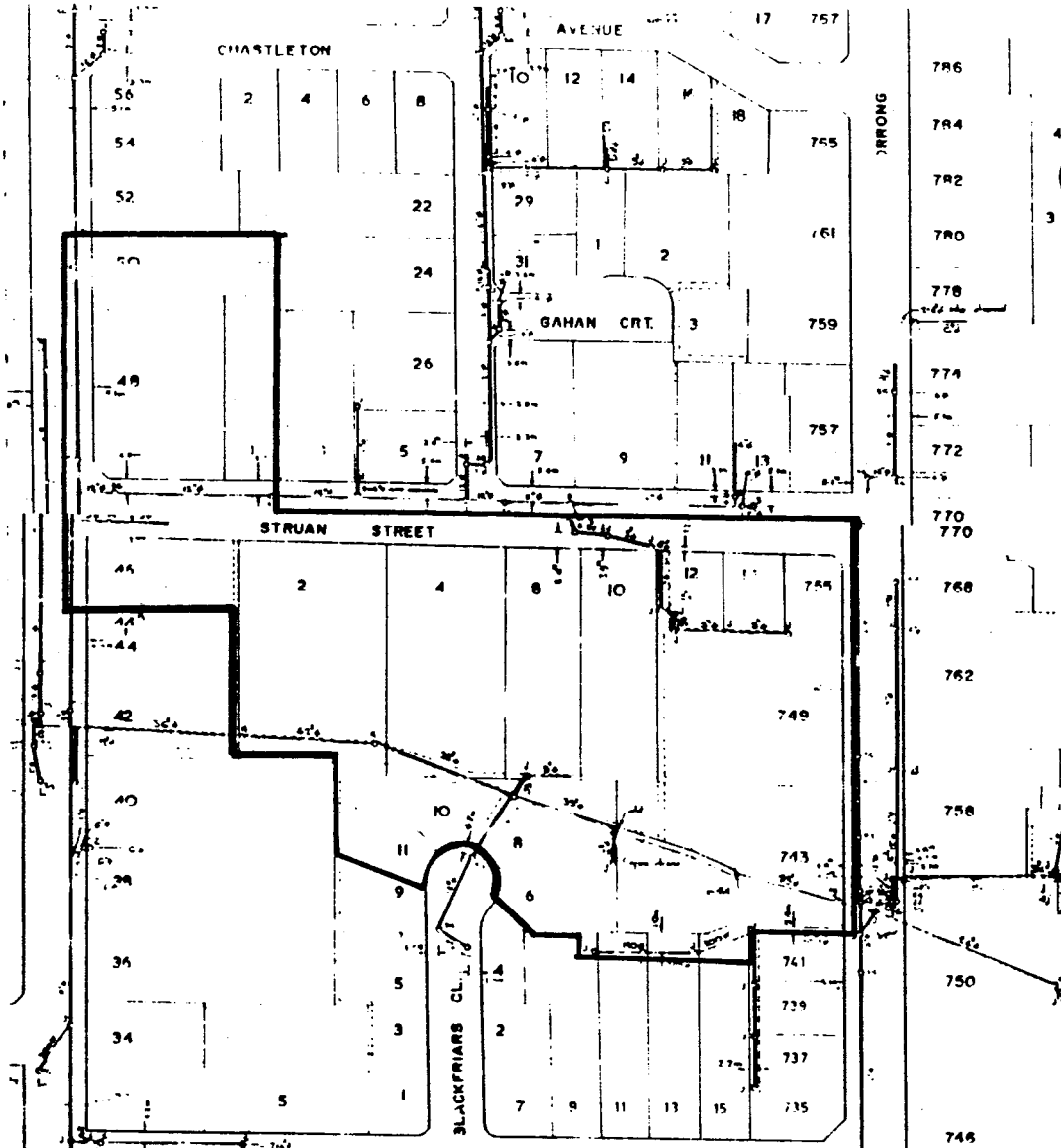
Wilde, Sally, *History of Prahran 1925-1990*, 1993, p.68.

Recommendations

1. Adopt the UC1 Area as exhibited.

Map

Struan Street Urban Conservation Area [Area 9.3]



Legend

— Recommended UC1 Area

Remove from UC1 Area proposed in Amendment L24

/// Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.¹⁴⁶ An 1850s map of the area shows these properties on large allotments.¹⁴⁷ 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.

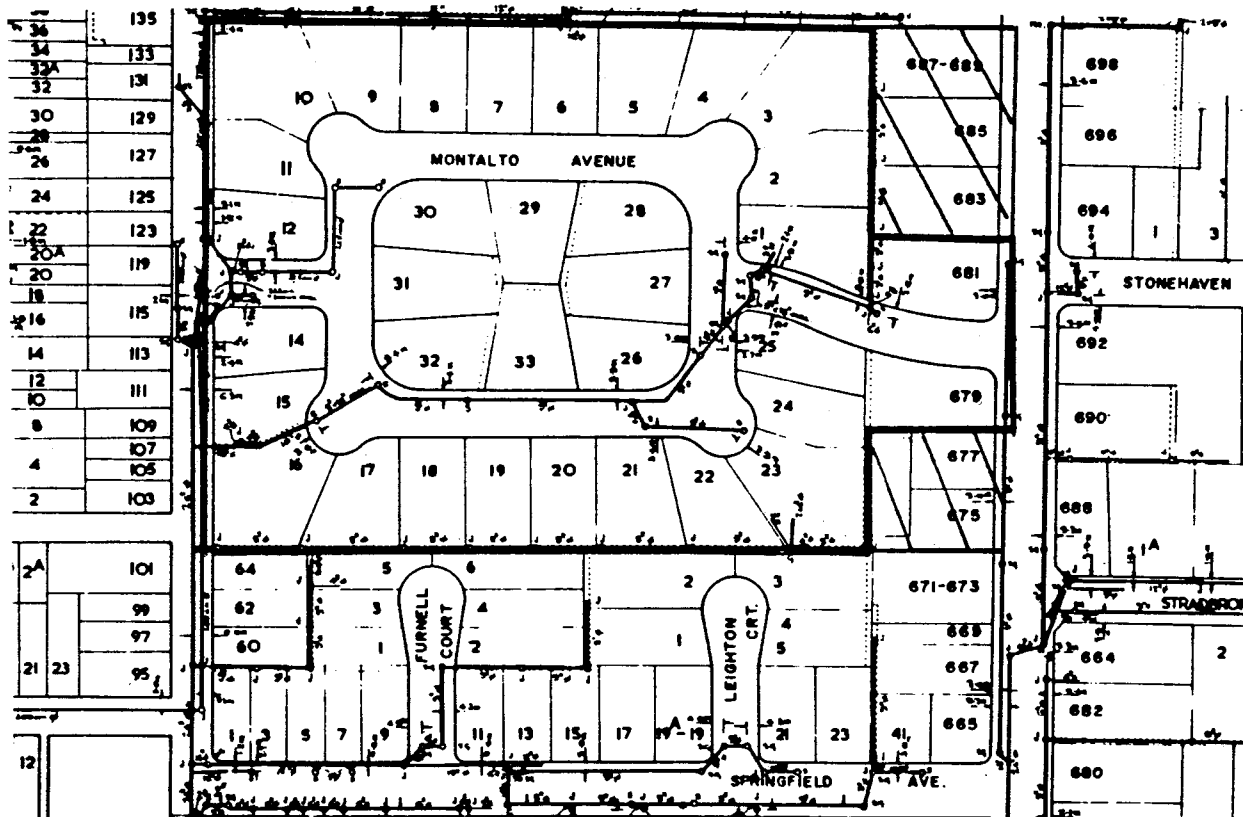
Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*.

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]



Legend

- Recommended UC1 Area
- ▨ Remove from UC1 Area proposed in Amendment L24
- /// Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.¹⁵³ This homestead, an architecturally-important portable iron structure, was built for William Westgarth, merchant and early colonist.¹⁵⁴ 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 Wesleyan 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.

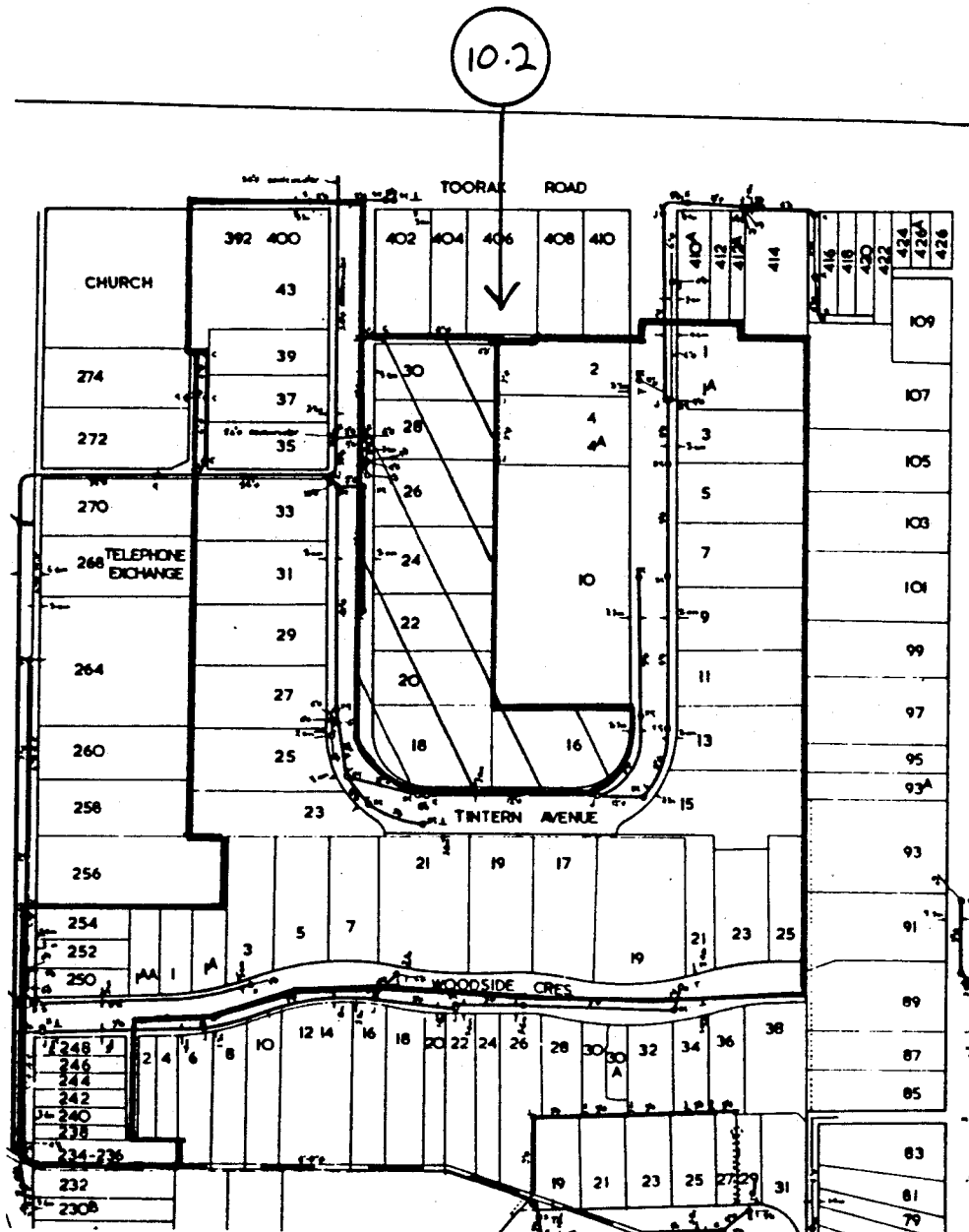
Wilde, S. *The History of Prahran, 1925-1990*, 1993, p. 64.

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]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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 Melbourne 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.

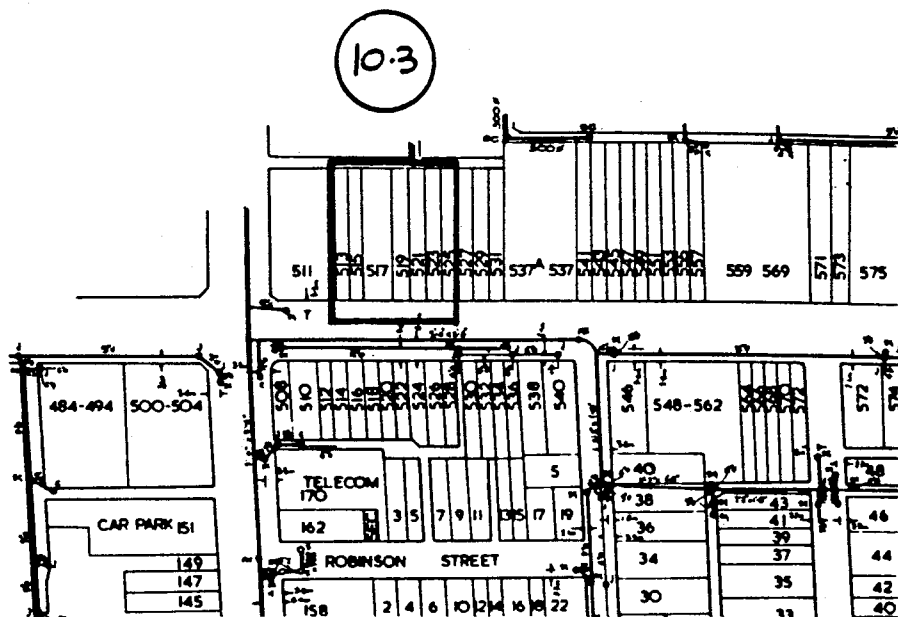
MMBW 1895 drainage plan.

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]



Legend

-  Recommended UC1 Area
-  Remove from UC1 Area proposed in Amendment L24
-  Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.¹⁶⁶ 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.

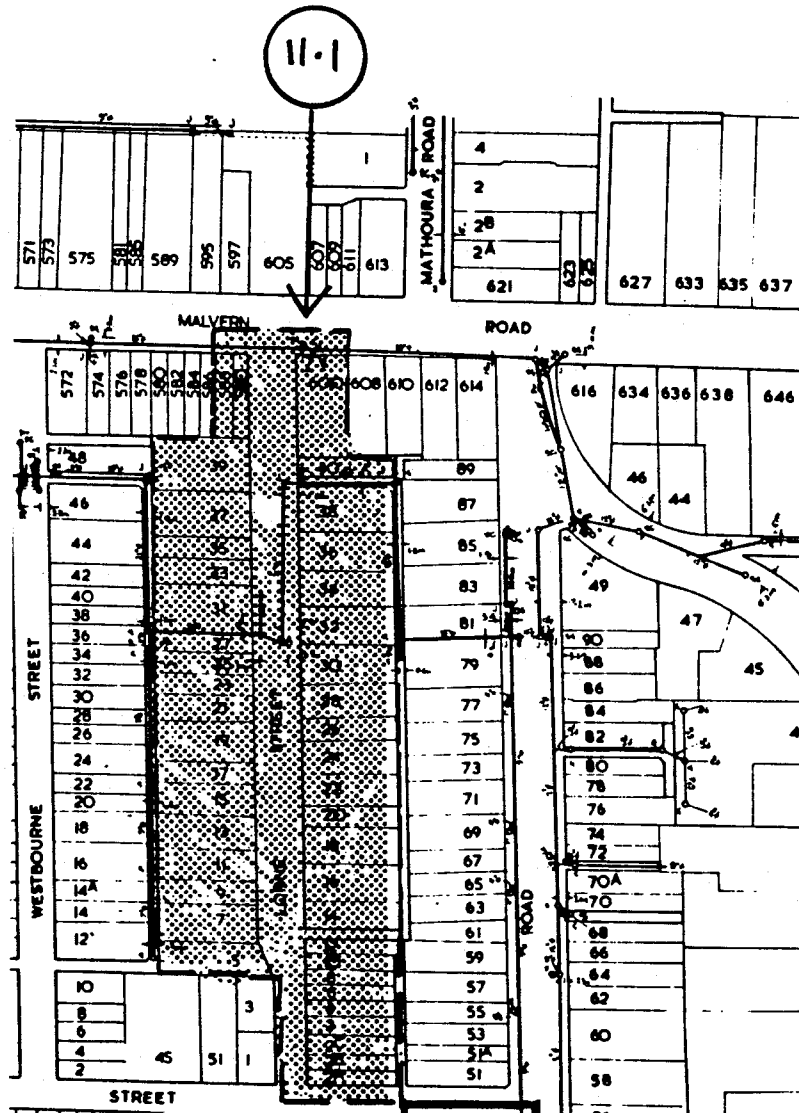
Sands & McDougall's Directory Map of Prahran, 1885-86.

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.

Map

Lorne Street Urban Conservation Area [Area 11.1]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.

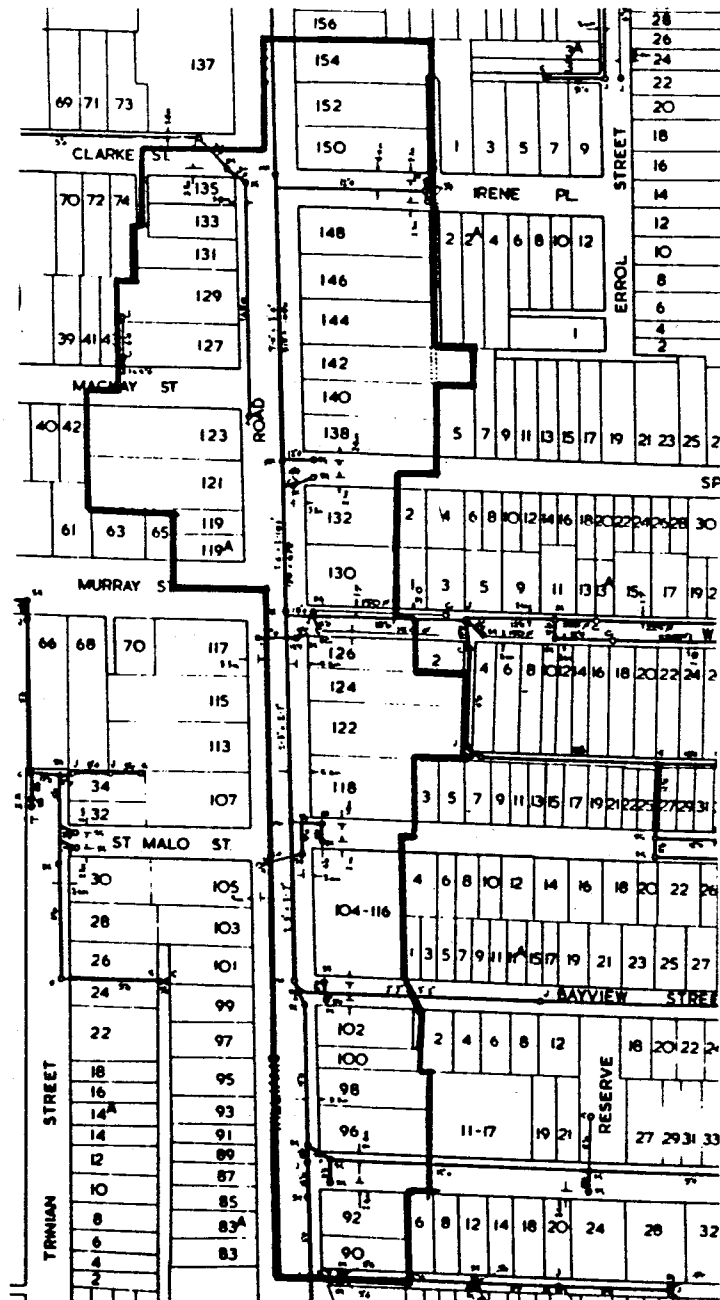
Wilde, S. *The History of Prahran 1925-1990*, 1993.

Recommendations

1. Adopt the UC1 Area as exhibited.

Map

Williams Road Urban Conservation Area [Area 11.2]



Legend

— Recommended UC1 Area

--- Remove from UC1 Area proposed in Amendment L24

/// Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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 Chatsworth 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 Chatsworth 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.

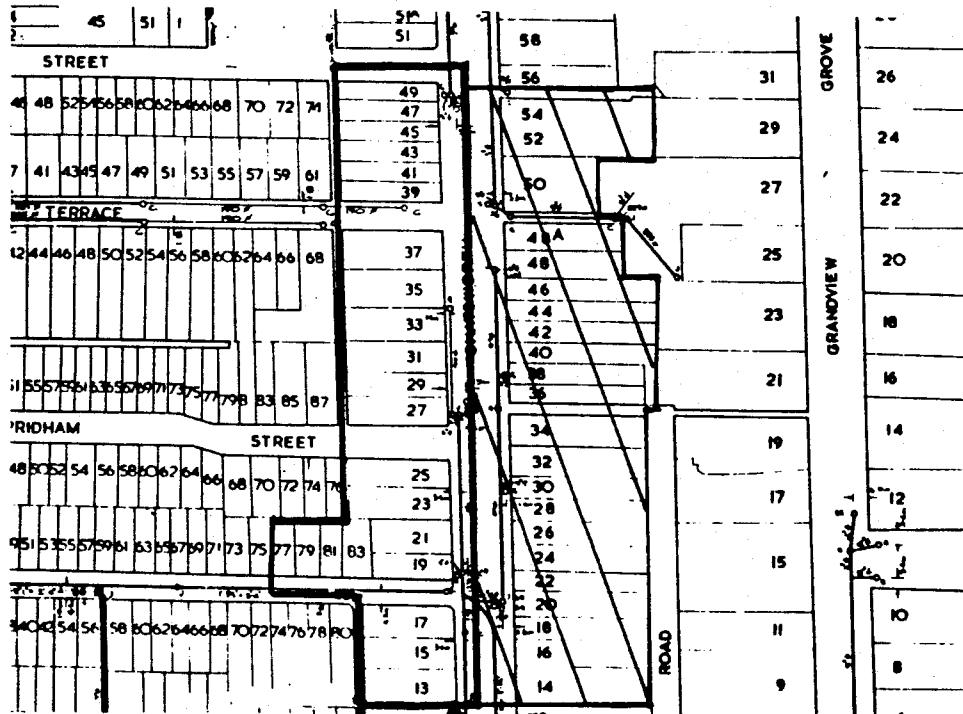
Sands & McDougall's Directory Map of Prahran, 1885-86.

Recommendations

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

Map

Chatsworth Road Urban Conservation Area [Area 11.3]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.

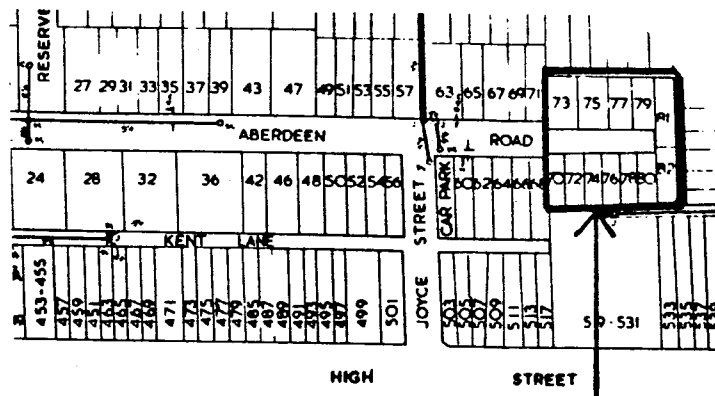
Wilde, S. *The History of Prahran 1925-1990*, 1993.

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.

Map

Aberdeen Street Urban Conservation Area [Area 11.4]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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 representative 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.

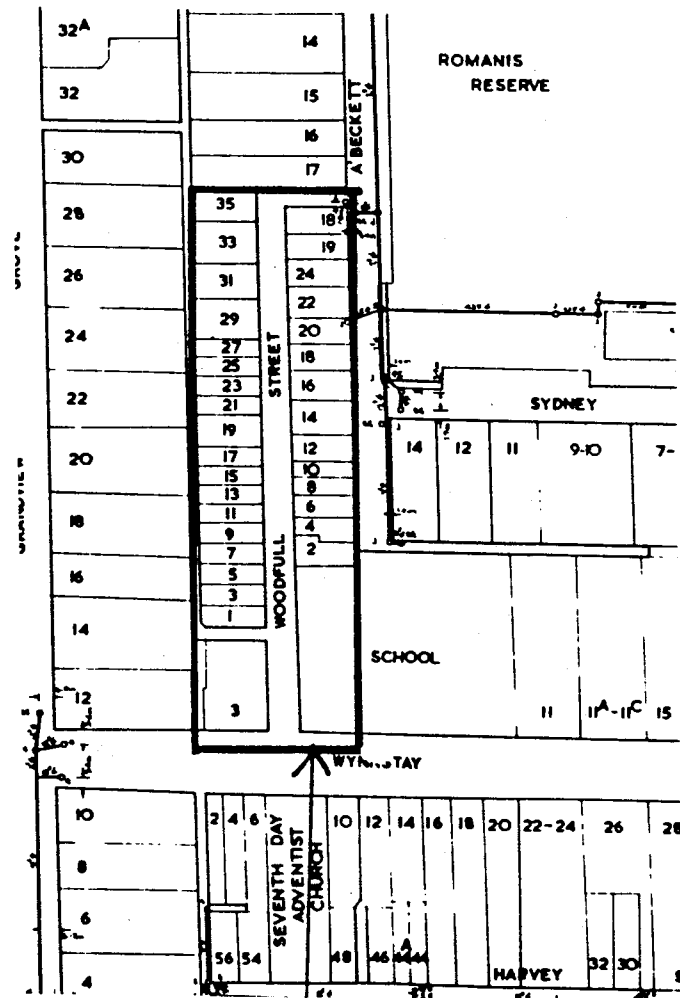
MMBW 1895 drainage plan.

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.

Map

Woodfull Street Urban Conservation Area [Area 11.5]



Legend



Recommended UC1 Area



Remove from UC1 Area proposed in Amendment L24



Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.¹⁸¹

Today, most of the old mansions and their holdings have disappeared. Some, 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.

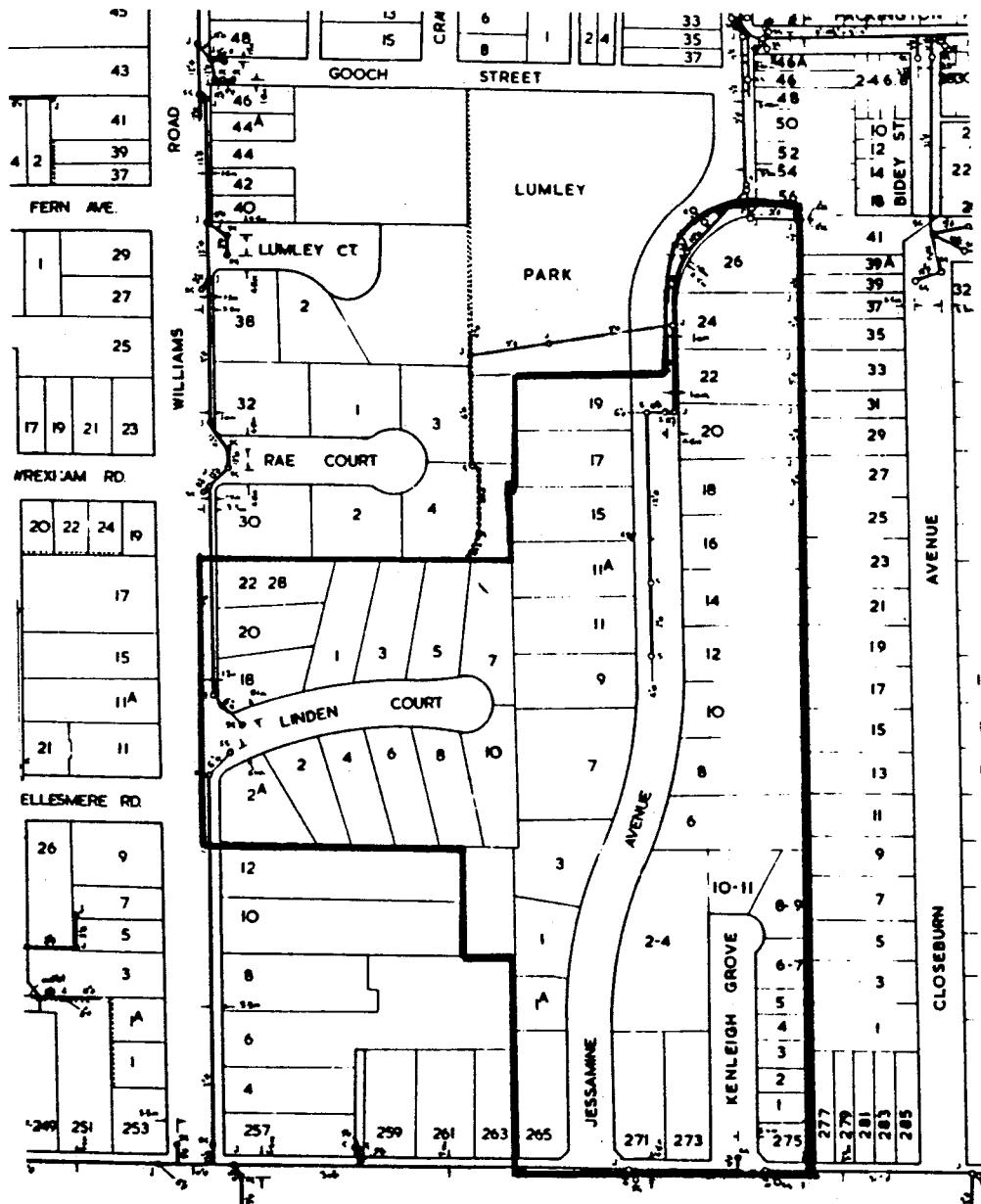
MMBW 1895 drainage plan.

Recommendations

1. Adopt the UC1 Area as exhibited.

Map

Jessamine Avenue Urban Conservation Area [Area 12.1]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.

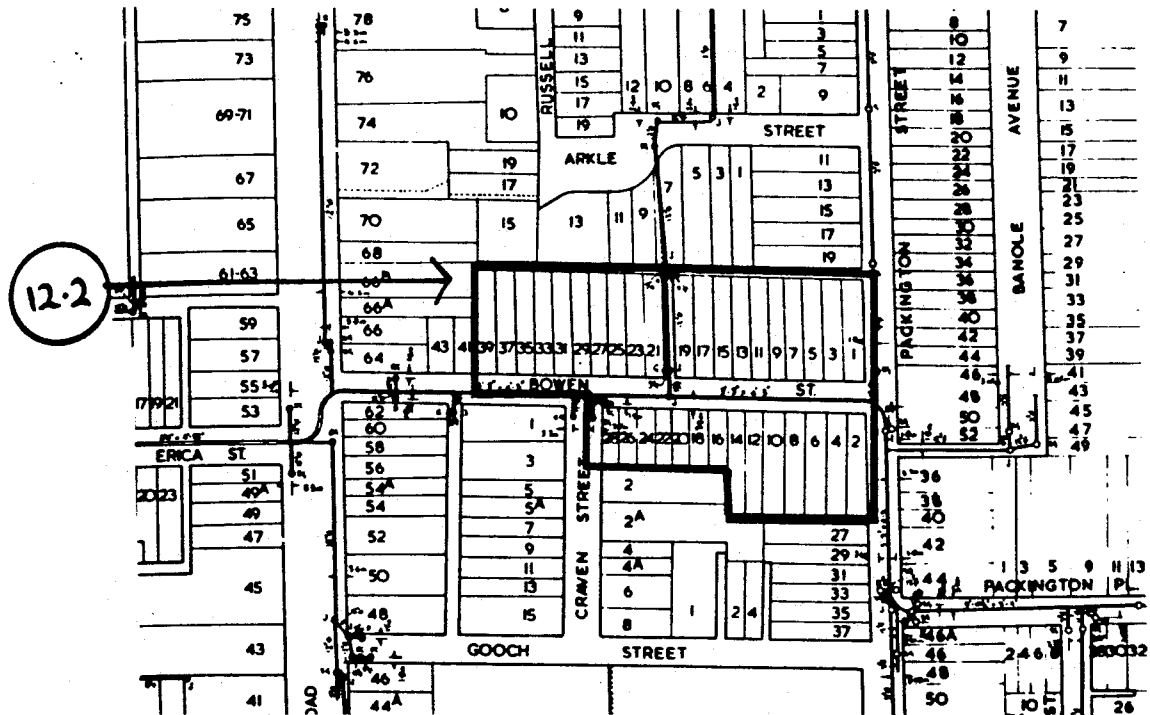
MMBW 1895 drainage plan.

Recommendations

1. Adopt the UC1 Area as exhibited.

Map

Bowen Street Urban Conservation Area [Area 12.2]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.¹⁹¹ 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,¹⁹² 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.

191. 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.

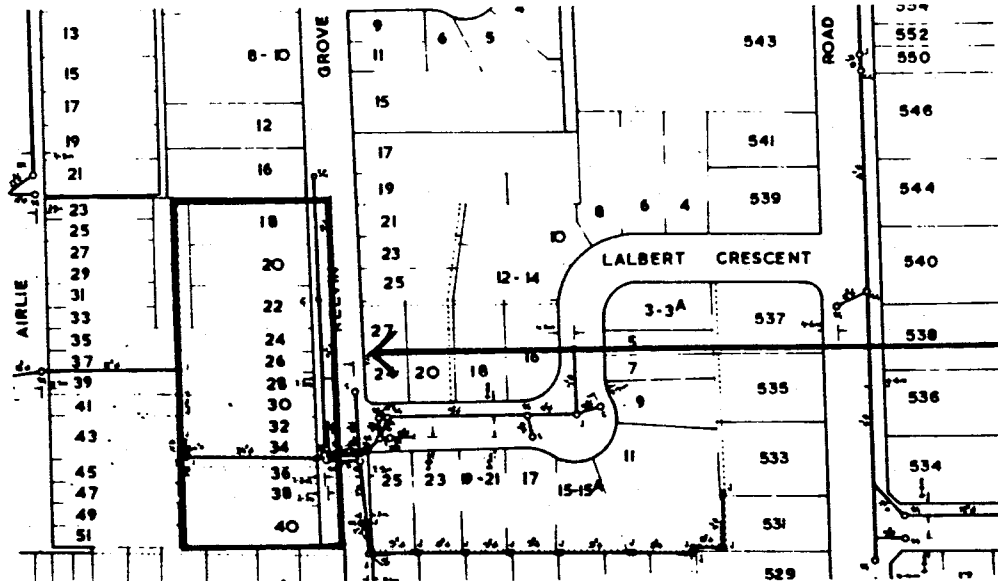
MMBW 1895 drainage plan.

Recommendations

1. Adopt the UC1 Area as exhibited.

Map

Kelvin Grove Urban Conservation Area [Area 12.3]



Legend

- Recommended UC1 Area
- ▨ Remove from UC1 Area proposed in Amendment L24
- /// Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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.

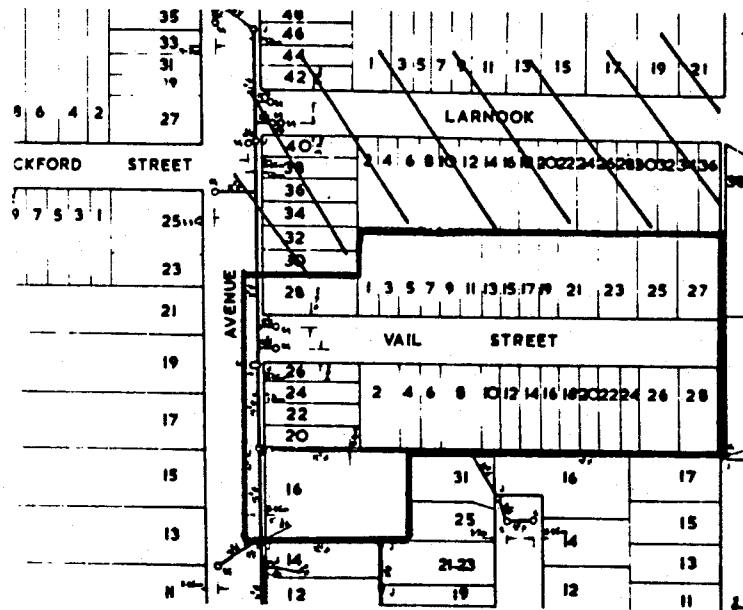
MMBW 1895 drainage plan.

Recommendations

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

Map

Vail Street Urban Conservation Area [Area 12.4]



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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 status 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.

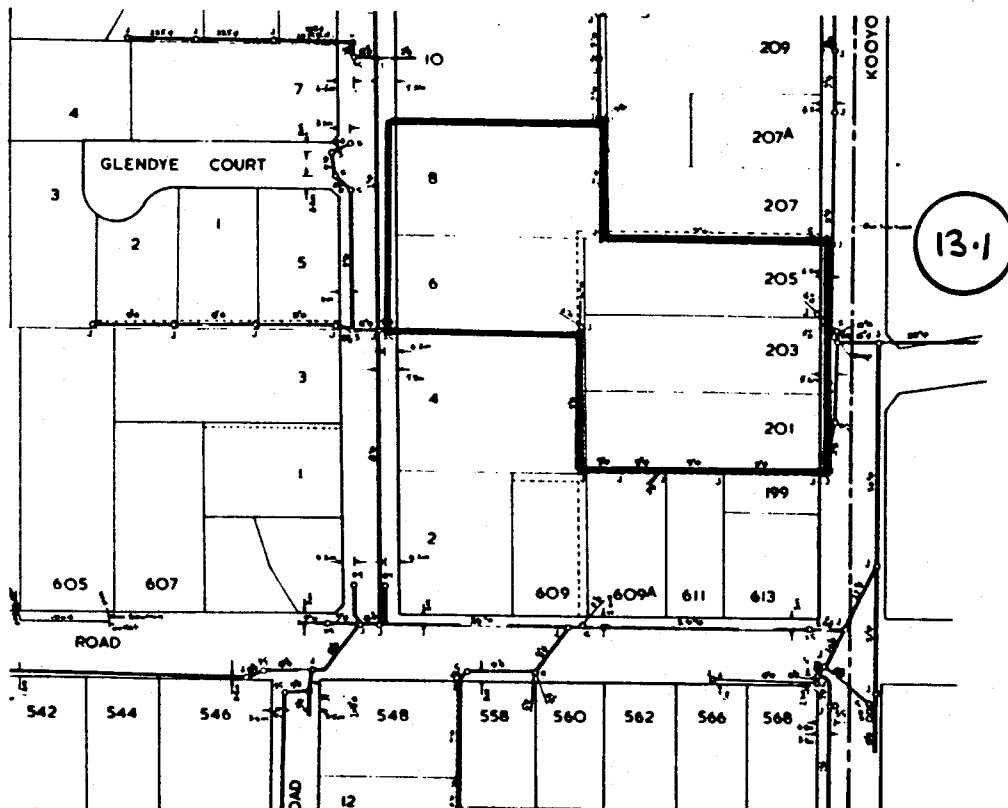
Wilde, Sally, *The History of Prahran 1925-1990*, 1993, pp. 66, 67.

Recommendations

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

Map

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



Legend

- Recommended UC1 Area
- Remove from UC1 Area proposed in Amendment L24
- Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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 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.

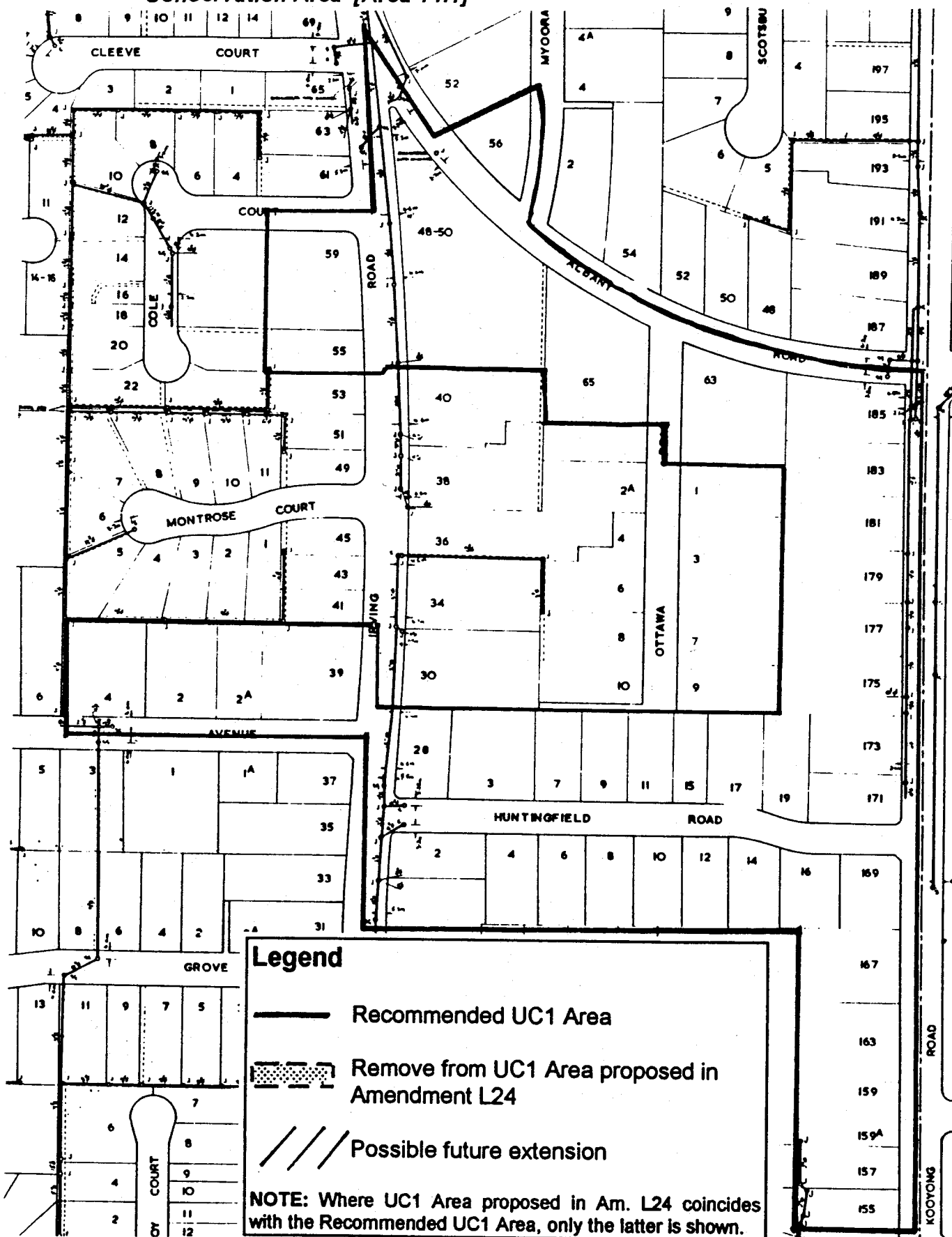
Tibbits, George, *History of Prahran*, p.26. Map shows the area in June 1840.

Recommendations

1. Adopt the UC1 Area as exhibited.

Map

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



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

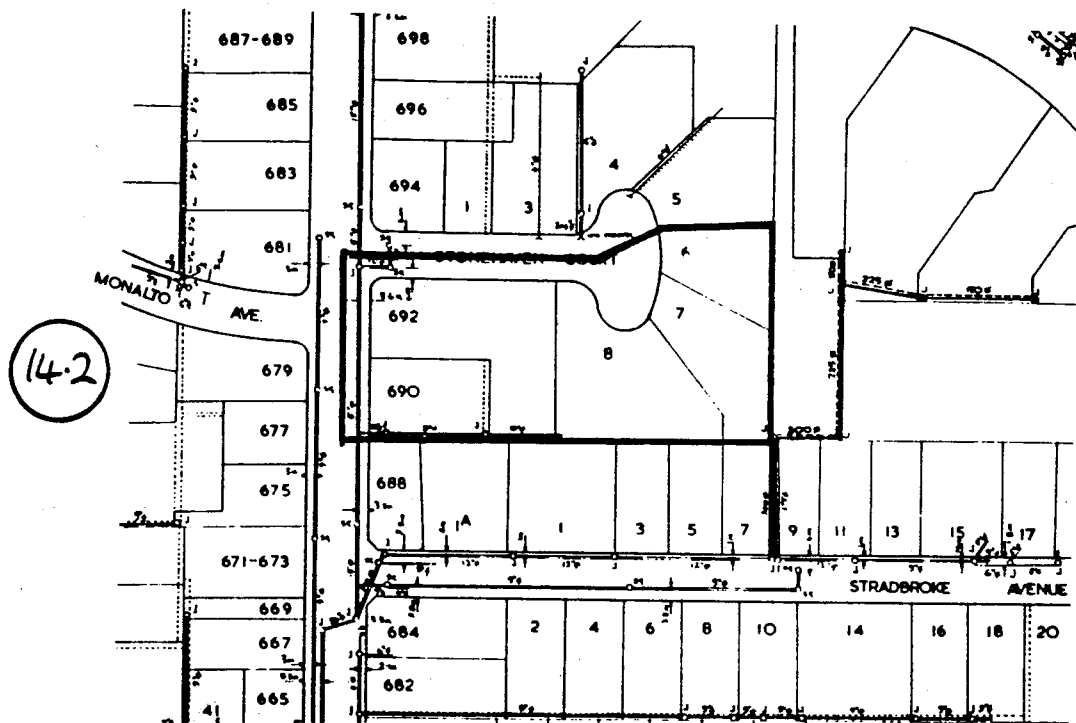
The Stonehaven Court area contributes to the significance of the whole Toorak/Clendon Road Urban Conservation Area which is documented in the *Prahran Character and Conservation Study 1992*, pages 49-51.

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



Legend

-  Recommended UC1 Area
-  Remove from UC1 Area proposed in Amendment L24
-  Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.

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, Windsor
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:

- **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 proposed - should 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	A1
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	B
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 Street	Prahran	3	A2+
House	67	Wellington Stree	Windsor	4	A2+
House	142	High Street	Prahran	4	A2
House	8	Kensington Road	South Yarra	5	A2-B
House	29	Kensington Road	South Yarra	5	A2+
House	4	Como Avenue	South Yarra	5	A1
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 on
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	B
Pair of shops	296	Malvern Road	Prahran	7	A2+
Pair of shops	386 + 388	Malvern Road	Prahran	7	A2+
House	11	Summers Street	Prahran	7	B
House	5	Wrexham Road	Prahran	8	B
Prahran Trades Club	258 - 262	High Street	Prahran	8	A2-B
Church of Christ	220	High Street	Windsor	8	A2-B
Shop and residence	256	High Street	Prahran	8	B
House	12	Wrexham Road	Prahran	8	A2-B
Glamorgan	20	Wallace Avenue	Toorak	9	A2-B
House ("Miegunyah")	35	Bruce Street	Toorak	9	A2
House	4	Burnie Street	Toorak	9	A2
House (Chastleton)	17	Chastleton Aven	Toorak	9	A2
House	24	Grange Road	Toorak	9	A2+
Flats	24	Lascelles Avenu	Toorak	9	A2

Name	Number	Street	Locality	Precinct	Suggested ranking
Hybla	16	Wallace Avenue	Toorak	9	A2
House (Mintaro?)	17	Brookville Road	Toorak	10	A2
Flats	70 - 72	Canterbury Road	Toorak	10	A2
House (Toronto)	655	Orrong Rd	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
Ballara	49	Lansell Road	Toorak	13	A2+
Wiltondale	25	Heyington Place	Toorak	13	A2-B
House	9	Towers Road	Toorak	13	A
House	716	Orrong Road	Toorak	13	A2
House	38	St Georges Road	Toorak	13	A2
House	45	Lansell Road	Toorak	13	A2
House	1	Theodore Court	Toorak	13	A2
House	219	Kooyong Road	Toorak	13	A2
House	23	Heyington Place	Toorak	13	B
House	20	Heyington Place	Toorak	13	A2
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	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	Armadaale	15	A1
Armadaale Cellars	817	High Street	Armadaale	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	B
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	B
House	20	Heyington Place	Toorak	13	A2
House	23	Heyington Place	Toorak	13	B
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	B
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	B
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	Armadaale	15	A1
House (orig. "Chesthill	6	St Georges Road	Toorak	13	B
House	11	St Georges Road	Toorak	13	B
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	B
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	A
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	B
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	A1
House	4	Como Avenue	South Yarra	5	A1
House	35	Rockley Road	South Yarra	5	A1
Row of villas	15, 17, 19 and 21	Rose Street	Armadaale	15	A1
House	38	Cromwell Road	South Yarra	6	A1 (already listed on
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
Armadaale Cellars	817	High Street	Armadaale	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 Street	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	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-st	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	B
House	30	Lewisham Road	Prahran	7	B
House	5	Wrexham Road	Prahran	8	B
House	3	Chambers Street	South Yarra	2	B
House (orig. "Chesthill	6	St Georges Road	Toorak	13	B
House	11	St Georges Road	Toorak	13	B
House	8	Heyington Place	Toorak	13	B
House	23	Heyington Place	Toorak	13	B
House	11	Summers Street	Prahran	7	B

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.

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 95

Street: Alexandra Avenue

Locality: South Yarra

Precinct: 1

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

Date/s of construction: c1920s

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 sources: [1] Bryce Raworth. Need to research architect.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

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 construction: Not researched

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 region (being the Cities of St Kilda, Caulfield, Malvern , Prahran). Possibly state.

Key research sources: Current Drainage Plan; PTC for original plans; possible student thesis at RMIT (BR); internal inspection to determine if switching remains.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2/A1

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 30

Street: Darling Street

Locality: South Yarra

Precinct: 1

Architect/builder: David Ross [1]

Date/s of construction: c1856 [1]

Owners/ occupiers: John Thomas Smith [1]

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

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

UCA Status: Not in reviewed UCA areas

Suggested ranking: A1

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 24

Street: Murphy Street

Locality: South Yarra

Precinct: 1

Architect/builder: Not researched

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

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 sources: Current drainage plan; rate book search to confirm date and owner/occupiers.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 420 - 424

Street: Punt Road

Locality: South Yarra

Precinct: 1

Architect/builder: Twentyman + Askew [1]

Date/s of construction: 1941 [1]

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 sources: (1) MMBW House Cover; Need Rate book search.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

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 construction: House cover shows only an earlier building on site

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 sources: Further detailed and physical investigation. Architect and first owner.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 458 + 460

Street: Punt Road (and 460 Ballroom)

Locality: South Yarra

Precinct: 1

Architect/builder: Not researched

Date/s of construction: c1855 (Kearney map, 1855)

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 sources: Need to check Architect's Index (Parker? Carter?). 'Australian Dictionary of Biography'. Rate books (need checking pre-1874).

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 3

Street: Chambers Street

Locality: South Yarra

Precinct: 2

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

Date/s of construction: From photograph building appears 1890s, and is shown 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 sources: [1] MMBW Drainage Plan (12828/1895).

UCA Status: Not in reviewed UCA areas

Suggested ranking: B

Prahran Conservation Review: Selected A2 Buildings

Name: House (pair)

Number: 16

Street: William Street

Locality: South Yarra

Precinct: 2

Architect/builder: Not researched

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

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 sources: House Cover needed; date of construction;

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2/A1

Prahran Conservation Review: Selected A2 Buildings

Name: Houses

Number: 8, 10, 12

Street: Commercial Road

Locality: Prahran

Precinct: 3

Architect/builder: Not known

Date/s of construction: 1886 (on building)

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 sources: [1] MMBW House Cover; Needs ratebook search on owner/occupier.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 9 - 11

Street: High Street

Locality: Prahran

Precinct: 3

Architect/builder: Not researched

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

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

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: Building

Number: 139

Street: High Street

Locality: Prahran

Precinct: 3

Architect/builder: Not researched

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

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 octagonal slate-capped turret, its decorative banded brickwork and iron window guards.

Key research sources: Need Ratebooks and directory search to indicate original use.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: Houses (2)

Number: 3 + 5

Street: Macquarie Street

Locality: Prahran

Precinct: 3

Architect/builder: Not researched

Date/s of construction: Not researched

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 sources: [1] MMBW House Cover (10190); Need to research owners/occupiers in ratebooks.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 142

Street: High Street

Locality: Prahran

Precinct: 4

Architect/builder: Possibly N. Barnet

Date/s of construction: 1895-1905

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 sources: Need Rate book and Directory search.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 67

Street: Wellington Street

Locality: Windsor

Precinct: 4

Architect/builder: Not researched

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

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 tessellated tile flooring and cast iron verandah.

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

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

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 4

Street: Como Avenue

Locality: South Yarra

Precinct: 5

Architect/builder: H. Desbrowe Annear [1]

Date/s of construction: 1914 [1]

Owners/ occupiers: Dr Brett [1]

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

Key research sources: [1] MMBW House Cover; Needs field description as no photo held.

UCA Status: Three properties south of proposed future extension to UCA 5.1

Suggested ranking: A1

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 9

Street: Como Avenue

Locality: South Yarra

Precinct: 5

Architect/builder: Millar Bros. builders [1]

Date/s of construction: 1912 [1]

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 sources: [1] MMBW House Cover; Need to research Millar Bros as builders; directories for owner.

UCA Status: Recommended by Context for inclusion in future extension of UCA 5.1

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

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

Suggested ranking: A2-B

Prahran Conservation Review: Selected A2 Buildings

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 construction: 1898 [1]

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 reputedly 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 sources: [1] MMBW House Cover; Needs internal inspection

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 35

Street: Rockley Road

Locality: South Yarra

Precinct: 5

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

Date/s of construction: 1910-11 [1]

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 sources: [1] MMBW House Cover. Research architects further.

UCA Status: Opposite proposed UCA 5.2, but Area not recommended for extension to cover this property.

Suggested ranking: A1

Prahran Conservation Review: Selected A2 Buildings

Name: Dulverton (Flats)

Number: 379

Street: Toorak Road

Locality: South Yarra

Precinct: 5

Architect/builder: Not researched

Date/s of construction: Not researched

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, executed and detailed) building. Returns along Kensington Road with matching design.

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

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: Houses (2)

Number: 11 + 13

Street: Cromwell Road

Locality: South Yarra

Precinct: 6

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

Date/s of construction: (MMBW 1895 Plan)

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 tessellated tile paths remain.

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

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: Former vicarage

Number: 27

Street: Cromwell Road

Locality: South Yarra

Precinct: 6

Architect/builder: Not known

Date/s of construction: Not researched

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 sources: Need to research via Church of England records.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: Houses (pair)

Number: 31 + 33

Street: Cromwell Road

Locality: South Yarra

Precinct: 6

Architect/builder: Not known

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

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 sources: Are there any Ballarat links? Architect. Owners/occupiers.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 38

Street: Cromwell Road

Locality: South Yarra

Precinct: 6

Architect/builder: Percy Oakden architect

Date/s of construction: Documented by HBC

Owners/ occupiers: Documented by HBC

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

Key research sources: Interior inspection.

UCA Status: Not in reviewed UCA areas

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

Prahran Conservation Review: Selected A2 Buildings

Name: Residence ("Haven")

Number: 201

Street: Williams Road

Locality: South Yarra

Precinct: 6

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

Date/s of construction: Not researched

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 sources: [1] MMBW House Cover.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 30

Street: Wilson Street

Locality: South Yarra

Precinct: 6

Architect/builder: Not researched

Date/s of construction: c1860s

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 sources: Rate book search for date; owner/occupiers and early associations (gold fields).

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 30

Street: Lewisham Road

Locality: Prahran

Precinct: 7

Architect/builder: Not researched

Date/s of construction: Not researched

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

Suggested ranking: B

Prahran Conservation Review: Selected A2 Buildings

Name: Pair of shops

Number: 296

Street: Malvern Road

Locality: Prahran

Precinct: 7

Architect/builder: Possibly Norman Hitchcock (NL)

Date/s of construction: 1889 (parapet)

Owners/ occupiers: Not researched

Why important?: A Mannerist pair of stuccoed shops with intact timber shopfronts, but lacking original verandahs.

Key research sources: Need to research owners/occupiers for business. Links to Chapel Street. Architect.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: Pair of shops

Number: 386 + 388

Street: Malvern Road

Locality: Prahran

Precinct: 7

Architect/builder: Not researched

Date/s of construction: Possibly pre-1855; need to check Kearney Plan.
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 sources: Rate books and RGO search. A1 if early date can be confirmed.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 11

Street: Summers Street

Locality: Prahran

Precinct: 7

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

Date/s of construction: 1903 [1]

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 sources: [1] MMBW House Cover 1903.

UCA Status: Not in reviewed UCA areas

Suggested ranking: B

Prahran Conservation Review: Selected A2 Buildings

Name: Church of Christ

Number: 220

Street: High Street

Locality: Windsor

Precinct: 8

Architect/builder: Not researched

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

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 non-conformist churches of style (in municipality and elsewhere).

Temple form churches generally unusual.

Key research - sources:

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2-B

Prahran Conservation Review: Selected A2 Buildings

Name: Shop and residence

Number: 256

Street: High Street

Locality: Prahran

Precinct: 8

Architect/builder: Not researched

Date/s of construction: Not researched

Owners/ occupiers: Not researched

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

**Key research -
sources:**

UCA Status: Not in reviewed UCA areas

Suggested ranking: B

Prahran Conservation Review: Selected A2 Buildings

Name: Prahran Trades Club

Number: 258 - 262

Street: High Street

Locality: Prahran

Precinct: 8

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

Date/s of construction: 1900?; 1920?

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

Suggested ranking: A2-B

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 5

Street: Wrexham Road

Locality: Prahran

Precinct: 8

Architect/builder: Not researched

Date/s of construction: Not researched

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

Suggested ranking: B

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 12

Street: Wrexham Road

Locality: Prahran

Precinct: 8

Architect/builder: Not researched

Date/s of construction: Not researched

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

Suggested ranking: A2-B

Prahran Conservation Review: Selected A2 Buildings

Name: House ("Miegunyah")

Number: 35

Street: Bruce Street

Locality: Toorak

Precinct: 9

Architect/builder: Not known

Date/s of construction: approx. date 1880

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 sources: [1] MMBW House Cover

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 4

Street: Burnie Street

Locality: Toorak

Precinct: 9

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

Date/s of construction: c1905

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 sources: Need to research architect and history.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

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 construction: 1908 [1]

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 sources: [1] MMBW House Cover (49535)

UCA Status: Not in reviewed UCA areas

Prahran Conservation Review: Selected A2 Buildings

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 24

Street: Grange Road

Locality: Toorak

Precinct: 9

Architect/builder: Carleton + Carleton (House Cover)

Date/s of construction: 1923 (House Cover)

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

Why important?: Large unusually intact example of English vernacular Revival-influenced bungalow design, set in original/near-original 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 sources: Internal inspection.

UCA Status: In proposed UCA 9.2

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

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 construction: Not researched. Building Identification Form states '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 sources: Consult T. Sawyer on architect.

UCA Status: Proposed for inclusion in proposed future extension to UCA 9.2

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: Hybla

Number: 16

Street: Wallace Avenue

Locality: Toorak

Precinct: 9

Architect/builder: Not known

Date/s of construction: pre-1901 (MMBW Detail Plan 1901)

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 sources: Need to research Architect; Rate books.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: Glamorgan

Number: 20

Street: Wallace Avenue

Locality: Toorak

Precinct: 9

Architect/builder: Not researched

Date/s of construction: Pre-1901 (MMBW 1901 Plan)

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 unusual with deep valence and stilted verandah posts with elaborate capitals and bosses. The whole composition has an oriental/Himalyan character.

Key research sources: Need to research owners/occupiers and architect.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2-B

Prahran Conservation Review: Selected A2 Buildings

Name: House (Mintaro?)

Number: 17

Street: Brookville Road

Locality: Toorak

Precinct: 10

Architect/builder: Not known. Requires research.

Date/s of construction: Not known

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

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: Flats

Number: 70 - 72

Street: Canterbury Road

Locality: Toorak

Precinct: 10

Architect/builder: Possibly Arthur Plaisted [suggested G. Butler]

Date/s of construction: c1941 [1]

Owners/ occupiers: Not researched

Why important?: Elegant inter-war eclectic apartment block with a French Norman corner turret.

Key research sources: [1] Shown on Building Identification Form.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 6 - 7

Street: Kilsyth Avenue

Locality: Toorak

Precinct: 10

Architect/builder: T. Kemp (agent House Cover) [1]

Date/s of construction: c1952 [1]

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 sources: [1] MMBW House Cover (259393)

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2-B

Prahran Conservation Review: Selected A2 Buildings

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 construction: On 1890s MMBW Plan. Was it part of Springfield 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 sources: Research to determine link to Springfield.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 30

Street: Tintern Avenue

Locality: Toorak

Precinct: 10

Architect/builder: F.L. + K. Klingender

Date/s of construction: 1929 (or major rebuilding of an earlier house that 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 distinguished 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 balustrade.

Key research sources: Need Rate book search.

UCA Status: Recommended for inclusion in proposed future extension to UCA 10.2

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 408

Street: Toorak Road

Locality: Toorak

Precinct: 10

Architect/builder: W. R. Butler [1]

Date/s of construction: 1906

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 sources: [1] MMBW House Cover.

UCA Status: Abuts proposed UCA 10.2; Butler connection suggests add to proposed future extension of UCA 10.2

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 8

Street: Heyington Place

Locality: Toorak

Precinct: 13

Architect/builder: Not researched

Date/s of construction: Not researched

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 sources: Delia Taylor's study of the Tompkins should be checked.

UCA Status: Within proposed UCA 13.1

Suggested ranking: B

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 20

Street: Heyington Place

Locality: Toorak

Precinct: 13

Architect/builder: Possibly R. B. Hamilton

Date/s of construction: Not researched

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

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 23

Street: Heyington Place

Locality: Toorak

Precinct: 13

Architect/builder: Not researched

Date/s of construction: c1920

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

Suggested ranking: B

Prahran Conservation Review: Selected A2 Buildings

Name: Wiltondale

Number: 25

Street: Heyington Place

Locality: Toorak

Precinct: 13

Architect/builder: Possibly Eric Beedham (NL)? Neville Hollinshed? Arthur Paisted?

Date/s of construction: c1935

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 sources: Need to check other information or inspect to confirm rating.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2-B

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 219

Street: Kooyong Road

Locality: Toorak

Precinct: 13

Architect/builder: H. L. Peck (architect) [1]

Date/s of construction: 1931-2 [1]

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 semi-attic 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 sources: [1] MMBW House Cover; Need to inspect

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 225

Street: Kooyong Road

Locality: Toorak

Precinct: 13

Architect/builder: G. E. Nichterlein (Agent on House Cover) [1]

Date/s of construction: 1929 [1]

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 sources: [1] MMBW House Cover (176565)

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2-B

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 245

Street: Kooyong Road

Locality: Toorak

Precinct: 13

Architect/builder: A. McMillan [1]

Date/s of construction: 1932 [1]

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 sources: [1] MMBW House Cover 189512.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 29

Street: Lansell Road

Locality: Toorak

Precinct: 13

Architect/builder: Possibly Plaisted

Date/s of construction: 1930s

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 sources: Need Rate book, Directory and Architect's Index search.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 36

Street: Lansell Road

Locality: Toorak

Precinct: 13

Architect/builder: Not researched

Date/s of construction: c1900

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 sources: Need Rate book, Directory and Architect's Index search.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 45

Street: Lansell Road

Locality: Toorak

Precinct: 13

Architect/builder: Chris Cowper (G. Butler)

Date/s of construction: c1915

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 sources: Need Rate book, Directory and Architect's Index search.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: Ballara

Number: 49

Street: Lansell Road

Locality: Toorak

Precinct: 13

Architect/builder: Chris A. Cowper [1]

Date/s of construction: 1914 [1]

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 sources: [1] MMBW House Cover 93786.

Comparison with McCutcheon house in Studley Avenue, Kew, (c1917), required.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 53

Street: Lansell Road

Locality: Toorak

Precinct: 13

Architect/builder: Leslie J. Reed [1]

Date/s of construction: 1927 [1]

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 sources: [1] MMBW House Cover (165582).

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 716

Street: Orrong Road

Locality: Toorak

Precinct: 13

Architect/builder: Possibly Robert Hamilton?

Date/s of construction: 1930s

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 sources: Need Rate book, Directory and Architect's Index search. Compare with Denby Dale, Glenferrie Road, Kooyong.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House (orig. "Cesthill")

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 construction: Shown on MMBW 1900 Plan

Owners/ occupiers: 1907-8 Miss M H Menzies "Cesthill"; 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 nineteenth 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 sources: [1] MMBW House Cover. B. R. believes the fence and 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

Suggested ranking: B

Prahran Conservation Review: Selected A2 Buildings

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 construction: Not researched

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

Suggested ranking: B

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 11A?

Street: St Georges Road

Locality: Toorak

Precinct: 13

Architect/builder: Mortimer McMillan [1]

Date/s of construction: c1936 [1]

Owners/ occupiers: Not researched

Why important?: Example of architect's work.

Key research sources: [1] Neil Clerehan

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 26

Street: St Georges Road

Locality: Toorak

Precinct: 13

Architect/builder: Butler + Martin [1]

Date/s of construction: 1928 [1]

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 style of Edna Walling.

Overall it is a extremely picturesque composition, comparable with similar work by Rodney Alsop.

Key research sources: [1] MMBW House Cover

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 38

Street: St Georges Road

Locality: Toorak

Precinct: 13

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

Date/s of construction: 1937 [1]

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

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 61

Street: St Georges Road

Locality: Toorak

Precinct: 13

Architect/builder: Not researched

Date/s of construction: 1930s (NL)

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 sources: Identify Architect; Need Rate book search.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

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 construction: 1927 [1]

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 sources: [1] MMBW House Cover; Need to research Rate books; architects.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 1

Street: Theodore Court

Locality: Toorak

Precinct: 13

Architect/builder: Presumed Roy Grounds [check Phillip Goad, N. Clerehan]

Date/s of construction: c1960

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 sources: Need Rate book, Directory and Architect's Index search.
Contact P. Goad + N. Clerehan.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 9

Street: Towers Road

Locality: Toorak

Precinct: 13

Architect/builder: Chris Cowper [1]

Date/s of construction: 1915

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 sources: [1] MMBW House Cover 95459; Need Rate book search.

UCA Status: Not in reviewed UCA areas

Prahran Conservation Review: Selected A2 Buildings

Suggested ranking: A

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 12

Street: Yarradale Road

Locality: Toorak

Precinct: 13

Architect/builder: Woodroffe (builder?); A. M. McMillan (architect?) [1]

Date/s of construction: 1936

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 sources: [1] MMBW House Cover 197715; Need Rate book, 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

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

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 construction: 1937 [1]

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 sources: [1] MMBW House Cover 201319; Need Rate book, Directory and Architect's Index search.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 23

Street: Yarradale Road

Locality: Toorak

Precinct: 13

Architect/builder: A. + H. L. Peck [1]

Date/s of construction: 1939 [1]

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 oeuvre. At present, this design characteristic is partially concealed by heavy plantings of creepers.

Key research sources: [1] MMBW House Cover 211460; Need Rate book search.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 50

Street: Albany Road

Locality: Toorak

Precinct: 14

Architect/builder: Frederick Ballantyne (architect?)

Date/s of construction: c1920s

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 sources: Need Rate book, Directory and Architect's Index search.

UCA Status: Opposite proposed UCA 14.1.

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 17 - 17A

Street: Iona Avenue

Locality: Toorak

Precinct: 14

Architect/builder: Possibly Billson, Ballantyne or Nicholls.

Date/s of construction: c1925

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 sources: Need Rate book, Directory and Architect's Index search.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2 +

Prahran Conservation Review: Selected A2 Buildings

Name: House

Number: 21

Street: Iona Avenue

Locality: Toorak

Precinct: 14

Architect/builder: Not researched

Date/s of construction: 1930

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 sources: Need Rate book, Directory and Architect's Index search.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: Flats

Number: 698

Street: Orrong Road

Locality: Toorak

Precinct: 14

Architect/builder: Not recorded on House Cover [1]

Date/s of construction: 1929 [1]

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 sources: [1] MMBW House Cover 162247; Need Rate book and 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.

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: Taunton

Number: 520

Street: Toorak Road

Locality: Toorak

Precinct: 14

Architect/builder: Robert Hamilton?

Date/s of construction: c1935

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 sources: Need Rate book, Directory and Architect's Index search.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

Name: Armadale Cellars

Number: 817

Street: High Street

Locality: Armadale

Precinct: 15

Architect/builder: Not researched

Date/s of construction: 1882 (?) check parapet (or 1892?)

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 sources: Need Rate book and Directory search.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A2

Prahran Conservation Review: Selected A2 Buildings

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 construction: 1928[1]

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 sources: [1] MMBW House Cover 32682; Need Rate book and Directory search. Check MMBW 1895 plan. Check Peter Navaretti Index.

UCA Status: Not in reviewed UCA areas

Suggested ranking: A1

