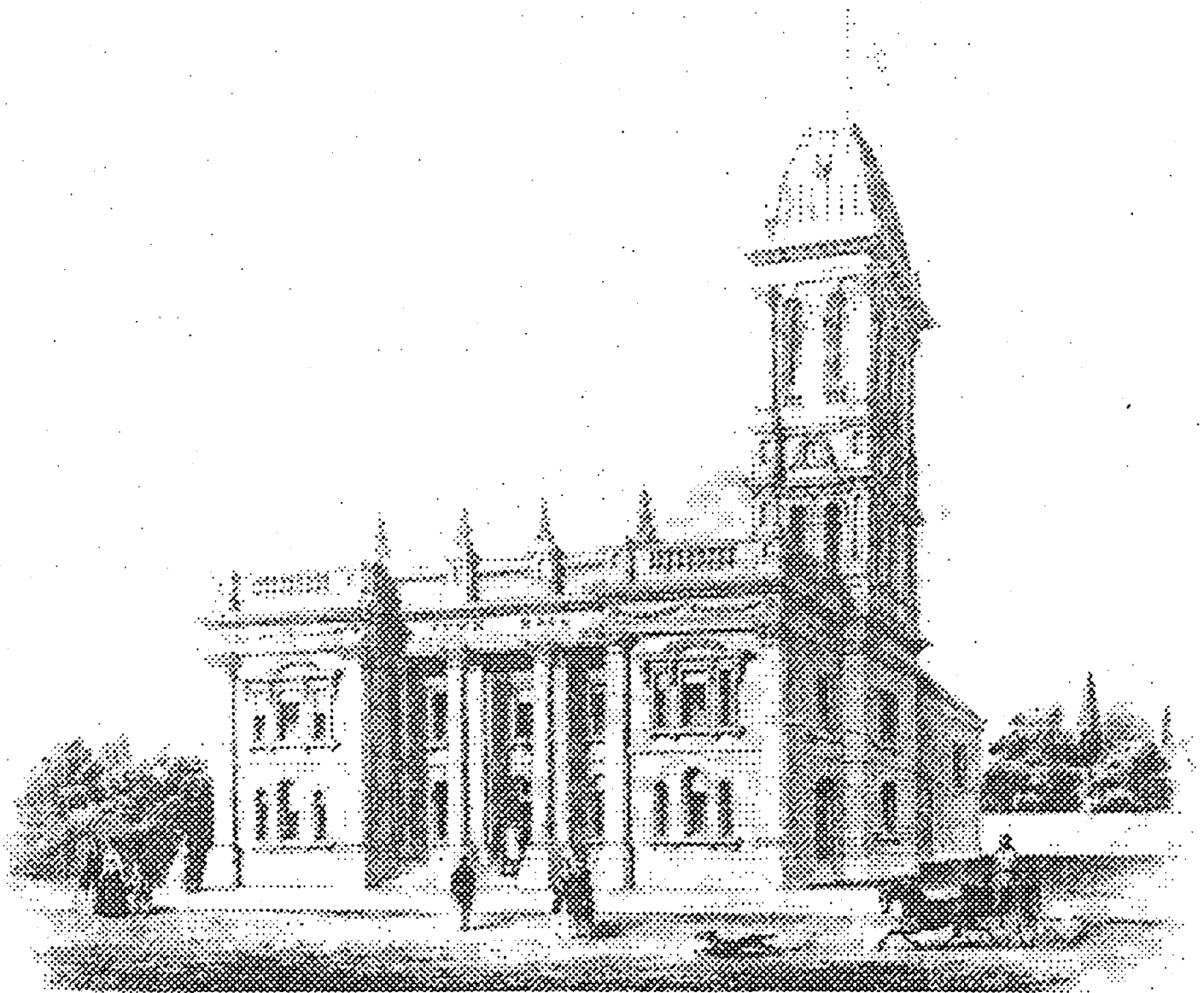




# Prahran Conservation Study

*Identification of Buildings &  
Areas of Major Significance*

**1983**



# **Prahran Conservation Study**

## **IDENTIFICATION OF BUILDINGS AND AREAS OF MAJOR SIGNIFICANCE**

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## 1.0 INTRODUCTION

Prahran contains an extraordinary collection of buildings and areas of conservation or historical significance. Diverse areas such as Windsor and Toorak, and buildings such as humble timber cottages and grand emporiums make selection and management of such assets difficult. It is clear, that different forms of protection are needed to cover the diversity of heritage assets within the municipality.

The Prahran Conservation Study has identified a wide range of buildings and areas, and this volume details the most important of these. Definitions of the various heritage categories for this report are outlined in this section as are the criteria used to identify the range of heritage assets from individual buildings to whole areas. Following this is a discussion of the various legislative means available to protect and enhance these heritage assets. It should be stressed, that all buildings included in this volume are recommended for addition or retention on the Register of Historic Buildings or Register of Government Buildings, and therefore outside the powers of the Prahran City Council.

## 2.0 DEFINITIONS AND CRITERIA

### 2.1 DEFINITIONS

**BUILDINGS** These are ranked by order of decreasing significance.

#### **Category A1 Building**

A building considered to be of historic or architectural importance on a regional or state basis. If a building is of **state** significance it is included or recommended for inclusion on the Register of Historic Buildings.

If a building is of **regional** or **state** significance it is included or recommended for inclusion on the Register of the National Estate and Register of Government.

#### **Category A2 Building**

A building of major architectural or scientific interest; building of major architectural or scientific interest; building shall also mean work, object or site. This category automatically includes all buildings recommended to the Register of the National Estate and Historic Buildings Council.

#### **Category B Building**

A building of local significance.

#### **Category C Building**

A building possessing some environmental amenity but not necessarily any heritage significance.

AREAS These are ranked by order of decreasing significance

**Category A1 Area**

An area of state significance. It is included or recommended for inclusion on the Register of the National Estate.

**Category A2 Area**

An area of regional or state significance having major architectural, historical or environmental significance. These areas warrant controls related to restoration, alteration and to the design of new development.

Individual streetscapes have not been included where there is sufficient protection afforded by adjacent A Buildings (provided by the provisions of Clause 8 of the Town and Country Planning Act, Third Schedule, in relation to adjacent buildings.)

## 2.2 CRITERIA FOR SELECTION OF AREAS

### Category 'A' Areas

In this study the following criteria form the basis for the selection of Category A Areas:

#### Architectural Importance

##### (a) Architectural Similarity

- groups of buildings of specific style or building material which read as a coherent group
- groups of buildings with continuous height verandah lines and/or setback
- groups of buildings of similar function with compatible building elements (e.g. groups of shops)
- groups of buildings of architectural merit

##### (b) 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 people

#### 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 (e.g. organic and unplanned development created by mining activity, formal planned elements, changing street widths, and the juxtaposition of grid and organic development).

#### Topography

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



## 2.3|SELECTION CRITERIA FOR BUILDINGS|

### Category 'A1' Buildings

Register of Historic Buildings and Register of Government Buildings

The major criteria for buildings recommended for addition to the Register of Historic Buildings is that they must be of state or national significance. There are no precise guidelines and comparable buildings already on the register can be used as a guide to the process of registration.

Register of the National Estate

Criteria for entry on the Register of the National Estate include the following attributes:

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

A place may also be enhanced by its scarcity value. A National Estate building is defined to be of regional, state or national significance.

### Category A2 Buildings

Criteria for other buildings of major significance include those for the Register of the National Estate as well as such factors as intactness, architectural and/or historical significance and streetscape importance. A building of major significance is defined to be significant at a local, regional, state or national level.

## Category B and C Buildings

The criteria for Category B are less stringent than for Category A. may have a combination of the criteria for A buildings but generally will have less intactness, more intrusions or a lack of consistency compared to A Buildings.

The criteria for Category C Buildings include:

- consistency of built form
- maintenance of original scale of street despite later intrusions
- areas of intact buildings of no appreciable heritage significance
- consistent landscaping

### 3.0 | LEGISLATION

The buildings and areas outlined in this report as having special architectural and historical significance are recommended for protection using a variety of legislative measures. These include the provisions of the Historic Buildings Act, Government Buildings Advisory Council Act, Australian Heritage Commission Act and Town and Country Planning Act.

### 3.1 PROVISIONS OF HISTORIC BUILDINGS ACT

The Historic Buildings Act 1981 came into force on 1 June 1982. The act makes provision with respect to the preservation of buildings, works and objects of historic or architectural importance or interest.

#### THE HISTORIC BUILDINGS COUNCIL

The Act established a Historic Buildings Council consisting of 12 members. The functions of the Council are firstly, to recommend to the Minister the buildings of architectural or historic importance which it considers should be added to the Register, the removal of any designated building, and any alteration which it considers should be made to the register.

#### REGISTER OF HISTORIC BUILDINGS

Under the Act, the Minister for Planning is directed to establish a register of historic buildings. The initial register consisted of the Register of Historic Buildings under the Historic Buildings Act 1974.

The Register sets out the address of the designated buildings, and is divided up into the municipalities within Victoria. It must be remembered too, that the word 'building' is defined under the Act as including any building and any structure, work or object or any part thereof and the appurtenances thereto, so that it is possible for part of a building to be designated. An example of this is the 'Capitol Theatre' in Swanston Street which only has its ceiling designated.

The Governor in Council on the recommendation of the Minister may, from time to time, by notice published in the Government Gazette, amend the register by adding or removing any specified building or by altering any item on the register.

#### PROVISIONAL REGISTER

The Act provides for a Provisional Register of Historic Buildings which shall consist of any building which the Minister and owner agree should be included on the Provisional Register.

#### APPLICATIONS TO ADD OR REMOVE BUILDINGS FROM THE REGISTER

The Council can make an examination as to whether a building should be added to or removed from the Register or whether an alteration should be made to the Register. The examination may be made on Council's own motion, on the application of the National Trust of Australia (Victoria) or on the application (in the prescribed form) of the owner of a building. Any other person may in the prescribed form request the Minister to direct the Council to make an examination. When the Minister has made a determination he is to advise the application and the Council of his determination, he is to advise the applicant and the Council of his determination and the reasons thereof.

Where the Council proposes to make an examination it is to notify the owner of its intention and the part or parts of the building to be examined.

The Council may make a recommendation to the Minister that the building be added to the Register of historic Buildings after carrying out an examination.

The Council is not to make an examination in respect of a building which is the subject of an application to the Minister to be added to the provisional Register unless the Minister otherwise directs.

#### APPLICATIONS TO REMOVE, DEMOLISH OR ALTER BUILDINGS

Further, the Council has the duty to consider applications from the owners of designated buildings to remove, demolish or alter the buildings.

The Act provides that, subject to the provisions of the Uniform Building Regulations relating to the pulling down of ruinous or dangerous buildings, an owner of a designated building shall not remove, demolish or alter that building or cause or allow it to be removed, demolished or altered except in accordance with a permit granted by the Council.

The definition of the word 'alter' is extremely wide and is defined as meaning to 'modify or change the appearance of a building whether by way of structural or other works, by painting, plastering or any other form of decoration or by any other means'.

The work would not have to be necessarily structural work but would even extend, say, to altering the colour of a building or carrying out maintenance and repairs to a building.

An owner of a designated building may apply to the Council in the prescribed form for a permit to remove, demolish or alter the building. On receipt of an application, the Council is obliged to cause a copy of the application to be served on the relevant Council and the responsible authority for the area in which the registered land or building is included.

The Council shall, unless it considers the alteration will not detrimentally affect the registered building or land, advertise the application in a newspaper circulating in the area of that building or land. It may also require the owner to cause a copy of the application to be displayed on the registered building or land. The application is to be available at the office of the Council for inspection by members of the public and any person may make representations to the Council.

The Council after considering any representations lodged shall determine the application and whether the permit shall be subject to conditions. The Council is to grant or, after giving the owners the opportunity of being heard, refuse to grant the permit or declaration within 60 days or any longer period specified by the Minister.

The Minister, at the time a building or land is added to the register, may declare that alterations of a class or classes specified in the declaration may be carried out without obtaining a permit. After a building is added to the Register the owner may apply to the Council for a similar declaration.

An applicant dissatisfied with a decision of the Council with respect to an application made under this section may make a submission to the Minister within 3 months after the date on which he received notice of that determination or within such longer period as the Minister may in special circumstances allow.

#### OFFENCES AND REPAIR ORDERS

Division 2 of the Historic Buildings Act 1981 provides that where the owner of a registered building enters into a contract of sale of a registered building he shall give the Council notice of such contract in the prescribed form within 28 days of the date of the contract.

No person shall allow a registered building to fall into disrepair to enable demolition of the building or development of land on which the building is situated or adjoining land.

Where the Council is of the opinion that a registered building is being allowed to fall into disrepair it may with the consent of the Minister serve written notice on the owner to show cause why it should not make an order requiring certain repairs to be carried out.

#### INTERIM PRESERVATION ORDERS

The Council with the consent of the Minister may cause an Interim Preservation Order which shall be in the prescribed form or to the like effect to be served on the owner of any building which is being investigated by the Council, where in the opinion of the Council it is necessary or desirable to do so for the purposes of achieving the objects of this Act. The Act also provides that any person who removes or demolished a registered building or alters that building without a permit shall be guilty of an offence. Under this Act a building the subject of an Interim Preservation Order shall be deemed to be a registered building for the purpose of obtaining a permit for alterations. An Interim Preservation Order shall remain in force for a period of six months or for any further period specified by the Minister unless cancelled by the Minister or the building is added to the Register.

#### APPLICATION FOR FINANCIAL ASSISTANCE

The Historic Buildings Act 1981 enables the Council, with the consent of the Minister, to make grants or loans for the purpose of assisting the preservation or restoration of registered buildings.

The Minister may grant special assistance in one or more of the following ways:

- (a) Loan or grant
- (b) Remittance or deferment of the payment of the whole or any part of land
- (c) Remittance or deferment of the payment of the whole or any part of any rate payable in respect of the land on which is situated a registered building.

#### AMENDMENTS TO THE LOCAL GOVERNMENT ACT 1958

The Historic Buildings Act 1981 also includes amendments to the Local Government Act 1958. The amendments relate to valuations, subdivisions, development and recommendations by the Historic Buildings Council to the Uniform Building Regulation Referees.

### 3.2 GOVERNMENT BUILDINGS ADVISORY COUNCIL and REGISTER OF GOVERNMENT BUILDINGS

This Body keeps a register of historically and architecturally significant government buildings. This does not include buildings owned by local government but does include such public authorities as the Victorian Railways Board, Gas & Fuel Corporation of Victoria, Melbourne and Metropolitan Board of Works, Country Roads Board and State Electricity Commission.

A designated building (i.e. one included on the Register of Government Buildings) may not be demolished, removed or altered without the consent of the Government Buildings Advisory Council except in the case of minor alterations which may be made at the discretion of the Minister responsible for the control of this Act.

A major function of the Council is to report, of its own motion or at the request of the Minister, any Government building which is of significance or interest, or classified as being of historic, architectural or other significance by the National Trust of Australia (Victoria). When a report is made, it indicates whether or not the Council recommends the preservation of the whole or part of the building. Where preservation is recommended, the report shall include the Council's opinion as to:

- a) possible future uses of the building;
- b) any renovations or additions to the building which are necessary or desirable or which will be required to enable any such proposed use;
- c) the estimated cost of any such renovations or additions; and
- d) the estimated cost of the future maintenance of the building and shall be accompanied by an estimate of the value of the land and an estimate of any economic loss to the State if the building is preserved.

The Government Buildings Advisory Council now fulfills an important role as prior to the proclamation of the Act on 1 June 1982 and the gazettal of the Register of Government Buildings on 20 August 1982, no statutory protection existed for buildings owned by the State Government. This Act is intended to compliment the Historic Buildings Act, which provides protection for freehold buildings only.



### 3.3 AUSTRALIAN HERITAGE COMMISSION and the REGISTER OF THE NATIONAL ESTATE

The Australian Heritage Commission keeps a register of

those places being components of the natural environment of Australia or the cultural environment of Australia, that have aesthetic, historic, scientific or social significance or other special value for future generations as well as for the present community.

The Australian Heritage Commission Act gives no statutory protection to places included on the Register of the National Estate, unless they are owned by the Commonwealth. Before any Commonwealth Authority may take 'any action that might affect to a significant extent' a place on the Register of the National Estate, the authority should inform the Australian Heritage Commission 'of the proposed action and give the Commission a reasonable opportunity to consider it'.

The Australian Heritage Commission has issued guidelines defining the words 'significant extent' and the term includes

- alterations to the fabric
- replacement of the fabric by another material (e.g. slate tiles replaced by asbestos)
- additions
- redesign and reconstruction of parts
- painting of unpainted fabrics
- cleaning of fabrics by mechanical, chemical or blasting methods
- application of masonry 'preservatives'
- demolition or removal
- excavation or removal of old spoil or footings
- road or pathmaking
- removal, change or replacement of machinery, drains, etc.

Registration indicates the importance of the area or building on an Australia-wide basis. Comparable areas in Melbourne which have been added to the Register of the National Estate include South Parkville, Brunswick/Gertrude Street Area in Fitzroy, Flemington Hill, Emerald Hill and the whole of Middle Park.

To achieve protection for these areas and individual buildings however, recourse must be made to the provisions of the Town and Country Planning Act, which are discussed in the next section.

### 3.4 PROVISIONS OF TOWN AND COUNTRY PLANNING ACT

In addition to the Historic Buildings Act, the Town and Country Planning Act 1961 contains provisions for the protection of individual buildings by scheduling in the Melbourne Metropolitan Planning Scheme a list of those buildings which are to receive protection.

Clause 8 of the Third Schedule of the Act provides for

the conservation and enhancement of buildings works objects and sites specified as being of architectural and historical or scientific interest by prohibiting restricting or regulating the use or development of the land concerned or adjacent land and by prohibiting restricting or regulating the pulling down removal alteration decoration or defacement of any such building work site or object.

In this study the term Building of Major Significance or Significant Building is used to denote any building recommended for protection by the use of the Town and Country Planning Act. Clause 8 (like the Historic Buildings Act) provides demolition control for buildings and is a particularly important planning tool, especially for buildings which may be of insufficient significance for addition to the Historic Buildings Register.

To achieve statutory protection for areas of special architectural and historical significance, the provisions of Clause 8B of the Third Schedule of the Town and Country Planning Act can be used.

This provides for

The conservation and enhancement of the character of an area specified as being of special significance by prohibiting restricting or regulating the use or development of land in the area and by prohibiting restricting or regulating the pulling down removal alteration decoration or defacement of any building work site or object in such area or by requiring buildings and works to harmonise in character and appearance with adjacent buildings or with the character of the area or (in the case of an area of historical interest) to conform to the former appearance of the area at some specified period and for such purposes specifying the materials, colours and finishes to be used in the external walls of buildings or in the external coverings of such walls.

Protection using these provisions has recently been gained by amending the Melbourne Metropolitan Planning Scheme and incorporating the areas of special significance as Urban Conservation Zones (for instance the St. James Park Area in the City of Hawthorn).

## 4.0 BUILDINGS AND AREAS

### INTRODUCTION

Within the Buildings and Areas section, the following layout has been used.

### MAP OF PRECINCTS and AREAS OF MAJOR SIGNIFICANCE

[This map is accompanied by a key showing within which precinct each particular area of major significance is described.]

### INDEX OF BUILDINGS

[This contains page numbers for all buildings included in this volume. Buildings are listed alphabetically by street name. It should be noted that these comprise all buildings recommended for addition or retention on the Register of Historic Buildings or Register of Government Buildings.]

### PRECINCTS

[Chapel Street District Centre, followed by Precincts 1 to 15 within which the following buildings and areas are contained.]

#### Areas of Major Significance

[Most precincts contain at least one such area, although Precincts 2, 7 and 14 do not. The areas are mapped in detail and followed by a statement of their history and significance.]

#### Buildings WITHIN Areas of Major Significance

[Citations for these buildings follow the area descriptions and maps, and are arranged in alphabetical order by street name. In some cases there are no buildings of major significance within areas of major significance.]

#### Buildings OUTSIDE Areas of Major Significance

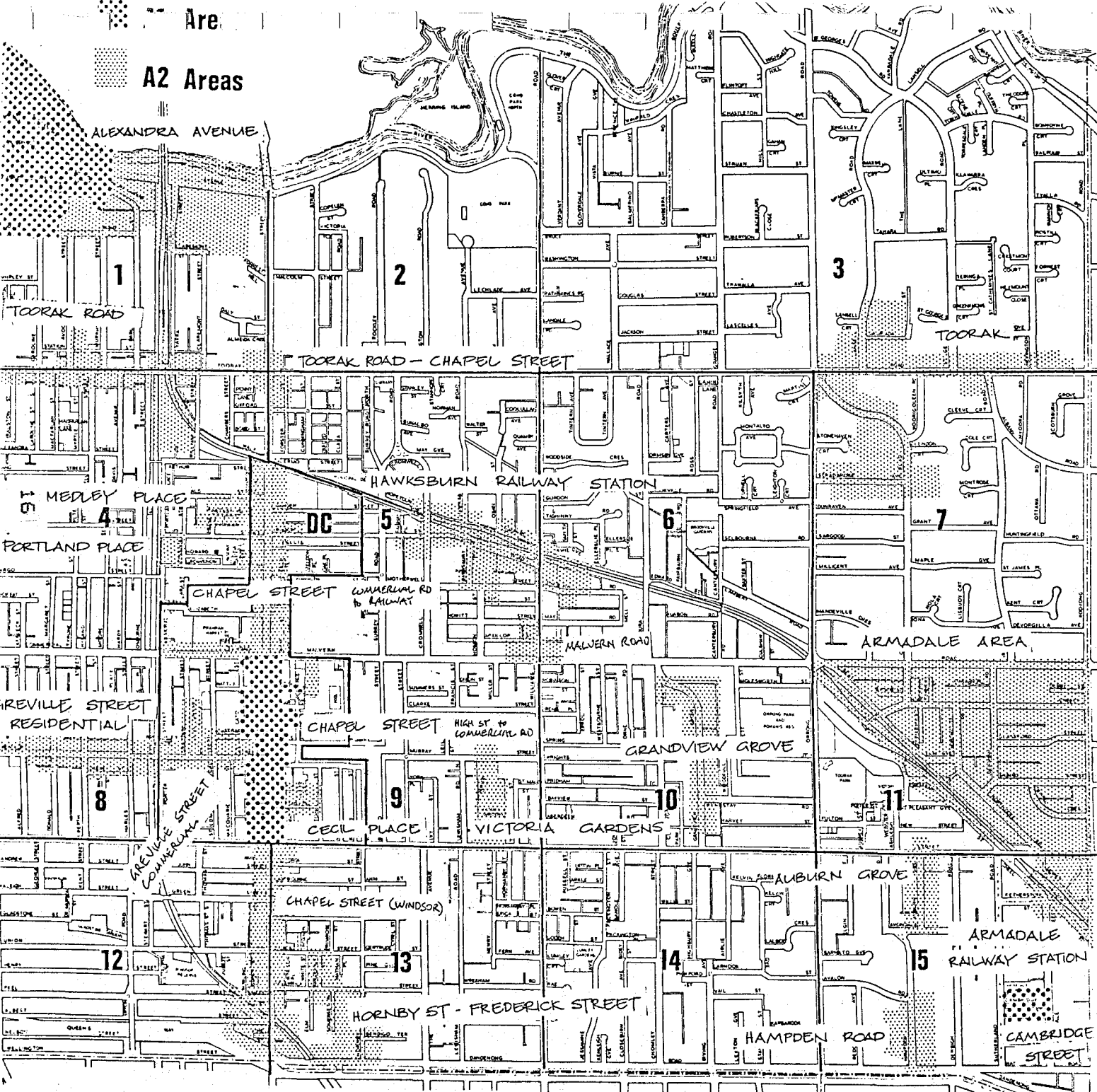
[When all areas within a particular precinct have been dealt with, citations for buildings outside areas are included, again arranged alphabetically by street name. These buildings will be separated from buildings inside areas of major significance by the insertion of a dividing sheet.]

To find a building, you can either look it up in the index which follows (arranged alphabetically by street name), or you can locate it on the main map and, after ascertaining within which precinct and/or area of major significance it falls, follow the general instructions contained above as a guide to the layout of the precincts and areas.

Are

# A2 Areas

ALEXANDRA AVENUE



CHAPEL STREET DISTRICT CENTRE  
 Chapel Street (High Street to Commercial Road)  
 Chapel Street (Commercial Road to Railway)  
 Greville Street Commercial Area  
 Cecil Place Area

PRECINCT ONE  
 Alexandra Avenue Area  
 Toorak Road Area

PRECINCT TWO

PRECINCT THREE

Toorak Area

PRECINCT FOUR

Medley Place Area  
 Portland Place Area  
 Toorak Road Area (see precinct 1)

PRECINCT FIVE

Toorak Road - Chapel Street Area  
 Malvern Road Area  
 Hawksburn Railway Station Area

PRECINCT SIX

Malvern Road Area (see precinct 5)  
 Hawksburn Railway Station Area (see pr. 5)

PRECINCT SEVEN

Toorak Area (see precinct 3)

PRECINCT EIGHT

Greville St Residential Area

PRECINCT NINE

Victoria Gardens Area

PRECINCT TEN

Grandview Grove Area  
 Malvern Road Area (see precinct 5)

PRECINCT ELEVEN

Armadale Area  
 Auburn Grove Area (see precinct 15)

PRECINCT TWELVE

Chapel Street (Windsor) Area

PRECINCT THIRTEEN

Hornby Street - Frederick Street Area  
 Chapel Street (Windsor) Area (see pr. 12)

PRECINCT FOURTEEN

PRECINCT FIFTEEN

Auburn Grove Area  
 Hampden Road Area  
 Cambridge Street Area

MAP OF PRECINCTS AND 'A' AREAS

INDEX OF BUILDINGS | CATEGORY A1 BUILDINGS |

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**CHAPEL STREET DISTRICT CENTRE**

## CHAPEL STREET DISTRICT CENTRE

The land which now forms this district centre was originally part of an aboriginal mission station. Surveyed by Robert Hoddle in 1837 the mission extended from Punt Road to Williams Road and from the line of High Street to the Yarra River. Stock routes crossed the mission in an east-west direction and it wasn't until the first Crown land sale in Prahran on 6 June 1840 that Chapel Street was created. It ran between allotments 6 and 7 and by the land sale of 15 May 1850 ran at least as far as Dandenong Road in the south. The Independent Chapel from which Chapel Street took its name, was erected in 1853 on the north east corner of Chapel Street and Commercial Road. From its earliest days Chapel Street was laid out on a 66ft width and it was this narrow carriageway which today determines much of the character of Chapel Street.

## CHAPEL STREET (HIGH STREET TO COMMERCIAL ROAD)

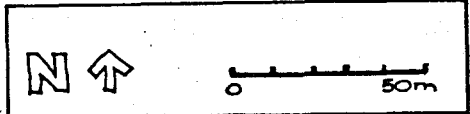
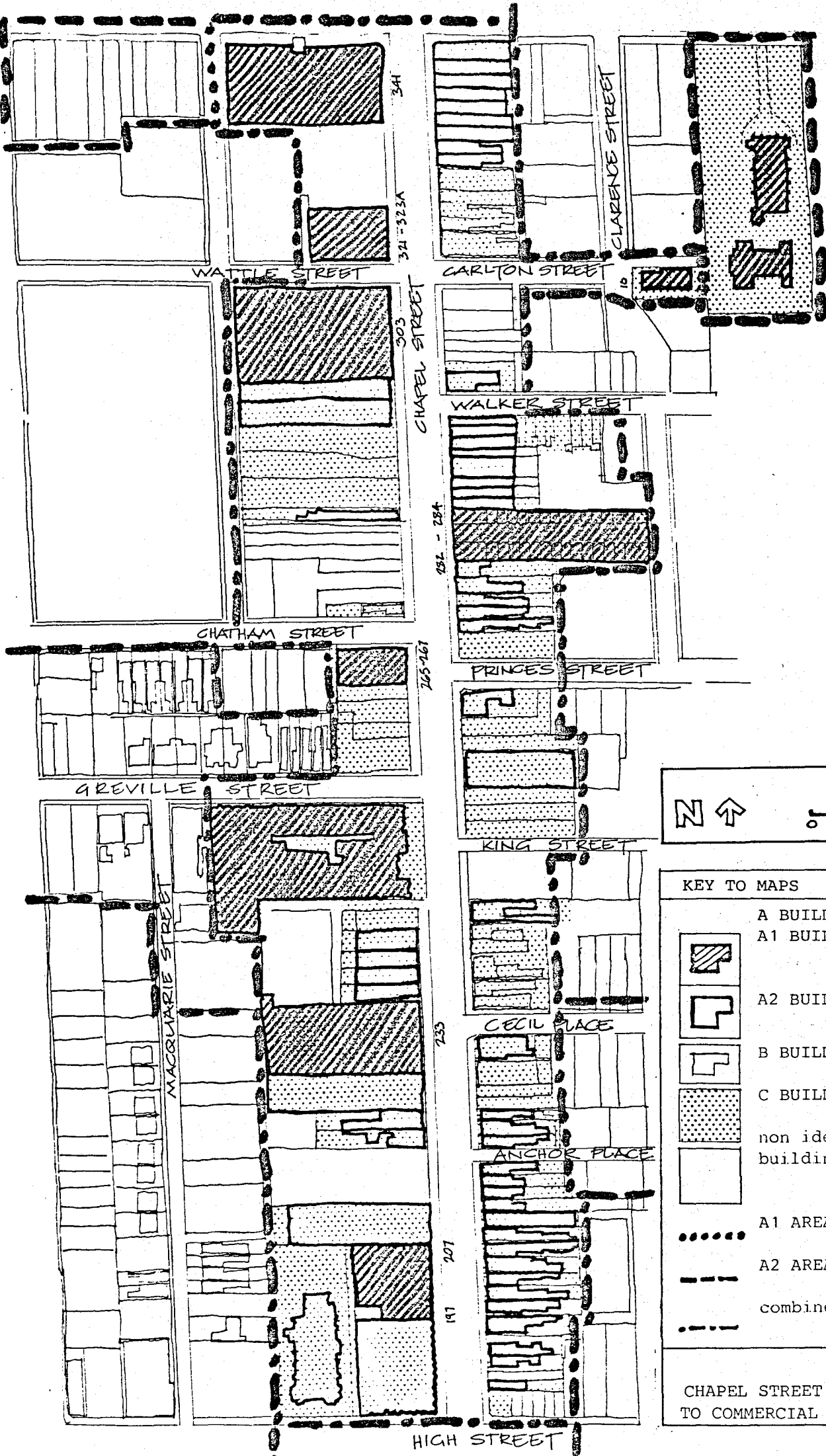
History and Significance Central Prahran along Chapel Street grew rapidly in the 1850s although it did not have the topographical and social advantages of South Yarra and Toorak. Much of it was flat and the lower lying areas became swampy in wet weather and indeed, at this stage, was considered much inferior to the Windsor area. The emerging commercial development along Chapel Street and especially the intersections of Commercial Road and High Street was dependent on the surrounding market gardens, brickworks, tanneries and firewood yards as well as the growing residential population along either side of Chapel Street. All this private development took place without the support of any public works improvements to roads and drainage, although in the mid 1850s public agitation eventually saw the creation of the Prahran municipality. After much debate the Prahran Town Hall was erected in Chapel Street at the corner of Greville Street and this did much to stimulate development in this area. A tower was added in 1863 and further enhanced the building as a local landmark. Photographs of Prahran taken from the Town Hall tower in 1867 show both how sparse development was. At that time and how small in scale each building was, however, by the 1880s all this had changed. The activities of local land boomers and the desire to replace earlier single storey development with impressive double storey buildings created a consistent development along much of Chapel Street. Impressive individual buildings such as The Arcade (282-284 Chapel Street), erected in 1889-90, epitomised the development of Chapel Street in the 1880s. This building comprised the Arcade Club Hotel, a restaurant and cafe, billiard rooms, Turkish baths and twenty nine shops along the interior with cellars and bakerhouses under. A row of houses in Arcade Street to the rear of the building was also developed by the proprietess.

By the turn of the century development of Chapel Street was complete. No vacant allotments existed and the area was a thriving commercial centre. However, in the next 15 years this commercial centre was to see an even larger degree of commercial interest and redevelopment than the replacement of single storey shops by double storey premises in the 1870s and 80s. Several developers amalgamated large sites and one of the first emporiums was the Big Store, opened in 1902. Osment Buildings were erected in 1910-11 and Holt's Building (1912), Love and Lewis (1913) and Moore's, Conways' and The Colosseum were all erected in 1914. In 1910 one commentator observed Chapel Street as the 'shoppers paradise'.

So popular has the street become as a shopping centre that extensive alterations and buildings are being carried out by many firms. The Big Store is being made bigger by the erection of a building at the rear which will cover a floor space of 6,000 sq. yards and employ another 200 hands. This will bring its total floor space to 20,000 sq. yards with 700 employees. The new stores are

about to rebuild the whole of their premises extending to Commercial Road and adding to the 375 hands already employed. Messrs Love and Lewis (400 hands) are also about to begin rebuilding operations; the Colosseum (330 hands) has a floor space of 4,500 sq. yards, and the greater number of important business houses find it imperative to make alterations to accommodate increasing trade. The London Stores have just opened tailoring business, and Miller's feather factory is to take possession of the whole of the first and second floors of a fine three storey brick shop they are building. The future of the 'shoppers paradise' is made all the more secure by the ease and time with which shoppers can come and go on the electric cars.  
(source )

Today it is the development of the 1880s and the emporium development of the period 1900-15 which characterise Chapel Street South. Many of the large buildings are intact, and the continuous rows of facades form a most important streetscape. Individual buildings such as The Arcade, Moore's Store and the Reclabite Hall in Clarence Street all add to the architectural significance of this area. By the time of the first World War Chapel Street rivalled Melbourne's central business district as a shopping centre and the development of the large emporiums in this section of Chapel Street was without rival elsewhere in Melbourne making this an area of considerable historical significance. No other area in Melbourne so clearly demonstrates this pre First World War retail boom and the buildings on the west side of Chapel Street between High Street and Commercial Road are an intact and evocative reminder of this phase of Melbourne's development. The immense size of the emporiums is still a powerful physical force on the area, as it was at their date of construction.



KEY TO MAPS

	A BUILDINGS
	A1 BUILDING
	A2 BUILDING
	B BUILDING
	C BUILDING
	non identified building
	A1 AREA
	A2 AREA
	combined boundary

CHAPEL STREET (HIGH ST TO COMMERCIAL ROAD)

OSMENT BUILDINGS  
197-207 Chapel Street, Prahran



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The Osment Buildings were erected in 1910-11 by the descendants of Henry Osment, who once owned the Prahran Telegraph and was a local councillor from 1887 to 1898 and Mayor of Prahran in 1888-89. The three storey, symmetrical facade of red brick and cement render, incorporates original elements in an overall standard composition. Flanking bays contain oriel bay windows with sinuously curved parapets and prominent arches over. The arched openings are accentuated by exaggerated voussoirs. Elliptical parapet elements over these bays feature lattice work and piers are decorated with florid motifs. Small Ionic columns of green faience work divide the fenestration of central facade in a repetitive manner and a central, decorated pediment contains the name 'Osment Buildings' in relief lettering.

Significance The facade of the Osment Buildings is highly original in its use of particular elements such as the green faience columns, giant lattice work and elliptical motifs. The facade above street level is particularly intact retaining its original exposed brickwork, and, together with many other such large commercial buildings in Chapel Street, provides an important continuity to the streetscape.

Intactness Although the original verandah has been replaced and shop fronts altered, the facade is intact above the street level and retains its original finishes.

References

City of Prahran, Annual Report, 1929-30, facing p. 38.

Cooper, J. B., The History of Prahran, 1836-1924. Melbourne 1924,  
facing p. 192, p.215.

Davison, G. (ed), Melbourne on Foot. Melbourne, 1980, p. 150.



THE COLOSSEUM  
Chapel Street, Prahran



Recommendations It is recommended that this building be added to Register of Historic Buildings, the Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The present Colosseum building in Chapel Street, Prahran, was designed by H. W. and F. B. Tompkins for Mrs Treadway and erected by Clements Langford after fire destroyed the previous building in January 1914. The fire which started in the Colosseum building, also destroyed the adjoining Conway shops, the City Hall and damaged several other buildings. The new Colosseum building sports an imposing facade with the repetitive use of oversized classical motifs such as Ionic pilasters and columns, garlands, bosses and balustrading. Fenestration and alternating columns provide the otherwise horizontal emphasis of the facade with a feeling of verticality.

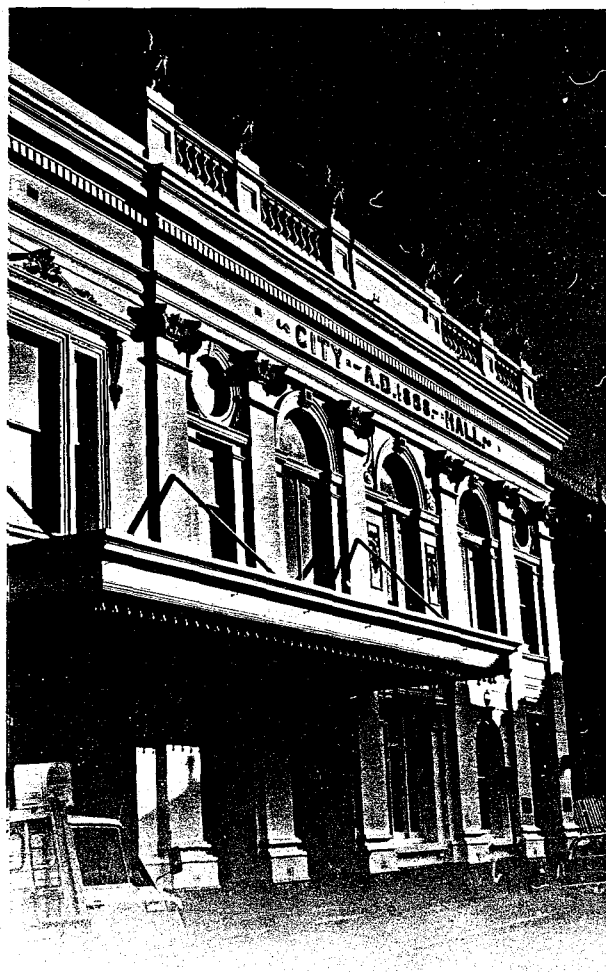
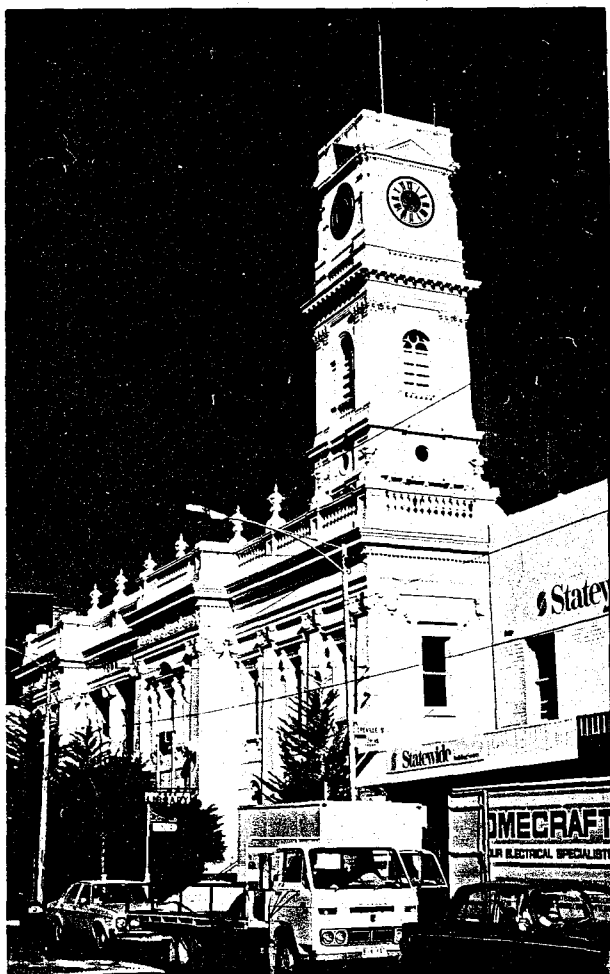
Significance The Colosseum building, together with many other large commercial buildings in Chapel Street, is intact and provides an important character continuity to Chapel Street retail area.

Intactness The building is substantially intact although the original verandah has been replaced and sections of the facade painted and signs added. A section of the rendered facade has been painted white producing an unfortunate visual division in the facade.

References

City of Prahran, Annual Reports, 1913-14, p. 18, 22; 1929-30, facing p. 39.  
Drawings, Tompkins Shaw and Evans, 1914.

PRAHRAN TOWN HALL COMPLEX  
Chapel Street, corner Greville Street, Prahran



Recommendations It is recommended that this building be retained on the Register of Historic Buildings and the Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

Current Assessments Prahran Town Hall is included on the Register of the National Estate. The Town Hall offices, 'Small Hall', and Council Chamber (interior) are classified and the facade of the Town Hall library recorded by the National Trust of Australia (Victoria). The 'Small Hall' and Council Chamber are included on the Historic Buildings Register.

History and Description The Prahran Town Hall complex was erected in stages over the period 1860-1915 on a corner site in Chapel Street, Prahran. The development includes the original Town Hall and offices of 1861, the enhanced clock tower of 1863 and the Post Office, Police Station and Library of 1878, all consistently executed in a restrained Italianate style by architects Crouch and Wilson. Later 'boom style' classicism Town Hall additions of 1883 by Charles D'Ebro are in contrast.

Significance Prahran Town Hall complex, which includes the original court house relocated in 1869 as the first Council Chamber, is of local historical importance as the centre of the Prahran municipality since 1860. The clocktower is a prominent

and distinct landmark. The original complex, although of interest as an early and disciplined work of architects Crouch and Wilson and a restrained Italianate design, is eclipsed for architectural importance in Victoria by other notable contemporary municipal complexes at North Melbourne, Geelong and South Melbourne.

Intactness The Prahran Town Hall complex, systematically enhanced and adapted to changing administration and community requirements and partially reconstructed after the 1914 fire, survives in a recognisably intact form externally, although inappropriately painted. Major renovations are currently (1982) taking place.

#### References

City of Prahran, Original Drawings by Crouch and Wilson.

Argus, Melbourne, 13 September, 1860.

Australasian Builder and Contractors News, Sydney, 18 February 1888.

Building, Engineering and Mining Journal, Sydney, 9 March 1889.

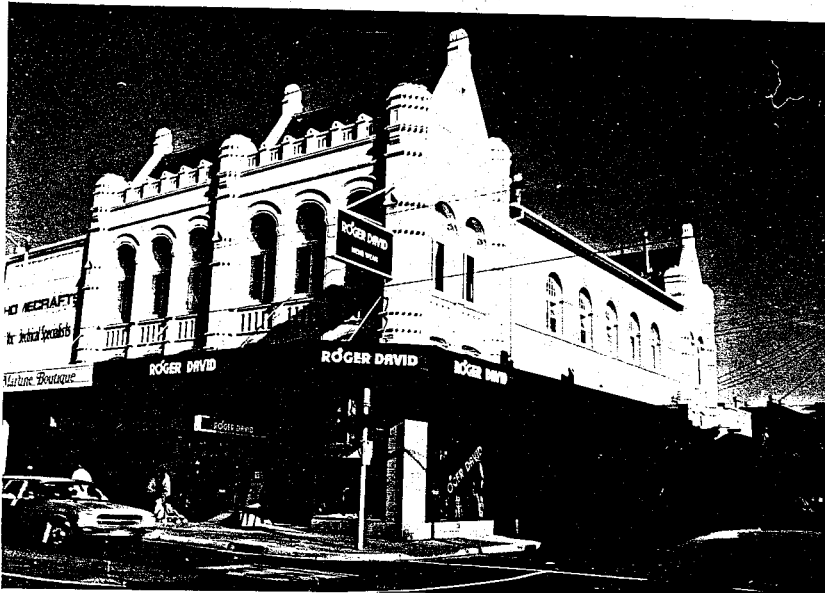
Cooper, John B. The History of Prahran, Melbourne, 1912.

Fust, L and Weinstock, L. 'Prahran Town Hall', History and Research Essay, Department of Architecture and Building, University of Melbourne, 1968 - detailed history, illustrations and bibliography.

National Trust of Australia (Victoria), File No. 556.

(National Estate citation reprinted with permission of the Australian Heritage Commission)

FORMER BROWN, CORKE AND COMPANY BUILDING  
265-267 Chapel Street, Prahran



Recommendations It is recommended that this building be added to Register of Historic Buildings, the Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The commercial premises at 265-267 Chapel Street, Prahran were erected for the drapers and mercers, Brown, Corke and Company in 1895, who were previously located on the opposite side of Chapel Street. In 1912 the building became London Stores and today is occupied by Roger David, mens wear, and therefore has a long association with the retail clothing field. The two storey corner building is Gothic in character with a high pitched gable roof, clustered piers and horseshoe arch headed window openings. The side facade is symmetrical at first floor level with the gable end and flanking clustered piers repeated at either end and a row of arch headed windows in between. The Chapel Street elevation composed of two identical facades.

Significance Exaggerated piers and the unusual form of the window head are important elements of this building.

Intactness This building is substantially intact above street level, retaining its original fenestration and decoration. Both the verandah and shop front have been substantially altered and original polychromatic brickwork painted.

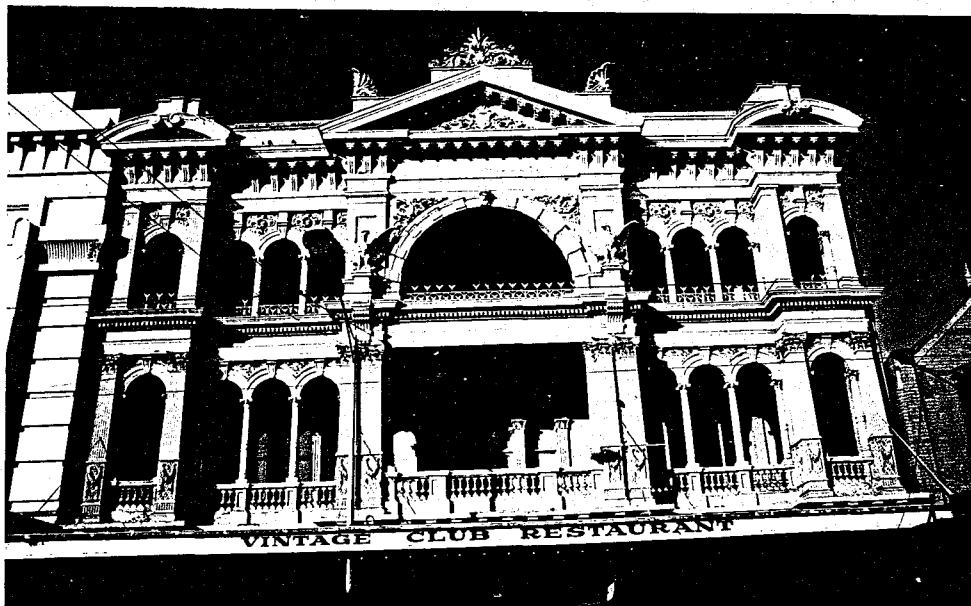
References

Sands and McDougall Directories, various dates.

Melbourne Metropolitan Board of Works, Detail Plan no. 37, City of Prahran, 1895.

Table Talk, 4 June 1908, p.17, 'Suburban Melbourne, Round and About Prahran and District', photograph of building from north east.

THE ARCADE  
282-284 Chapel Street, Prahran



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule)

Current Assessments This building is classified by the National Trust of Australia (Victoria).

History and Description The Arcade building, when erected in 1889-1890, comprised the Arcade Club Hotel, a restaurant and cafe, billiard rooms, Turkish baths and twenty nine shops along the interior with cellars and bakehouses under. The Prahran architect George W. McMullen designed the building for Mrs Elizabeth Delaney and the builder was James McMullen. At the same time as the building was erected, a row of houses in Arcade Street (to the east behind the main arcade) was also developed by the same proprietess. The ornate Chapel Street facade displays the opulence of the boom years in Melbourne, with excessive applied surface decoration and mouldings including two prominent eagle statues. Both the first and the second floors comprise arcaded balconies and the central mass of the symmetrical facade features a large arch and pediment over. Exaggerated consoles support the parapet and pediments while prominent fluted composite pilasters support them at second floor level. Internally, wrought iron trusses with decorative spandrels support a glazed roof and brick shop fronts line the walls of the arcade.

Significance When opened in July 1890, the Arcade buildings were considered one of the most important buildings in the city and the building today is a distinctive landmark of the opulent boom years. The decorations of the facade epitomises the excesses of late nineteenth century architecture in Victoria. The intact interior is a notable example of an arcade in Melbourne.

Intactness This building is substantially intact internally and externally. The building formerly had a tall mansard roof and at ground level a superb entrance flanked by large statues led to

the arcade. A cantilevered awning and new shopfront have now destroyed this feature.

#### References

- National Trust of Australia (Victoria), research notes.  
Building, Engineering and Mining Journal, 30 March 1889, s.p. 6;  
31 August 1889, p. 175-6; 31 July 1890.  
Prahran Chronicle, 4 January 1890, p.4.  
Bennets, D., Melbourne's Yesterdays. South Australia, 1976, p.  
46.  
Davison, G., (ed). Melbourne on Foot. Melbourne, 1980, p. 151.  
Jubilee History of the City of Prahran and Illustrated Handbook  
1856-1906. Melbourne, 1906, p. 159.  
Rudd, C., Collection of Photographs, Prahran Arcade. La Trobe  
Library Picture Collection.  
Table Talk, 4 June 1908, p.17. 'Suburban Melbourne; Round and  
About Prahran and District', sketch of facade in advertisement.

THE BIG STORE  
303 Chapel Street, Prahran



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description Opened in 1902, the Big Store in Chapel Street, Prahran was immediately successful under the management of John Maclellan, the nephew of Gibson, of Foy and Gibson. It was not until 1931 that the store was incorporated with the widely known firm of Foy and Gibson. The recreation grounds at the rear of the Big Store were erected for Maclellan and featured highly decorative wrought iron gates and fence thought to be the present gates in Izett Street. The Chapel and Wattle Street facades of the Big Store are elaborately conceived and massive in scale. Pilasters and vertical strips of windows alleviate the horizontality of the composition which results from the lines of rustication, string courses and parapet line of the three storey building. Arched window heads and pediments emphasize the monumental nature of this commercial edifice.

Significance The Big Store, together with many other large commercial premises establish the retail character of Chapel Street and provide it with an important streetscape. The affiliated recreation grounds, provided for Maclellan's employers are worthy of particular note as a local example of the late nineteenth century English model of an employer providing employees with recreation facilities.

Intactness The Chapel Street and Wattle Street facades of the Big Store are intact above street level, while alterations have been made to the shop front and verandah.

References

- Cooper, J. B., The History of Prahran, 1836-1924. Melbourne, 1924, p. 300.  
Jubilee History of the City of Prahran, 1856-1906. Melbourne, 1906. p. 57.

Prahran Centenary Celebrations Souvenir Guide, One hundred Years of Progress, Melbourne, 1955, p. 41.

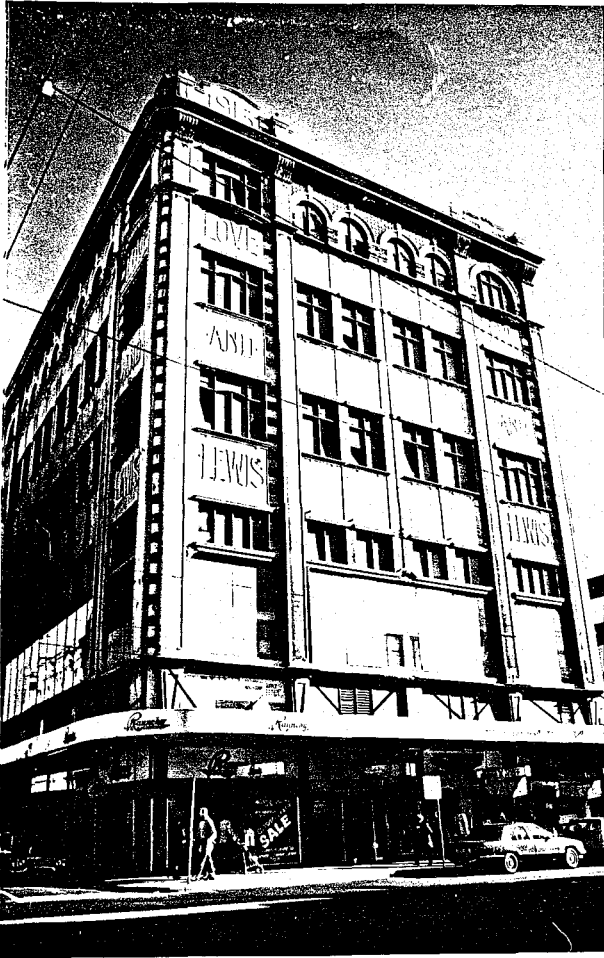
Prahran City Council, Annual Report, 1917-18, p. 6.

Chuck, T. N., Wire Fence and Gate Co. Ltd., [Catalogue] n.d. c. 1925, p. 9.

Meade, Collection of Postcards, Album, No. 10, p. 3, View of Chapel Street, La Trobe Library Picture Collection.



LOVE AND LEWIS STORE  
321-323A Chapel Street, Prahran, 3181



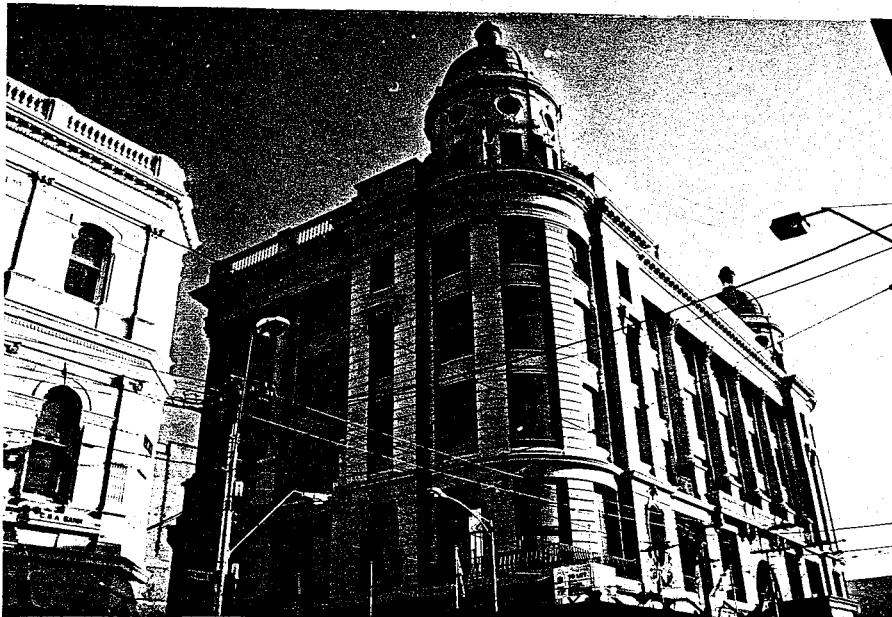
Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The firm of drapers, Love and Lewis, first occupied premises in Prahran in 1897, and in 1913 rebuilt on the same site at 321-323A Chapel Street. They replaced their original three-storey premises with a larger five-storey building, in scale with the surrounding commercial premises erected from the beginning of this century. The resulting 1913 building is distinctive in its style, which is reminiscent of the Chicago School, commercial architecture developed in the U.S.A. at the end of the nineteenth century. Distinctive lettering appears in soandrels, which alternate with strips of windows and provide the horizontal emphasis to the building. Offsetting this are vertical piers which are emphasized by red and cream striped brickwork and are crowned with exaggerated pairs of consoles. The top floor of the building features arched window openings with terracotta patterned panels to the soandrels.

Significance The highly original facades of this corner building, together with those of surrounding commercial buildings, provide Chapel Street with its important retail character. The facade is almost completely intact.

## MOORE'S STORE

341 Chapel Street, corner Commercial Road, Prahran



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

Current Assessments This building is recorded by the National Trust of Australia (Victoria).

History and Significance Adelaide business man Charles Moore purchased this site at the corner of Commercial Street and Chapel Street over the period 1910-13 and the five storey store was erected during 1914. Architects Sydney Smith and Ogg produced a number of alternative designs and the one chosen was unfortunately never fully completed. The building has two circular corner bays capped by domes which stand on elaborate drums. The main facade (only partially completed along Chapel Street) is divided by massive Corinthian columns supported by pedestals and at the corners by banded piers all of which support a heavy cornice and balustraded parapet. Large areas of glass light the floor while on the first floor huge oval windows (replete with scroll decoration) alternate with rectangular fenestration and an arched opening over the main Commercial Road entrance. This opening is reflected in the elaborate verandah, which although cantilevered elsewhere, is supported on columns and raised to add prominence to the entrance.

Significance Moore's Store, although never completed and later extensively modified remains the most dominant of the large emporiums along Chapel Street, erected at a time when Prahran rivalled the Central Business District for trade. The twin domes are especially prominent elements and the massive columns and piers of the facade contribute to the imposing appearance of the building. The verandah remains intact and is important component of the building, especially when verandahs on such large commercial premises have generally been placed by more modern awnings.

Intactness Verandahs and shop fronts have been removed and replaced at street level while the remainder of the facades appear substantially intact.

References

- 'Sands and McDougall Directories', from 1896.
- Pranran City Council, Annual Report, 1917-18, photograph facing p. 8.
- 'Jubilee History of the City of Prahran and Illustrated Handbook', 1856-1906, Melbourne, 1906. p.57.

Intactness Moore's Store had a three storey section (in Chapel Street adjacent to the premises of Love and Lewis) demolished when extensive alterations were undertaken in the late 1970s. At this date internal modifications took place with the conversion to specialty shops and offices. Apart from the south elevation the facades are substantially intact as is the verandah.

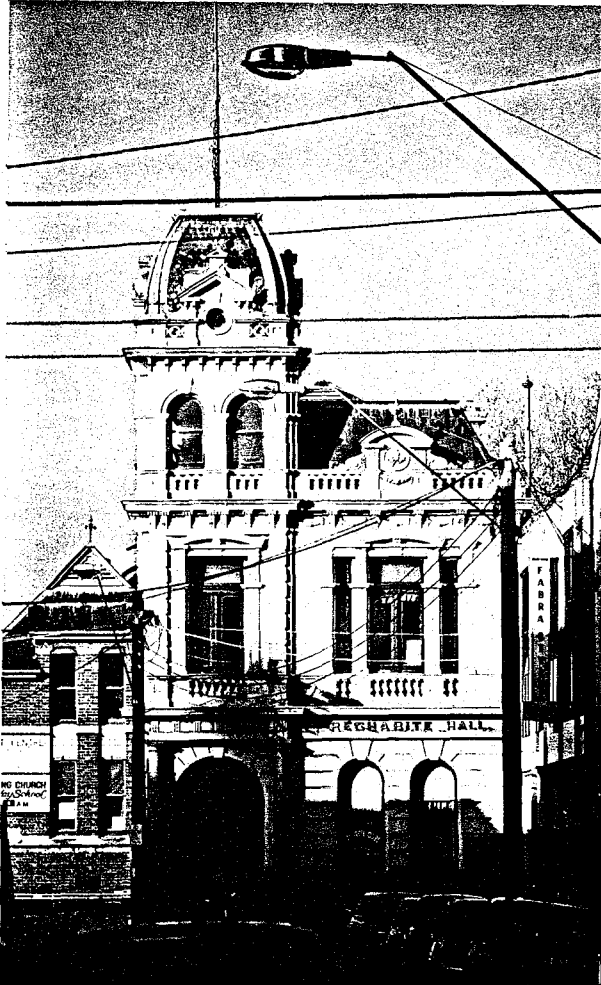
References

Zuzowski, Halina, 'Moore's Store', report to the Historic Buildings Preservation Council, November 1977.

Prahran Telegraph, 9 January 1915.

Building, 12 September 1910, p. 42; 12 May 1915, pp. 64, 65.

RECHABITE HALL  
10 Clarence Street, Prahran

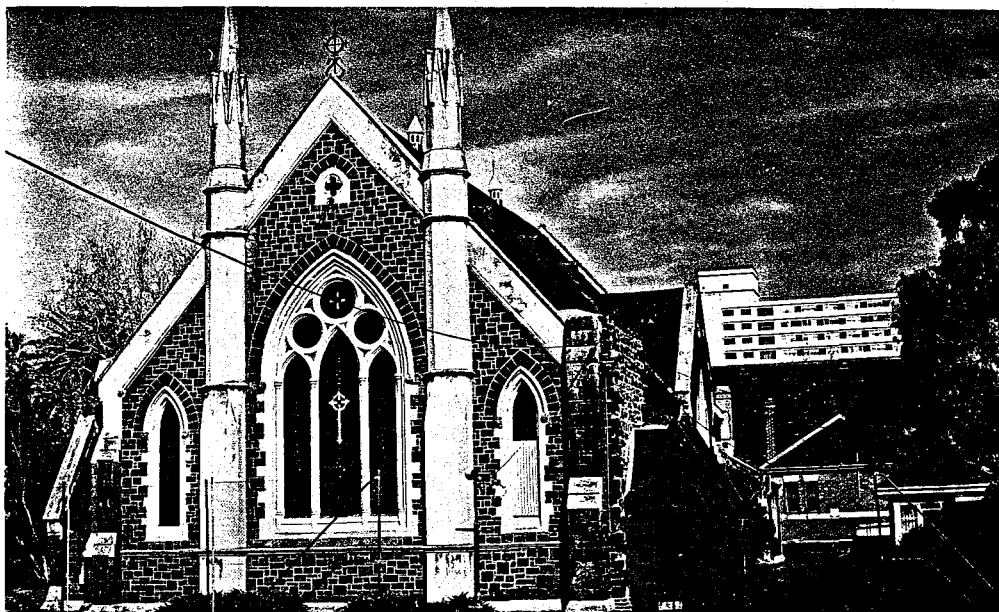


Recommendations It is recommended that this building be retained on the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The foundation stone for this hall of Perseverance Tent No.34 of the Independent Order of Rechabites was laid on 6 October 1888. Architect Colin Campbell reflected prevailing architectural trends by embellishing this modest sized building with a large mansarded tower and typical elements such as heavily drafted render on the ground floor (resembling stone), an elaborate tripartite window on the upper floor, decorative elements such as consoles, pilasters and festoons and balustraded parapets broken by eclectic pediments. The facade of the hall is emphasised by use of cement render finished with a yellow wash, while the side walls are unpainted render. Bluestone is used for the base courses and prominence is given to the entrance by a pair of highly polished Harcourt granite columns.

Significance This building is superbly intact and represents the archetypal small Victorian hall. The granite columns provide a discreet contrast to the use of rusticated bluestone and cement render, and the composition of the facade, especially when seen as the closing vista of Carlton Street is most notable. Early painted signs still remain and the building is enhanced by its intact iron palisade fence.

FORMER INDEPENDENT CHURCH AND HALL  
246 Malvern Road, Prahran, 3181



Recommendations It is recommended that these buildings be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The second Independent Church in Prahran was erected in Commercial Road by the builder John Young, to designs by the eminent Melbourne architects, Crouch and Wilson. The foundation stone of this church, which replaced the original chapel of 1852 after which Chapel Street was named, was laid on 22 November 1858 by the Governor of Victoria, Sir Henry Barkly. The bluestone building, subsequently erected, is of squat proportions and adopts gothic motifs. The symmetrical front facade features a central pointed arch window flanked by rendered octagonal piers, which terminate in pinnacles above, and Lancet windows. The steep slate roof features an elaborate iron finial, small gable vents and small fleches. At the rear of the church building, a small bluestone addition features cream brick quoining which accentuate the chimney breast, corners and sharply angled window heads. The foundation stone of the hall, located at the rear of the church, was laid on 15 September, 1883.

Significance This bluestone church, situated on a large site near the corner of Malvern Road and Chapel Street, is an important early work of the architects Crouch and Wilson, who continued to execute many ecclesiastical works in Melbourne.

Intactness This church remains incomplete although an early timber porch on the west entrance substitutes for the intended stone construction.

References

Cooper, J. The History of Prahran, Melbourne, 1924.  
p. 42 and 211.

Photographs, South Yarra Library, c. 1880's.

Independent Church, Prahran, Jubilee Momento, 1902.

Independent Church, Prahran, Centenary Momento, 1952.

# CHAPEL STREET (COMMERCIAL ROAD TO RAILWAY)

History and Significance A major boost to Chapel Street came in 1857 when a bridge that had been fabricated for the Crimean war was built across the Yarra to connect Chapel Street with Church Street, Richmond. The opening of the Church Street bridge had the effect of causing traffic to flow northward along Chapel Street rather than continuing further westwards to Punt Road or St Kilda Road. This change in the route of traffic led to Chapel Street becoming the dominant commercial thoroughfare over that of Commercial Road. While the Town Hall, erected in 1860-61, had consolidated the commercial future of Chapel Street south, the stretch between Commercial Road and Toorak Road was developed as a commercial centre largely to service the industries to the north and in the surrounding area. In 1866 the Baptist Church (482 Chapel Street) was erected in Chapel Street north and some years later the Roman Catholics erected their church in Fitzgerald Street.

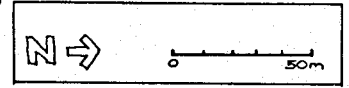
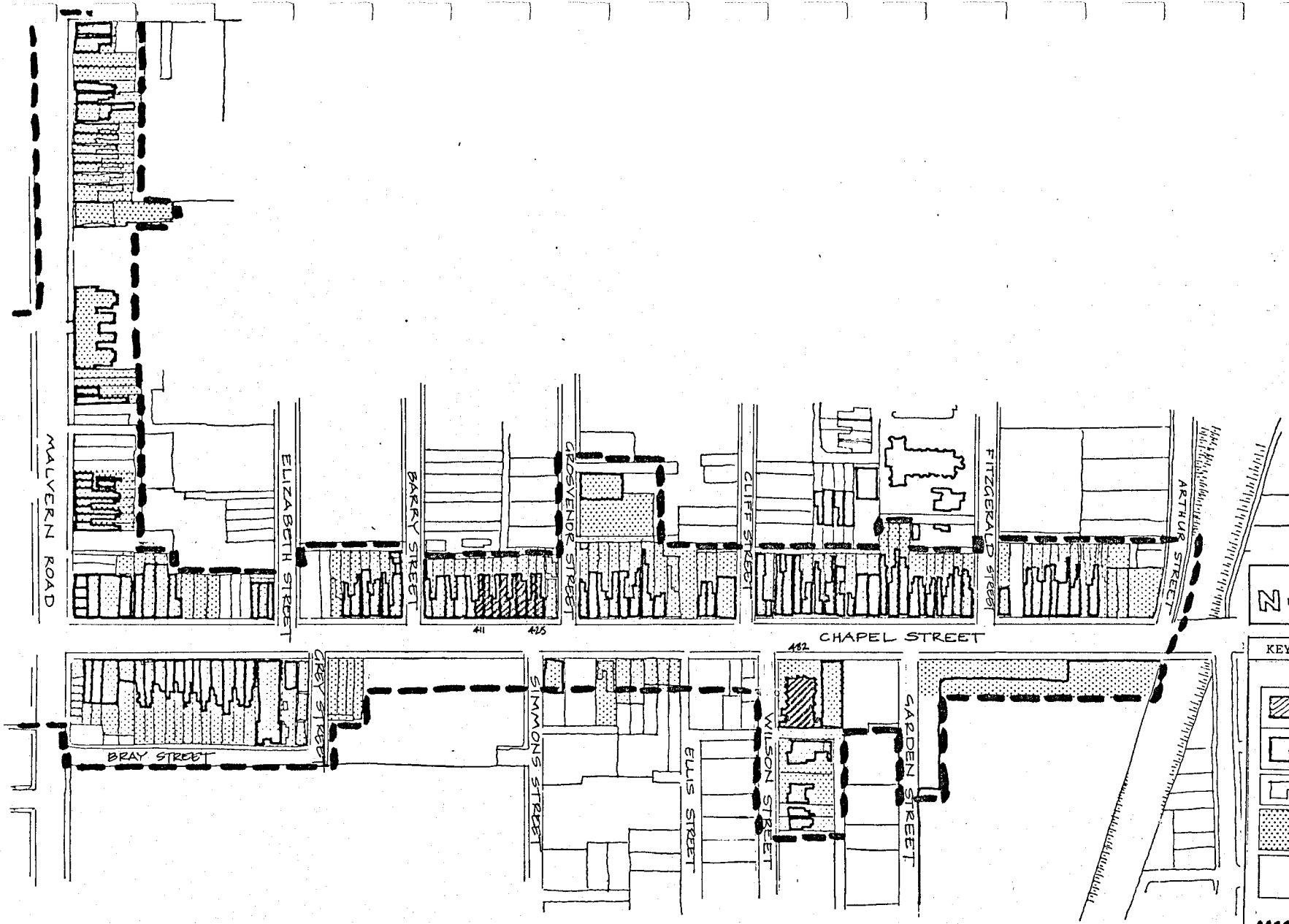
The Prahran Market came into existence in 1867 and was first located in Grattan Gardens before being established on its present site in 1881. This stimulated development along Commercial Road and served the closely settled residential area between Chapel Street and the railway. The railway, opened in 1860, and then the tram routes along Chapel Street, Toorak Road, High Street and Commercial Road stimulated the ribbon of commercial development along each of these roads. Chapel Street in particular became an imposing architectural entity of substantial and varied designs and its commercial vitality was the result of the densely developed residential areas which came with success of the railway and much later, the trams. Like Chapel Street south of Commercial Road, the section to the north saw the replacement in the 1880s of smaller scale early developments with new and more imposing buildings with flamboyant facades.

The small scale industries which served the local demand gave an early boost to Chapel Street as a shopping centre although it was not until the first World War that larger scale industries such as the IXL Jam Factory were established in Prahran. The physical boundary to this section of Chapel Street was created in 1879 with the excavation of a large cutting for the new railway to Gippsland, the final link of which was the section between South Yarra and Oakleigh. Local agitation pressed for a railway station to be located near the site of the IXL Jam factory although this never eventuated due to the short distance between South Yarra and Hawksburn railway stations.

Today the most evocative reminder of the importance of Chapel Street as a retail centre is Conways Building and its neighboring development to the south between Elizabeth Street and Barry Street. This section of Chapel Street (between Commercial Road and the railway) is also notable for its almost continuous streetscape of double-storey Victorian shops interspersed by corner hotels and such buildings as the early Baptist Church.

The facade of the IXL Jam factory has been retained as part of the new Jam factory redevelopment complementing the area and with the execution of the large vacant allotment (now Homestord) this stretch of Chapel Street is significant as an intact commercial area.





KEY TO MAPS	
A BUILDINGS	
A1 BUILDING	
A2 BUILDING	
B BUILDING	
C BUILDING	
non identified building	
A1 AREA	
A2 AREA	
combined boundary	
CHapel STREET (COMMERCIAL ROAD TO RAILWAY)	

'CONWAY'S BUILDING'  
411-425 Chapel Street, South Yarra



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 9 of the Town and Country Planning Act (Third Schedule).

History and Description This group of eight two-storey commercial premises were erected in 1890 and form a continuous symmetrical facade to the west side of Chapel Street. Two of the individual facades feature crowning pediments with excessive decoration and rectangular windows framed by flanking columns, an entablature over and festooned pedestal below. These bays are defined by engaged Corinthian columns and are used to divide the overall facade. These pairs feature arch headed windows, an arched balustraded parapet and fluted Corinthian pilasters which divide the facades. Overall continuity is achieved by the horizontal lines created by consoles, window heads and sills.

Significance The intactness of this facade is of importance and provides a continuity of scale to Chapel Street.

Intactness The facades at first floor level are substantially intact and five of the individual premises retain their cement render finish unpainted. Verandahs have been removed at street level and signs have been added to the otherwise largely intact shoofront.

References  
Date on parapet.

FORMER BAPTIST CHURCH  
482 Chapel Street, South Yarra, 3141



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description This Baptist Church was erected in Chapel Street, Prahran in 1866, replacing a wooden chapel which had been erected in 1857 on a site donated by the pastor Mr. Joseph Wilson. In March 1865 a building committee was formed under the Rev. David Rees, and as a result the architect Mr. T. Watts was instructed to prepare plans for a larger church building. The foundation stone for this was laid 22 May 1866 and a builder by the name of Brown was commissioned to complete the work. Although not erected in complete accordance with the architect's original design, the church building is simple in form with a gable roof atop a basically rectangular building. Classical in appearance, the building features a large pediment which terminates the gable roof and a central arched porch which projects from the symmetrical iron facade. Arch headed windows alternate with pilasters along the side facades and between 1875 and 1882 the building was enlarged and improved.

Significance This early church is an important building which has been retained amongst later buildings, in Chapel Street. It is a significant landmark, and an early building in this important location in Prahran.

Intactness This Baptist Church has been retained largely in its original condition and form and its cement render finish remains unpainted. At the rear, substantial and sympathetic additions have occurred at an early date.

#### References

Cooper, J.B. The History of Prahran, Melbourne, 1924. p. 80.  
Wilkin, F.J. Baptists in Victoria, Our First Century, 1838-1938  
Melbourne, 1939.

Illustrated Australian News, 27 June 1866, p. 13, illustration and description of new church building.

## GREVILLE STREET COMMERCIAL AREA

History and Significance Greville Street was formed around 1852 when the crown allotment was subdivided into a number of small allotments in this vicinity. The new purchaser, Dr. Arthur O'Mullane and his neighbour T.B. Payne, agreed to the formation of Greville Street, the road cutting jointly through their property and each person contributing half. The street was named after Charles C. Fulke Greville, an Irish patriot. Nearby Grattan Street was also named after another patriot. By 1855, Greville Street ran west as far as Charles Street where its width of 40 feet narrowed to only 14 feet and changed its name to become Foundry Lane.

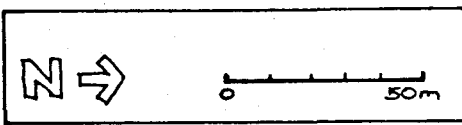
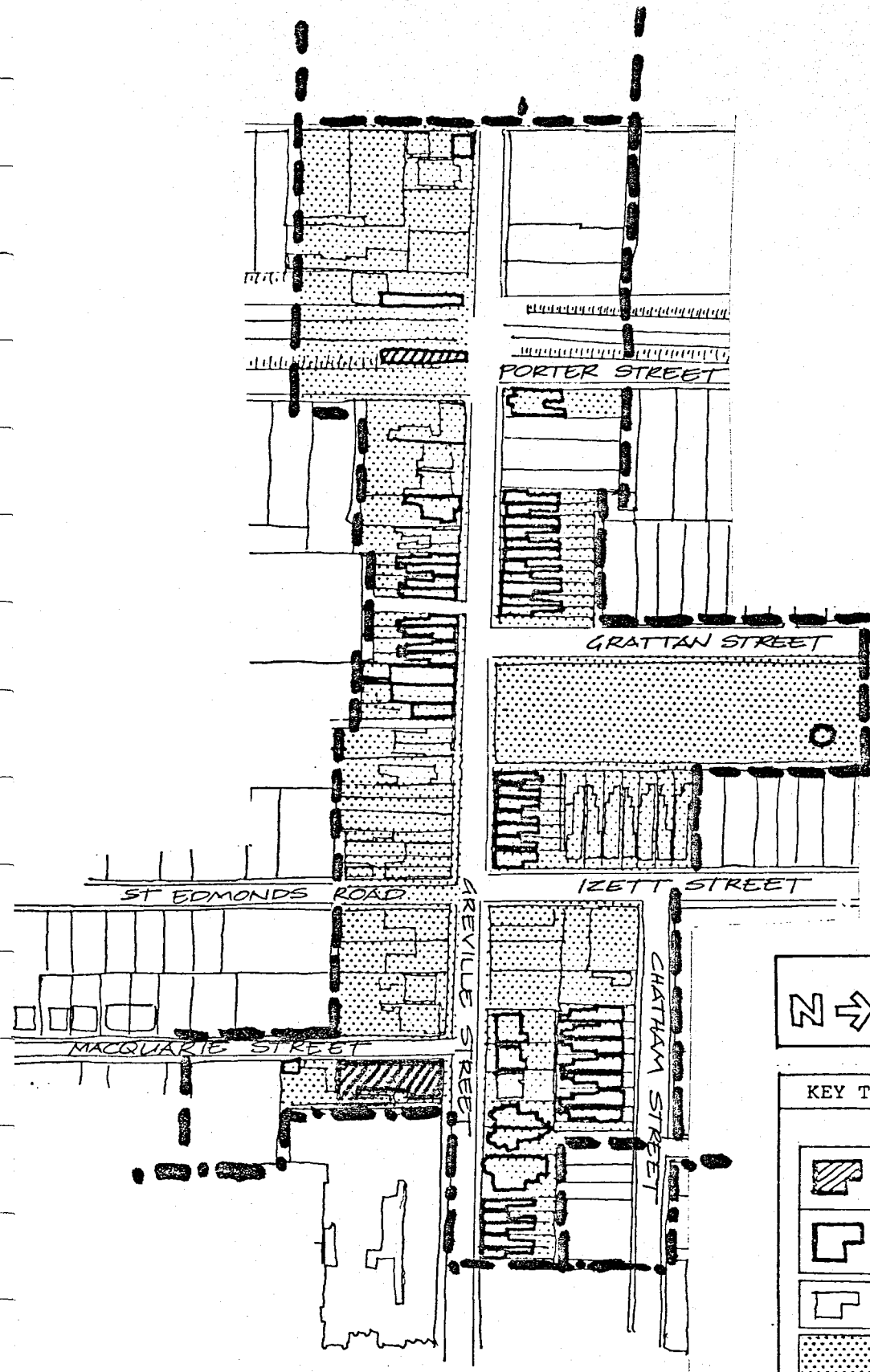
The railway cutting was formed in 1860 with the arrival of the railway line direct from Melbourne. Although the present railway station in Porter Street dates from 1895 it is a building of particular significance, especially for the standard boom style verandah which extends around both ends of the building. Other public buildings form an important part of Greville Street's character, the most notable of these being the former Prahran Courthouse and Police Station which was erected at the corner of Macquarie Street around 1886. It is possibly the finest Gothic revival building of its type in Victoria and an outstanding work of prominent and inventive public works department architect, Mr. C.R. Gilchrist. These larger public buildings, and the consistent streetscape of two storey commercial buildings contrast with the open space of the Prahran Reserve (now Grattan Gardens). This Reserve formerly had a layout of curved paths enclosed by extensive flower bedding displays and scattered trees. To the north a small rotunda was erected (probably in the 1890's) and this is a typical example of many nineteenth century examples which once existed in municipal parks and gardens, although comparatively few now survive. The unusual cast iron decoration is of particular significance.

The commercial buildings in Greville Street are mainly the result of one speculative builder, Thomas Kilpatrick, among whom was a prolific developer around the period 1885-89. Kilpatrick's buildings are characterized by an identical plan form and consistent with details in the window shapes, pilasters, capitals and lady's head stuccoed keystones. On the north side stand Kilpatrick's Terrace (nos. 107-119) and Anne's Terrace, named after his wife (nos. 143-155). These shops contrast with the two storey polychrome brick residence adjacent to Grattan Reserve, which was built for local Councillor Thomas Arkle in 1884-85.

The individual architectural significance of a number of buildings including the former Courthouse and Police Station and railway station combines with the generally intact building stock in Greville Street to form one of Prahran's most distinctive areas. The consistent two storey shops, many with intact early shopfronts, provide a uniformity not found in modern developments and the retention of the early building stock should be vigorously encouraged. That the building stock can be

successfully incorporated as part of a larger development is amply demonstrated by the new Leggetts complex.

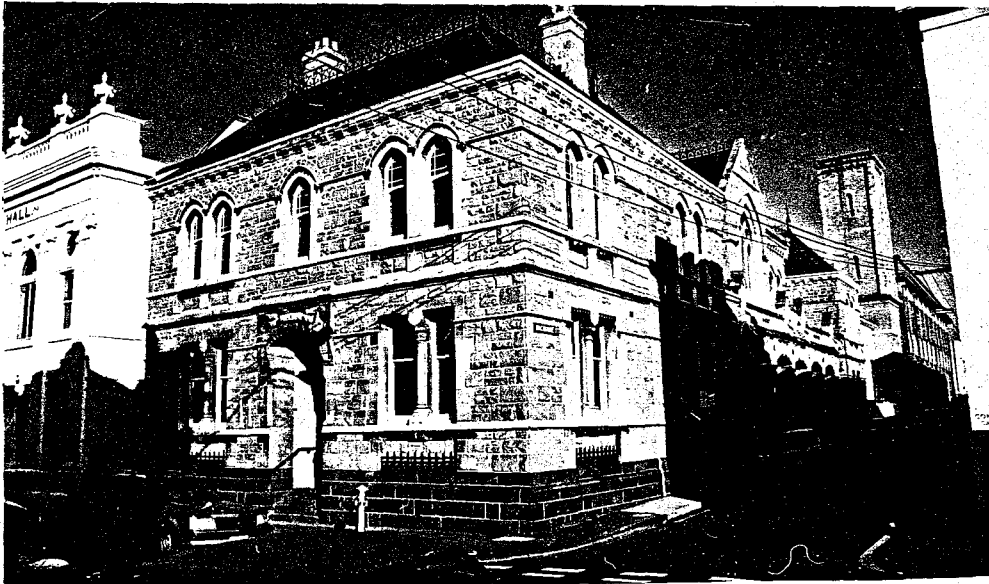
The change in scale from the large bulk of the Town Hall in Chapel Street to the humble cottages further west and the relationship of the open space of Grattan Park with the uniform two storey Victorian and Edwardian shops provide an interesting contrast, and today the retail area from the railway to Chapel Street with its diverse book, clothing and food shops forms part of the ethos of modern Prahran.



KEY TO MAPS	
	A BUILDINGS
	A1 BUILDING
	A2 BUILDING
	B BUILDING
	C BUILDING
	non identified building
	A1 AREA
	A2 AREA
	combined boundary

GREVILLE STREET  
COMMERCIAL AREA

FORMER PRAHRAN COURT HOUSE AND POLICE STATION  
Greville Street, Prahran



Recommendations It is recommended that this building be retained on the Register of Historic Buildings, retained on the Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

Current Assessments Prahran Court House and Police Station is included on the Register of the National Estate and classified by the National Trust of Australia (Victoria).

History and Description The Prahran Court House and Police Station located adjacent to the Town Hall and on a corner site in Greville Street, was erected c. 1886 to the design of P.W.D. Architect Charles Gilchrist, the contractors being Furneau, Besly and Angel. The Gothic revival structure of brick fabric clad with Barrabool stone and Waurin Ponds limestone and further enhanced by ornamental ironwork, is a traditionally planned and unusually intergrated public utilities complex.

Significance The Prahran Court House and Police Station is of architectural importance as perhaps the finest Gothic revival building of this type in Victoria, and as an outstanding work of the prominent and innovative PWD architect C R Gilchrist. The finely detailed and well proportioned building is a rare combination of public utilities and being situated on a dominant corner position is of streetscape importance in the Prahran Town Hall precinct.

Intactness This building is now part of the Prahran Town Hall complex and has been renovated internally. The finely crafted exterior masonry is in reasonable although deterioration of the notoriously unpredictable Barrabool stone is evident.

References

National Trust of Australia (Victoria), File No. 2437.  
Public Record Office, Victoria, Public Works Department Drawing Collection, Plans of Prahran Court House and Police Station.

Cooper, J. B., The History of Prahran, Melbourne 1924, pp 276-277.

Trethowen, B., 'The Public Works Department of Victoria 1851-1900', Department of Architecture, University of Melbourne 1975.

(National Estate citation reprinted with permission of the Australian Heritage Commission)



**PRAHRAN RAILWAY STATION**  
Porter Street, Prahran



Recommendations It is recommended that this building be retained on the Register of Government Buildings, added to the Register of the National Estate and be protected using the provisions of Clause B of the Town and Country Planning Act (Third Schedule).

History and Description The contract for the Prahran Railway Station in Porter Street was signed in October 1895. The building used dark brown brickwork relieved by moulded red bricks and bluestone sills with a large bullnose verandah supported by cast iron columns. The builders involved being Bulte and McPherson. Substantial additions were carried out two years later in a consistent style and today the original office is in use as a general waiting room.

Significance This intact station building is an important one of a group of Victorian stations on the Brighton Beach line. Of particular note is standard boom style verandah which extends around both ends of the building.

Intactness The Prahran Railway Station is substantially intact and only minor works have been undertaken. The station has recently had minor repainting in appropriate paint colours.

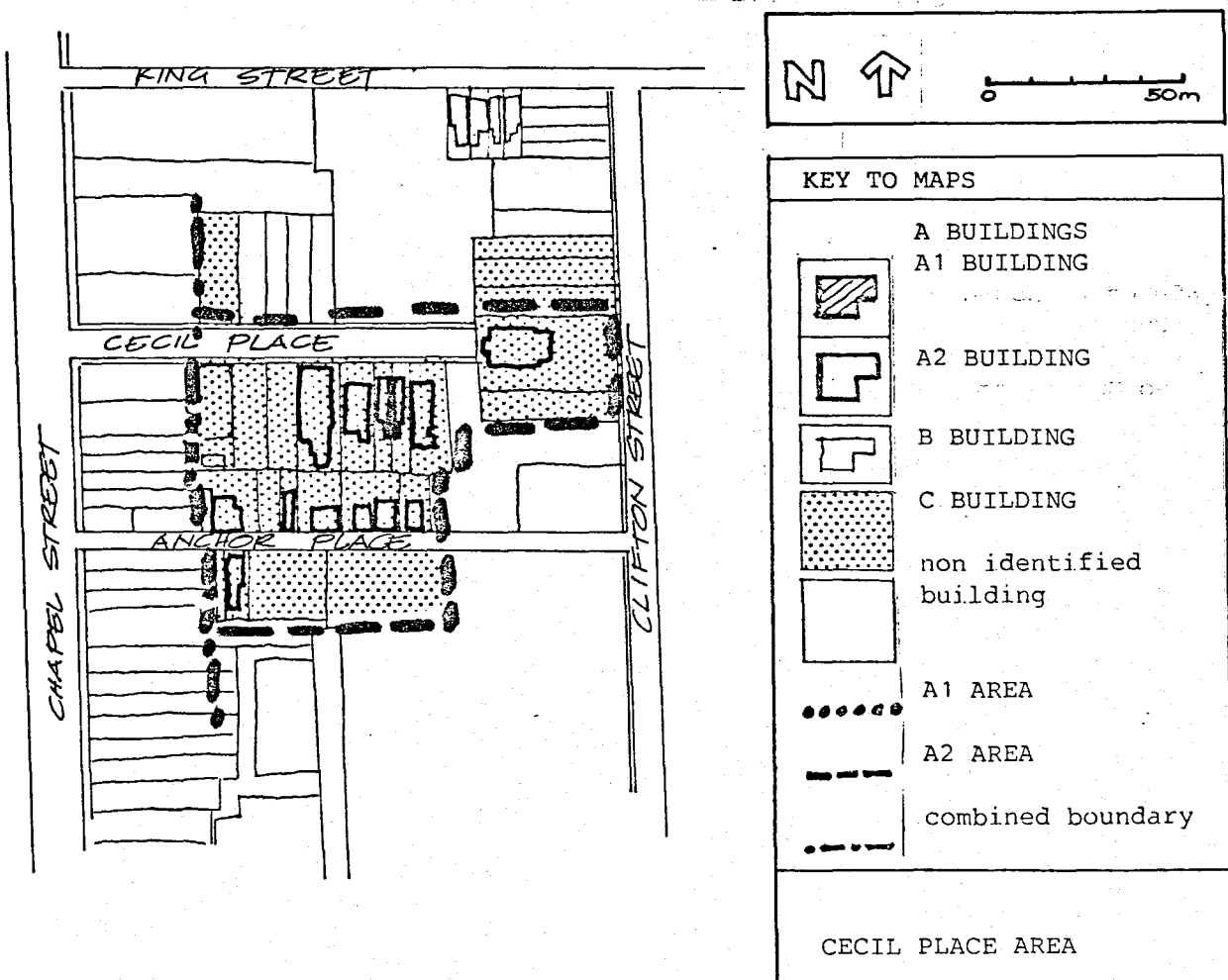
References

Ward, A., and Donnelly, A., 'Victoria's Railway Stations', Vol. 3., March, 1981.

**CECIL PLACE AREA**

History and Significance Land in this area was auctioned on 15 May 1850. Cecil Street (as it was then known) was formed by the early 1850s and gradually subdivided into small allotments. The Protestant Hall at the end of Cecil Place was erected as the Congregational Schoolroom in 1868-69 and remodelled for its present purpose in 1879. The two timber residences at 12 and 14 Cecil Place date from this period and typify the small workmens' houses which were erected in this vicinity. No fire protected party wall separated the residences and today this pair are highly important remnants, as most similar dwellings have long since been demolished. The Prahran United Friendly Society Dispensary was erected in 1888 and today this two-storey building contrasts with the smaller single-storey buildings in the rest of this area.

The significance of the Cecil Place area derives mainly from the early dates of the buildings and their individual architectural significance. The intimate scale of the area is reflected in the humble dwellings, and vistas east to the Protestant Hall and west to the large Colosseum Emporium in Chapel Street provide great contrast.



PRECINCT I

## ALEXANDRA AVENUE AREA

History and Significance Late in 1839 the extensive area of land eastwards from Punt Road in South Yarra and Toorak was considered for alienation. Robert Hoddle forwarded the plans for these "Suburban Allotments on the south side of the Yarra Yarra river" to Sydney on 1 February 1840. Twenty two large narrow allotments ran between the proposed Government road following the stock route from Gardiner's Creek to the Yarra River (now Toorak Road) between Punt Road and Kooyong Road. A large aboriginal mission station reserve of 895 acres was shown on a map prepared in 1837 by Hoddle and this extended between Williams Road, Punt Road, High Street and the river. The decision to sell the twenty two suburban allotments required the mission station reserve to be abandoned and it was transferred to the west side of Punt Road including the site of the future Botanic Gardens.

Early industry in the area was provided by tanneries and brickworks, clustered around the area where Melbourne Boys' High School now stands. On the eastern slopes of the river, around Punt Road, the land was suited to vineyards and Kearney's map of 1855 shows several of these including one on the property of Avoca which now stands at 8 Gordon Grove. This large picturesque gothic revival residence was erected circa 1848 for pioneer settler W.M. Bell. Several other large residences were erected in this vicinity and the area rapidly gained a reputation as a most desirable suburban location.

A punt joined Richmond to South Yarra and this service was established as early as March 1838, superceding the earlier hazardous crossings by small row-boats. In 1860 the railway bridge across the Yarra was opened and thus Windsor was connected with Melbourne via Richmond instead of the loop line across Albert Park to St. Kilda and thus back to Melbourne. However, the railway did little to stimulate development in the present Alexandra Avenue area and by the turn of the century still only a handful of houses existed in this vicinity. In contrast the area south of Domain Road had been intensely developed by the 1860s and 1870s.

Alexandra Avenue was formed by the Government in 1903 but owing to the South Yarra railway line the Avenue was unable to be completed. In 1917 the Prahran Council decided to make a temporary diversion of the drive under the railway bridge in order that the roadway could be linked between Punt Road and Chapel Street. Avenues of trees were planted at this date and with later alterations to the railway bridge the present wide boulevard was established. Soon after the construction of Alexandra Avenue the present Church Street bridge was designed by noted architect Harold Desbrowe Annear in conjunction with Thomas Ashworth and engineer John Laino. This new graceful reinforced concrete bridge erected in 1923-24 replaced a much earlier iron bridge and soon after its construction the carriageway was utilized for the electric tramway which ran down Chapel Street.

At the time of the completion of the Church Street Bridge in 1924 the adjacent Forest Hill site was the subject of much heated debate as the possible site of a state high school to be established in the southern suburbs. Many local councils were competing to gain the School in their municipality although the Forest Hill site was eventually selected and in 1928 the present Melbourne Boys' High School was erected. West of the school site the area between Domain Road, Punt Road and Darling Street became the scene of a remarkable burst of residential flat development.

Howard R. Lawson and partner Reginald W. Biffen bought the whole of the land from Punt Road to the South Yarra railway bridge, (bounded by the river on the south and Domain Road on the north), in approximately 1922 and commenced development of the site shortly afterwards. The early buildings on the site included 'Avignon' and 'Le Chateau', which were built as small scale Californian Bungalow style maisonettes, and designed for easy conversion to flats. Today a number of those two to three storey Californian Bungalow style flats remain in the area.

It appears that the site was not developed rapidly and there was most likely little building done in the last half of the 1920s. When Lawson, who advertised as "The Architect who Builds", recommenced work after the depression, he became more ambitious and abandoned the small scale Californian Bungalow style flats in favour of large multi-storey blocks designed in a Spanish Mission/Exotic manner. These included 'Granada Court', 'Dorrington House', 'Devonshire House', 'Durham Hall' (all c. 1934) followed by 'York House' (c. 1935) and the imposing 'Beverley Hills' (blocks 1 and 2) in approximately the same year. The Beverley Hills blocks dominated the steeply sloping site, and Lawson included a swimming pool on a terrace between the two blocks. The integration of flat blocks, the surrounding gardens, terracing and the exotic style of the development retains its unique character today, despite some deterioration in some of the flat blocks.

In the three years prior to September 1935, Lawson had built 175 flats on the subdivision and local residents objected to proposals for further development of the site. Lawson responded by reducing the height of his blocks and in 1936, obtained a building permit for three storey flats at the corner of Alexandra Avenue and Darling Street. In this next phase of building, Lawson designed the outstanding 'Maritama' and 'Stratton Heights' (both c. 1940) which were similar in form to his earlier 'Beverley Hills', but stripped of the highly decorative stucco work of his exotic style blocks. At the magnificently sited 'Stratton Heights' Lawson encompassed modernism by using the roof terrace, which had been enjoying increasing popularity. Beverley Hills also had a flat roof, but this had been used only as a laundry and drying area, and was hidden behind a sloping tiled parapet, which appeared from below to be a conventional pitched roof.

The whole development is without equal for the period in Melbourne. The variety in buildings, the integration of the well-landscaped site and the excellent Spanish Mission/Exotic style flats in particular make the precinct unique. Lawson went unrecognized in professional circles, due most probably, to his development activities. The Alexandra Avenue flat precinct is arguably the zenith of the career of the man who was probably Melbourne's most prolific flat builder.<sup>1</sup>

The theatrical setting of Lawson's flats contrasts with such remnants as 'Avoca' and a number of earlier residences in Punt Road and Domain Road. Historically, the land was an early suburban location in Melbourne and its choice position by the riverside is today enhanced by the landscaping along Alexandra Avenue. In particular the special landscaping quality of Lawson's flats which often combined mature planting from earlier estates with planting from the 1930s and 40s coupled with dramatic changes in level around the flats give a distinctly exotic feel to the locality, not found elsewhere in Melbourne. Views to the dominant building of Melbourne Boys' High School and across the river to the Church Street bridge also add greatly to the character of the important Alexandra Avenue area.

1. Material for this section on the flat development in this area has come from Terry Sawyer, "Residential Flats in Melbourne, The Development of a Building Type to 1950", unpublished research report, University of Melbourne, 1982.

KEY TO MAPS

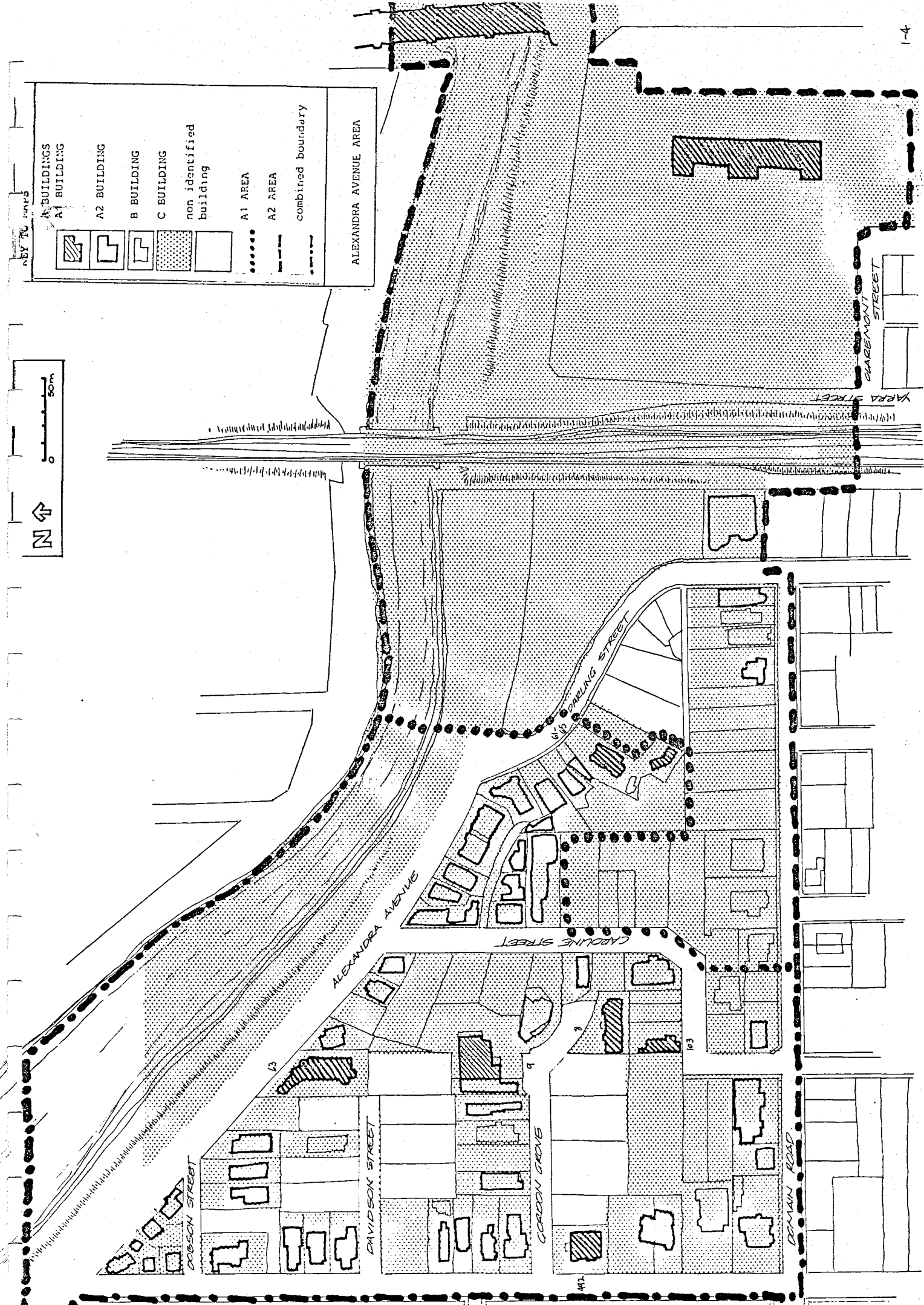
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ALEXANDRA AVENUE AREA

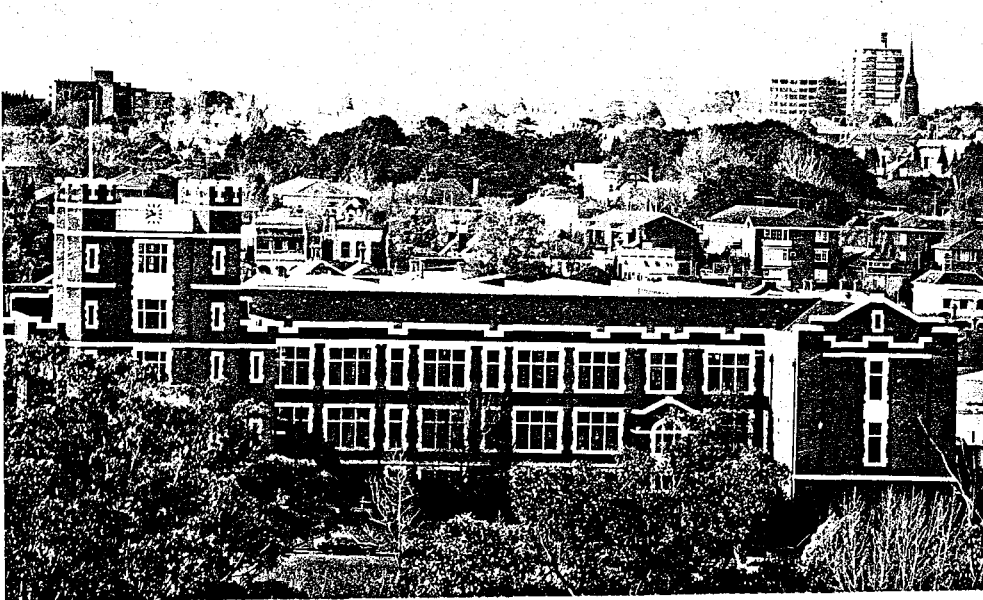
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MELBOURNE BOYS HIGH SCHOOL  
Alexandra Avenue, South Yarra



Recommendations It is recommended that this building be retained on the Register of Government Buildings, added to the Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The Melbourne Boys High School was erected in Alexandra Avenue, South Yarra in 1928 by G. S. Gay. The chief architect of the Public Works Department, Edwin Evan Smith, designed the school to accommodate about seven hundred boys on a twelve and half acre site, known originally as Forrest Hill. This land, alienated from the Crown in 1840, was first acquired by James Forrest and its use became the point of much conjecture between the Prahran Council and the Government. However, proposals for a State High School to be established in the southern suburbs instigated a contest between several local councils and in 1924 the Forrest Hill site was selected. The school, subsequently erected, was designed in a castellated style and features octagonal towers with battlements. The brown brick building features strong contrasting around windows and its crenellated parapet.

Significance Both the site and building of Melbourne Boys High School are historically important in the City of Prahran. The building is of an imposing size and character, and this accentuated by its prominent location.

Intactness The Melbourne Boys High School, South Yarra is substantially intact.

References

- Cooper, J. B., The History of Prahran, 1836-1924, Melbourne, 1925, p. 321-5.  
City of Prahran, Annual Reports, 1925-6, p. 28; 1927-8 p. 6, facing p. 20, p. 28.  
The Herald, 9 February, 1926.



'STRATTON HEIGHTS'  
63 Alexandra Avenue, South Yarra, 3141



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description 'Stratton Heights' flats were erected in Alexandra Avenue, South Yarra c. 1940 by the architect builder, Howard R. Lawson. They are contained within an extensive area of residential flats developed by Lawson from the early 1920's to about 1942, with this block occupying a prime site on the Yarra River. The site itself is steep and the four-storey building towers above the street, along which a balustraded retaining wall conceals flights of steps which lead to the entrance. Curved bays dominate the building, similar to those at 'Maritama', also erected c. 1940 in this same vicinity. Balconies also have curved corners and feature balustraded sections, but the building is otherwise unadorned.

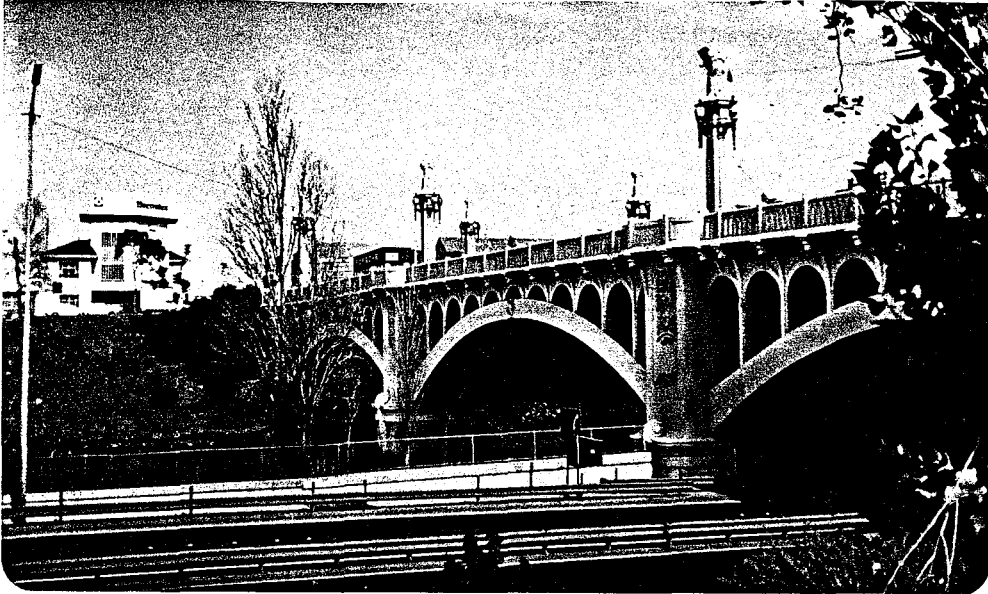
Significance These flats are contained within an important and rare precinct, developed by Howard Lawson earlier this century. The building itself is interesting in conception and form, with an extensive use of curved, unadorned forms.

Intactness 'Stratton Heights' stands substantially intact.

References

Terry Sawyer, 'Residential Flats in Melbourne', unpublished research report, University of Melbourne, 1982.

CHURCH STREET BRIDGE  
Church Street crossing, Yarra River



Recommendations It is recommended that this bridge be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description Erected in 1923-24 by the Reinforced Concrete and Monier Pipe Construction Co. to the design of architects Harold Desbrowe Annear and Thomas Ramsden Ashworth and engineer John Ashworth Laing, this bridge replaced an earlier outdated iron bridge. Designed c. 1920, the new reinforced concrete bridge was built with three spans bridged by seven open spandrel arched ribs equally spaced across the width of the bridge, joined at the crown and each springing from cast steel hinges to allow for expansion or movement. The carriageway was utilised for the electric tramway soon after construction and ornamented pylons provided support for overhead wires, as well as decorative lighting fixtures.

Significance This arch bridge represents a graceful use of reinforced concrete as applied to bridge design. Involvement of noted architect Harold Desbrowe Annear in the design is significant, especially in the years 1920 - 25, a fruitful period in practice, particularly for projects in Toorak and South Yarra.

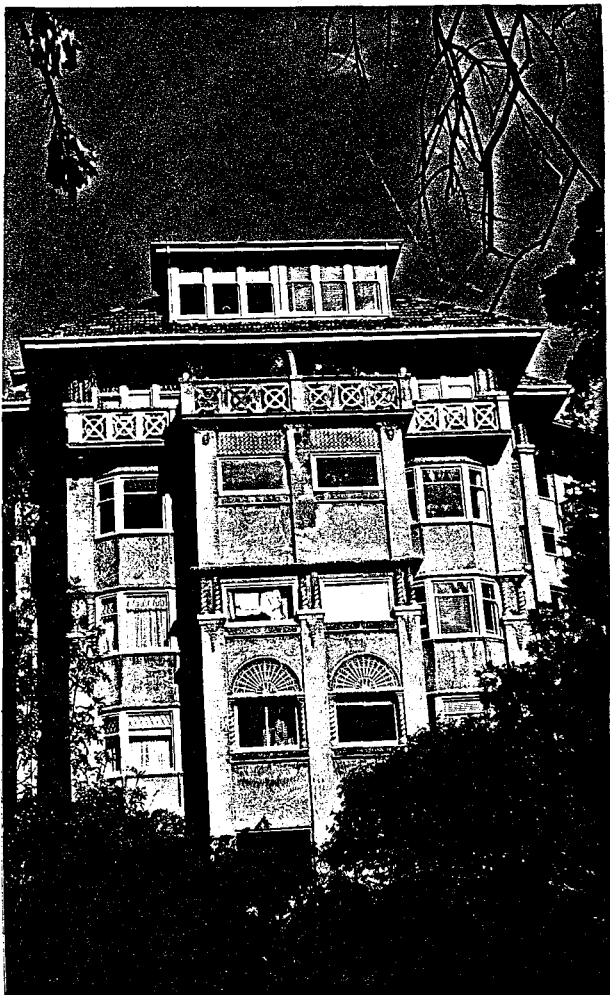
Intactness This bridge is substantially intact and still in use.

References

- Laing, J. A., 'The New Church Street Bridge', in Desbrowe Annear (ed), *For Every Man His Home*, Melbourne, 1922, pp. 67-68.  
Prahran City Council, Annual Reports 1920-21, p. 7; 1922-23, p. 8, (colour illustration), p. 28; 1928-29, p. 66; 1932-33, facing p. 40.  
Woodfall, 'Harold Desbrowe Annear; 1866-1933', Architecture in Australia, February 1967, pp. 106, 108.

'BEVERLEY HILLS'

61-65 Darling Street, South Yarra, 3141



Recommendations It is recommended that these flats be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description 'Beverley Hills' flats were erected in Darling Street, South Yarra c. 1935 by architect and builder, Howard R. Lawson, and are contained within an extensive area of flat development by this builder from the early 1920's to c. 1942. 'Beverley Hills' comprises two large blocks; one of five stories and containing twenty-four flats, the other of six stories and containing twenty-five flats. The steep site on which they are located, is extensively landscaped with terracing and steps, and a swimming pool with glass port holes below water level, is situated between the two blocks of flats. Both blocks are rendered, feature cast concrete balustrading of a combined cross and circle motif and employ pilasters to accentuate the verticality of the buildings. However, the five-storey block displays more surface decoration with the inclusion of short barley sugar columns and highly patterned arched panels above windows. In addition, polygonal window bays add variety of form. The six storey block features less surface decoration, but is more diverse in its form. A variety of angles are employed and semi-circular balconies which appear anticipate later Lawson designs nearby. A central tower dominates the upper floor

levels, emphasising verticality and providing occupants with extensive views across the Yarra River.

Significance The 'Beverley Hills' flats are highly important as an element of this rare flat development in Melbourne by the one man, Howard Lawson. These flats themselves are dominant buildings in the complex and present a rare example of a complete lifestyle with the inclusion of, for example, the swimming pool. The six storey block is probably (one of) the largest and most imposing 1930's block of flats existing in Melbourne and is of particular note due to its adoption of the Spanish Mission style.

Intactness These flats and their surroundings remain substantially intact, although it is in a fairly poor condition.

#### References

Terry Sawyer, 'Residential Flats in Melbourne', unpublished research report, University of Melbourne, 1982

'AVOCA' RESIDENCE AND COACH HOUSE  
8 Gordon Grove and 103 Caroline Street, South Yarra



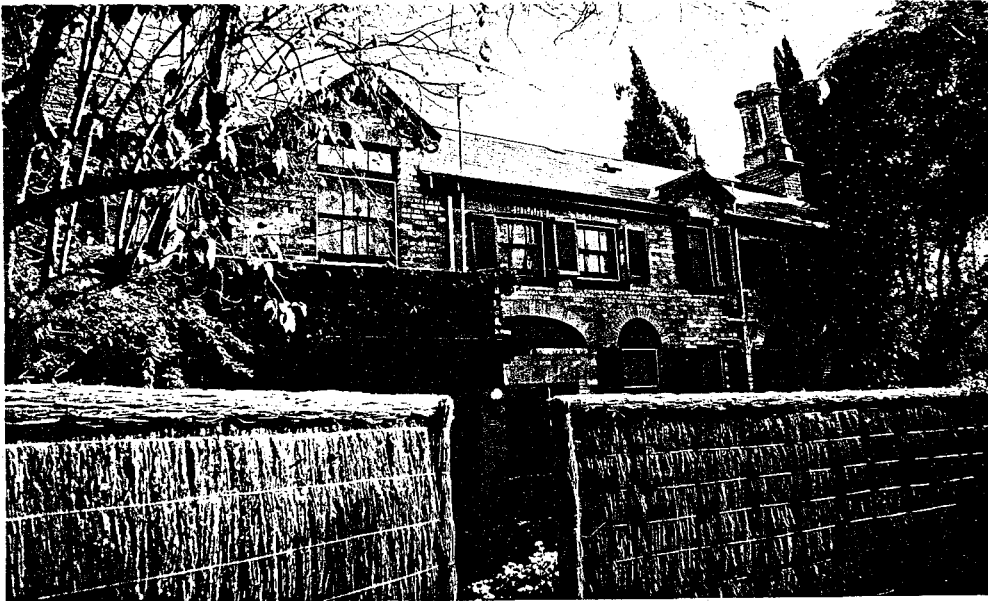
Recommendations It is recommended that these buildings be added to the Register of Historic Buildings, retained on the Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

Current Assessments 'Avoca' is included on the Register of the National Estate and classified by the National Trust of Australia (Victoria).

History and Description 'Avoca' now at 8 Gordon Grove, South Yarra, was erected c. 1848 on a large suburban allotment fronting the River Yarra near the Punt Road crossing place. The single storey cream brick house with slate roof, ornate timber gable boards, wide decorated timber verandah and prominent chimney pots, was erected for William Montgomerie Bell and is an outstanding elaborate picturesque gothic revival design of unknown origin.

The 'Avoca' Coach House and stables were added to the c.1850 homestead by 1858, for the renowned pastoralist William Bell. They are constructed from hand made English-sized bricks (possibly a 'Clagmannon 1845' manufacture) and possess typical scalloped bargeboards often seen in 19th century stable buildings. Although they have been added to extensively, probably during George Kirk's ownership, and altered in the 1930s by the Alsop family, (architect Mr Bramwell-Smith), the original character has been maintained.

Significance 'Avoca' is of architectural importance as a rare surviving example of the picturesque Gothic revival mode in Melbourne and is a notable translation of contemporary British traditions to the Australian context. The finely crafted building is of historic importance as one of the first houses in the South Yarra district erected for little known, but influential, W. M. Bell, a pioneer councillor, merchant and the fifth Mayor of Melbourne. The original allotment included possibly the first vineyard south of the Yarra. The adjoining stables are also of



architectural significance and an important adjunct to the main house.

Intactness 'Avoca' survives in an intact condition and the exterior, save for recent sympathetic additions, is of high integrity. The interior has been modified and redecorated, but the essential details and qualities remain unaltered. The stables have been renovated in a sympathetic manner.

#### References

National Trust of Australia (Victoria), Research Notes.

Argus, 3 June 1850, 24 November 1854.

City of Prahran, Rate Books

Cooper, John B., The History of Prahran, Melbourne 1924, pp 235-236.

Kearney, James 'Map of Melbourne and suburbs 1855'.

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

Sutherland, A. et al, Victoria and Its Metropolis, McCarron Bird, Melbourne, 1888, Vol. 11, pp. 482-483 illustration.

Brown, P. L., 'William Montgomerie Bell (1813-1867)' in Pike, Douglas (ed), Australian Dictionary of Biography, MUP Melbourne 1966 Vol. 1, pp. 82-83.

(National Estate citation reprinted with permission of the Australian Heritage Commission)

RESIDENCE

9 Gordon Grove, South Yarra



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description Architects Blackett and Forster designed the residence at 9 Gordon Grove in 1927 and it occupies a site originally contained in the estate of 'Avoca'. The Mediterranean character of the residence is developed through the surface finish of manipulated cement, the pantiles which cover the roof, the use of repetitive arches to form a loggia, window shutters, balustrading and small balconies. Wrought iron features extensively in the hand-wrought gates, grilles, lock plates and lamps and the garden is of particular note with its terracing to accommodate the slope and to preserve trees from the earlier estate.

Significance This residence designed in the office of Blakett and Forster possibly with design input by Roy Grounds is architecturally important due to its Mediterranean influence. The hand wrought iron details are of particular note. The quality of the landscaping, retaining many trees from the original grounds of 'Avoca' is significant.

Intactness Although divided into flats, this building is substantially intact externally.

References

'A Modern Home in an Historic Setting', Australian Home Beautiful, 1 May 1928  
Catalogue, R.V.I.A., Exhibition on Domestic Architecture, 1928.  
Australian Home Beautiful, date unknown, [June 1928?], p.15 for reference to Grounds.



RESIDENCE  
492 Punt Road, South Yarra



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The architect Arthur Purnell erected his own residence on the corner of Punt Road and Gordon Grove in 1926 and lived there until 1957. This single storey residence is unusual in its oriental source of influence, especially evident in its upturned roof form and chimney rims. Terracotta shingles cover the curved hipped roof which terminates in two pointed finials and rendered chimneys repeat the upturned curve of the roof. Exposed rafters support the roof eaves and expanses of windows dominate the facades.

Significance The highly unusual adoption of oriental influenced elements make this architect's own residence particularly significant.

Intactness This residence is substantially intact.

References  
Sands and McDougall Directions, various dates.

\* Special Note: Council acknowledges the significance of this building but also notes that it is included in a proposed road widening area. At such time as the road widening is to proceed Council would recommend the demolition of this building.

## TOORAK ROAD AREA

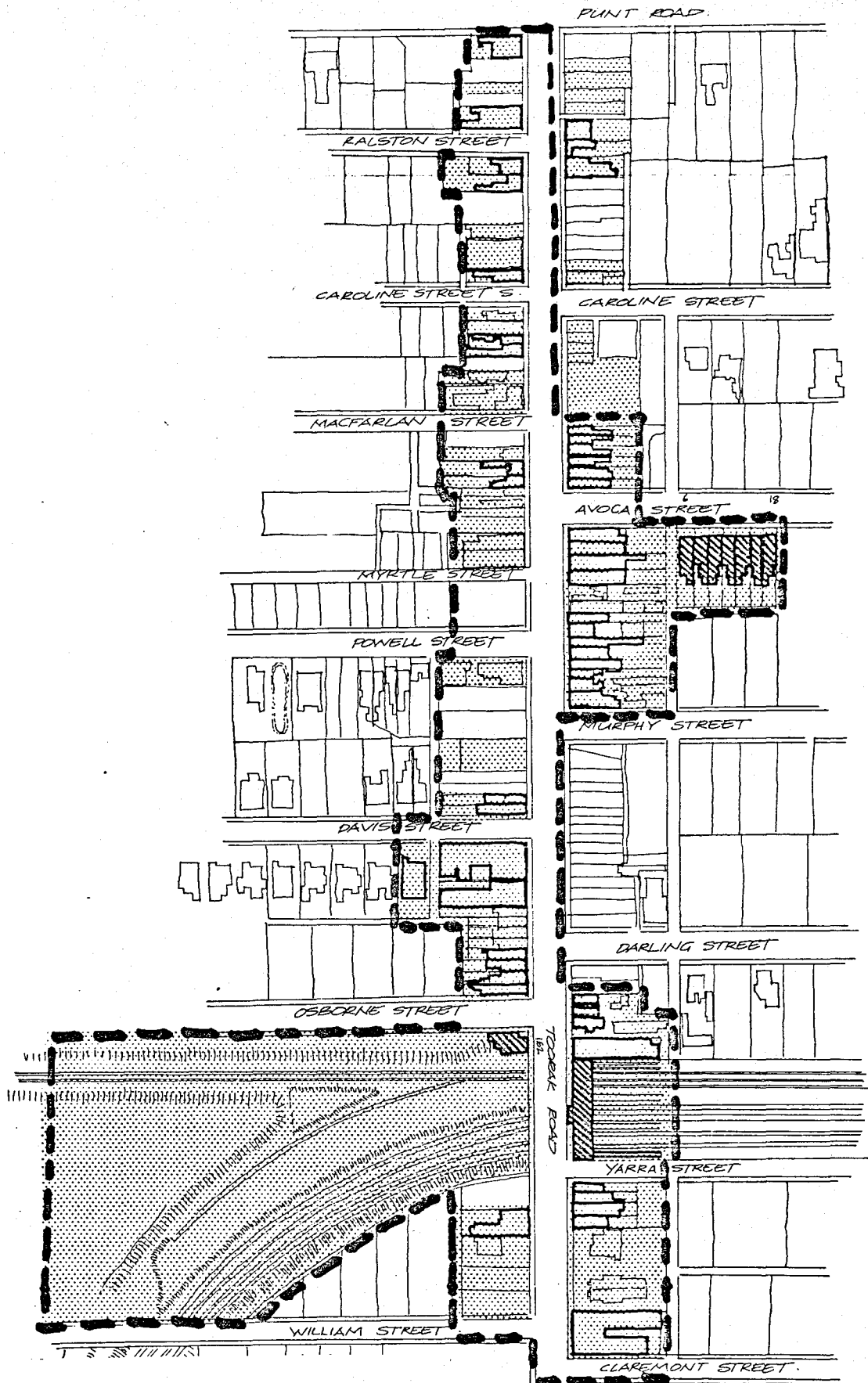
History and Significance The line of Toorak Road was first shown on a map in 1837 prepared by surveyor Robert Hoddle. It formed the southern boundary of six large allotments which ran between Toorak Road and the Yarra River. This land was sold at the first Crown land sale in the present day municipality of Prahran on the 10 June 1840. By the 1850s several houses had been erected in Gardiner's Creek Road (now Toorak Road) and also along side streets, chiefly Caroline Street and Murphy Street. Larger residences were erected on the slopes overlooking the Yarra and today 'Avoca' (erected circa 1848) one of these houses, still survives, albeit hemmed in by later developments. Commercial premises sprang up along Toorak Road and today some remnants of these developments from the 1850s still survive.

In 1860 direct communication by rail with Melbourne was effected when a bridge was constructed across the Yarra and the railway station Gardiner's Creek Road (now South Yarra) was opened. When the South Yarra to Oakleigh section of the main Gippsland Line was constructed in 1879 it joined the single track Brighton line at South Yarra. Because both lines were set in deep cuttings a potentially dangerous junction was created and this was not alleviated until some years later when the embankment of the cutting lowered to provide a clearer vision for locomotive drivers.

By 1865 the South Yarra area was well developed and a gazetteer described the place as a 'pretty suburban village containing a few residences, and railway station, situated on the road two miles south-east from Melbourne... the neighbourhood around the station is extensive and is the residence of numerous wealthy merchants and others whose business lies in Melbourne'. However, in contrast to the larger and more affluent developments to the north of Toorak Road, those to the south were much smaller and subdivisions much meaner. Coburg Place (now Myrtle Street) was typical of these smaller subdivisions. Ten identical small cottages were built and these are clearly shown on Kearney's map of 1855. Today, however, none survive and Myrtle Street remains as a lane with Powell Street being the principal frontage of the allotments. In the 1870s and 80s commercial premises boomed along Toorak Road and many flamboyant facades were erected for shops at this period. Part of the present South Yarra railway station was erected by 1874 (now the premises of a dry cleaning service) and this was later extensively renovated in 1915-16. Nearby, Her Majesty's Hotel was also extensively renovated. This occurred in 1889 and a year later Public Works Department architect A. J. MacDonald designed the South Yarra Post Office and this was erected during 1892-93. This unique building is one of a rare group of buildings which reflect the influence of the American romanesque style and the innovative design ranks it as one of the most important public buildings in Victoria. Apart from the Post Office and the flamboyant facade of the shops of the land boom, this period also saw the erection of many residences and Lee Terrace in Avoca Street typifying the architectural style

of the land boom period.

The Toorak Road area is important for its groups of intact commercial buildings which form intact streetscapes along several stretches of the road. Although much of the other commercial development is not so intact, its scale and form (especially towards Punt Road) make a uniform low-scale shopping centre with no intrusive high-rise developments. The area is also enhanced by a number of individual buildings of significance especially the former South Yarra Post Office, Lee Terrace (6-18 Avoca Street) and the early residences nearby in Caroline Street and Avoca Street.



TOORAK ROAD AREA

KEY TO MAPS

[Stippled Box]	A BUILDINGS
[Dotted Box]	A1 BUILDING
[Diagonal Lines Box]	A2 BUILDING
[Solid Box]	B BUILDING
[Cross-hatched Box]	C BUILDING
[Empty Box]	non-identified building
[Dashed Line]	A1 AREA
[Dotted Line]	A2 AREA
[Dash-dot Line]	combined boundary

N

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'LEE TERRACE'  
6-18 Avoca Street, South Yarra



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description This terrace of seven residences was erected at 6-18 Avoca Street in 1891 on a sloped site in South Yarra. The unit of terraces comprises two prominent buildings which terminate the composition by protruding further towards the street. Each terrace is crowned by a pediment on the parapet with a more prominent central pediment while the entire terrace features cast iron columns, balustrading, valancing, brackets and fences. The most interesting terrace at the south end curves around the corner and features an external cast iron stairway to the first floor balcony and an oriel bay of windows with a fluted base. Consoles and bosses line the parapet cornices of the flanking residences while the remainder feature incised fluting. The sloping site allows the southern terraces to comprise three storeys while the northern ones are two storeys.

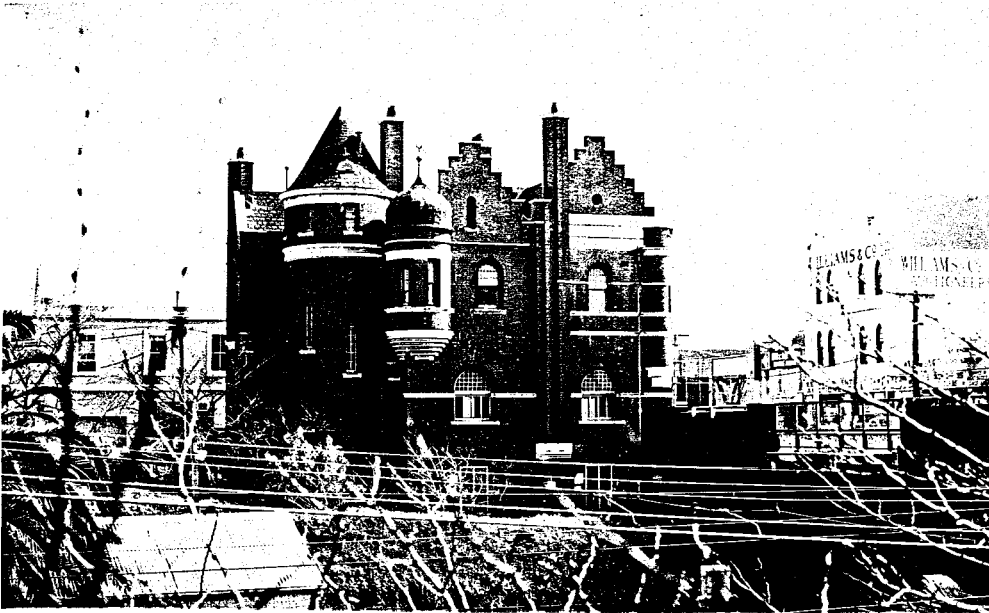
Significance This intact group of seven terraces is an interesting and important example of Melbourne's 'boom' style as applied to such a domestic terrace group of buildings. It contains elements of particular note at the southern end, with cast iron stairway and corner oriel bay of windows.

Intactness 'Lee Terrace' remains in a substantially intact condition although the facades have been painted. The majority of decorative elements remain but the front gardens have been altered significantly.

References

City of Prahran, Rate Books  
Sands and McDougall Directories, 1890-93  
Conservation Study of Prahran, Investigation Project, Department of Architecture, University of Melbourne, 1981.

FORMER SOUTH YARRA POST OFFICE  
162 Toorak Road



Recommendations It is recommended that this building be retained on the Register of Historic Buildings and Register of the National Estate, and be protected using the provisions of Clause B of the Town and Country Planning Act (Third Schedule).

Current Assessments This building is currently included on the Register of Historic Buildings, Register of the National Estate and classified by the National Trust of Australia (Victoria).

History and Description On a restricted and precipitous site adjacent to the railway cutting at 162 Toorak Road stands the former South Yarra Post Office. Designed in 1890 by P.W.D. Architect, A. J. MacDonald and erected in 1892-3, the three storey red brick structure combines basic American Romanesque characteristics with Scottish baronial forms and art nouveau and Australian decorative motifs in an asymmetrical picturesque composition.

Significance The former South Yarra Post Office is unique in the history of Australian architecture and one of a rare group of buildings which, whilst reflecting the influence of the American romanesque, epitomises the late 19th century movement to evolve an Australian style in architecture. The post office is an outstanding, innovative work of A. J. MacDonald and one of the most important and influential designs to come from the P.W.D. in the 1890s.

Intactness South Yarra Post Office is largely intact although presently vacant (1982). The interior has been seriously vandalised.

References

Orth, Myra Dickman 'The Influence of the American Romanesque in Australia' in Journal of the Society of Architectural Historians, USA, March 1975.

Trethowan, Bruce, 'The Public Works Department of Victoria 1851-1900' Research Report, Department of Architecture & Building,

University of Melbourne 1975.  
Public Records Office, Victoria, Summary of Contracts Books.  
Commonwealth Archives, Brighton Victoria, Plan Collection 'Post  
and Telegraph Office South Yarra'.

(National Estate citation reprinted with permission of the  
Australian Heritage Commission)

SOUTH YARRA RAILWAY STATION  
Toorak Road, South Yarra



Recommendations It is recommended that this building be retained on the Register of Government Buildings, added to the Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The original South Yarra Railway Station was erected by 1874 and the lobby is now utilized as the premises of a dry cleaning service in Toorak Road. This dark brick building features pedimented gables, a slate roof and red voussoirs above openings. The station was originally erected without a platform verandah but one had been provided by the time the present station buildings were begun in 1915-1916. At this stage the verandah was removed, a ramp constructed along the original building, and a parapetted facade erected in Toorak Road.

Significance The original station building is important as it dates back to the Melbourne and Hobson's Bay United Railway Company. It stands relatively intact although now surrounded by later buildings. The later Edwardian section is distinguished by the use of glazed tiles and curved parapet details.

Intactness The original South Yarra Railway Station lobby remains intact although signs and a new entrance have been added to the Toorak Road facade.

References

- Bennetts, D., Melbourne's Yesterdays, 1851-1901, A Photographic Record, South Australia, 1976, pp. 44-45.  
Ward, A. and Donnelly, A., 'Victoria's Railway Stations,' Vol. 2, November 1980.  
Jubilee History of the City of Prahran, 1856-1906, Melbourne, 1906, p. 54.



Buildings Outside Areas of Major Significance

'RICHMOND HOUSE'  
56 Avoca Street, South Yarra



Recommendations It is recommended that this building be retained on the Register of Historic Buildings and Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

Current Assessments 'Richmond House' is included on the Historic Buildings Register, the Register of the National Estate and classified by the National Trust of Australia (Vic).

History and Description 'Richmond House' located at 56 Avoca Street, South Yarra and originally known as 'Pately' then 'Lindisfarne', was erected in 1858-9 for Edward Wheelcock, a Melbourne importer of American stoves and hardware. The six room, two storey brick and stucco town house with unusual single storey post verandah was extended in 1861-68 for G. W. Selby, pioneer colonist. The author of the transitional Italianate style house is unknown.

Significance 'Richmond House' is representative of an identifiable suburban town house group erected in the decade 1855-65 in the South Yarra area. The style is unusual in Melbourne being clearly deprived from earlier colonial architectural traditions enhanced with the popular and modish Italianate grammar of the post gold rush era in Melbourne. The town house is notable for the fine proportions of the facades and fenestration combined with an unusual and refined verandah.

Intactness 'Richmond House' has been enhanced internally and the original fabric altered and extended externally. The building survives in a recognisably intact form and compared with similar buildings in the same region, is of relatively high integrity

References

National Trust of Australia (Victoria), File No. 222.

'Research into Richmond House' Survey, 1976

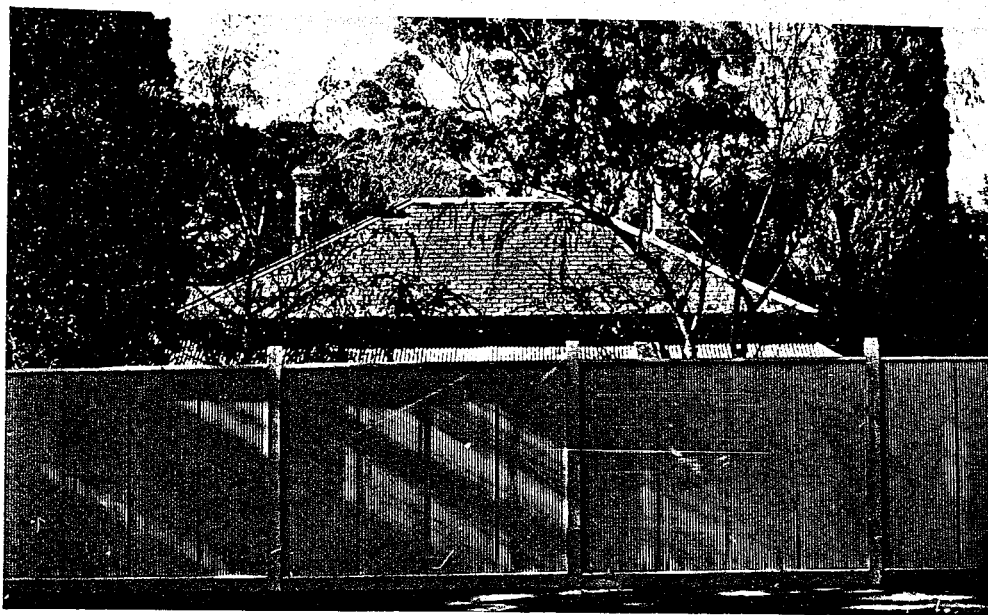
Casey, Maie, et al, Early Melbourne Architecture, MUP, Melbourne 1953, p. 152.

Saunders, D. (ed) Historic Buildings of Victoria, Jacaranda

Press, Melbourne, 1966, p. 138.  
City of Prahran, Rate Books, 1892-1976  
Mennell, Phillip, The Dictionary of Australasian Biography, 1892,  
p. 407, for biography of George W. Selby

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Australian Heritage Commission)

RESIDENCE  
64 Avoca Street, South Yarra



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

#### History and Description

The largest and most intact house in Prahran shown on the c.1855-56 Kearny map to incorporate the characteristic symmetrical high pitched hip roof of the pre-1855 period. The house is enhanced by the location on the allotment with its generous setback as well as the side garden and the service wing on the north. Part of this wing is shown on the Kearney plan, making it contemporary with the original building. The house also features an early multi-panelled front door reminiscent of an early New South Wales colonial design, with a steeply pitched encircling concave verandah. The roof and building form of the house, verandah and side service wing is consistent with the 1840s and early 1850s period.

#### Significance

The significance of the building is essentially that it is an early example of a once common form that now has few extant examples and also because of its relationship with this historically significant area where there were a number of other significant early buildings, most of which have now been demolished. Most of the other surviving buildings from this era are of a design that is more atypical, e.g. the gothic revival style of nearby Avoca Lodge in Gordon Street, and these generally survived on account of the fact that they were usually more substantial. There are many early illustrations of buildings and gardens of this period that are similar to 64 Avoca Street but it is now of a design that is poorly represented elsewhere in Victoria. The integrity of the building is fairly good however, the original verandah details have been modified and there are some new rear alterations. In addition there has been a two story brick flat erected in the 1920s in front of the service wing which has detracted to some extent from the initial appreciation of this property. The fence is not original, however despite its height it is sympathetic in design and materials.

Intactness This residence is substantially intact, although the guttering has been removed.

References

Kearney, James, 'Map of Melbourne and Suburbs' 1855.  
Sands and McDougall Directories, various dates.

'CAROLINE HOUSE'

74 Caroline Street, South Yarra



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description 'Caroline House' was begun in 1857 as a single storey residence for Captain Joseph Henry Kaye, of the Royal Navy. Originally Murphy's vineyard, the land was subdivided by the owner of Avoca, Bell, in 1853 and seventy-five quarter acre blocks were subsequently sold. 'Caroline House' was sold to a Mr Brachet in 1886 and an additional floor and tower were added to the residence. In later years the building was utilised as a convent school 'Stella Maris' run by the Sisters of the Good Samaritan, and was subsequently used as a boarding house before being purchased by the War Widows' Guild of Australia. 'Caroline House' is Italianate in form and style with simple arched openings and a slate rectangular hip roof which terminates in eaves supported on paired consoles. A three storied Italianate tower rises at the rear, while a single storey verandah lines the symmetrical front facade. This verandah features open cast iron columns and unusual geometric balustrading.

Significance 'Caroline House' is an intact and simply conceived example of an Italianate residence. The ironwork of the verandah is of particular note.

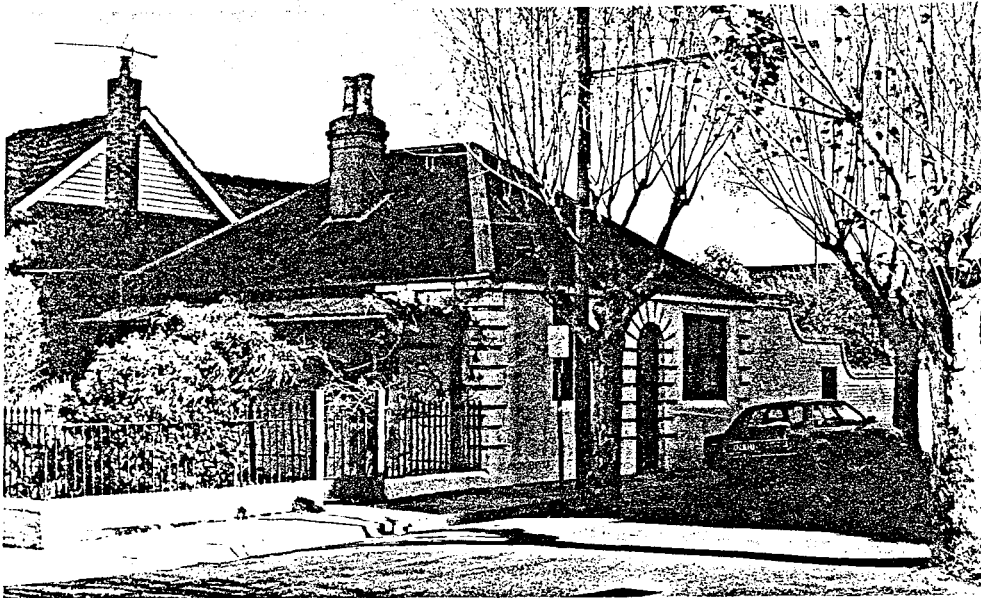
Intactnes The building is substantially intact although the original cement render finish has been painted. A high fence has been erected in Caroline Street.

References

National Trust of Australia (Victoria), research notes.  
Conservation Study of Prahran, Investigation Project, Department of Architecture, University of Melbourne, 1981.

RESIDENCE

75 Caroline Street, South Yarra



Recommendations It is recommended that this building be added to the Register of Historic Buildings, retained on the Register of the National Estate and protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

Current Assessments This residence is included on the Register of the National Estate and classified by the National Trust of Australia (Victoria).

History and Description The small suburban villa at 75 Caroline Street, South Yarra was erected prior to 1855 for an owner as yet undocumented. The house is constructed of stucco rendered brick with a timber verandah. French windows, and Georgian window sashes irregularly disposed around a rusticated, arched side entry door in a style reminiscent of pattern book architecture of the early 19th century.

Significance This suburban villa is of local historical importance as one of the first houses constructed in South Yarra, possible before 1851, and is of architectural interest as a surviving example of a conservative Georgian architectural tradition commonly adopted in pre gold-rush Victoria. The house is a picturesque composition and reminiscent of pattern book villa architecture of the early 19th century in England.

Intactness The small villa was significantly altered and extended in 1969 with changes to the fenestration, side verandah and exterior/interior finishes. The integrity of the house is low, but the essential qualities are still readily identifiable.

References

National Trust of Australia (Victoria), File No. 2515  
The Age, Melbourne, 29 November 1969, 30 March 1973.

(National Estate citation reprinted with permission of the Australian Heritage Commission)



## RESIDENCE

76 Caroline Street, South Yarra



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The residence at 76 Caroline Street was erected in 1859 for William Gripe of Dalgety and Company as an eight roomed brick building. Similar in form to other houses in the vicinity, such as 'Richmond House', 56 Avoca Street (erected 1858-9), it is two storey with a single hip, slate roof and a single storey concave post verandah surrounding two sides of the building. This verandah which features a particularly fine simple timber freeze, terminates at a side wing wall and a rear protruding section. Quoining emphasizes the corners of the building while heavy architraves frame the front windows, and French doors lead onto the verandah below.

Significance The distinctive form of this residence is derived from colonial and Italianate sources and is typical of town houses erected in South Yarra in the decade from 1855. Its simple form and proportions are of particular note.

Intactness Although the original finishes have been painted and a high fence erected to the street, the form of the building appears substantially intact.

### References

National Trust of Australia (Victoria), research notes.

Saunders, D. Historic Buildings of Victoria, Melbourne, 1966.  
p. 138

City of Prahran, Rate Books, from 1858.

Conservation Study of Prahran, Investigation Project, Department of Architecture, University of Melbourne, 1981.

RESIDENCE  
15 Darling Street, South Yarra, 3141



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description This simple brick cottage, situated in Darling Street, South Yarra was erected in the early 1870's and displays highly unusual timber verandah columns, valencing and brackets and an elaborate and intact cast iron fence. The building itself is simple in form, symmetrically conceived, with a hipped slate roof and front verandah. This verandah utilizes highly geometric timber fretwork decoration with flat rectangular columns and valencing containing inner timber bars, also rectangular in form. Curves are restricted to the thin (?) single strip of the brackets. The cast iron picket fence and gate features elaborate stanchions, and curves unusually at the rear towards the side of the residence itself.

Significance The highly original geometric timberwork of the verandah places importance on this building.

Intactness Although the face brickwork has been painted, the residence is otherwise substantially intact, including the fence.

References  
Sands and McDougall Directories, 1870-1890.

FORMER J. T. SMITH RESIDENCE  
30 Darling Street, South Yarra



Recommendations It is recommended that this building be added to the Register of Historic Buildings, retained on the Register of the National Estate and protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

Current Assessments This residence is included on the Register of the National Estate and classified by the National Trust of Australia (Victoria).

History and Description The house at 30 Darling Street, South Yarra was erected c. 1856 for John Thomas Smith, pioneer Melbourne resident, publican, politician, and landowner, most possibly to the design of early Melbourne architect David Ross. The two storey 11 room brick house constructed with slate roof, rendered facade, symmetrically displaced french windows and later cast iron balcony verandah is a colonial town house design reminiscent of the regency architecture of N.S.W. and Tasmania.

Significance The J. T. Smith house is of local historical importance being erected and then occupied for a short term (1857-60) by J. T. Smith, celebrated public figure, foundation Melbourne City Councillor and seven times Mayor, and State politician. The house is of architectural interest as a colonial town house of the immediate post gold rush era, and if substantiated, a rare and representative surviving work of important early Melbourne architect David Ross.

Intactness The original character of the house at 30 Darling Street, South Yarra has been substantially affected by the erection of a later cast iron balcony verandah and by part replastering of the facade. The interior has not been inspected and the house is now divided into flats.

References

National Trust of Australia (Victoria) File No. 1263 'Research into 30 Darling Street, South Yarra', March 1977.

Eastwood, Jill, 'John Thomas Smith (1816-1879)' in Nairn, Bede (ed), Australian Dictionary of Biography, MUP, Carlton, 1976, Vol. 6, pp 150-151.

Finn, Edmund, ('Garryowen') The Chronicles of Early Melbourne, (1835-52) Heritage, Melbourne, 1976 - reference for J. T. Smith.

Sands and MacDougall, Melbourne Dictionary, 1862.

Sands and Kenny, Commercial and General Melbourne Directory, 1857-1861.

(National Estate citation reprinted with permission of the Australian Heritage Commission)

PRECINCT 2

'COMO'

Como Avenue, South Yarra



Recommendations It is recommended that this building be retained on the Register of Historic Buildings and Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

Current Assessments 'Como' is included on the Historic Buildings Register, the Register of the National Estate and classified by the National Trust of Australia (Victoria).

History and Description 'Como', South Yarra is an imposing and essentially late Georgian style mansion which was erected in three stages, firstly as a brick house in 1847 for Edward E. Williams, Colonial Advocate. The central two storey brick and stucco mansion was undertaken in 1855 for John Brown, master builder/merchant with the Italianate style ballroom wing by architect A. E. Johnson being added in 1874 for pastoralist Charles Armytage.

Significance 'Como', South Yarra is a building of national importance and one of the finest monuments to the mid-Victorian era in Australia. The splendidly proportioned, symmetrical mansion with the distinctive verandah, restrained classical details and comfortable, well crafted interiors is a rare and evocative example of late Georgian architecture in Victoria. 'Como' for ninety-five years an Armytage family mansion has important historical associations with the pastoral industry and early Melbourne.

Intactness 'Como' is held in perpetuity on behalf of the nation by the National Trust of Australia (Victoria) and is preserved as a museum house and complete with many of the original Armytage furnishings.

References

The Architects Index, Department of Architecture and Building,  
University of Melbourne.  
City of Prahran, Rate Books

National Trust of Australia (Victoria), file No. 225 -Detailed Bibliography and Notes.

Argus, Melbourne, 9 October 1873, p. 3 Tenders for Additions.

Foster, John, 'Como Melbourne', in Historic Buildings of Australia, Australian Council of National Trusts.

Hone, J. Ann, 'Charles Henry Armytage (1824-1876)', in Pike, Douglas (ed) Australian Dictionary of Biography, MUP, Carlton 1969, vol. 3, pp. 51 and ?.

McLaren, Ian F. 'Como, an Historic Melbourne Home', Victorian Historical Magazine, Melbourne, December 1957, Vol XXVII No. 1.

(National Estate citation reprinted with permission of the Australian Heritage Commission)

'BONA VISTA'

59 Kensington Road, South Yarra, 3141



Recommendations It is recommended that this building be added to the Register of Historic Buildings, retained on the Register of the National Estate and be protected using the provisions of Clause 5 of the Town and Country Planning Act. (Third Schedule).

Current Assessments 'Bona Vista' is included on the Register of the National Estate and is recorded by the National Trust of Australia (Victoria).

History and Description 'Bona Vista', in Kensington Road, South Yarra, is now in Commonwealth ownership, but was originally erected in 1884. The property largely remains from the 1870's subdivision of the original 1840 allotment and also contains the original house 'Grantham', which already existed when 'Bona Vista' was erected. The house of 1884 is an early example in Melbourne of the adoption of the Queen Anne style, revived in England from the 1870's, and the use of brown face brickwork and render highlighting, contrasts with the popular Italianate idiom of the 1880's. Steep pitched roofs, gable ends, a corner tower with conical turret, tall chimneys and tall rectangular windows all add to the picturesque, although heavy appearance. In the 1920's the property was purchased by the Linton family and additions occurred to 'Bona Vista' in this period. This family itself is of importance, with Sir Richard Linton being a successful businessman and politician and his sons Richard and Robert, the latter being a doctor particularly prominent in the development of ophthalmology in Australia.

Significance 'Bona Vista' is the oldest known example of Queen Anne revival style architecture in Victoria, and possibly in Australia. This, together with its intactness, make it of particular architectural importance. The intact property, its remaining garden and the 1920's additions are also of note.



Intactness Although largely intact, the building is deteriorating from neglect. Some remnant sections of the garden survive and the house is enhanced by the large grounds.

References

Department of Housing and Construction, Report on 'Bona Vista'

PRECINCT 3

## TOORAK AREA

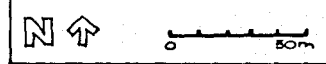
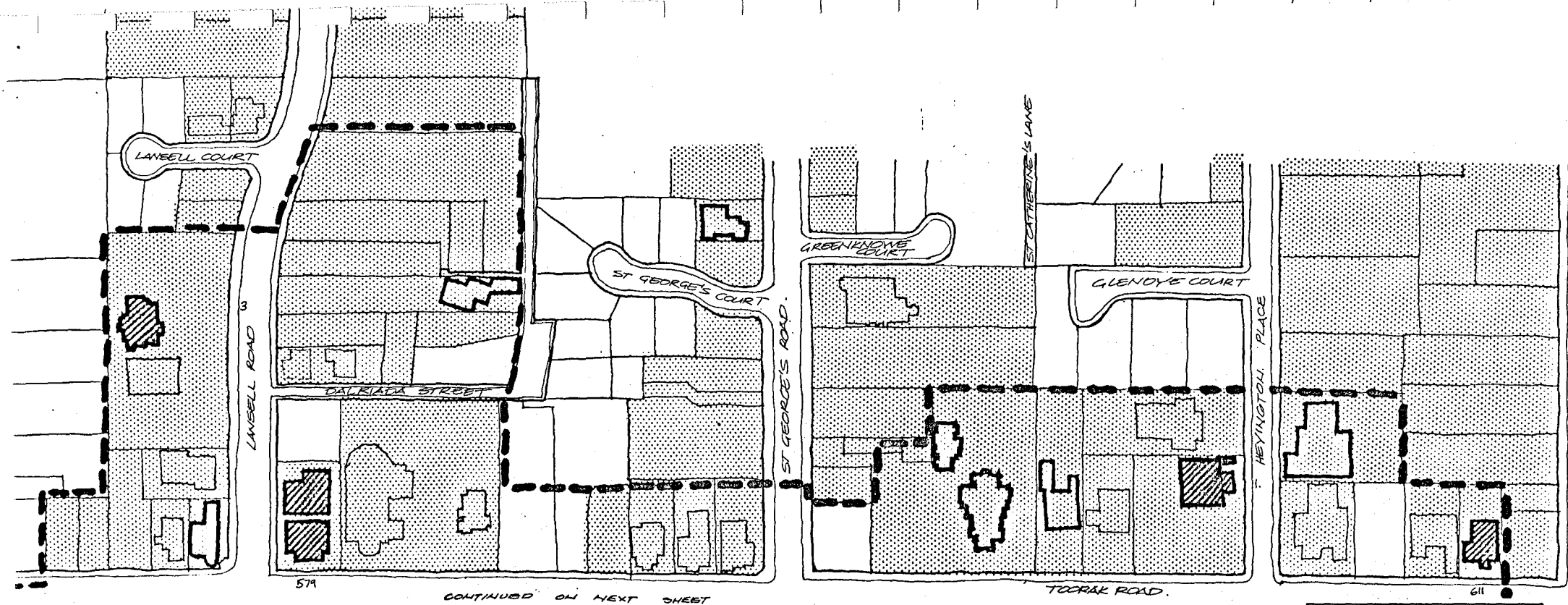
History and significance The line of Toorak Road was first shown on a map in 1837 prepared by a surveyor Robert Hoddle. It formed the southern boundary of six large allotments which ran down to the Yarra River. This land was sold at the first Crown land sale in the present day municipality on 10 June 1840. A number of early mansions were located in this Toorak area, most noticeable of which was James Jackson's 'Toorak House', constructed circa 1848-51 to design of architect Samuel Jackson. Its original entrance was off Gardiner's Creek Road (now Toorak Road) but its address is now 21 St Georges Road. It was never occupied by its intended owner but leased and extravagantly extended as the residence of the Governor of Victoria from 1854-74. The Parish Church of St John the Evangelist Toorak, was located at the intersection of Toorak and Clendon roads and subsequently enlarged in 1865. The distinctive tower and broached spire were added in 1873 to complete the original design of William Wardell.

'Toorak House' which stood on a site running between Orrong Road, St Catherine's Lane, Toorak Road and the River, helped attract other wealthy residents to the area. During the 1840s the fashionable area of Melbourne was in the east end of the township and to the north east of the township in Fitzroy, an area then known for its rural seclusion. The large influx of population following the discovery of gold created a great demand for suburban housing by poorer residents, and the eastern part of the city and the area of Fitzroy became infiltrated by plebeian housing. The wealthy residents thus began migrating to the rural areas of Toorak and South Yarra and St Kilda. Probably as a result of the vice regal patronage of Toorak the entire length of the old Gardiner's Creek Road (Toorak Road) was graded and surfaced to become one of the finest roads in the district. By the 1860s and 70s numerous other large mansions had been erected in this area and the prominent Toorak Presbyterian Church was erected in 1875-6 predominantly catering for the Scottish congregation in the area. Some of the mansions which still remain in this Toorak area, today, include Greenwich house (75-79 Irving Road), 'Umina' (3 Lansell Road) and 'Coonac' (65 Clendon Road).

This Toorak area was also the scene of intensive development in the period of 1920 to 1930. An important group of residences were erected near the corner of Heyington Road and Toorak Road, designed by architect Harold Desbrowe Annear. Annear also designed the garden for Sydney Myer's 'Craniana', 62 Clendon Road in 1930. Annear employed the Italianate style with the inclusion of fountains, ferns and statues. Nearby in Clendon Road, Walter Burley Griffin's office had designed 'Clendon Lodge' in 1923 for Mary Williams. Three years later Griffin designed the Lanai flats also for Mary Williams. Another contribution to the architecture of the 1920s in this area was 'Mullion' (18 Stonehaven Court) designed by Eric Nicholls in 1927-28 for W. H. Smith. The building was erected when Sir Francis Urquhart's property at the corner of Clendon and Orrong roads was subdivided

and many of the mature trees from his garden were retained on the site of 'Mullion'. South of 'Mullion' another subdivision, Stradbroke Avenue was developed at a slightly later period. Buildings were all constructed of rough cast and masonry and today the feeling of the road conforms very much to its original appearance although recent exterior redecoration, to many residences has slightly lessened the overall effect.

This Toorak area is notable for its avenues of mature trees principally in Lansell Road and Clendon Road. Architecturally the highlights of the area are the group of Desbrowe Annear buildings including the garden at 'Lraniana', the two buildings from Griffin's office, Wardell's St Johns Church and 'Mullion', Eric Micholl's superb design at 6 Stonehaven Court. The large gardens especially in Lansell and Clendon Roads provide an appropriate setting for the large residences and streets such as Stradbroke Avenue, with its concentration of rough cast houses give the area an architectural uniformity.

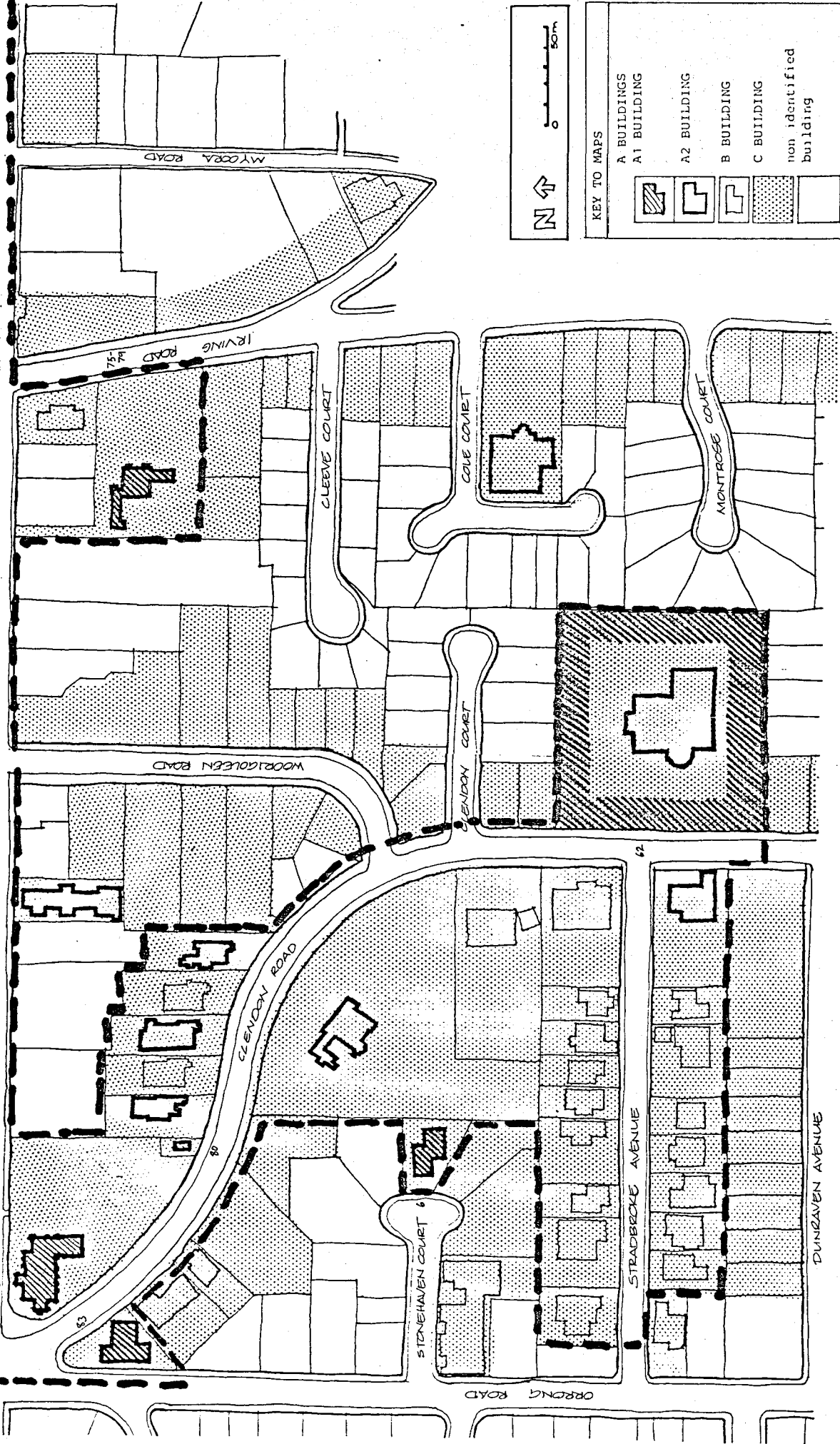


KEY TO MAPS

- A BUILDINGS
- A1 BUILDING
- A2 BUILDING
- B BUILDING
- C BUILDING
- non identified building
- A1 AREA
- A2 AREA
- combined boundary

TOORAK AREA

CONTINUED ON PREVIOUS SHEET



KEY TO MAPS

	A BUILDINGS
	A1 BUILDING
	A2 BUILDING
	B BUILDING
	C BUILDING
	non identified building
	A1 AREA
	A2 AREA
	combined boundary

TOORAK AREA

'CRANLANA' GARDEN AND GATES  
62 Clendon Road, Toorak



Recommendations It is recommended that this garden be added to the Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule). This garden is of statewide importance and should be protected by the provisions of the Historic Buildings Act or other future legislation which covers a site of this nature.

History and Description In 1930, the architect Harold Desbrowe Annear was commissioned by Sidney Myer to design his garden at 'Cranlana', 62 Clendon Road, Toorak. This being the only known garden design by this architect, Annear employed the Italianate style with the inclusion of fountains, urns and statues, and designed the wrought iron gates which were subsequently hand wrought by Caslakes.

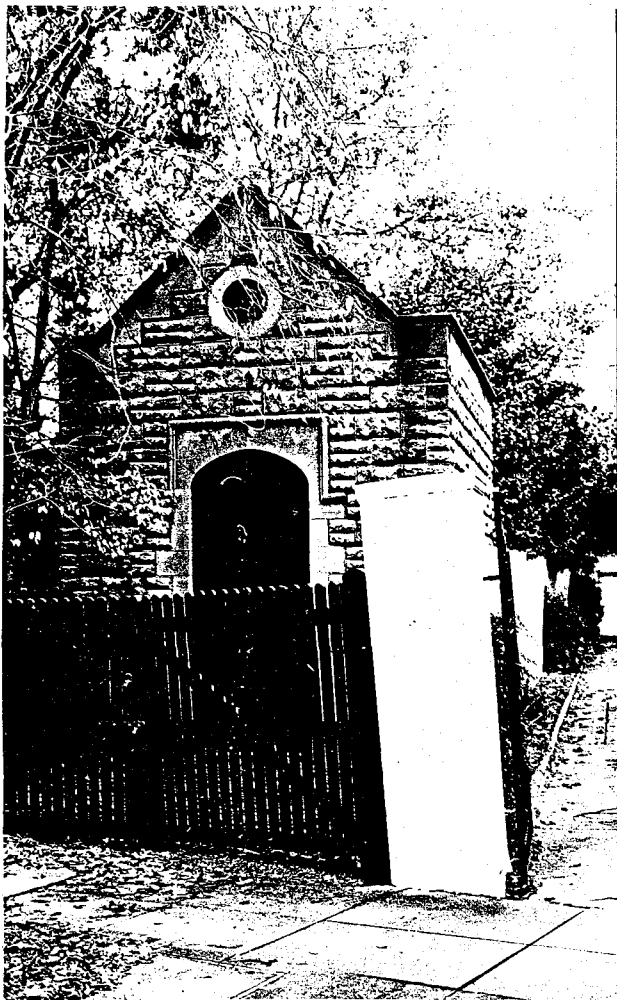
Significance The gardens of 'Cranlana', one of many similar once found in Toorak, is among few surviving. It is an unusual design thought to be influenced by Sidney Myer and is the only known garden design by the leading Melbourne architect, Harold Desbrowe Annear. The wrought iron gates are of particular note.

Intactness The garden of 'Cranlana' is in good condition and has undergone little alteration since its conception.

References

- Watts, P. 'Historic Gardens Study', Garden State Committee of Victoria, National Trust of Australia (Victoria), Vol. 2, June 1980.
- Woodfall, G., 'Harold Desbrowe Annear, 1866-1933', Architecture in Australia, February 1967, p. 108.
- Australian Home Beautiful April 1934, pp. 26, 29-30
- Royal Victorian Institute of Architects Journal, November 1931, p. XXIII, illustration in advertisement

S.E.C. SUB-STATION  
80 Clendon Road, Toorak, 3142



Recommendations It is recommended that this building be added to the Register of Government Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

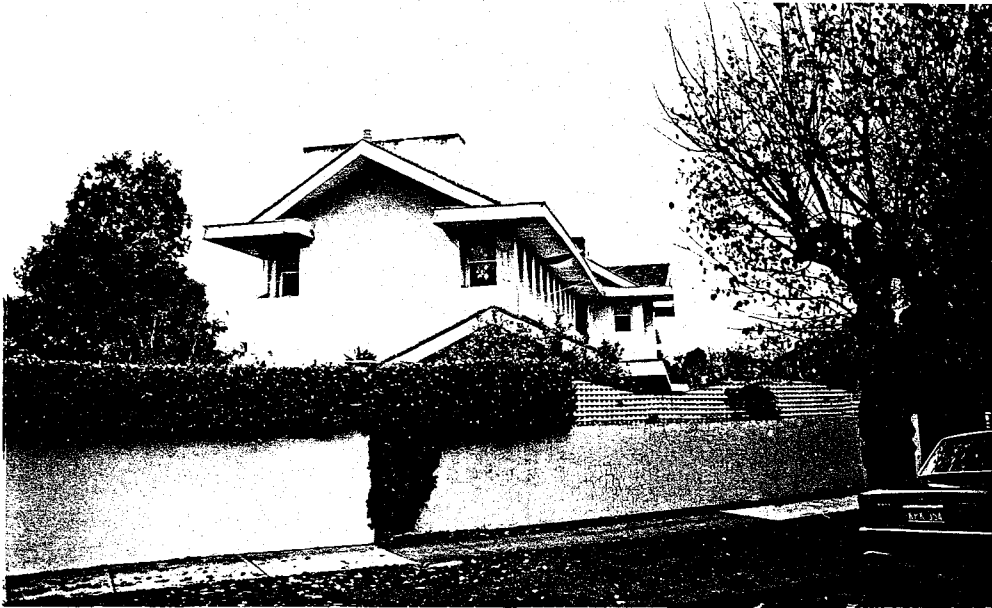
History and Description This utilitarian structure is constructed of roughly dressed stone with a slate roof. Fine attention to detailing is shown in the dressed stone inverse cove parapet to the gable ends, quoining to the door opening, and articulation of the circular vent.

Significance This S.E.C. sub-station is important due to its materials of construction and fine detailing. Most similar sub-stations in other suburbs were constructed of red brick, but in this case the choice of stone matched the pretentious surrounding freehold developments.

Intactness This sub-station is highly intact.



'CLENDON LODGE'  
83 Clendon Road, Toorak



Recommendations It is recommended that this building be retained on the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description 'Clendon Lodge' in Clendon Road, Toorak was designed by Walter Burley Griffin and erected in 1923 for Mary Williams. Elevated on a prominent site at the junction of Toorak, Orrong and Clendon Roads, 'Clendon Lodge' uses simple massing within its cruciform plan with low, spreading gables, wide chimneys, and strips of windows below widespreading eaves. Indicative of the Prairie School influence, surfaces are plain and dark trim is avoided to allow the sun to highlight the building, as occurred in the warmer, southern areas of America.

Significance This residence is an important surviving example of the work executed in Melbourne by the celebrated architect, Walter Burley Griffin. It shows the adoption of the American style and features particular distinctive elements in the design.

Intactness 'Clendon Lodge' is reasonably intact.

#### References

- Royal Victorian Institute of Architects and Architects' Registration Board of Victoria, Guide to Victorian Architecture, Melbourne, 1956, p. 43.  
Johnson, D. L., The Architecture of Walter Burley Griffin, Melbourne, 1977, p. 62.  
Walter Burley Griffin', in Tanner, H., (ed), Architects of Australia, Melbourne 1981, p. 109.

## RESIDENCE

1 Heyington Place, Toorak



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

### History and Description

An elegant two storey residence in the best of the later Annear tradition. It incorporates a principle simple cube form for the main building which is capped with a simple hipped roof. This is almost pyramidal in form with wide eaves and punctuated with the characteristic stepped chimneys found in many of Annear's other houses. The walls have symmetrical fenestration incorporating his innovative and distinctive single hung sash windows. These simple basic forms are combined with his later classically inspired philosophy which in the double storey portico located symmetrically in the front facade with the characteristic Serlian motive (central arch with two smaller flat openings). The detail above the open ground floor of this portico is simple geometric glazing and above this a richly adorned gable containing garlands and a central oval window which are also found in much of his work of a later period. This house is externally intact except for the side garage and some alterations to the front fence.

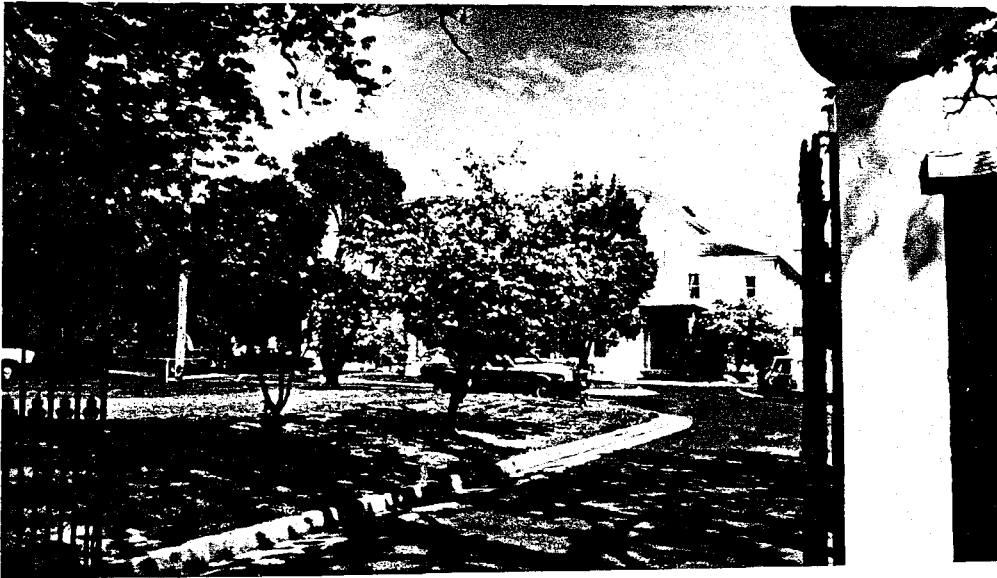
Significance This is an important surviving work of the innovative architect, Desbrowe Annear and remains intact as a valuable comparison with his other domestic designs.

Intactness The residence at 1 Heyington Place remains substantially intact.

### References

Woodfall, G., Harold Desbrowe Annear, 1866-1933, Architecture in Australia, February 1967, pp. 107-8.

GREENWICH HOUSE  
formerly 'Fanecourt' and 'Eilyer'  
75-79 Irving Road, Toorak



Recommendations It is recommended that this building be added to the Register of Historic Buildings, retained on the Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

Current Assessments 'Greenwich House' is included on the Register of the National Estate and classified by the National Trust of Australia (Victoria).

History and Description 'Greenwich House' at 75 Irving Road, Toorak, was built in 1870 for successful Scottish born merchant and politician Sir James Lorimer from an Italianate design by architect Levi Powell. The two-storey 18 room brick mansion, later occupied by a succession of retired pastoralists and established professionals, was a boarding house from 1936 until 1956, when the structure became a WRAN hostel.

Significance 'Greenwich House' has been completely adapted and radically rearranged internally for use as a defence forces hostel with only the facade and part of the original house carcass remaining mostly intact. The interior has been inappropriately and clinically refurbished.

References

- Sutherland, A., (et al), Victoria and Its Metropolis, McCarron Bird, Melbourne, 1888, Vol. II p. 484, 529.
- Badger, C. R., 'Sir James Lorimer (1831-39)' in Pike, Douglas (ed) Australian Dictionary of Biography, MUP, Carlton 1972, Vol. 5., pp. 102-105.
- Teale, Ruth, 'William Halliday (1828-1892)'. In Pike, Douglas (ed) Australian Dictionary of Biography, MUP, Carlton, 1972, Vol. 4. pp 326-327.

(National Estate citation printed with permission of the Australian Heritage Commission)

'UMINA'

3 Lansell Road, Toorak, 3142



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description Of unknown date, this residence was occupied by the Bayles family from 1899, until it was obtained by the Country Women's Association of Victoria in December 1948, for use as a residential club. 'Umina' is an elegant single storied residence, constructed of stucco rendered brick with a slate roof. Coupled eaves brackets and string coursing are decorative elements. Italianate tower with projecting eaves and rendered chimneys are dominant vertical elements. A simple timber post supported verandah follows the form of the front building facade.

Significance This single storey residence still stands on a large sloping site and retains much of its early character. Its simple detailing is of interest and its Italianate tower distinctive.

Intactness The building appears reasonably intact externally although a large craft room was erected in 1960, and a bedroom wing added from the south side of the building in 1969. The site obtained by the C.W.A. was subdivided prior to these additions and a block to the north of the remaining site sold.

References

Sands and McDougall Directories, various dates.

Twenty-one Years, Country Women's Association of Victoria, Melbourne, 1949.

Years of Adventure, Fifty Years of Service by the Country Women's Association of Victoria, 1928-1978, Toorak, 1978.

'MULLION'

6 Stonehaven Court, Toorak



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description 'Mullion' was erected in the newly formed Stonehaven Court, Toorak, for W. H. Smith in 1927-28 and was designed by the architect Eric M. Nicholls, who worked in close association with Walter Burley Griffin for many years. The use of stone and stucco, widespreading eaves, heavy bargeboard and high pitched gables are reminiscent of the solid, chunky work executed by Griffin in America, Melbourne and Sydney, and at 'Mullion', Nicholls has combined these elements in a highly original manner. In fact, while in Griffin's office from 1924 [?], Nicholls executed work for Griffin including some of his incinerator designs.

Significance This residence is highly important as a remaining example of the work executed by Eric Nicholls. It displays a notable use of stonework in combination with stuccoed surfaces. The composition, especially on the chimney elevation, is particularly characteristic of the 'Prairie Style' adopted by Griffin and his followers.

Intactness 'Mullion' is extremely intact retaining its external finishes. The front fence and the planting enhances this building.

References

Johnson, D. L., The Architecture of Walter Burley Griffin, Melbourne, 1977.

City of Prahran, Annual Report, 1930-31, colour tinted photograph of 'Mullion'.

Sands and McDougall Directions, various dates.

Australian Home Beautiful, 1 December 1928, pp12-18.

ST JOHN'S TOORAK  
510 Toorak Road, Toorak



Recommendations It is recommended that this building be retained on the Register of Historic Buildings and Register of the National Estate, and be protected using the provisions of Clause B of the Town and Country Planning Act (Third Schedule).

Current Assessments St John's Toorak is included on the Historic Buildings Register, the Register of the National Estate and classified by the National Trust of Australia (Victoria).

History and Description The Parish Church of St John the Evangelist Toorak, prominently located at the intersection of Toorak and Clendon Roads, was erected in 1860, subsequently enlarged in 1865, with the tower and broached spire added in 1873 to complete the original design by William Wardell. Supervision of construction was undertaken by architect F. M. White, with the principal materials being regular coursed basalt relieved with freestone dressings.

Significance St John's Toorak is a notable early English gothic style church designed by the celebrated ecclesiastical and public buildings architect W. W. Wardell and has important historical associations with many significant and influential Melbourne identities.

Intactness St John's Toorak has recently been restored and the fabric is maintained in an excellent and intact state of preservation.

References

The Architects Index, Department of Architecture & Building,  
University of Melbourne

National Trust of Australia (Victoria), File No. 228.

The Australasian Sketcher Melbourne 24 August 1866.

Argus, Melbourne, 31 March 1865.

Illustrated Australian News, Melbourne, 10 October 1873

Cooper, John B., The History of Prahran, Melbourne, 1912, pp. 209-210.

Robb, E. M., Early Toorak and District, Robertson and Mullens, Melbourne 1934, pp. 78-82.

Wardell, V. 'A Review of the Architecture and Engineering Works of W. W. Wardell, FRIBA, MICE', Notes (unpublished) n.d. Department of Architecture and Building, University of Melbourne.

(National Estate citation reprinted with permission of the Australian Heritage Commission)

'LANGI' FLATS  
579 Toorak Road, Toorak, 3142



Recommendations It is recommended that these flats be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description 'Langi' flats were erected at the corner of Toorak Road and Lansell Road in 1926 for Mrs Mary Williams who commissioned the acclaimed architect Walter Burley Griffin to execute the design. The resulting two-storey building, with its horizontal emphasis, recalls the work of such American Prairie School architects, as Frank Lloyd Wright and also work executed by Griffin himself in America. Eaves are widespreading, roofs are low in pitch, windows occur in strips and feature heavy mullions. The Toorak Road facade is symmetrical and the entrance formal in appearance, contrasting with the entrances from Lansell Road which are less dominant. Griffin employs both stucco and timber detail work in geometric forms as decorative elements.

Significance This building complex is of great importance as a fine example of surviving work by the architect W.B. Griffin. It is a rare example of the Prairie school style adopted in Melbourne combined with finely executed geometric detail work which are of particular note.

Intactness 'Langi' flats remain substantially intact in form and detail, but have been recently repainted. Three lemon-scented gums, typical of the era, have been retained.

References

- Johnson, D.L. The Architecture of Walter Burley Griffin, 1977, pp. 62-68
- Royal Victorian Institute of Architects and Architects Registration Board of Victoria, Guide to Victorian Architecture, 1956, p.43.
- Johnson, D.L. Walter Burley Griffin in Tanner, H (ed), Architects of Australia, Melbourne, 1981, pp.107-118.



'CLOYNE'

611 Toorak Road, Toorak



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

#### History and Description

This building is one of the most distinctive surviving buildings designed by Desbrowe Annear. It is principally significant for the extremely unusual double angled facade creating a representation of bay windows. This device helps define a carriage loop beneath the portico and cleverly articulates the simple facade. The unusual massing of the windows about both of these angled projections in the form of a chevron further adds to the distinction of this building. The main building form was a simple box form, however it appears to be added to with a new rear extension which is somewhat wider than the existing building. This detracts to some extent from the simple massing normally associated with this architect. This main box form has a wide eaved roof punctuated with elegant chimneys characteristic of Annear. However, the roof is relieved at the front by a small transverse gable above a Serlian motif window and door which opens onto a single storey portico. This portico is an extremely elegant punctuation to the facade of this building and employs a simple Serlian motif to relieve the Toorak Road elevation of it. The first floor window in the design of a Serlian motif is also repeated on the west upper floor. The front door joinery is also of some note, drawing on the influence of the early Australian colonial revival inspired by Hardy Wilson. The simple strength of this building is enhanced by the uncompromising landscape to the street facade which draws on the English-Italianate townhouse tradition with spare landscaping normally in the form of a simple hedge or potted plants and a paved forecourt devoid of any other vegetation. As an entrance it would be enhanced by the construction or the reinstatement of an enclosing wall on the west side. The absence of a wall here, and to a lesser extent the rear apparently extended building form are the only external alterations. The garage door may also be a later alteration.

Significance 'Cloyne' is an important residence designed by the architect Harold Desbrowe Annear and remains one of the few substantially intact examples of his work. The unadorned surfaces, the simple windows (with their distinctive Annear detailing), and the subtle angled planes of the facade make this building architecturally significant.

Intactness 'Cloyne' remains in a substantially intact condition.

References

Woodfall, G., 'Harold Desbrowe Annear, 1866-1933', Architecture in Australia, February 1967, p. 108.

Buildings Outside Areas of Major Significance

'RICHARDSON HOUSE'  
10 Blackfriars Close, Toorak



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The 'Richardson House' in Blackfriars Close, Toorak was constructed by the renowned Melbourne architect, Robin Boyd in 1955 during the period of his partnership with Grounds and Romberg. During the period 1953-5 Boyd's designs displayed an interest in geometrical planning and here this takes the form of a wedge. 'Richardson House' is unusually sited astride a creek bed. Elevations are also strongly geometric with a dominant elliptical bridge truss on each of the outside walls supporting the house, which is of simple portal frame construction with a flat concrete roof.

Significance The 'Richardson House' is highly significant in its innovative planning and construction, necessitated by the unusual site. Its geometric conception exemplifies the architecture developed in the modern movement, and is an important work by the leading Melbourne architect, Robin Boyd.

Intactness At present the house is undergoing extensive alterations by another Melbourne architect, but it appears that the original concept of Boyd's will be retained. The elliptical bridge truss, such a dominant feature of the house, remains intact.

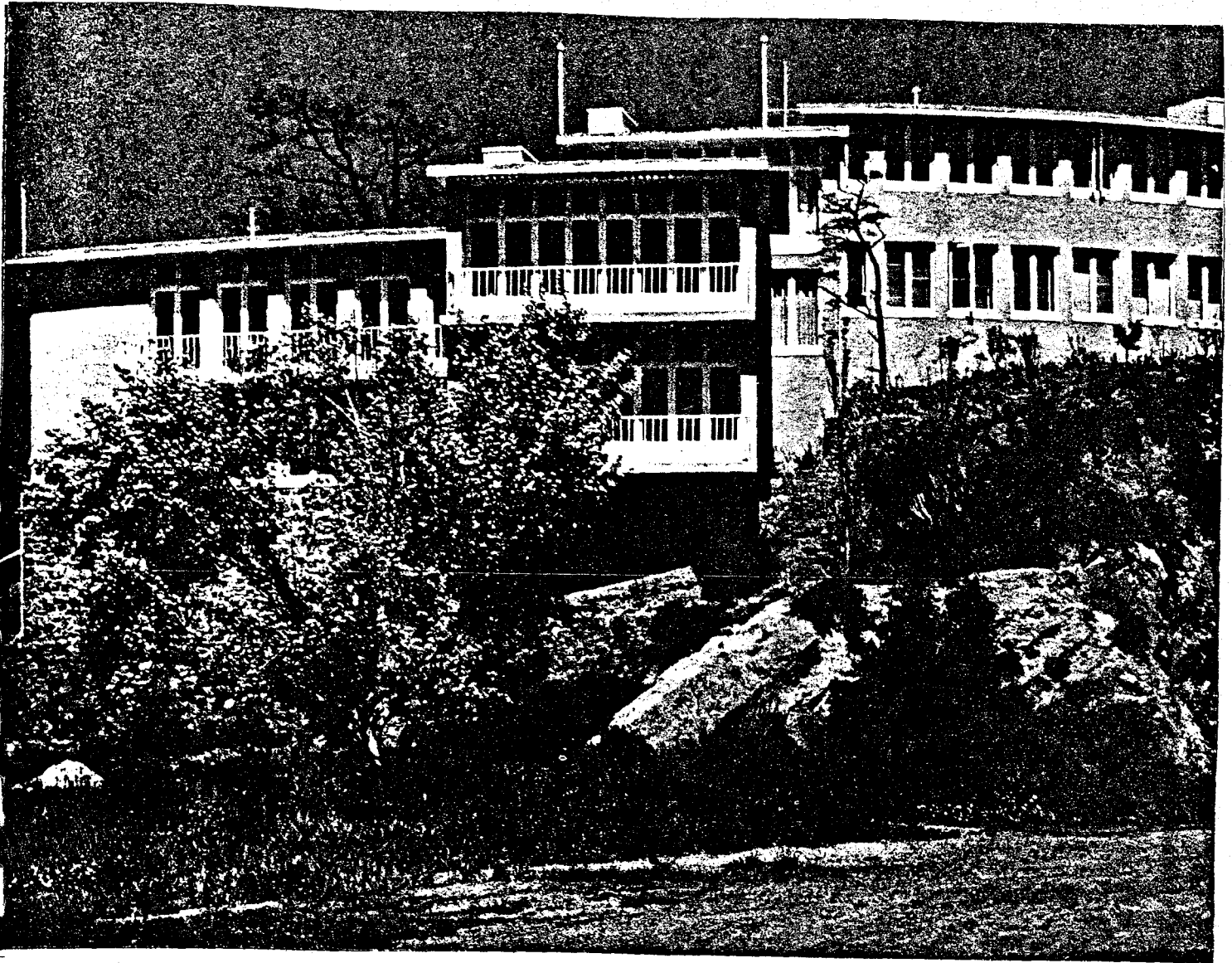
References

Guide to Victorian Architecture, Royal Victorian Institute of Architects, and Architects Registration Board of Victoria, 1956, p. 43.

Hamann, Conrad, 'Grounds, Romberg and Boyd', in Tanner, H. (ed). Architects of Australia, Melbourne, 1981, p. 136.

'QUAMBY'

3 Glover Court, Toorak



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description 'Quamby', a residential block of six flats and one maisonette, was designed for a steeply sloping site in Toorak by Roy Grounds and built in 1941. The four wings of the building are set out to take account of the fall, the curving street frontage and the fan-shaped site. The building is carefully articulated on the site to provide each unit with large glazed areas to the north and extensive views over the Yarra valley. The flats are linked by a wide entrance balcony which is characteristic of many of Grounds' flats. The maisonette and the flats are recognizable as individual units which follow the fall of the site.

The walls to the upper units are generally painted brick while the lower walls, the garden walls and a part of the front wall of the maisonette are built from stone taken from the site. The maisonette and each of the three two-storey blocks of flats have separate flat roofs which defines the individuality of each block. Part of the livingroom and the balcony cantilever over the rock wall below. The verticality of the numerous timber framed windows and balcony balusters and the contrasting sweeping horizontal roof lines and balconies emphasizes the dramatic quality of the site.

Significance 'Quamby' is an excellent example of the flat design of one of Australia's most important and influential architects. It is particularly important for its highly individual solution to the problem of large residential units on a difficult site. The inclusion of an air raid shelter in the development reflects the concerns of wartime Australia, and indeed, 'Quamby' was Grounds' last project before Japan entered the war and halted architectural practice in Australia.

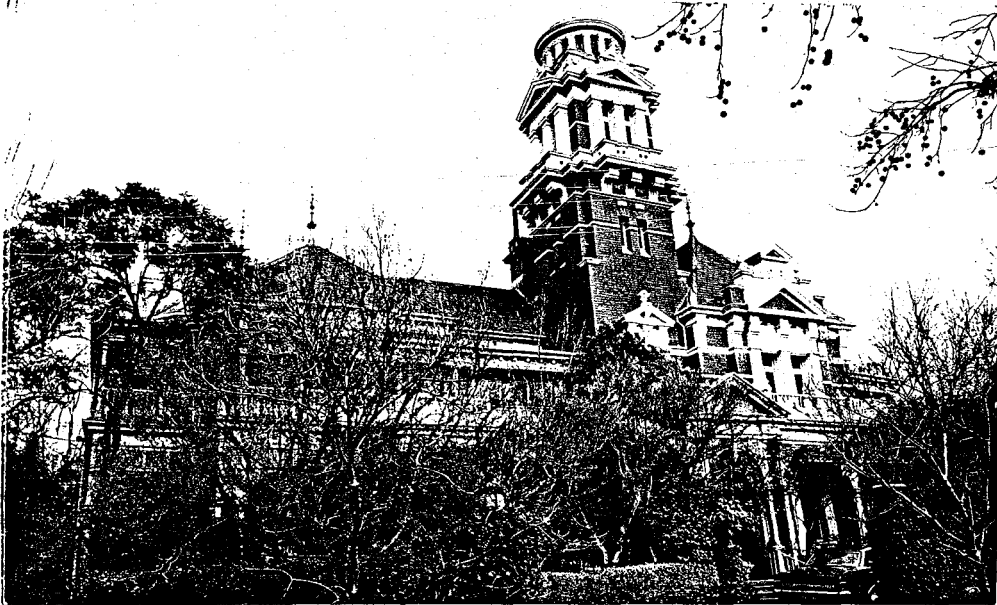
Intactness This development is quite intact but is in need of maintenance. The original colour scheme of light khaki painted brick with white window frames has not been retained.

References

- Art in Australia, 1 December 1941. pp.72-75  
Hamann, C. 'Grounds, Romberg & Boyd' in Tanner, H. (Ed.)  
Architects of Australia, Melbourne, 1981.  
Boyd, R. Victoria Modern, 1947. pp 42,44.

'ILLAWARRA'

1 Illawarra Crescent, Toorak



Recommendations It is recommended that this building be added to the Register of Historic Buildings, retained on the Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

Current Assessments 'Illawarra' is included on the Register of the National Estate and classified by the National Trust of Australia (Victoria).

History and Description 'Illawarra' a monumental and elaborate two storey brick mansion with dominant tower, located on a most elevated site off St Georges Road Toorak, was erected in 1889-91 by builder G. B Leith for prominent land speculator Charles Henry James. The uniquely detailed 'boom style' mansion designed by James Birtwhistle to replace an earlier residence on the same site is constructed of high quality materials with excellent and opulent interior finishes.

Significance 'Illawarra' at Toorak, is historically significant as the residence of the infamous and unabashed land boomer politician C.H. James, is a well known Toorak landmark and an outstanding work of comparatively unknown architect James Birtwhistle. The ornate mansion epitomises the spectacular excesses of the final years of the land boom and is of architectural importance as a unique composition which prophetically foreshadows Edwardian innovations and trends of the early 20th century.

Intactness 'Illawarra' is a building of outstanding craftsmanship, standing on a restricted suburban site in Toorak. The mansion house is well preserved, essentially intact, currently occupied as apartments, and in the guardianship of the National Trust.

References

The Architects Index, Department of Architecture and Building, University of Melbourne.

National Trust of Australia (Victoria), File No. 2066.  
Building, Engineering and Mining Journal, 7 February, 1891, p.  
45.

The Mercury, Collingwood, 4 April, 1889.

Beaver, E. A., 'Illawarra Melbourne' in Australia Council of  
National Trusts, Historic Houses of Australia Cassel  
Australia Ltd, Nth Melbourne 1974, pp. 236-241.

Pollack, Norman, 'Illawarra' History Research Essay, Department  
of Architecture and Building, University of Melbourne, 1967.

(National Estate citation reprinted with permission of the  
Australian Heritage Commission)



RESIDENCE (formerly 'DARNLEE')  
33 Lansell Road, Toorak



Recommendations It is recommended that this building be added to the Register of Government Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The residence at 33 Lansell Road has had many uses since it was erected in 1901-02 for Charles Russell. Originally a private residence, it was utilized as a hostel by the W.A.A.F. from 1943-45 and the Red Cross from 1951-56; as an Occupational Therapy School from 1956-68 and by the Education Department from 1969. The red brick building itself shows the influence of the revival of Queen Anne architecture in England and incorporates picturesque timberwork, terracotta elements, a circular corner tower and steeply roofed gable entrance. Terracotta tiles clad the steep gable roofs which occur in profusion and are crowned with terracotta cresting and finials. The conical roof of the tower is clad with terracotta shingles and the tower itself features decorative moulding. The bargeboard of the front gable is decoratively carved and heavy turned timber columns support the simple timber framing of the entrance porch. The single storey building is generally squat in appearance with large areas of steep roof dominating the highly asymmetrical composition.

Significance The residence at 33 Lansell Road is an excellent example of Melbourne's Federation style which was so greatly influenced by English domestic architecture of the late 19th century. Details of particular note are the tower, the entrance porch and the use and execution of timber decorative and structural elements.

Intactness This residence remains largely intact externally and retains its terracotta roof elements.

References  
Bands and McDougall Directories From 1900

## RESIDENCE

55 Lansell Road, Toorak, 3142



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule)

History and Description This two-storey residence, designed in the severe modern style of the early 1940's, was the home of G.J. Cole from 1946 until his death. Its first occupant was K. Wallace Smith from c. 1941, and the building, designed for a corner site in Lansell Road, is geometric in form. Coursed blockwork walls rise to form a plain parapet, which conceals the flat roof of the basically rectangular building. Windows, which puncture the walls, are not uniform in size or placement, but at each level, a constant sill height and a continuous projecting horizontal hood link the fenestration and provide the facade with an appearance of overall uniformity. Strips of glass bricks are employed and these also form a bay to the north of the residence. Typical of the era, a lemon-scented gum tree graces the garden, which is itself enclosed by a stone fence of random construction.

Significance This building is a noteworthy example of the experimentation with geometric forms carried out in Melbourne as a result of the International style in Europe. It is particularly severe in its reduction of elements to mere lines on a surface. This residence is also of significance due to its long association with the well-known Victorian businessman, G.J. Cole.

Intactness This building of the 1940's is in a substantially intact condition.

## References

Sands and McDougall Directories, 1940-1974.

'TRAWALLA'  
22 Lascelles Avenue, Toorak



Recommendations It is recommended that this building be retained on the Register of Historic Buildings and Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

Current Assessments 'Trawalla' is included on the Historic Buildings Register, the Register of the National Estate and classified by the National Trust of Australia (Victoria).

History and Description 'Trawalla' a two storey stucco rendered brick mansion now on a reduced site at 22 Lascelles Avenue, Toorak was constructed in two stages, firstly as a 20 room Italianate style residence for Melbourne merchant George Stevenson in 1867-8, and later in 1885 considerably enlarged to a 50 room mansion for retired pastoralist John Simson of 'Trawalla' near Beaufort. The architects were Powell and Whitaker and the builder David Mitchell.

Significance 'Trawalla' originally located on a prominent 8 hectare site with extensive grounds, outbuildings and entrance lodge, is of architectural importance as an unusual symmetrically disposed composition most notable for the regency derived bow front and encompassing double storey composite veranda. The building is an important surviving Toorak mansion and a significant work of noted mansion house architect Levi Powell. The grand staircase and serlian motif stain glass window on the landing are of interest.

Intactness 'Trawalla' at Toorak has been considerably reduced by demolition of part of the original building. The interior has been extensively modified and redecorated and only the staircase remains intact. The exterior, although intact has been blandly painted.

References

City of Prahran, Rate Books.  
National Trust of Australia (Victoria) File No. 227 - Detailed

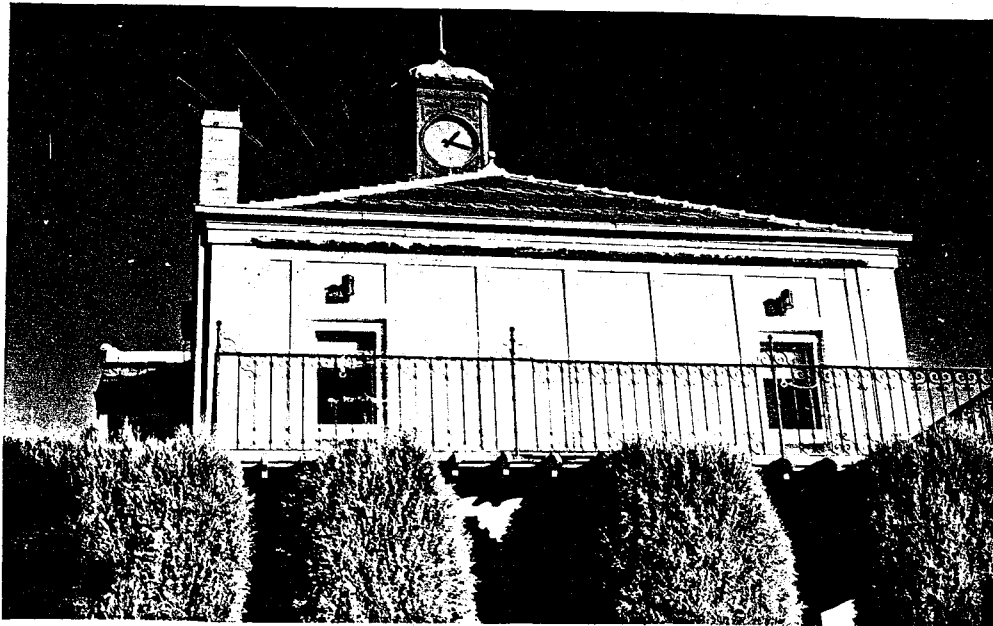
Bibliography.

Trust Newsletter, National Trust, South Yarra, February 1973, p. 17.

Sutherland, A., (et al), Victoria and Its Metropolis, McCarron Bird, Melbourne, 1888, Vol. II p. 529, 647.

(National Estate citation reprinted with permission of the Australian Heritage Commission).

4 Lawrenny Court, Toorak, 3142



Recommendations It is recommended that this building be added to the Register of historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

#### History and Description

This building is a former motor garage and chauffers residence. This building appears to be a 1920s remodelling on an Edwardian building. It formed a focal part of the Nicholas mansion which was a substantially modified Victorian building and which boasted various features such as a glazed covered swimming pool. However, it was the clock tower on the motor house designed to represent a stable that really dominated the whole of the property and fortunately this still survives albeit in a fairly undistinguished environment. This unfortunately reflects little of the former grandeur of this allotment. This building reflects the Nicholas' penchant for remodelling buildings in this period. The bronze clocktower continues the earlier tradition on external timepieces in stable buildings or stable courtyards to ensure punctual departure of carriages, as seen for example at Government House and Trawalla near Beaufort. The association with the Nicholas family with their interests in the arts through their association with the Menhuin family and other involvements is reflected in the dominance of character of this clock tower with its Parisienne character which is also reflected in the wrought iron balustrade of the upper floor balcony. The rest of the building is fairly plain and is a 1920s remodelling of an Edwardian building with a decorated slate roof and terracotta ridgecapping characteristic of the Edwardian period. The clock still keeps perfect time.

Significance This is a highly unusual example of an elaborate stable block which features a distinctive clock tower. Its connection with the prominent Melbourne family, the Nicholas', is also a significant feature of the building.

Intactness It appears that this stable building is largely intact, although it has been converted into a residence and the surrounding land has been extensively subdivided.

References

Australasian, 30 July 1892, p. 231. 'A Saunter through a Fashionable Suburb: Glimpses of Good Homes.'

RESIDENCE  
729 Orrong Road, Toorak



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description Harold Desbrowe Annear designed this residence in Orrong Road in 1927 for Mr and Mrs M.H. Baillieu in a manner similar to other designs of his, erected in Toorak in the 1920s. It employs classically derived elements in a design typically Georgian in its overall character, but unlike much of Annear's work, face brickwork is employed rather than the overall simplicity of his usual stucco surfaces. However it features a centrally projecting bay with crowning pediment and oval festooned window motif, and an arched canopy entrance. Eaves are typically widespreading and supported on exposed rafters, and chimneys are typically plain.

Significance This is an important and intact example of the work of Harold Desbrowe Annear, a leading Melbourne architect constructed for Maurice Howard Baillieu, youngest son of land booming estate agent and entrepreneur, W.L. Baillieu.

Intactness This residence is substantially intact and it retains its brick fence which features circular motifs.

References

Australian Home Beautiful, 1 November 1928, pp.21-26.  
Woodfall, G., Harold Desbrowe Annear, 1866-1929, Architecture in Australia, February 1967, p. 108.  
Cannon, The Land Boomers, MUP, 1966, p.132.

TOORAK HOUSE  
21 St Georges Road, Toorak



Recommendations It is recommended that this building be retained on the Register of Historic Buildings and Register of the National Estate, and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule)

Current Assessments 'Toorak House' is included on the Historic Buildings Register, the Register of the National Estate and classified by the National Trust of Australia (Victoria).

History and Description 'Toorak House', in St Georges Road Toorak, constructed c. 1848-51 was designed by architect Samuel Jackson and erected for, but never occupied by, wealthy Melbourne merchant James Jackson. The assymetrical, rectangular planned two storey brick and stucco Italianate style mansion, complete with dominant tower and ground floor colonnade, was leased and then extravagantly extended as the residence to the Governor of Victoria from 1854-74.

Significance 'Toorak House' is of special historic importance as the first substantial Government House in Victoria and the centre of Vice-Regal Administration from 1854-74. The structure is perhaps the oldest surviving mansion house in the State and of paramount importance architecturally because it is an original example of the Italianate tradition in residential Victoria, by important pioneer architect Samuel Jackson.

Intactness 'Toorak House' survives essentially intact although the character of the original mansion has been partially obliterated by alteration and embellishment. The extensive outbuildings and quarters have been demolished and the interior sympathetically converted for use of the Swedish Church in Victoria.

References

Public Records Office, Victoria. Public Works Department, Victoria. Summary of Contracts Book, 1858-1878, and plan records.



Blumrich, E. and Thwaites, A., 'Toorak House' History Research Essay, Department of Architecture and Building, University of Melbourne 1968.

Casey, Maie, et al, Early Melbourne Architecture, Oxford University Press, Melbourne 1953, pp. 156-157.

Newman, W. H., Melbourne. The Biography of a City, Melbourne 1956, p. 97.

Hetherington, John, Witness to Things Past, Cheshire, Melbourne 1964, pp. 67-73.

Robb, E. M., Early Toorak and District Robertson and Mullens, Melbourne 1934, pp. 54, 55.

(National Estate citation reprinted with permission of the Australian Heritage Commission).

RESIDENCE

45 St Georges Road, Toorak



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description In 1911 the two-storey mansion at 45 St Georges Road was erected for the ~~Collins Street~~ sharebroker, *Richard* Clive. *Bacy* ~~Baillieu~~ on extensive grounds at the corner of Lansell Road. Designed in an old English style, *by William L. Baillieu* it employs extensive half timbering, high pitched gable slate roofs, timber shingling, tall chimneys and paired windows to evoke a picturesque character.

Significance This residence, home of *Richard P.C* ~~Clive~~ Baillieu (son of *one of 9 brothers to* ~~land~~ booming estate agent and entrepreneur William Lawrence Baillieu) is a fine example of a large Edwardian residence still standing on its original large allotment. The land was formerly part of the garden of Toorak House.

Intactness The residence remains largely intact and the original render finish has not been painted.

References

Sands and McDougall Directories, various dates  
Cannon, The Land Boomers, MUP, 1966, p.133.

'EDZELL'

76 St Georges Road, Toorak



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description 'Edzell' was designed by the architects, Reed, Smart and Tappin, in 1892. Alfred Smart was in charge of the design of this large red brick Elizabethan Revival house which was built for James Cooper Stewart. Stewart was a solicitor, Smith Ward Councillor and Mayor of Melbourne during 1885-6. Externally the house possesses extensive half-timbered gabling, Marseilles-pattern tiles and terracotta ridging from this period, along with two asymmetrically placed turreted corner towers facing the Yarra River. There was also a two-level timber verandah. Internally, the dining room remains near to original, with its panelled timber ceiling and dado which were executed in New Zealand Remu, embossed floral-pattern wall paper, overdoors and the panelled timber mantel and overmantel with their carved enrichments. The adjacent drawing room ceiling still possesses some of the pale tints of the original stencilled decoration but the dado has been painted over.

Significance Edzell is an early and notable example of the Elizabethan Revival, used in a residential context, and has since maintained this character both internally and externally. Its magnificent setting, picturesque roofline, and symmetrically located mature trees (conifers and palms), together with the wild garden, which descends to the Yarra River, contribute to the considerable importance of this fine house.

Intactness In 1917, the architect Walter Richmond Butler, designed extensive but sympathetic external additions and a new garden for the new owner George Russell. He also designed a gardener's cottage and outbuildings in 1918. The garden was very extensive and included formal lawns, terraces, water garden, croquet lawn, bowling green and tennis court. A large ballroom was added to the rest of the house and internally this continued

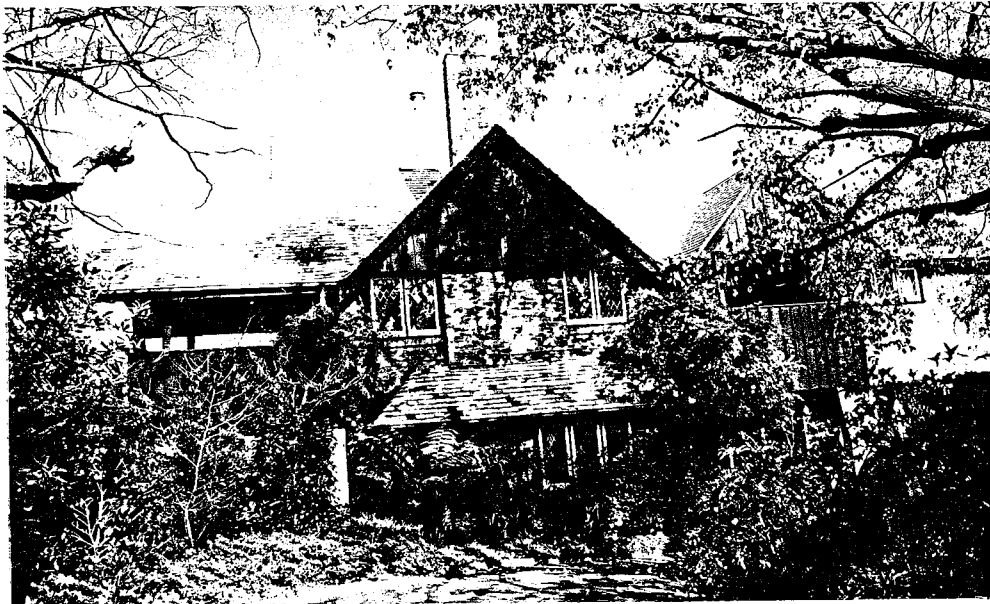
in the Tudor manner, with its panelled ceiling and dado. However, externally the horizontal parapet offered little more than alignment to the original design. The main verandah was substantially replaced with a half-timbered, patterned brick balustrade, and on the south, the original gables were extended, in the same pattern, over a new brick verandah. Similarly, the entrance porch was rebuilt on brick piers. Subsequently, under the ownership of a Mrs Rose Krantz, Edward Billson designed the subdivision of the interior into two maisonettes during 1935. It was divided into six flats by 1947. This involved superficial internal alterations and a new stair, leading from the former Ball Room.

References

National Trust of Australia (Victoria) research notes

## RESIDENCE

4 Struan Street, Toorak



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description This two storey house at 4 Struan Street, Toorak, which appears to have been erected c. 1924, stands as a remarkably intact residence. Face clinker brickwork, a high pitched terracotta shingled roof, oiled timber boarding and diamond paned casement windows are all employed in the building and the influence of American domestic work is indicated in the use of oiled timber balconies and gables. The composition of the building is highly diverse with projecting gables of varying sizes and groups of casement windows.

Significance The importance of this residence is due to its intact state and its inclusion of such features as the projecting gabled balconies, one of which projects extensively to the east as a continuation of the main gable roof.

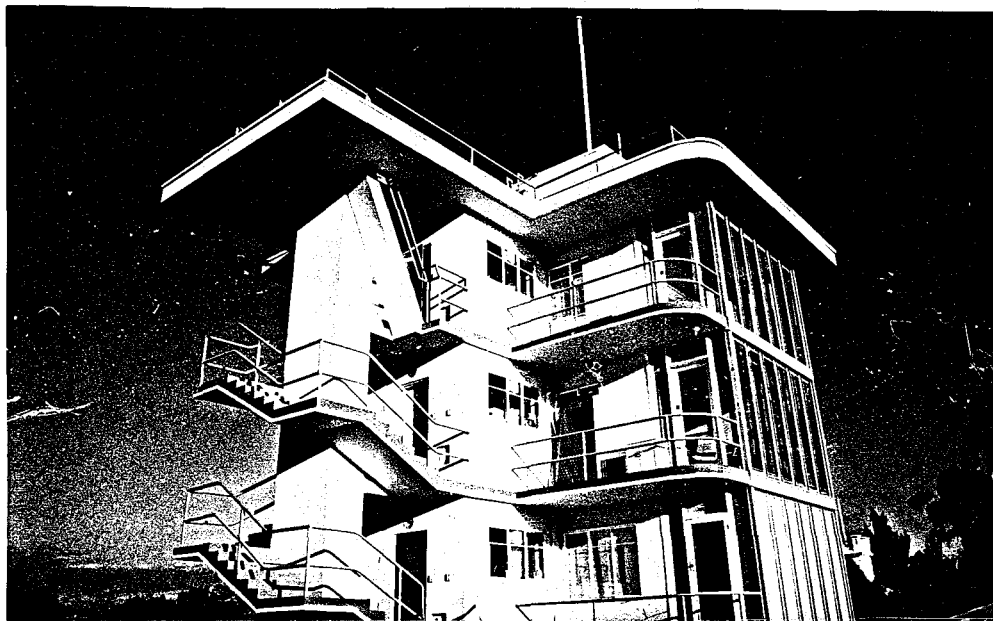
Intactness Remarkably intact, the residence retains its oiled timberwork, face brickwork and terracotta shingles, and the unusual balconies have been retained in their original form and have not been enclosed.

### References

Sands and McDougall Directories, various dates.

'CARINGAL'

3 Tahara Road, Toorak



Recommendations It is recommended that this building be retained on the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description 'Caringal' was designed in 1948 by John W. Rivett and erected in Tahara Road, Toorak between 1948 and 1952. The flats are in two blocks: one of twelve flats in a long, curved three-storey block and six flats in a six-storey tower block which provides extensive views towards the city. The flats were built for the James Fairley (?) Agency, and were financed partly on a co-operative basis, allowing the tenants the choice of becoming debenture holders. All flats were let prior to the completion of the project, which featured intercom facilities between the flats and the main entrance, telephones to each room (incl. bathroom and kitchen) and a tea garden, sun deck and childrens playground on the flat roof of the three-storey block. It was claimed in the Argus that the floor and ceiling heating through metal coils cast into the concrete floor slabs was the first of its kind in Australia, and probably the world. Both blocks have an off-form concrete finish, flat roofs, large glazed areas and cantilevered balconies and stairways. The sweeping horizontal lines of the lower block are dramatically opposed by the verticality of the tower block. The buildings are sparsely and elegantly detailed, with finely scaled window millions and steel tubing balustrading to balconies, external stairways and accessways.

Significance 'Caringal' is an important group of flats in the International style and exhibits many characteristics of European residential blocks which were developed during the 1930s. The plan form of the contrasting three-storey block and the tower block is without equal in Melbourne. Of particular interest is the recreational roof top of the curved block, which was intended for the communal use of the tenants, and is one of the few of its type remaining. The slab heating may well be of particular significance if the Argus claim can be substantiated.

Intactness 'Caringal' is substantially intact. Some sunroom windows have been replaced with those consistent to the original design, but the recently built brick wall fencing along Tahara Road and the paint colours of the blocks are unsympathetic to the original design. The roof playground equipment no longer exists, but the playground boundary can be recognized by the high mesh fencing around its perimeter.

References

Building Register, Building Department, City of Prahran.  
Guide to Victorian Architecture, 1956, RVIA & ARBV, p. 43  
Argus, 4 January, 1949. p. 3.

SHOP

541 Toorak Road, Toorak



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The commercial building on the corner of Toorak Road and Grange Road in Toorak Village is distinctively Old English in character featuring half-timbering at first floor level and steep gable and hip roof section. It employs circular half-timber motifs, paired timber brackets, supporting a cantilevered first floor, paned windows and decorative timberwork to evoke the English character.

Significance This building is of great importance and prominence in Toorak Village, where it maintains the old English character along Toorak Road.

Intactness Little alteration appears to have been made to the exterior of this building.



PRECINCT 4



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

#### History and Description

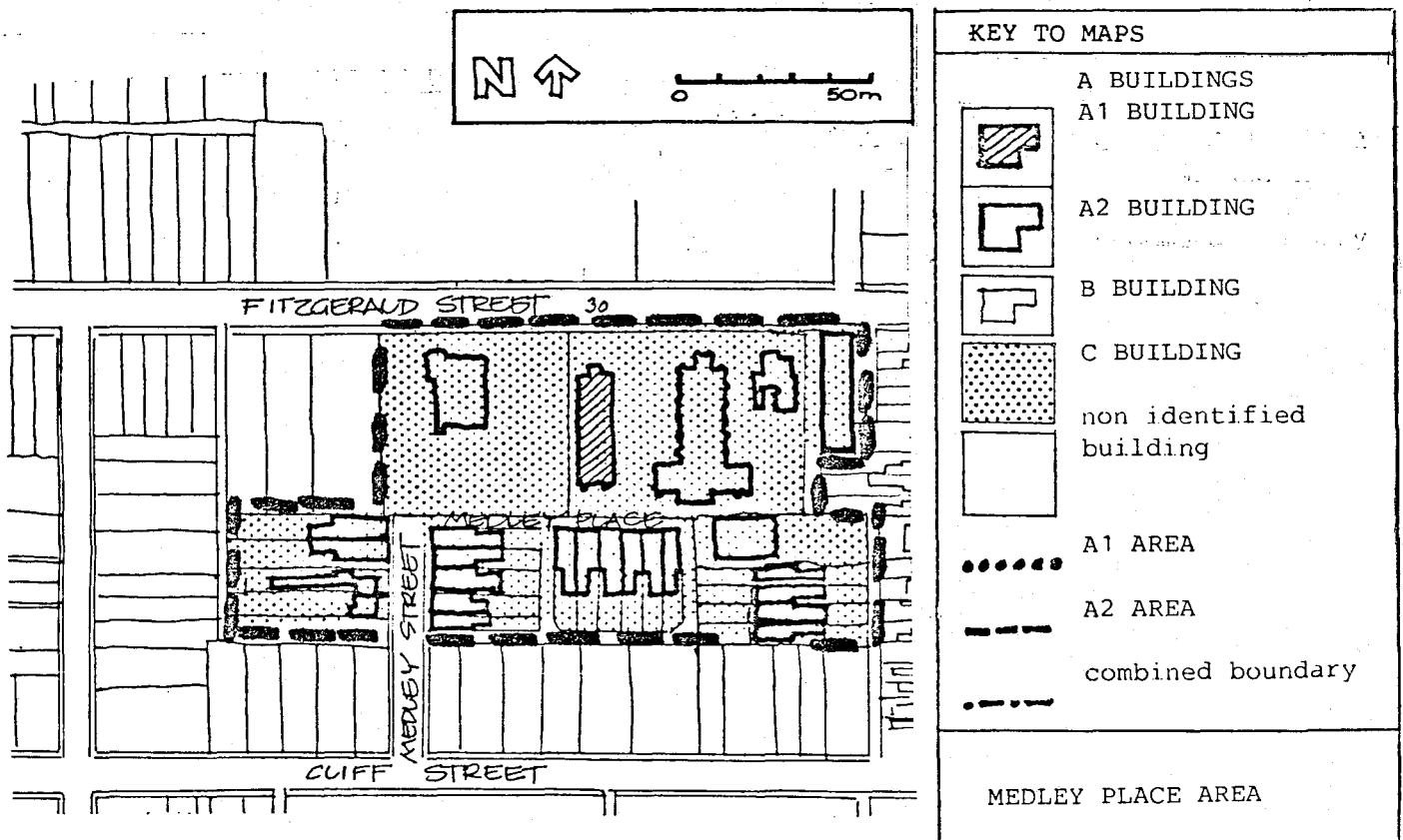
This building is an excellent example of the Australian use of the English derived Arts and Crafts traditions of the turn of the century. In particular the repetition of gable forms and the gable roof structure and the degree of decoration are characteristic of the Arts and Crafts expression. The casual asymmetry is best expressed in the way that the two transverse gables are located; the rear gable meets the ridge line of the main roof and terminates level with the building, the other at the front slightly lower to enable the end of the principle gable to be exposed on the street elevation. The front transverse gable is also extended past the main building to provide a giant gable which is stronger than all others on the building with a large shingled area. This provides a very important corner emphasis. Beneath it is a very strongly emphasised projecting bay window which draws on Elizabethan precedents. The front transverse gable also features a series of transverse gablets, each of which contain a window. These provide a repetition of forms which adds to the visual complexity of this building and form the most dominant feature of the building. These elements are further enhanced by a frieze of patterned dichromatic brick. On the east side there is a recessed balcony contained between the two transverse gables and covered by a flattening of the main roof form. This fits well into the building and has simply detailed brick piers timber balustrading and an unusual bracket design, also recreating a medieval effect.

There have been some minor alterations to the loggia where some sections been filled in at the ground floor level, and also there is a giant archway adjacent to the large transverse gable adjacent to the street which has been modified, as it appears to have originally been a form of entry and above it some form of enclosed area. The building itself is enhanced by its important church precinct located between the presbytery and the church itself.

# MEDLEY PLACE AREA

History and Significance This area has one of the tightest street layouts in Prahran and fortunately still retains a high degree of intactness. St. Joseph's Roman Catholic Church was erected in Fitzgerald Street in 1888 and the houses to the south in Medley Place were probably erected around this time. Medley Street and Medley Place, formerly known as Williams Street and William Square, have a most unusual street layout. A group of six houses face the rear of the church with a small footway running in front and groups of single storey attached dwellings cluster around Medley Square and Medley Place. It is probable that the name Williams Square was altered after the turn of the century in view of the fact that that municipality already had a 'William Street' and a 'Williams Road'. The former Williams Square, now fenced and used as the front yard of four residences, is unique in the planning of Prahran. It evokes an Italian atmosphere, reinforced by the dominant Church buildings to the north. The Roman Catholic School was erected in 1917 and is of particular architectural significance for its English Arts and Crafts Movement inspiration. The Edwardian Presbytery to the west which once featured a large garden of squared layout and today some elements of this garden remain.

The survival of the Medley Place Area is particularly fortunate given the policy of the Victorian Housing Commission during the 1960s when most similar areas throughout Melbourne were razed and redeveloped. The significance of the Medley Place Area derives from the exceptionally tight street layout, the planning significance of Medley Square, the relationship between the large church buildings and the diminutive cottages in Medley Place, and the general intactness of all the building stock.



Significance This school building incorporates unusual elements in its design, inspired by the English Arts and Crafts movement. The resulting composition is distinctive mainly due to the repetitive gables and polychromatic diaper work which are of particular interest.

Intactness St Joseph's Roman Catholic School is substantially intact.

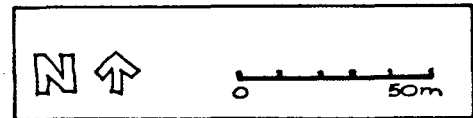
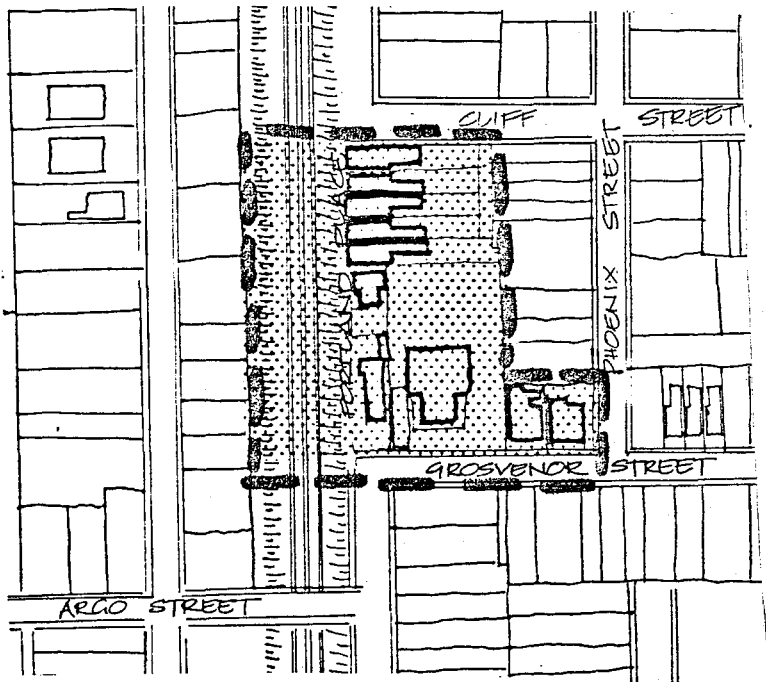
References

Cooper, J. B., The History of Prahran, 1836-1924, Melbourne, 1924, p. 217.

# PORTLAND PLACE AREA

History and Significance The first railway connection with the municipality of Prahran occurred in 1859 when the first train steamed across a loop line from St. Kilda Railway Station to Windsor. Later that year this line was continued on to North Brighton. In 1860 direct connection with Melbourne was effected when a bridge was constructed across the Yarra and the railway stations, Gardiner's Creek Road (now South Yarra), Greville Street (now Prahran) and Chapel Street (now Windsor) were opened. To avoid a steep gradient from the river to Prahran, the line was set down in a cutting.

The houses in Portland Place today face this cutting and are separated from it by only a narrow footway. This planning is unusual because to the north, Portland Place widens to form a road as does Balmoral Street to the south. The significance of this area derives from the small scale of the dwellings and their unusual frontage on the railway line. Contrast is also provided between the larger villa in Grosvenor Street and the smaller more humble dwellings facing the railway line.



KEY TO MAPS	
	A BUILDINGS A1 BUILDING
	A2 BUILDING
	B BUILDING
	C BUILDING
	non identified building
	A1 AREA
	A2 AREA
	combined boundary
PORTLAND PLACE AREA	

Buildings Outside Areas of Major Significance

RESIDENCE

13 Chambers Street, South Yarra



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description It appears that this residence at 13 Chambers Street had been erected in its initial form by 1855, as a building is recorded in this location on James Kearney's 'Map of Melbourne and Suburbs' in that year. The quaint little cottage, erected close to the street, is constructed of timber with a corrugated iron roof. Its simple form features a double hipped roof with unusual bay ends crowned with cornices.

Significance This residence, erected early in Prahran, is of particular importance because of its unusual form, especially the inclusion of two dominant polygonal window bays which protrude towards the street, and a third which appears in the rear section.

Intactness Various additions appear to have been made to the original cottage and the existing structure is only in a fair state.

References

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

BRAILLE LIBRARY  
31-51 Commercial Road, South Yarra



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The Braille Library in Commercial Road was erected in 1918-19 by Gay and Pickering and designed by the architects Anketell and K. Henderson. The octagonal core of the symmetrical red brick building features an octagonal lantern, corner pilasters and contrasting panels of brickwork, with a minimum of decoration employed. The tiled hipped roofs of flanking rectangular sections feature spherical finials and the overall building is Edwardian and plain in character. The planning may well have been based on the Melbourne Public Library with its giant octagonal reading room, erected about seven years earlier.

Significance The Braille Library is a large and substantial public building in Prahran, erected to serve a rare and specific purpose.

Intactness The Braille Library is substantially intact.

References  
Commemorative plaque on building.

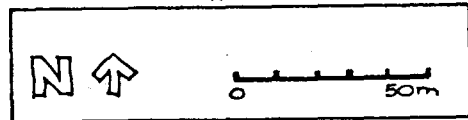
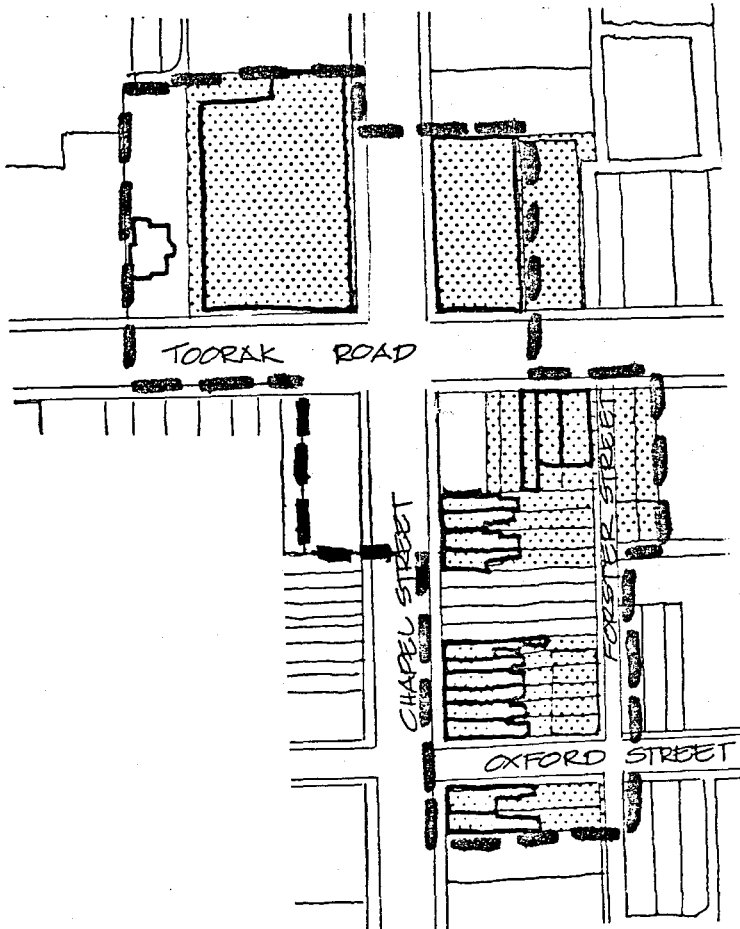


PRECINCT 5

# TOORAK ROAD - CHAPEL STREET AREA

History and Significance This area has strong links with the first settlements in Prahran. Charles Forrest, who bought Allotment 6 (north-west of Chapel Street and Toorak Street) at the first land sale in 1840, erected his 'Waterloo Cottages' in 1841. This was the first house to be built after the crown land sales in Prahran and in August 1822 he had started another house, 'Hermitage Cottage', on the site now occupied by the Capitol Bakery building. On the opposite side of Chapel Street, James Chambers built the 'Ayres Arms' hotel and this was the first two-storey building in Prahran. Today, the site is still occupied by a hostelry. Brickworks traditionally occupied the site to the north-east of Chapel Street and Toorak Road and today the South Yarra Firebrick Company still occupies this site. Until the turn of the century Toorak Road, in this vicinity, was still a residential area.

The 1896 Board of Works plan shows the existing two-storey shops in Chapel Street running south from the corner of Toorak Road and this consistent streetscape of intact Victorian facades is of considerable significance in this area. This streetscape is enhanced by the intact shop (now Incarus) on the opposite corner of Toorak Road and another key corner element is the Capitol Bakery Building.



KEY TO MAPS	
	A BUILDINGS
	A1 BUILDING
	A2 BUILDING
	B BUILDING
	C BUILDING
	non identified building
	A1 AREA
	A2 AREA
	combined boundary

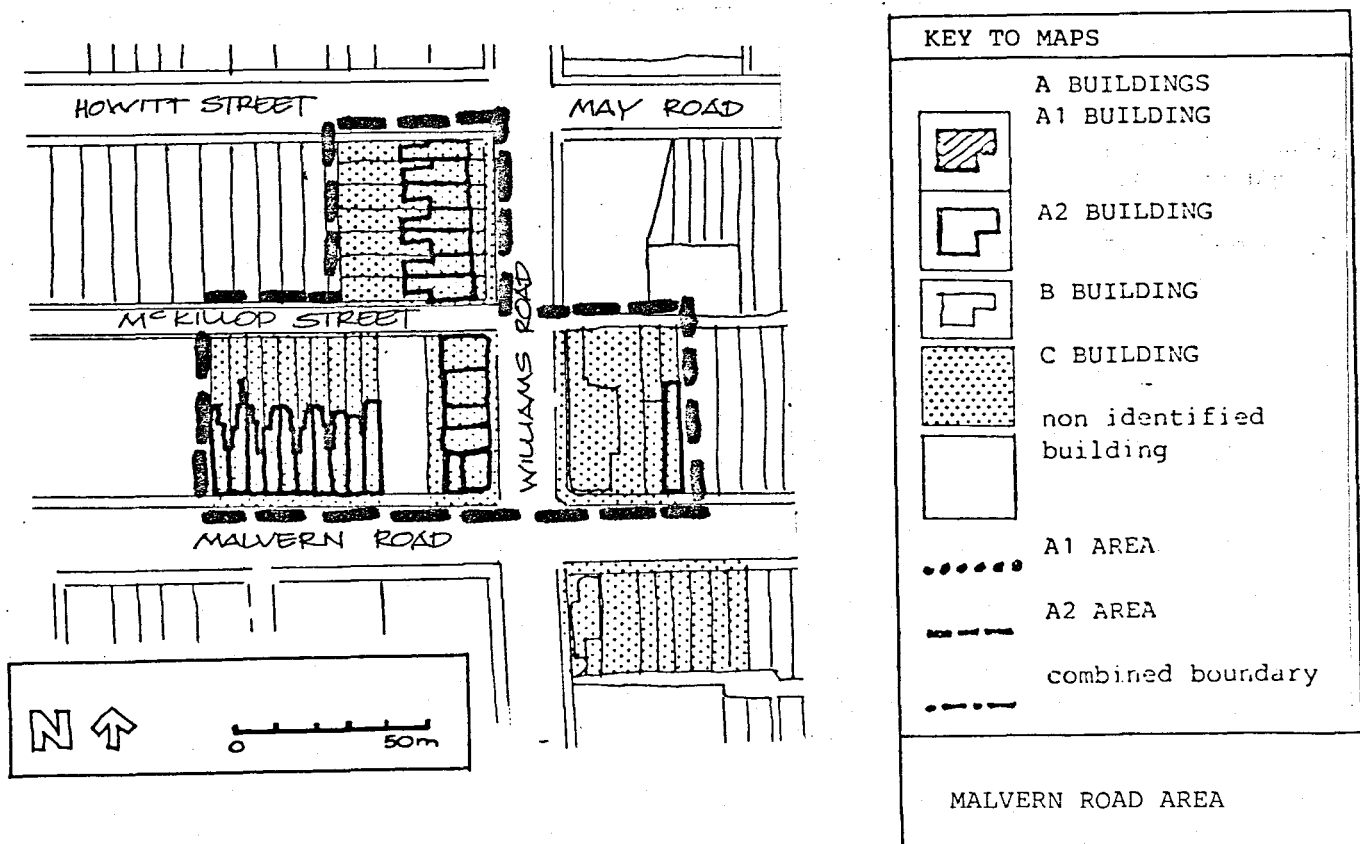
TOORAK ROAD -  
CHAPEL STREET AREA

# MALVERN ROAD AREA

History and significance Land north of Malvern Road in this area was sold at the crown land sale of 27 June 1849. The purchaser of Allotment 32 was T. Colclough, who erected the 'Bush Inn' soon after the land sale. To the west of this hotel, over Williams Road, was the Hawksburn Hotel. A scattering of small houses were located in this vicinity although the area to the south-east was still largely bush in 1855. Williams Road had been the eastern boundary of the Aboriginal Mission Station originally located in Prahran. The South Yarra, Toorak and Prahran areas also quickly became one of the principal sources of firewood for the Melbourne settlement. Itinerant timber getters took the wood to the township either by boats along the river or on bullock trays which struggled along bush tracks with their loads. Before the grid of Government roads was established, tracks passed obliquely across Prahran on either side of the present day Malvern Road, and the 'Bush Inn' was a favourite watering spot.

Allotments at the corner of Commercial Road and Williams Road were auctioned on 12 April 1871 and by 1887 plans for an enormous coffee palace to replace the 'Bush Inn' had been prepared by architect C.E. Connop, although this venture never eventuated. At this time two storey Victorian commercial premises were erected to the west in Malvern Road and soon after the turn of the century the red brick shops in Williams Road had been constructed. 'Hawksburn Terrace' further north in Williams Road was contemporary with the two storey shops and provided a contrast to the much smaller residences of the subdivisions behind Malvern Road.

Today, this terrace group and the intact commercial premises combine with the Edwardian and 1930s development to the south of Malvern Road to form an intact commercial precinct.



## HAWKS BURN RAILWAY STATION AREA

History and Significance Land in this area was developed in the 1880s and 90s, continuing until the First World War. In 1880 surplus railway lands were auctioned in Cromwell Road, Surrey Road and Barnsbury Road while two years later the Bush Inn Estate (Evelina Road, May Road and Williams Road) was offered for sale. The Hawksburn Estate was progressively released for auction with lots in Motherwell Street and Luxton Road being sold in 1898.

The railway line through this area dates from 1879 when the section from South Yarra to Oakleigh was constructed. The extension was of great importance as it completed the link between Melbourne and Gippsland. Initial surveys for the line dictated that it should have been located further north, although this would have meant cutting through the property 'Mandeville Hall' owned by the influential Joseph Clarke, brother of Sir W.J. Clarke. Lobbying by local land owners caused the line to be shifted further south and so crossed Malvern Road at the corner of Orrong Road. When the Prahran and Malvern Tramway Trust were erecting their electric tramway in High Street, the State government imposed stringent conditions, demanding a grade separation at the railway and thus causing the extensive excavation of the railway cutting from Armadale back to Hawksburn Railway Station. The cost of the regrading was shared by the councils of Prahran and Malvern, each contributing 13,000 pounds. The construction of the tramway commenced in October 1909 and the line was opened to traffic on 30 May 1910. Four years later the railway stations at Hawksburn and Toorak had been erected, to an identical design as Armadale, erected in 1904.

Around Hawksburn Railway Station the regrading works caused extensive physical changes. Williams Road was no longer a level crossing but built up to form a road bridge. The shop at 1A Uban Street was originally single storied although when the regrading took place the ground level was altered and a new basement story added, causing the door to appear at first floor level.

A group of shops were erected to the north of Hawksburn Railway Station in 1914 and today this group retains one of the few cast iron, post supported verandahs in the municipality. Speculative development followed the construction of the railway line (1879) and this dotted around several larger villas and mansions.

Today the area is significant because of the architectural importance of the railway station and several other houses in the area. Intact precincts such as Luxton Road and Evelina Road are important as is the development around the church in Cromwell Road. The Edwardian landscaping around the railway station, dominated by an avenue of palm trees, is especially significant and intact council works such as bluestone kerbs and channels contribute to the overall significance of the area.