

KEY TO MAPS

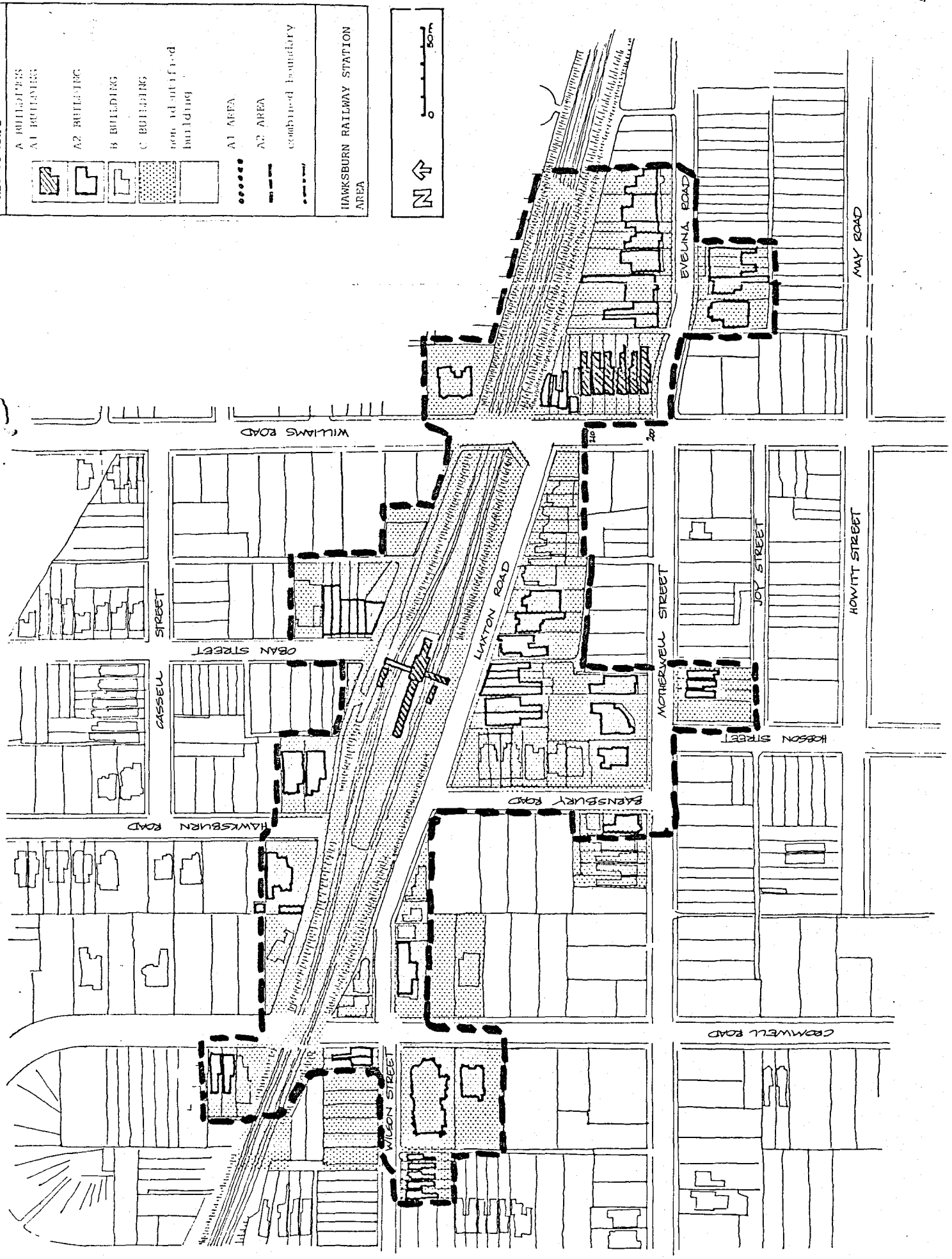
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HAWKSBURN RAILWAY STATION AREA

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HAWKS BURN RAILWAY STATION
Luxton Road, South Yarra, 3141



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 When the siding was cut for this railway line, the station which existed at Hawksburn, originally erected in 1879, was demolished and the existing station erected in 1914. Such rebuilding also occurred at Toorak and Armadale and a similar station was erected at each. The Edwardian building features stucco walls and a tiled hip roof with gable vents. Tall chimneys with terracotta pots rise above the roofs and corner windows are of bay form. Curved corrugated iron roofs the bridge overpass and platform entrance, and ripple iron forms the verandah valancing.

Significance The three stations at Hawksburn, Toorak and Armadale form an important group of Edwardian station buildings.

Intactness Minor alterations have occurred including the infilling of original windows and the main building has been repainted. However, the station remains substantially intact.

References

Ward, A., 'Victoria's Railway Stations An Architectural Survey', 1981.

RESIDENCES

200-210 Williams 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 terrace of six residences was erected adjacent to the railway in Williams Road, c. 1887, in a style typical of Melbourne's boom period, and some years before the railway cutting was excavated. Alternate terraces are recessed, providing a break in the continuity of the verandah and hipped roof line, and wing walls become a prominent feature. The latter, and the chimneys feature decorative tiles and cast iron balustrading graces the slate roof. The ground floor windows of the terraces are of particular note with those of the central pair having Gothic arched heads of red and cream brick.

Significance These boom style residences feature some interesting details, including panels of tilework, cast iron window walls and a small section of intact early fencing. This group is unusual in its form.

Intactness These six terraces are fairly intact, with the overall form being retained. Some decorative tiles, cast iron and other details have been removed while other elements, such as the central urns, still remain. Fences have been replaced, except that of no. 206.

References

Sands & MacDougall Directories, various dates.

Buildings Outside Areas of Major Significance

HAWKSBURN PRIMARY SCHOOL
Malvern Road, Hawksburn



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 first school erected by the Education Department in Prahran was the building now known as Hawksburn Primary School in Malvern Road. Erected in 1874, the school was originally known as the Prahran, and later the Prahran North Primary School. It has always been the largest school in the municipality. The architects Crouch and Wilson won the design for this school with a symmetrical Gothic composition topped a central bellcote conveying a particularly ecclesiastical appearance. The two storey building, with its central wing and flanking wings, employs such elements as polychromatic brickwork, steep slate roofs and gable ends, roof vents and pointed arches to establish a Gothic character.

Significance This Primary School was the first and the largest government school building erected in Prahran. It is an intact, and early example of an urban school in Victoria.

Intactness The Hawksburn Primary School is substantially intact. additions were made in 1889 and 1899 to increase the accommodation and in 1908 land was aquired in Cromwell Road and buildings subsequently erected in 1911 and 1967. Renovations are currently in progress (1982).

References

- Blake, L. J., Vision and Realisation, Vol. 3, Education Department of Victoria, 1973, p. 343.
Burchell, L., Victorian Schools A Study in Colonial Government Architecture, 1837-1900, Melbourne, 1980, pp. 95, 110.

PRECINCT 6

TOORAK PRIMARY SCHOOL
Canterbury Road, Toorak



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 Toorak Primary School was erected in Canterbury Road in 1889, largely based on the design of Richmond North erected the year before. Both buildings employ terracotta ornament on their red brick facades, tall paired windows, half-timbering and vertical strips on their chimneys which display the influence of the Queen Anne Revival in English architecture, as was applied to many London Board schools in England. In 1914 extensive alterations for remodelling were carried out.

Significance The Toorak Primary School is an intact building which shows the dominant influence of the London Board schools upon Melbourne school design in the 1880s. The similarity to the Richmond North Primary School is of interest as are particular details such as the terracotta panels in the front gables.

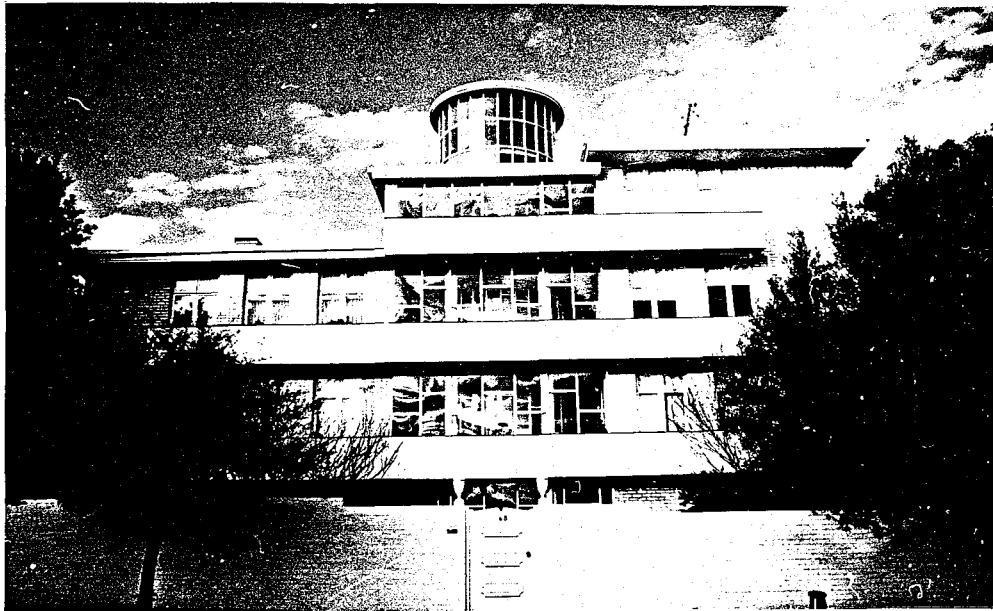
Intactness This primary school is substantially intact although such minor alterations as re-roofing have occurred.

Buildings Outside Areas of Major Significance

References

- Blake, L. J., Vision and Realization, vol. 3, Education Department of Victoria, 1973, p. 398.
- Burchell, L., Victorian Schools, a Study in Colonial Government Architecture, 1837-1900, Melbourne 1980 pp. 155-8, 175.
- Jubilee History of the City of Prahran, 1856-1906, Melbourne, 1906.

'MOONBRIA' FLATS
68 Mathoura 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 large block of flats was designed by Roy Grounds and erected in Mathoura Road, Toorak in 1941. Typical of Grounds' work, 'Moonbria' is strongly based on geometric forms and has an overall horizontal emphasis. Strips of windows alternate with solid sections of cream brick and panelling and the roofs of the building step up across the front facade to a maximum of four stories. The form of a central circular stair well rises above the building becoming a feature of the flats, maintaining the overall geometric theme. A study of balance is particularly evident in the front facade with height balancing with solid.

Significance Together with other flats designed by Roy Grounds in this period, 'Moonbria' is very significant as a design by this architect and an example of Modern architecture in Australia.

Intactness This building is substantially intact.

References

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

'MIEGUNYAH'

641 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 The history of 'Miegunyah' began in the 1850s when John Goodman, a squatter and a Prahran Councillor (1861-62) occupied a six roomed house on ten acres of land. Named 'Miegunyah' from this time, the house remained in the possession of the Goodmans until 1881 when it together with fifteen acres of land, was purchased by J. J. Smart. Various additions were made to the residence from this time and also after Russell Grimwade acquired it in 1908. 'Miegunyah' became a two storey, twelve roomed house on two acres of land and remained in the Grimwade family until 1974 when it became the possession of the University of Melbourne. The house appears to have grown in a random manner with major alterations occurring in 1920 and 1932 with the leading Melbourne architect Harold Desbrowe Annear being involved with some of the work undertaken. 'Miegunyah', with its later entrance and columns and grand, two storey internal spaces still stands in its impressive two acre garden which was set out by the Grimwades.

Significance 'Miegunyah' retains its large private garden which is well maintained and includes some trees which possibly date from the 1850s. However the Grimwades are largely responsible for the garden which may have involved work by Edna Walling and Ellis Stones. It includes a sweeping lawn, box-hedged rose garden, birch copse and native aboretum and is an important and intact example of a city mansion garden. The house itself is also of interest, especially in its historic setting.

Intactness The garden is maintained in excellent condition and the house, as it has grown randomly is substantially intact.

References

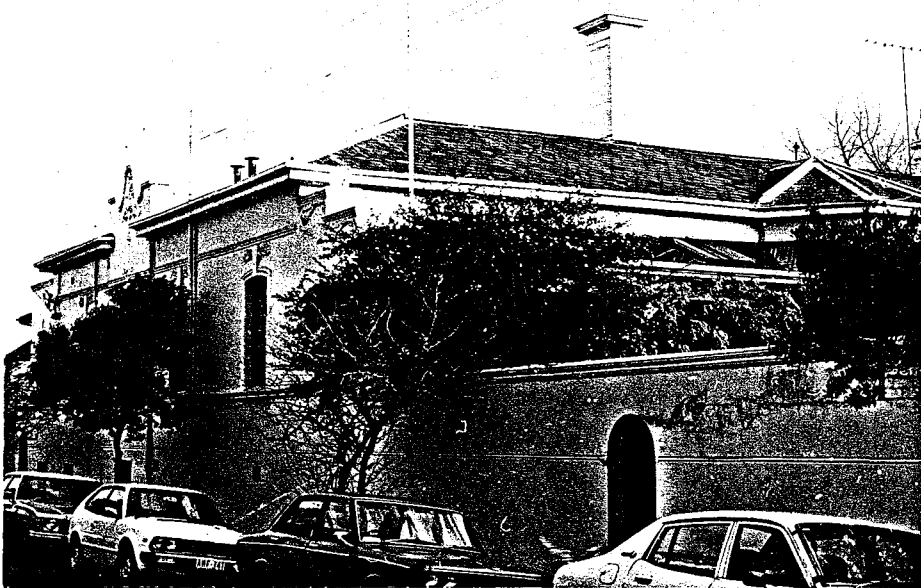
National Trust of Australia (Victoria), research notes.

Watts, P., 'Historic Gardens Study', Vol. 2 Garden State
Committee of Victoria, National Trust of Australia (Victoria),
June 1980.

Melbourne Metropolitan Board of Works, Detail Plan No. 44, City
of Prahran, 1890s.

'TINTERN'

10 Tintern 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 Tintern 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 'Tintern' is a single storey mansion at 10 Tintern Avenue Toorak, and was erected in two stages to replace an earlier house named after Tintern Abbey, Ireland. An important portable iron house of ten rooms manufactured by W. and P. McLennan of Glasgow, was erected in 1855 for William Westgarth, merchant and radical politician, with later updated extensions in conventional construction matching the Italianate style prefabricated structure.

Significance 'Tintern' at Toorak is of international archaeological and architectural importance as one of a rare documented group of portable iron structures which survive intact and illustrate 19th century industrial techniques as applied to housing construction. The mansion, notably sited and landscaped is of historical importance as an elegant Victorian Italianate mansion erected for the eminent pioneer colonist, William Westgarth.

Intactness 'Tintern' survives virtually intact in an extensive and noteworthy garden and apart from minor internal alterations and redecoration, is in original condition and thoroughly maintained.

References

City of Prahran, Rate Books.

National Trust of Australia (Victoria), File No. 229.

The Australian Sketcher, Melbourne 28th November 1889, p. 179, Obit of William Westgarth.

Argus, Melbourne 30th October 1889, p. 7.

Casey, M., (et al), Early Melbourne Architecture, MUP, Melbourne 1953, p. 160.

Cooper, J. B., The History of Prahran, Melbourne 1924, pp. 11-12.

Herbert, Gilbert, Pioneers of Prefabrication: the British Contribution in the Nineteenth Century, John Hopkins University Press, Baltimore 1978.

Serle, Geoffrey, 'William Westgarth (1815-1889)' in Nairn, Bede (ed), Australian Dictionary of Biography, MUP, Carlton 1976, Vol. 6, pp 379-383.

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

RESIDENCE

13 Tintern Avenue, 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 Erected in 1910 for M. P. Hansen, this two storey residence stands on the original grounds of William Westgarth's property, 'Tintern', which were subdivided to form Tintern Avenue early this century. The house features plain stuccoed walls and chimneys, and strips of casement windows below wide eaves on exposed rafters. The front gable facade incorporates a projecting triangular bay window at first floor level which becomes the dominant feature of the building. Although the architect is unknown, the features described were typically employed by such innovative architects as Walter Burley Griffin and Harold Desbrowe Annear.

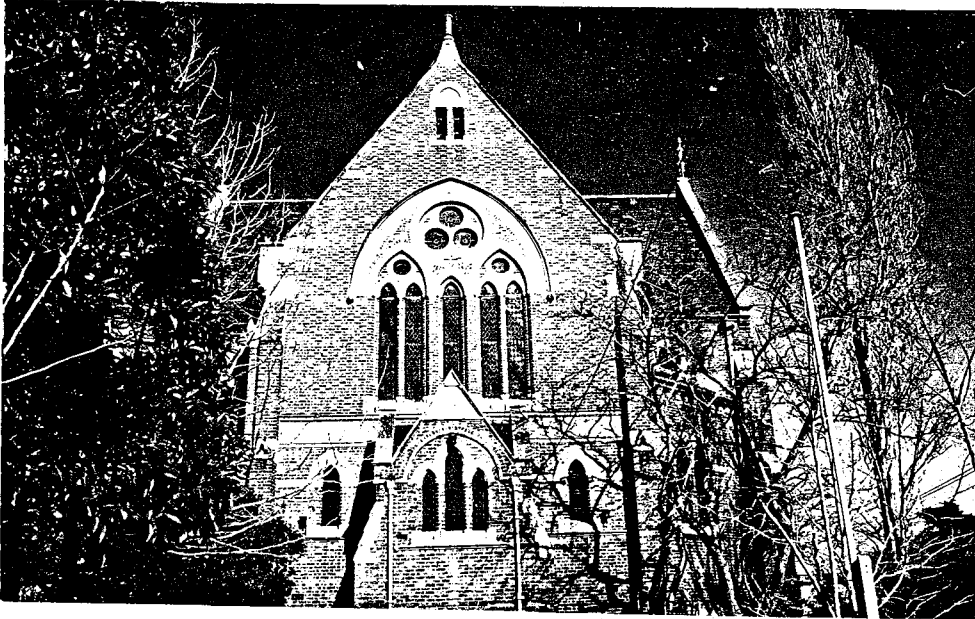
Significance This residence shows an early use of simple plain facades by the elimination of excessive decoration and demonstrates principles advocated by some leading architects from the turn of the century. The composition is pleasing and the feature triangular bay window is of particular note.

Intactness The residence is substantially intact, retaining its slate roof and roughcast finish.

References

Sands and McDougall Directories, various dates.

FORMER TOORAK WESLEYAN CHURCH
Toorak Road, Corner Williams 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).

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

History and Description This church was erected in 1887 for the Toorak Wesleyan Congregation. Noted ecclesiastic architect Percy Oakden produced an imposing red and brown polychrome brick design, dramatically sited to utilise the fall of the land. The Sunday School forms a basement and the church has the configuration of an amphitheatre in the best non conformist tradition, to enable the preacher to stand as close to the congregation as possible. The falling site is also acknowledged in the design of the side entrance stair while the cruciform planned roof is crowned by a central pinnacle adding to the prominence of church as a visible landmark from much of the surrounding area.

Significance This church is a major work of noted architect Percy Oakden. The amphitheatre plan form, the restrained polychrome brickwork and the dramatic siting (with the Sunday School forming a basement) all contribute to this significance. This is enhanced by the mature landscaping and the prominence of the building is a local landmark, set high on the side of a sloping site.

Intactness The former Toorak Wesleyan Church is empty and no longer in use as a church. The Sunday School is derelict and vandalism is occurring to the rest of the building. In particular, the stone balustrading of the west stairs has suffered a great deal of damage.

PRECINCT 7

Reference

Lewis, M. B., 'Report to Historic Buildings Preservation Council
in North Fitzroy Methodist Church', 20 July 1975.

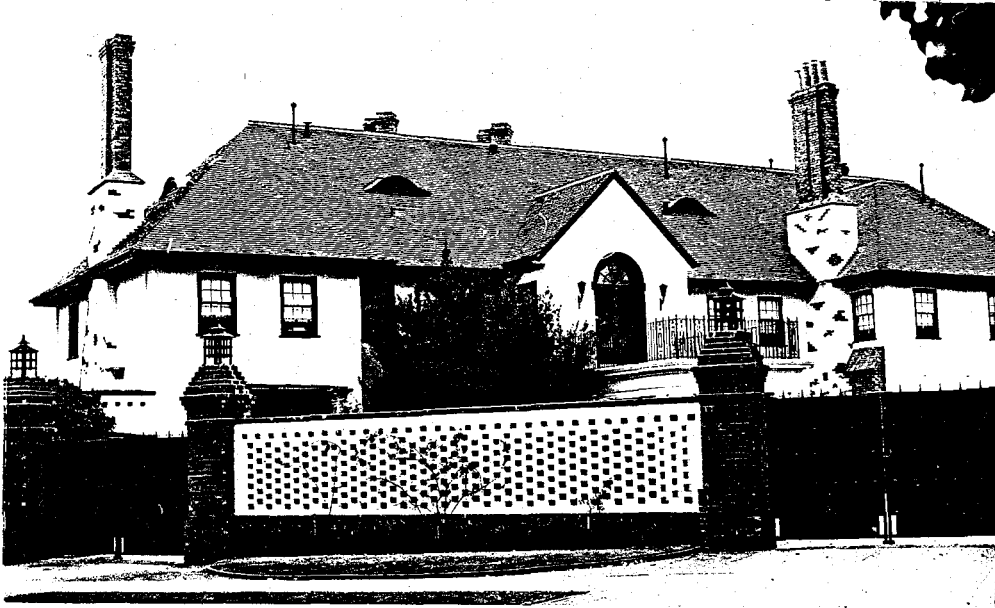
Echberg and Malina, 'Life and Work of Percy Oakden', B. Arch
report, University of Melbourne, 1970.

Sutherland, Victoria and its Metropolis, Vol. 2, 1888, p. 533.

Buildings Outside Areas of Major Significance

RESIDENCE

48-50 Irving 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 architects Walter and Richard Butler designed this two storey house in Irving Road, Toorak for Sir William McBeath and in 1925 it was erected by the builders, Glover and Roberts. The architects also designed the extensive garden incorporating formal areas of lawns, a pool, rose gardens, hedges and utility areas. The house itself is austere in style with simple stuccoed walls and a basically rectangular roof of tiles. Subsidiary hips project toward the front, and a central gable rises behind the Ionic porte-cochere. Tall chimneys are a feature of the building with chimney stacks of grouped square sections set diagonally rising from stuccoed breasts which themselves feature randomly grouped areas of exposed brickwork and pebblework. Small undulating roof vents are reminiscent of English cottage architecture and paned windows are also English in character. Internally the residence features an elliptical stairwell and large two storey entrance hall.

Significance Designed by the prolific architect, Walter Butler, this residence is a notable and intact example of the austere Georgian style adopted in the design of many Toorak mansions in this period. The random brickwork and pebblework of the chimney breasts is of particular note.

Intactness The residence itself remains largely intact and the extensive grounds have been retained at the junction of Irving and Albany Roads.

References

Working Drawings, residence for Sir William McBeath, March 1925, La Trobe Library Picture Collection.

Australian Home Beautiful, 1 January 1927, p.34.

'MANDEVILLE HALL'
10 Mandeville Crescent, 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 6 of the Town and Country Planning Act (Third Schedule).

Current Assessments 'Mandeville Hall' is recorded by the National Trust of Australia (Victoria).

History and Description 'Mandeville Hall', Toorak, was built in 1873 by merchant Alfred Watson and extended between 1877 and 1879 by millionaire, Joseph Clarke. Architect Charles Webb was commissioned to design these extensions which increased the house from twelve to thirty rooms in size, the builder employed being Lockington. The artist, East was commissioned to execute the interior decoration under the direction of Gillow and Co. of London and the mansion was subsequently ornamented in an original and rich manner. Externally a colonnaded balcony, of Ionic and Corinthian columns was added to curve around bays either side of the central pedimented entrance portico. The parapet of this Italianate mansion is balustraded and a balustraded terrace contains steps which lead to the lawn area. Joseph Clarke occupied 'Mandeville Hall' until 1897 and in 1902 extensive subdivision of the estate occurred prior to auction of the mansion on four acres of land. Mrs Ross-Soden, who occupied the building from 1903 was responsible for extensive alterations to 'Mandeville Hall' and in 1924 Loreto Convent Trustees acquired the mansion and it is now in use as an educational building.

Significance 'Mandeville Hall' contains many intact interiors of a highly original character and remains largely intact as an early example of a Melbourne mansion connected with a well known Melbourne businessman, Joseph Clarke. The conservatory, which leads off the drawing room, is an important and intact element.

Intactness Although alterations and additions have occurred at 'Mandeville Hall' since the turn of the century, Joseph Clarke's mansion remains substantially intact, including many of the

internal finishes and the unpainted external cement render. The grounds have been extensively reduced but the front lawn remains.

References

National Trust of Australia (Victoria) research notes.

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

Australasian, 10 August 1878.

Illustrated Australian News, 31 October, 1878.

Rate Books, City of Prahran, various dates.

Forge, S., Victorian Splendour, OUP, 1981.

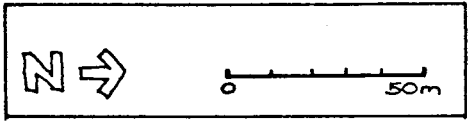
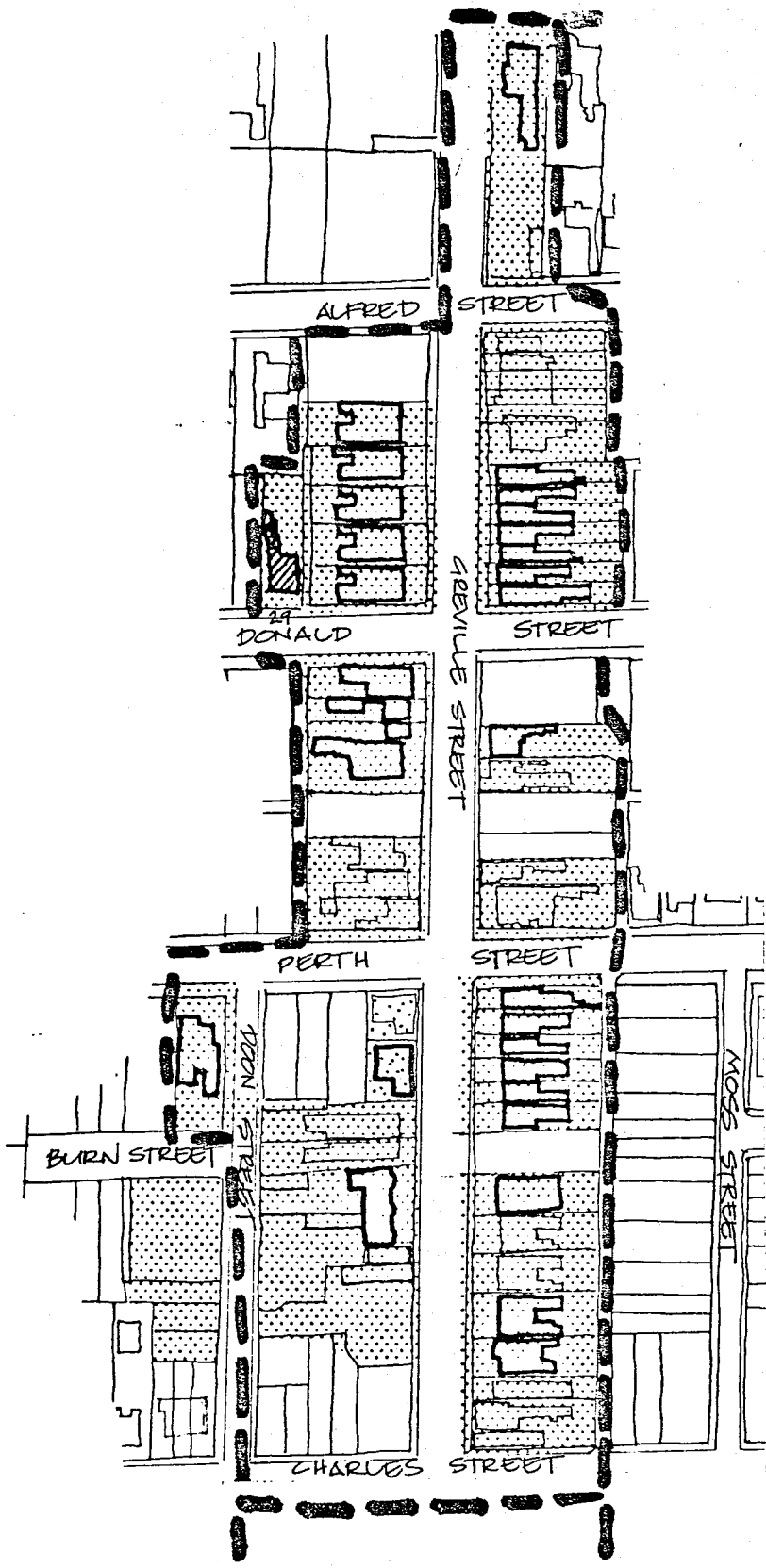
Australian, 30 July 1892, p.231, 'A saunter through a fashionable suburb, glimpses of good houses'.










PRECINCT 8

GREVILLE STREET RESIDENTIAL AREA

History and Significance 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 Foundry belonged to Enoch Chambers, an engineer from Nottinghamshire. He established a foundry in Prahran located with its frontage to Charles Street extending from High Street to Perth Street. He also erected a prominent two storey red-brick house which is now on the site of the rear playground of Prahran State School. Foundry Lane connected with Greville Road which had a width of 50 feet and this continued west until Punt Road. Ten years after Chambers' death, in 1870, the National Bank (who assumed control of his estate) seized upon the advantages of widening Foundry Lane and selling the frontages of a 50 foot street. Thus Greville Street now ran from Chapel Street in the east to Punt Road in the west and the name Greville Road was discarded. Most of the housing stock in Greville Street dates from the land boom period of the 1880's and 1890's. Double storey terrace houses contrast with small single fronted single storey houses and larger single storey villas, notably those on the southern side between Donald and Alfred Streets. The railway cutting was formed in 1860 with the arrival of the railway line direct from Melbourne.

The significance of Greville Street derives from the intact buildings which form consistent streetscapes, especially the group of terrace houses near Perth Street and the row of five single storey polychrome villas near Donald Street. These latter buildings are especially notable with their early garden layouts and particularly intact facades.



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

GREVILLE STREET
RESIDENTIAL AREA

'KARA KARA'

29 Donald 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 timber residence at 29 Donald Street, Prahran was erected c. 1879 in a form characteristic of the smaller dwellings erected in this mid-Victorian period. The residence has a hipped slate roof and a concave verandah across the facade. This features a cast iron frieze and simple timber brackets, supported on timber columns. The timber picket front fence, and gates have a scalloped configuration and the posts feature elaborate caps.

Significance 'Kara Kara' is intact, representing an archetypal example of a mid-Victorian residence. The original picket fence with gates is of particular note.

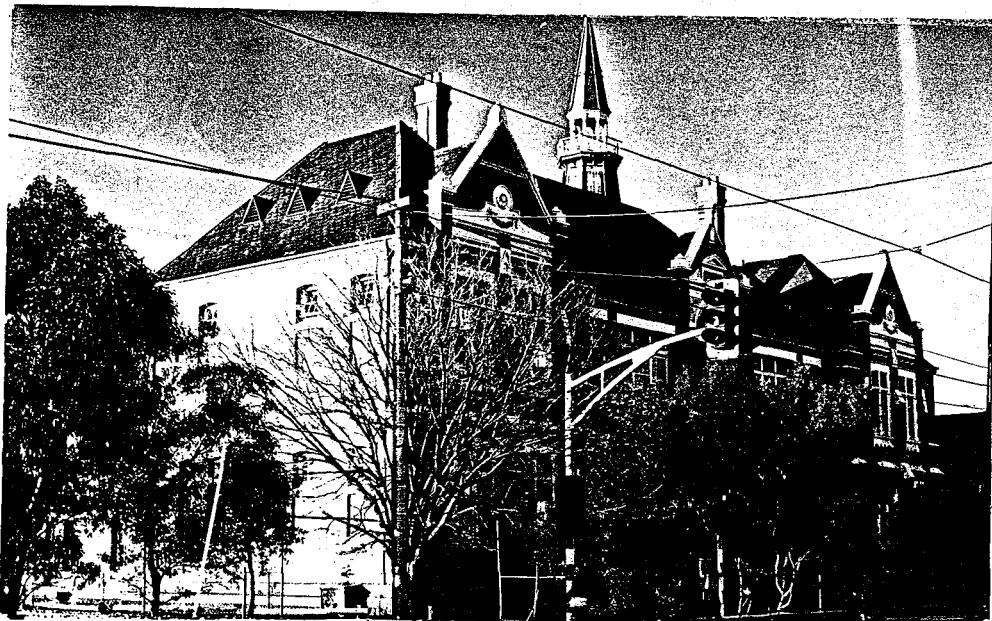
Intactness Externally this residence is completely intact and retains a superb timber picket fence with gates.

References

Sands and McDougall Directories, various dates.

Buildings Outside Areas of Major Significance

PRAHRAN PRIMARY SCHOOL
45-67 High 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 8 of the Town and Country Planning Act (Third Schedule).

History and Description The Prahran Primary School was erected in High Street as the Prahran West School in 1887. The massive, two storey red brick building is symmetrical in form with three front gables containing heavy stucco decoration and slate hipped roofs behind. Tall red brick chimneys and a spired roof turret rise above the roof and rectangular paired windows indicate the influence of English school architecture.

Significance This primary school building is intact and, together with the other four such schools in Prahran, is an important building in the area.

Intactness The Prahran Primary School is substantially intact.

References

- Blake, L. J., Vision and Realisation, Vol. 3, Education Department of Victoria, 1973, p. 389.
- Burchell, L., Victorian Schools. A Study in Colonial Government Architecture, 1837-1900, Melbourne, 1980, p. 155.
- Jubilee History of the City of Prahran, 1856-1906, Melbourne, 1906, p. 93.

'FAWKNER MANSIONS'
250 Punt 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 B of the Town and Country Planning Act (Third Schedule).

History and Description 'Fawkner Mansions' was built on the south-east corner of Punt Road and Commercial Road, Prahran for Mr. George Fairbairn in 1911-12. Geelong architects Tombs and Durran originally called tenders for two separate blocks of 14 and 8 suites, but in November 1911 Building announced that Master builder A. O'Leary was to build a terrace of flats to the plans of Tombs and Durran at a cost of 8,105 pounds. The imposing mass and solidity of the completed building would appear to have met with the approval of middle class tenants who would have been familiar with the often unsatisfactory nature of many residential mansions in the past. By 1912, 'Fawkner Mansions' was occupied by an inspector, two clerks, a merchants agent, a shipping agent, a captain, a solicitor, an engineer and a surgeon.

'Fawkner Mansions' is a building of impressive mass and solidity. The building is symmetrical about the Punt Road and Commercial Road facades, with red brick towers with pyramidal tile roofs flanking the main entrance in Punt Road. The building elevations are entirely in red face brick except for small rendered areas near the top of the central towers and the four corner towers. The emphasis on the verticality of the building is accentuated by the towers and the red brick strips which project from the face of the building at mid height to the parapet.

Significance Fawkner Mansions is one of Melbourne's earliest surviving blocks of purpose-built residential mansions. The common internal access used in this block is an advanced characteristic of later flat development. The logical arrangement of placing flats either side of central stairwell is a characteristic of many later Melbourne flat blocks. The building represents a major stylistic advance in the output of

Geelong architects, Tombs and Durran and is one of the last major work of this practice.

Intactness The flat block is now owned by the Alfred Hospital and used as nurses accommodation. It is well maintained and externally appears to be substantially intact. The interior has not been examined but is most likely to have undergone significant alteration.

References

Building 11 November, 1911. p.7.

City of Prahran Rate Book - Prahran Ward 1911-12.

Geelong Advertiser, 14 January, 1911.

* 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.

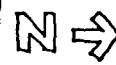
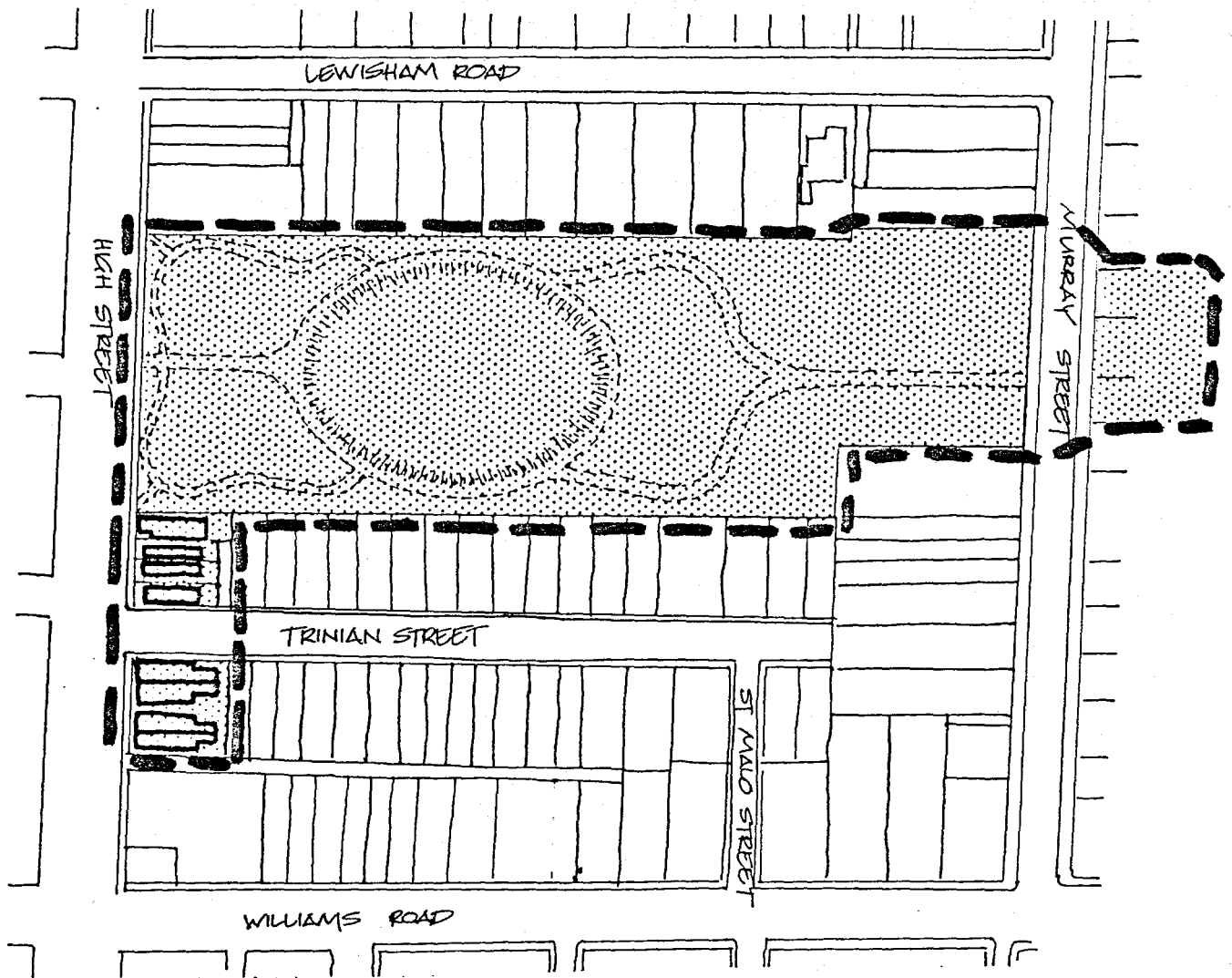
PRECINCT 9

VICTORIA GARDENS

History and Significance This land was offered for sale by public auction on 22 June 1884 by John Buchan and Co. as part of the estate of the late Andrew Russell. Competition for the ownership was keen and one would-be buyer declared his intention, if successful, to run a street through the block to Murray Street. However, the Mayor, Councillor Temoleton and Councillor Arkle bid for the land on behalf of the City of Prahran and secured the allotment for 5,660 pounds. The City would have lost the land had the Mayor and his colleague not bid 500 pounds more than the reserve price the Council had authorized. The municipality had few parks and gardens within its boundaries and before August 1884, when a large loan was floated for the purpose of purchasing grounds, the provision of land for recreation was regarded with some suspicion. The Council election of that year was keenly contested on the issue and fortunately the supporters of the loan were successful, particularly as the purchase of Victoria Gardens had been surrounded by great controversy.

On 5 August 1885, Sir Henry and Lady Loch (the Governor and his wife) officially opened the Victoria Gardens and also Prahran Reserve (now Grattan Gardens) and Toorak Park. The five acre site of Victoria Gardens was landscaped with a large oval depression in the centre and an asymmetrical layout of curved paths leading from High Street to Murray Street. A bandstand was erected in the centre of the oval and municipal concerts were held every Thursday throughout the summer. Statues and rockeries also adorned the park and avenues of trees were planted. An elaborate wrought iron and stone fence faced High Street and within the reserve later additions included timber pergolas and flower beds.

Today, although the bandstand has been demolished, this area forms the most intact public garden in Prahran. The approach along High Street from the east is enhanced by the intact row of single storey Edwardian residences whilst at the rear the vista to three intact Victorian villas in Murray Street provides an appropriate background.



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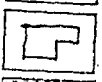
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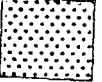
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B BUILDING



C BUILDING



non identified
building



A1 AREA



A2 AREA



combined boundary



VICTORIA GARDENS AREA

Buildings Outside Areas of Major Significance

RESIDENCES

372-374 Malvern Road, Prahran



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 This pair of two storey bluestone terraces stands at 372-374 Malvern Road, Prahran and was erected c. 1872-73. James Hole, a Prahran councillor from 1872-87, resided at 374 Malvern Road from c. 1874 and through the 1880s. The overall facade of this pair of terraces is symmetrically conceived with a plain parapet over the main building and a concave verandah supported on unadorned pairs of timber columns. Wing walls are absent and dressed bluestone quoins emphasise the corners of the main building and the openings.

Significance The use of bluestone in the construction of this pair of terraces is unusual in Prahran, and they are a noteworthy example of such in the wider Melbourne context. The pair of terraces is simply conceived.

Intactness Although minor alteration have occurred the form of these terraces remains largely intact. Some windows and columns have been replaced, but generally the residences remain in their simple unadorned state with 374 Malvern Road retaining its original unpainted bluestone facade.

References

Sands and McDougall Directories 1870-1892

PRECINCT 10

GRANDVIEW GROVE AREA

History and Significance The three allotments bounded by High Street, Malvern Road, Williams Road and Orrong Road were sold at the Crown land sale of 15 May 1850. By 1855 when Kearney produced his map of Melbourne, the westernmost allotment had been subsequently subdivided and the small present day streets comprising Aberdeen Road, Bayview Street, Pridham Street and Wrights' Terrace had been formed and partially developed with small cottages. However, the two large eastern allotments of the block remained entirely undeveloped.

Mr Moffat's estate, Mount Grand View, was auctioned with frontages to Grandview Grove and Chatsworth Road and by the 1880s Grandview Grove had been subdivided and large villa allotments created. Large prestige dwellings were soon erected and by the turn of the century over twenty mansions had been erected in this street. However, not all residents in this vicinity were as lucky as those living in Grandview Grove. Piecemeal subdivision of Allotment 47 to the east, meant that over the rear fence of numbers 14 to 28 Grandview Grove, tiny allotments were created in Woodfull Street ignoring both the topographic characteristics of this land (it being situated on a prominent rise) and the size of neighbouring allotments.

The significance of Grandview Grove derives from the number of large intact villas, the unusual curved street layout, and the vista from the high land which overlooks the lower lying parts of Prahran. Also adding much to the significance of the area is the superb avenue of mature Plane trees which emphasise the select nature of Grandview Grove.

MALVERN ROAD



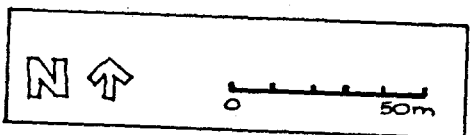
CHATS WORTH ROAD

GRANDVIEW GROVE





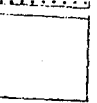
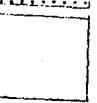


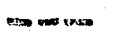

WYNNSTAY ROAD

31

33



KEY TO MAPS

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

GRANDVIEW GROVE AREA

RESIDENCE

9 Grandview Grove, 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 This two-storey red brick mansion was erected in Grandview Grove in 1889-90 for the surveyor, Nathan Thomley, M.L.C. It remained in the ownership of this family until 1915. The residence features arcading at both levels enclosing a verandah and balcony with balustrading which is repeated on the parapet above. Paired consoles alternate with highly sculptured festoons below the cornice while white bricks form a simple pattern in the brickwork below.

Significance This 'boom' style mansion was one of a number of large residences erected in Grandview Grove for various Melbourne personages. As it remains substantially intact on its original grounds with original external finishes including tuckpointed brickwork, it is of importance as an individual building and in the overall streetscape of Grandview Grove.

Intactness This residence retains its original face brickwork and rendered decoration. A timber picket fence remains along the Grandview Grove frontage.

References

Sands and McDougall Directories from 1888.
Conservation Study of Prahran Investigation Project, Department of Architecture, University of Melbourne, 1981.
Melbourne Metropolitan Board of Works, Detail Plan no. 44.

RESIDENCE

32 Grandview Grove, 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 This large single-storey Italianate residence was erected in 1880-81 for James Chapman. The asymmetrical front elevation with projecting bay window and return verandah, is dominated by a large three-storey square tower with balustraded parapet. The cast iron verandah returns on two sides, and is extended in one section to form a glazed conservatory with timber lattice end infill. An asbestos cement addition on the north side was added in the 1930s. The house sits well back from the street and the front garden is enclosed by later buildings on both sides. The main passage has several skylights with panelled splayed reveals.

Significance The significance of this building is derived from its high level of intactness, and the three-storey tower, uncommon in a single-storey building. The tower takes advantage of the elevated position of Grandview Grove and affords a panoramic view of the low lying areas of Prahran to the west.

Intactness Externally the building is intact apart from the asbestos cement addition and later glazing to the conservatory. The paint has recently been carefully removed from the cement render, greatly increasing the significance of this building. The verandah has been restored and painted in appropriate colours, and the conservatory is being restored. Few structural changes have altered the interior.

References

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

City of Prahran, Rate Book.

Sands and McDougall Directories.

'GRANDVIEW'

33 Grandview Grove, 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 two storey residence at 33 Grandview Grove, Prahran was erected c. 1888 for Captain James Evans of the Royal Navy. It features a corner turretted tower, decorated with heavily moulded garlands and the overall composition is highly asymmetrical. A single storey entrance porch is supported on stout Corinthian columns while the small two storey verandah of the front facade features turned timber posts and decorative cast iron balustrading. The steep slate roof terminates at eaves supported on timber consoles. All windows are rectangular and those of the main facade feature decorative moulded architraves and heads, and a moulded string course decorates the lower level.

Significance This residence remains substantially intact and retains its cast iron picket fence. The corner tower and unusual entrance porch are distinctive elements.

Intactness Externally, the original face brickwork of the building has been painted and internally some alteration has occurred as the residence was divided into flats.

References

The Age, 8 March, 1982, p. 16.
Sands and McDougall Directories.

PRECINCT II

ARMADALE AREA

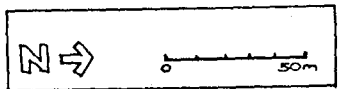
History and Significance This land in Armadale was first sold at the Crown land sale on 15 May 1850. Five years later when James Kearney compiled his Map of Melbourne and Suburbs very little development had taken place in the area. A sprinkling of about 15 cottages covered the area, predominantly towards Kooyong Road and a pump was located to the north of Commercial Road (now Malvern Road) near the intersection of the present day Densham Road. Subsequent subdivisions took place and Clendon Road and Densham Road ran along the borders of the original allotments 48, 49 and 50. In 1876 James Munro, a prominent businessman and later infamous Premier of Victoria during the land boom, erected his residence 'Armadale House' in Kooyong Road. It was his Scottish childhood town of Armadale which gave its name to the suburb.

The railway cut through the Armadale area in 1879 when the section from South Yarra to Oakleigh completed the direct link between Melbourne and Gippsland. Typical of the land sales in this area was the Allanvale estate, auctioned on 11 February 1888, which included Beatty Avenue, Malvern Road, Clendon Road, Rose Street and Clarke Street (presumably now Watson Street). Northcote Road was subdivided parallel to the railway and this imposed a disruption to the normally geometric grid of roads in this area. Other roads such as Royal Crescent later contributed to this character.

A bowling club, on land donated by James Munro, was established in Northcote Road after the construction of the railway on land donated by James Munro. A primary school was erected in Densham Road in 1886 and with the rapid development of the area additional accommodation was added in 1891 and 1899. The original Toorak railway station was erected in 1879 although after the railway cutting was formed a new station was erected in 1913. Because of the large railway cutting the goods yard was unusually located at a different level. The lift for the conveyance of goods from the platform still survives on the south side of the line and this appears to be a unique construction for the Victorian railways. The erection of shops around the railway station consolidated in this 1913-14 period coinciding with the construction of the railway station and today the general high level of intactness of these commercial premises is noteworthy. Subdivision of the land in this Armadale area resulted in uniform small allotments and in the period 1880-1910 the area was highly developed with residential building activity.

Several notable buildings in Kooyong Road, Munro Street and Northcote Road form the architectural highlights of this area although the general level of intactness of the remainder of the building stock in this locality makes the whole area bounded by Kooyong Road, Malvern Road and the railway one of great importance in the municipality of Prahran. Other elements of significance are the shops in Beatty Avenue which present an intact streetscape of Edwardian facades, and the railway station.

Street tree planting, intact sections of bluestone kerbs and channels, and street furniture such as the early tram shelter at the corner of Malvern Road and Orrong Road all form significant features in this area.














KEY TO MAPS

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

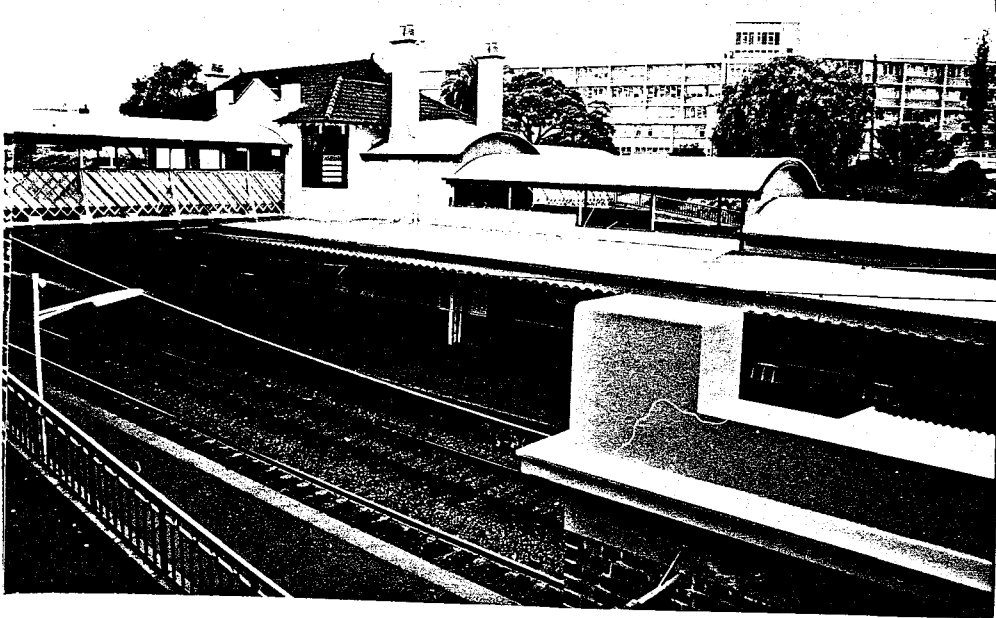
ARMADALE AREA



CONTINUED ON PREVIOUS SHEET

<p>ARMADALE AREA</p>		<p>KEY TO MAPS</p>	
			
			A BUILDINGS
			A1 BUILDING
			A2 BUILDING
			B BUILDING
			C BUILDING
			non-identified building
			A1 AREA
			A2 AREA
	combined boundary		

TOORAK RAILWAY STATION
Beatty Avenue, Armadale, 3143



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 Together with those at Hawksburn and Armadale, the original railway station at Toorak was erected by the builders, J. Stewart and Company in 1879, when this railway line was laid. However, all three were subsequently rebuilt when the railway was relaid in the present cutting and all three adopt the same form and style. That at Toorak was erected in 1913-14 and the resulting Edwardian stuccoed building features a red-tiled hip roof with gable vents, terracotta finials and eaves supported on exposed rafters, tall chimneys with terracotta pots, corner bay windows and curved corrugated iron roofing over the bridge overpass and three level platform entrance.

Significance The three stations at Toorak, Hawksburn and Armadale form an important group of Edwardian station buildings. Of particular note at Toorak is the highly unusual goods yard, which is on two levels and utilizes a lift for the conveyance of goods from the platform level.

Intactness It appears that this station complex is largely intact.

References

Ward, A, 'Victoria's Railway Stations An Architectural Survey', 1981

'CLENDON' AND 'CLENDON CORNER' FLATS
13-15 Clendon Road, Armadale, 3143



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 These two blocks of flats were erected independently to designs by the architect Roy Grounds. The first, 'Clendon' (1939-40), contained eight flats planned in a u-shape around a court, away from the street, while 'Clendon Corner', which followed in 1940-41, contained six flats arranged along an internal passage. Both portray the Australian Modern style of architecture, greatly influenced by the international style in Europe, with a strong use of geometric forms and a reduction of the building to a simple set of elements, both internally and externally. Sunlight plays an important role, forming geometric shadows, externally and internally spaces are open and again simply arranged.

Significance The first buildings designed by the prominent architect, Roy Grounds, after his return from working in Europe these two flats are important within the sequence of the work of this Melbourne architect. They exemplify the modern movement of architecture in Australia.

Intactness These two buildings have undergone minor alterations, but are substantially intact.

References

- Terry Sawyer, 'Residential Flats in Melbourne', unpublished research report, University of Melbourne, 1982.
C. Hamann, 'Grounds, Romberg and Boyd', in Tanner, H (ed) Architects of Australia, Melbourne 1981, pp. 129-139.
Building Ideas, vol. 2, no. 11, March 1965, p.19.
Council for the Historic Environment, Tour of Toorak, Notes.

ARMADALE PRIMARY SCHOOL
Densham Road, Armadale



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 central section of the Armadale Primary School in Densham Road, was erected in 1886 and the side wings added in 1891 and 1899. The architect, S. E. Bindley designed the latter extension and was possibly responsible for the entire design. The brown brick building employs coarse Gothic elements such as pointed arch openings, buttresses, steep gable roofs, tall chimneys, simple cream brick patterned brickwork and a slender, square entrance tower with spire in an overall asymmetrical composition. Because of the coarseness of detailing, the resulting building is heavy in appearance.

Significance The Armadale Primary School is an intact example of the Gothic style as adopted in the design of a later urban school. Together with the other four primary schools in Prahran, it is an important and intact school building in the area.

Intactness This primary school building, erected over a number of years last century is substantially intact.

References

- Blake, L. J., Vision and Realisation, Vol. 3, Education Department of Victoria.
- Burchell, L., Victorian Schools a Study in Colonial Government Architecture, 1837-1900, Melbourne, 1980, p. 155.
- Jubilee History of the City of Prahran, 1856-1906 Melbourne, 1906.

'ARMADALE HOUSE'
117 Kooyong Road, Armadale



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 'Armadale House' is included on the Register of the National Estate and recorded by the National Trust of Australia (Victoria).

History and Description 'Armadale House' originally located within extensive landscaped gardens and now on a reduced site at 117 Kooyong Road, Armadale, was erected in 1876 as the suburban residence of Scottish born businessman and prominent public figure, James Munro. The designer of the two-storey brick and stucco Italianate mansion, traditionally arranged and complete with cast iron balcony verandah, remains unrecorded.

Significance 'Armadale House' is of historic importance as the long established residence of the controversial James Munro, self-made businessman, temperance leader, ill fated speculator, politician and Premier of Victoria at the height of the notorious land boom in 1891. The characteristic and unpretentious structure is a typical Melbourne suburban mansion of the 1870s and of local architectural importance.

Intactness The integrity of the exterior of 'Armadale House' has been affected by the late erection of a large and inappropriate neo-classical port-cochere and by recent painting of the facade. The interior has been completely modified to facilitate day school operation.

References

National Trust of Australia (Victoria), File No. 2022 'Research into 117 Kooyong Road, Armadale' March 1977.
City of Prahran, Rate Books, 1875-1941.
Mitchell, Anne M., 'James Munro' in Pike, Douglas (ed), Australian Dictionary of Biography, Vol. 5, pp 313-314

Sutherland, A (et al) Victoria and its Metropolis, McCarron Bird,
Melbourne 1888. Vol. II p. 433, for details of Hon James
Munro MLA.

Cannon, Land Boom and Bust, Heritage Melbourne 1972, chap. 33,
James Munro and his Clan', pp. 242-251.

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

TRAM SHELTER

Malvern Road (railway overpass), Armadale, 3143.



Recommendations It is recommended that this building be added to 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 was erected for the Prahran and Malvern Tramway's Trust. It is simple in structure, and elegant in its use of decoration. Three cast iron Corinthian columns support the front of the skillion shelter and an elaborate cast iron frieze spans between these. The rear is supported by unadorned timber posts and timber latticework provides the infill. A simple slatted timber seat is provided along the rear of the shelter.

Significance This tram shelter is a highly important structure, one of only three such survivors in Melbourne using this form of cast iron construction, peculiar to the Prahran and Malvern Tramway's Trust.

Intactness The structure stands largely intact.

References

The Heritage of Australia, 1981, p.3/16.

RESIDENCE

6 and 6A Munro Street, Armadale



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 1914 this residence was erected by the owner of this land in Munro Street, builder John Carter. The residence is asymmetrical in form and Federation in style with a high pitched slate roof having gable hips and a protruding front gable. Rough cast porches project through the roofline and are decorated with gum leaf and nut motifs. Chimneys feature broad plates and Art Nouveau derived motifs, the front verandah features Ionic columns and the red brick fence is crowned with curved bricks and spherical elements.

Significance This residence is a noteworthy example of Melbourne's Federation style as applied to small domestic works and displays individual motifs of particular interest and originality. Of note are the Australian motifs of cement render decoration.

Intactness This residence is extremely intact, retaining original facebrick and rough cast finishes. The red brick boundary fences have been retained and decorative elements remain in good condition.

References

City of Prahran, Rate Books, 1907-1915
Sands and McDougall Directories 1913-1917

RESIDENCE

17 Munro Street, Armadale



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 17 Munro Street was erected in 1913 and designed by the occupant, architect Arthur W. Purnell as a seven roomed house, valued initially at 130 pounds. It is a single storey red brick building which incorporates diverse forms and materials in a composition influenced by the Federation style which developed in Melbourne from the turn of the century. A profusion of half timbered gables protrude from the high pitched slate roof, one bay being entirely clad in terracotta shingles. A circular, terracotta shingle clad balcony with heavy timber decoration crowns a corner bay window. Terracotta cresting lines the roof, terracotta chimney pots crown the tall brick chimneys and, and exaggerated timber brackets support the entrance gable either side of the arched porch.

Significance This intact residence incorporates many distinctive features of the Federation period and presents a composition of overall diversity and interest. The shingled bay and balcony are of particular note.

Intactness This residence is extremely intact and retains its original finishes and details. A carport has been erected, adjoining the house, towards the rear of the building.

References

City of Prahran, Rate Books, 1912-13, 1913-14.
Sands and McDougall Directories various dates.

RESIDENCE

28 Northcote Road, Armadale, 3143



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).

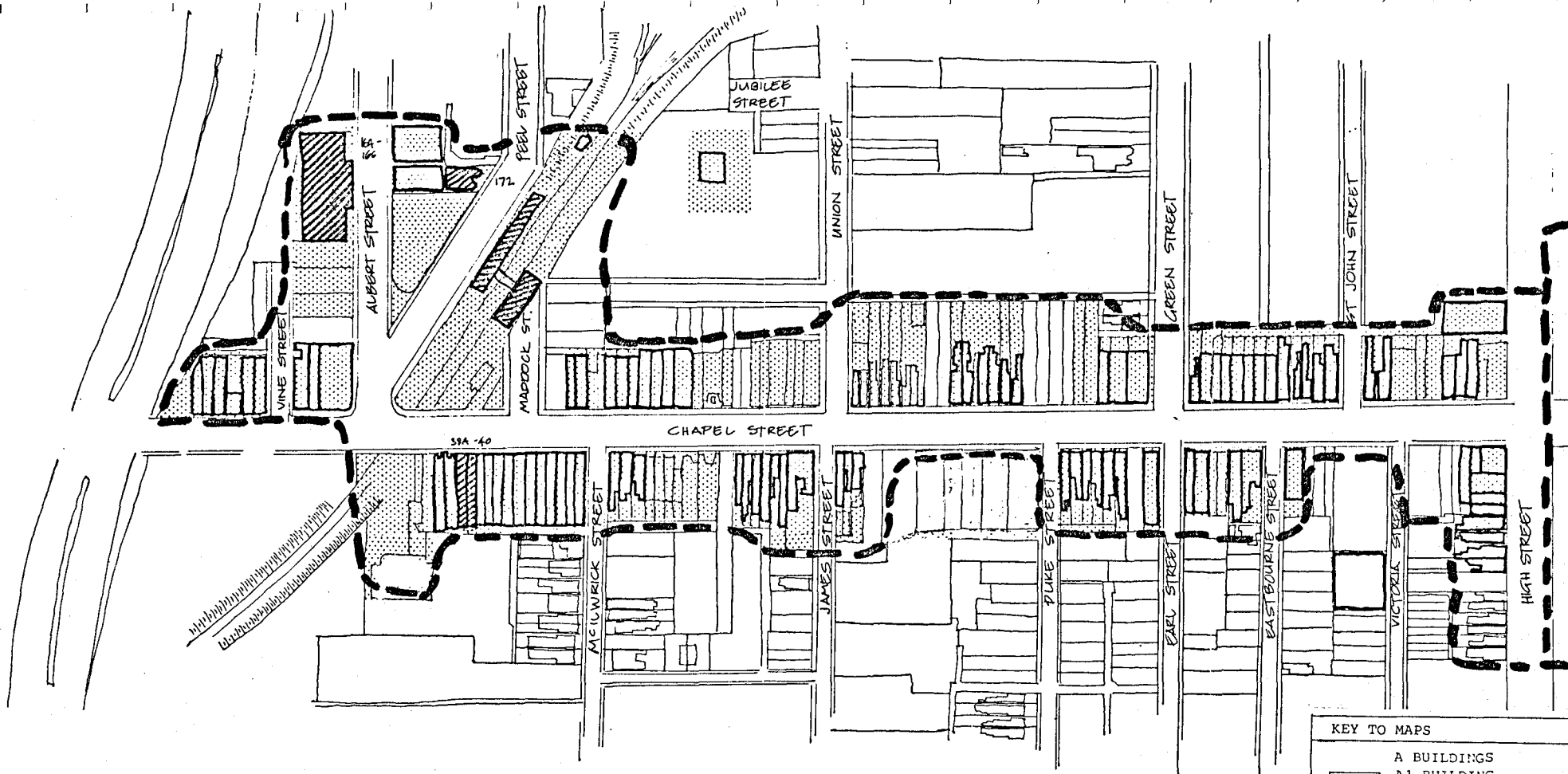
History and Description This residence, at 28 Northcote Road, Armadale appears to have been erected c. 1888, with the contractor John Carter being the original owner and occupier. The single storey timber residence is typically Italianate in style with a protruding polygonal bay creating an asymmetrical front facade. Eaves are exposed and terminate on paired timber consoles and the slate roof features decorated chimneys. The front verandah features fine timberwork and the front fence is constructed of glazed white bricks.

Significance This is a highly intact timber residence typical of the high Victorian period of Melbourne's boom years. It displays a fine use of timberwork. The front fence, contrasted with white glazed bricks is most unusual and therefore of great significance.

Intactness Extremely intact, this residence retains its tiled front path and its timber details. The front fence is particularly unusual and retains its white glazed bricks and remain intact.

References

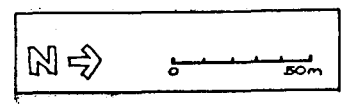
'Sands and McDougall Directories', from 1888.
City of Prahran, Rate Books



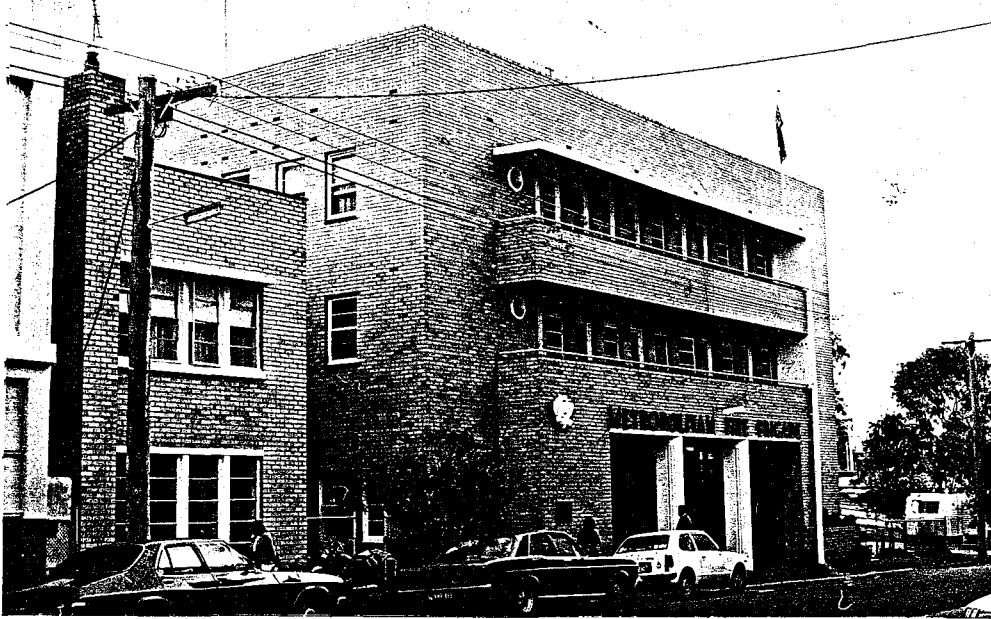
KEY TO MAPS

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

CHAPEL STREET
(WINDSOR) AREA



FIRE STATION AND FLATS
164-166 Albert Street, Windsor



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 fire station, flats and maisonette accommodation for twelve married men and their families was designed by Seabrook and Fildes and officially opened on 21 August 1941. This design is typical of early modern architecture with its emphasis on mass in the composition. The cream brick building employs brightly coloured accents to the piers between the fire station doors and also between the upper floor flat windows, the balcony railings and the lettering over the large doors of the fire station. The large scale of the fire station doors dominates the front elevation, but is skilfully offset against the mass of the brickwork, the domestic scale of the windows of the flats and closely spaced small columns above.

Significance This building is one of a number of fire stations designed by an innovative firm of architects who are best known for their influential MacRobertson Girls High School, Melbourne, of 1934. The Windsor fire station successfully represents the purpose of the building in its street elevation.

Intactness The building is substantially intact and is in generally good condition despite some cracking of brickwork. The original colour accents have been altered and the main piers between the fire station doors have been refaced, remodelled and painted white in place of the original blue tiles.

References

Royal Victorian Institute of Architects Journal, Dec/Jan, 1939-40.

Prahran City Council Annual Report 1940-41.

Art in Australia, March, 1942, p.84.

SHOPS

38A-40 Chapel Street, Windsor



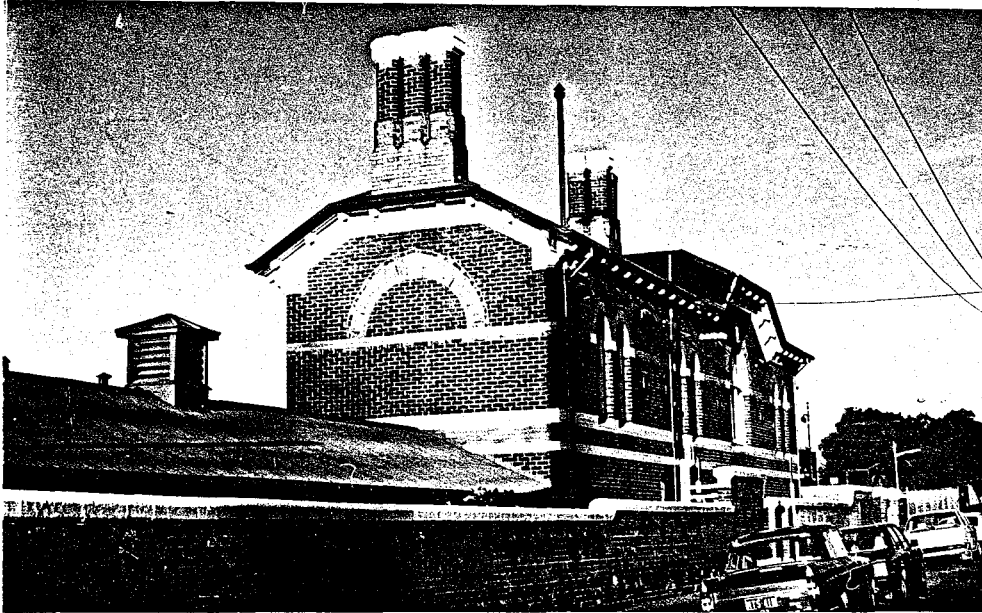
Recommendations It is recommended that this building be added to Register of Historic Buildings, the Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The facade of these shops is composed of an arcade of arch headed openings (which are infilled by the upper storey windows), a course of slotted balustrading and four small segmental arch headed windows immediately above verandah level. The arcade effect is increased by the use of Corinthian pilasters and the voussoirs are striped alternatively using the red brick and natural cement render finishes. Above the windows are two panels (one for each shop) of rough cast and over this is another slotted balustrade. In contrast to earlier shops the roof is not hidden by the parapet, but clad in terracotta tiles and steeply pitched, visibly rising above the facade.

Significance The intact red brick and cement render is in good condition and gives an indication of the appearance of an Edwardian shop, in this age when most brick and render facades have been painted a bland uniform colour. The arcade treatment of the facade is unusual as are the 'slotted' decorative elements.

Intactness The facade of this pair of shops is superbly intact. The shopfronts have been replaced and an intrusive cantilevered awning has been added.

WINDSOR RAILWAY STATION
Peel 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 8 of the Town and Country Planning Act (Third Schedule).

History and Description The Windsor Railway Station was erected in 1885 and is a highly significant complex of related railway structures and buildings. The station, erected during Melbourne's boom years, is a simple building of polychromatic brickwork, featuring paired round arched windows, a truncated hip roof, eave consoles and massive, prominent chimney stocks. A capped brick wall and footbridge, supported on cast iron columns with decorative brackets, are other elements of interest. The massing of buildings with the overhead bridges, ramps and stairways is unusual and creates a wonderful spatial experience for the traveller.

Significance The Windsor Railway Station and related elements form a substantially intact and architecturally unique complex of railway buildings and structures in Victoria. It is an important element on the Brighton Beach line and the incorporation of a functionally separate post and telegraph office is unusual.

Intactness This railway station with affiliated structures is an intact complex with only minor alterations having occurred. Openings have been bricked up, a wing wall removed and cast iron verandah valencing and roof finials removed.

References

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

WINDSOR POST OFFICE
172 Peel 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 two-storey post and telegraph office in Peel Street was erected in 1907-8 to the design of Public Works Department architect H.J. MacKinnal by the contractor Donald A. Swanson. The resulting red brick building is highly unusual in form with a protruding polygonal section and an arched entrance in the receding section. Sections of exposed eaves alternate with parapetted sections and courses of stonework contrast with alternate sections of red brickwork. The arched entrance is emphasised and framed by pilasters and an entablature over which includes a decorative festoon. Elaborate stained glasswork is a feature of the otherwise plain rectangular window openings.

Significance This post office building is distinctive in form and its contrasting use of brickwork and rough faced stone string courses and mullions is unusual. The examples of stained glasswork are worthy of particular note as intact examples in post offices are now rare.

Intactness This building is substantially intact.

References

Drawings held by Australian Archives.

Buildings Outside Areas of Major Significance

RESIDENCE

5 George 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 original portion of the small cottage on the corner of George and Andrew Streets in Prahran was erected before 1855 as it appears on the Map of Melbourne executed by Kearney in that year. The original two-roomed cottage stands with no frontage or verandah to either street, and is a timber building with hipped roof. The symmetrical front facade faces George Street, and contains a central door flanked by double hung windows.

Significance This cottage is important due to its early date of erection, and its diminutive form without verandah or curtilage to the street.

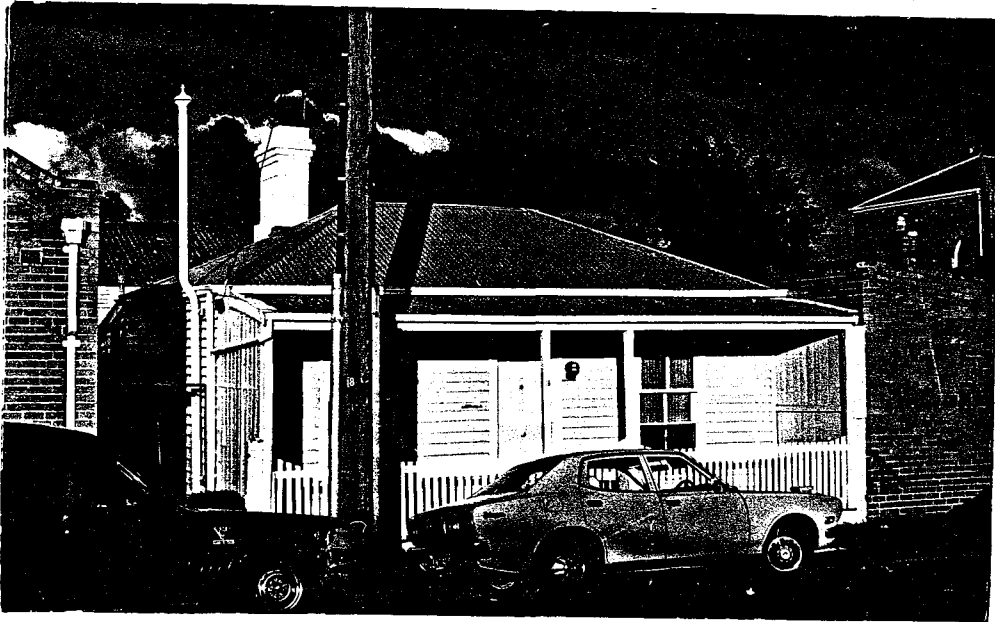
Intactness Although the roof has been clad with corrugated iron at a later date, and additions have been made to the rear of the original section, the form of the pre-1855 building remains largely intact.

References

Kearney, Map of Melbourne, 1855.

RESIDENCE

18 Kent 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 small timber cottage at 18 Kent Street, Prahran was recorded on the map of Melbourne executed by Kearney in 1855. Corrugated iron covers the rectangular hip roof and the verandah of the front facade, which terminates at timber wing walls. A simple picket fence encloses the verandah. The facade has a central four-panelled door with slanting double hung windows.

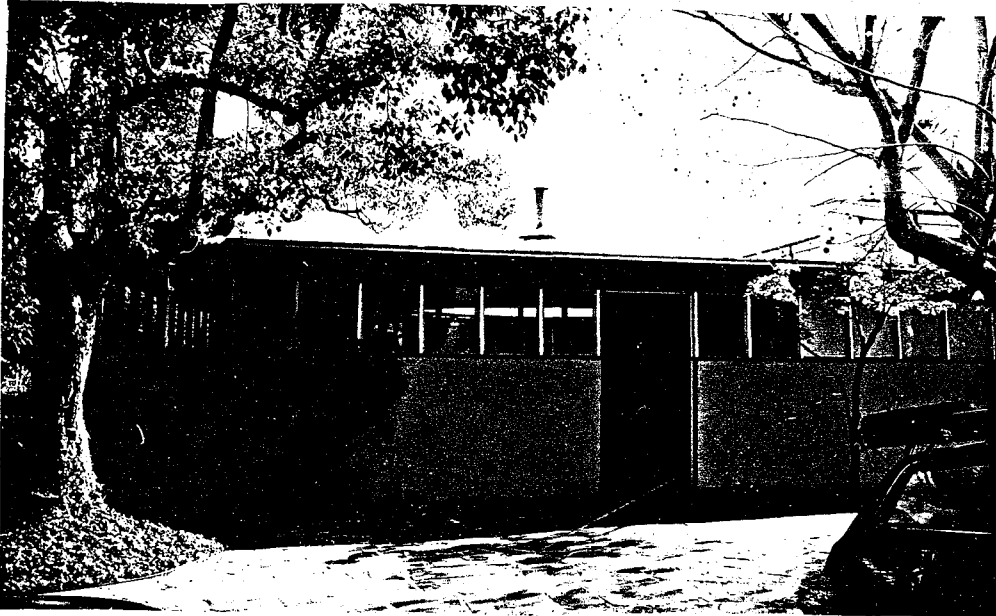
Significance This intact cottage in Kent Street was erected early in Prahran appearing on the Kearney map of 1855. Of particular note are the profiled weatherboards of the main building.

Intactness This residence is largely intact.

References

Kearney, Map of Melbourne, 1855.

RESIDENCE AND FLATS
24 Hill Street, 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 In 1954 the residence and flats designed by Roy Grounds in Hill Street, Toorak, received the annual street architecture medal awarded by the Royal Victoria Institute of Architects. This third house that the architect designed for himself, contains an internal circular court, designed around an existing tree. The external square form is simply conceived and highly geometric, with a strip of windows surrounding the building below the flat roof. This acts as an enclosure to the living spaces which focus around the internal court. At the rear, three flats adjoin the residence in a linear formation and themselves feature double-storey living spaces.

Significance This building is of great importance to Australian architecture, exhibiting the use of pure geometric forms as developed by this architect. It is a significant work of Roy Grounds.

Intactness This building is substantially intact.

References

- C. Hamann, 'Grounds, Romberg and Boyd' in Tanner H (ed), Architects of Australia, Melbourne, 1981, pp 129-139.
- 'Royal Victorian Institute of Architects Bulletin', December -January, 1954-55.
- 'Royal Victorian Institute of Architects Bulletin', February-March, 1957.
- 'Royal Victorian Institute of Architects and Architects Registration Board of Victoria', Guide to Victorian Architecture, Melbourne, 1956, p. 43.

FORMER CONGREGATIONAL CHURCH
66-72 Peel Street, Windsor



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 Description This small church building was erected as a chapel and school for the United Methodist Free Church in 1858 at a cost of nine hundred pounds. From 1872 the building was used as a Congregational or Independent Church, a not uncommon change for Methodist chapels in the 1870s. This brick church has a simple rendered facade with a cornice supported by four pilasters and a plain rectangular pediment is incised with the date '1858'. A central gable roofed porch and two slender rectangular windows.

Significance This small church is an early and restrained example of ecclesiastical design. The building is enhanced by intact iron palisade fence and associated landscaping.

Intactness This building is substantially intact and has survived threat of demolition when the building was sold by the Uniting Church in the early 1980s. The iron palisade fence and some planting also remain intact.

References

National Trust of Australia (Victoria) research notes
Argus, 20 October 1858.

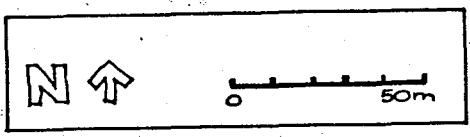
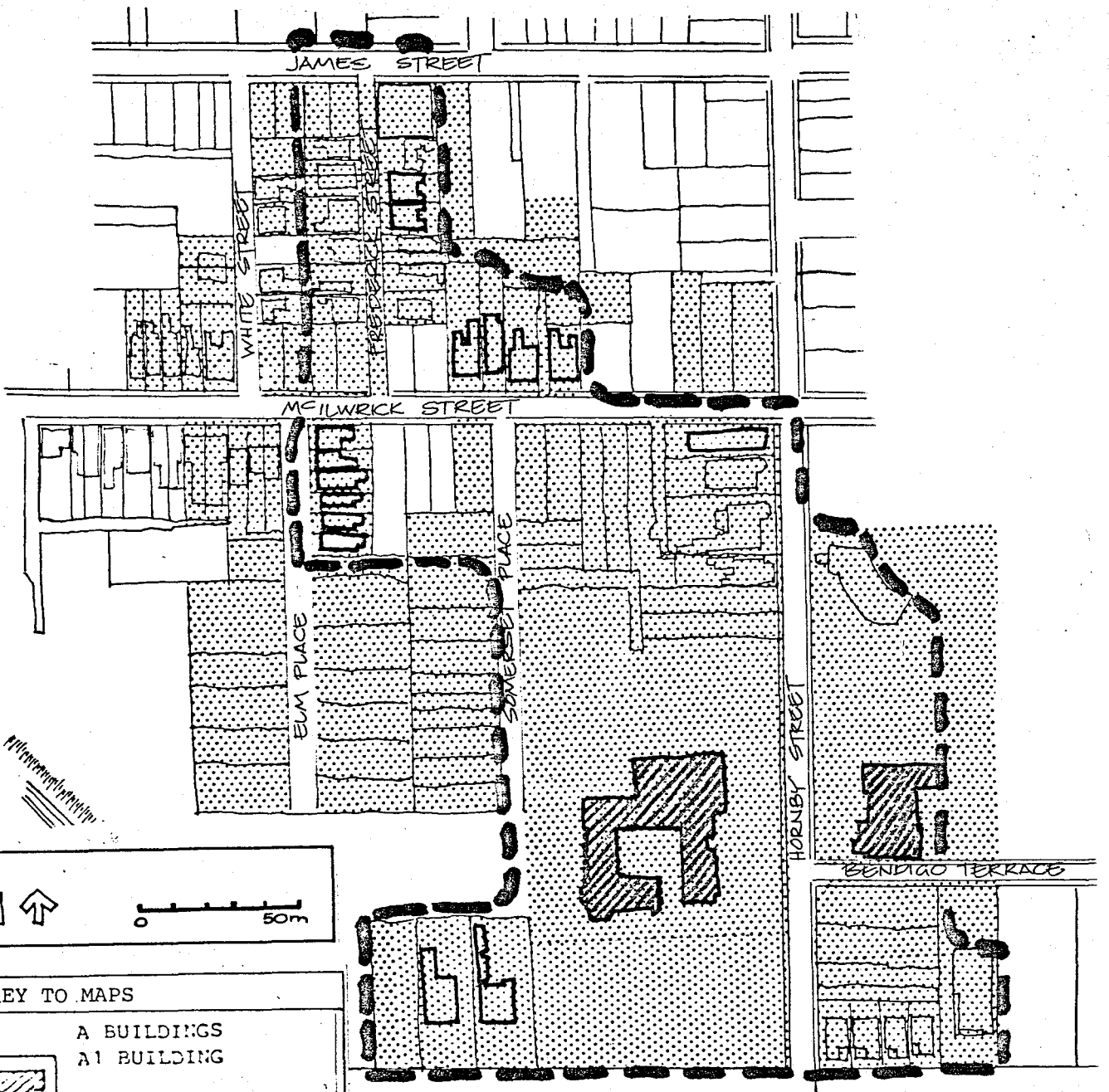
PRECINCT 13

HORNBY STREET - FREDERICK STREET AREA

History and Significance Allotment 61, of which this area forms a large part, was alienated at the Crown land sales of 15 May 1850. The southern boundary had been a stock route subsequently formed into a road and used as the municipal boundary between Prahran and St Kilda. On Kearney's map of 1855, Great Dandenong Road was shown as a wide reservation narrowing at Chapel Street to form Wellington Street. This bottleneck was exacerbated with the completion of the railway from Windsor to North Brighton in 1859, as the railway was crossed originally by a narrow timber road bridge Dandenong Road. In 1865 the newly Windsor railway station complex was erected and this may have coincided with the deepening of the cutting between the station and Dandenong Road. Certainly, by 1919 when the electric tramway was constructed in Dandenong Road between Chapel Street and Glenferrie Road the original road bridge was demolished and a new iron bridge put in place. With the tramway came an agreement between the Prahran, St Kilda, Caulfield and Malvern councils to transform Dandenong Road into the present tree-lined boulevard in this vicinity.

Many small brick and timber workers cottages were traditionally located in this area and today a large percentage of these remain, giving a feeling of the original character of this part of Windsor. In contrast, the large education buildings of the Presentation Convent in Dandenong Road commenced in 1874. Further east, in Hornby Street the Windsor Primary School was erected in 1877 with subsequent expansion in 1915.

These two larger buildings form an interesting contrast with the predominantly small scale of the surrounding area. Exceptions to this small scale are provided by a row of six double-storey terraces in Elm Grove, (a usual form of construction in this vicinity), and a number of larger villa residences along Dandenong Road. Dandenong Road is also enhanced in this vicinity by the commencement of the avenue plantations of plane trees which at this date form a superb mature avenue. This avenue effect is enhanced by the intricate tramwire poles of the Prahran and Malvern Tramway Trust Works. Traditional street works such as bluestone kerbs and channels remain largely intact in this area. The tight street layout and small allotments with their correspondingly small scale housing stock contribute to the character in the vicinity of Frederick Street reinforcing the working class situation. Traditional retail and working patterns, with small shops and industries located within walking distance still persist in this locality.



KEY TO MAPS

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

HORNBY STREET -
FREDERICK STREET AREA

CONVENT AND SCHOOL

Dandenong Road, corner Hornby 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 history of this complex began in 1874 when five Presentation nuns inhabited a house on the site in Dandenong Road and subsequently erected a school building and surrounding wall. The main convent building, which stands today, was opened in September 1884, the foundation stone having been laid in October of the preceeding year. This building, constructed in freestone with a steep slate roof, adopts the gothic style with gable ends and pointed arched windows, arcading and entrances.

Significance This is a large complex of buildings which has developed since its inception last century.

Intactness The buildings appear to be substantially intact.

References

Cooper, J.B. 'The History of Prahran', Melbourne, 1924
Illustration, LaTrobe Library Picture Collection.

WINDSOR PRIMARY SCHOOL
Hornby Street, Prahran



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 Windsor Primary School in Hornby Street was erected in 1877 and designed by Henry R. Bastow (architect to the Education Department from 1873 to 1894). Known as the Prahran South Primary School until 1891, it was designed in the Gothic style and based on the school designed for the London School Board especially Blundell Street School, Islington, erected in 1873. Many Victorian schools were influenced by English school design, and the Windsor school closely followed this particular English example with its dominant tower. The Windsor Primary School building is a tight grouping of one and two storied, steep gabled roofed sections with a polygonal protruding bay which accommodates the office. Cream brick corbelling features under the eaves and contrasts with the red brick building. A two storey wing was added in 1915 when other remodelling was also executed.

Significance This largely intact Primary School building has an unusually prominent tower and central block and, together with Camp Hill Primary School (Bendigo), is one of the only two schools to employ such eaves corbelling. It is an interesting and intact Gothic composition by the school architect H. R. Bastow.

Intactness The original building at the Windsor Primary School is substantially intact although some of the original pointed arch windows have been replaced at ground level and roof vents and the tower finial removed. Later additions to the south of the building are differentiated by the brickwork used.

References

- Blake, L. J., Vision and Realisation Vol. 3, Education
Department of Victoria, 1973, p. 350-1.
- Burchell, L., Victorian Schools A Study in Colonial Government
Architecture, Melbourne, 1980, pp. 134, 142-3, 147.
- Davison, G., (ed) Melbourne on Foot, 1980, p. 145.

Buildings Outside Areas of Major Significance

'KELVIN MANSIONS'

325 Dandenong Road, Pranran



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 'Kelvin Mansions' was erected c. 1922 in Dandenong Road, Armadale as a block of four high quality flats and was fully occupied in the following year. The block was probably designed by Edwin J. Ruck who had designed 'Mayfair', an influential residential block of flats (now demolished) in Marne Street, South Yarra in 1919. 'Kelvin Mansions' proved popular and an additional storey was added in 1932 to the existing two-storey building. The tenants of the block remained in residence during the whole of the re-building process. The two additional five room flats with private balconies and porches have extensive views over St. Kilda to the bay.

The three-storey red brick and stucco building has a terracotta tile roof with elaborate terracotta ridge tiling and finials. Bay windows and balconies flank the central curved, stuccoed balconies about which the front elevation is symmetrical. The upper two stories are identical, while the ground floor has porthole windows in place of the balconies above. Although the symmetrical front is a common design for flats of this period, 'Kelvin Mansions' is unusual in that the entrances to the flats was from the side, rather than the more common front entrances. While the building presents a facade to Dandenong Road, it imparts a domestic character through the use of the multiple hipped and gabled roof and the elegantly detailed canopies to the curved bay windows and balconies.

Significance 'Kelvin Mansions' is a fine surviving example of early mansion blocks which were developed after World War I along the major public transport routes. The large flats originally in the block were characteristic of the better quality units built along prestigious roads, such as St. Kilda and Dandenong Roads.

Intactness The exterior of the block is substantially intact as partially rebuilt in 1932, but the interior now houses twelve flats in place of the six as built in 1932. The design of the front elevation is stylistically consistent with its appearance as a two-storey building as originally built in c. 1922.

References

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

Australian Home Beautiful, 1 August 1932, p.25

Sands and McDougall Directories, various dates.

FORMER RED LION HOTEL
39 Duke 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 site at 39 Duke Street was occupied by the Red Lion Hotel from 1867 until 1926. The present building was erected in 1886-87 for the West End Brewery Company as a fourteen roomed hotel valued at 120 pounds. The first proprietor, John Cowley, was previously at the British Hotel in Princes Street, St Kilda and remained at the Red Lion Hotel until 1880. From that date it had many proprietors until its closure and in the 1928 the building was used by the Imperial Ex-Service Association of Australia. From 1932 to 1947, A.J. Abrahall manufactured confectionery on the premises and it was utilised until 1961 when it was known as Windsor Sweets. From the 1960s the building has been utilised for the manufacture of clothing. The present building adopted the Gothic style, unusual for a hotel. The two storey red brick building features contrasting cream and brown polychromatic brickwork which highlights openings and string courses, and the symmetrical front facade incorporates arcading at ground level. Finely executed corbelled brickwork is castellated in form.

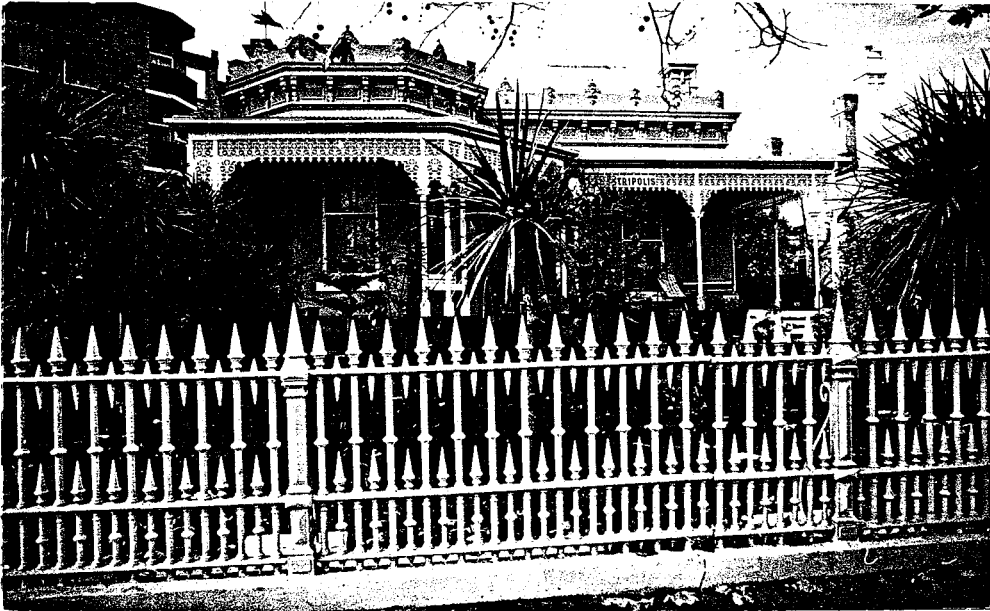
Significance This former hotel building is unusual in both its adoption of the Gothic style and in its location in a residential street. The corbelled brickwork and use of polychromatic contrasts are of particular note.

Intactness The former Red Lion Hotel is substantially intact.

References

Sands and McDougall Directories various dates.
R. K. Cole, Collection of Hotel Records, La Trobe Collection,
State Library of Victoria.
City of Prahran, Rate Books from 1865-56.

RESIDENCE (formerly 'OTIRA')
56 The Avenue, 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 In 1898 'Otira' was erected for Mrs Yette Pinkus in The Avenue, Prahran, and designed in the elaborate boom style common in Melbourne. The asymmetrical front facade of the residence is dominated by a polygonal side bay, an elaborate parapet and concave verandah with cast iron frieze, brackets and columns. Consoles alternate with vermiculated panels below the string course of the parapet and quoining emphasises the corners of the building. The cast iron palisade fence features unusual spear caps which are repeated on the intermediate half height palisades and stanchions.

Significance This intact residence is an excellent example of an asymmetrical villa enhanced by a elaborate parapet. The residence features a distinctive and unusual iron fence.

Intactness The residence at 56 The Avenue is largely intact, retaining its decorative details and the original fence. The original cement render finish has been painted.

References

Sands and McDougall Directories various dates.
Melbourne Metropolitan Board of Works, Detail Plan No. 46, City of Prahran.

PRECINCT 14

Buildings Outside Areas of Major Significance

'LARNOOK'

519 Orrong Road, Armadale, 3143



Recommendations It is recommended that this building be added on the Register of **Historic 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 mansion 'Larnook' was erected in 1881 for William H. Miller, who continued to reside there until 1906. The elegant Italianate mansion is typical in form of many of Melbourne's larger detached residences with a protruding polygonal bay and cast iron verandah, both of two-storeys. Verandah columns are paired and together with decorative balustrading, valencing and brackets, embellish the verandah. Eaves are supported on closely spaced, decorative consoles around the residence and corners of the building are quoined. Windows of the upper level feature arched-heads, while those below exhibit a slight curve only.

Significance This residence is an intact and elegant example of the type of house erected just prior to the highly ornate and grandiose boom period in Melbourne.

Intactness 'Larnook' is substantially intact, although the original cement render finish has been painted.

References

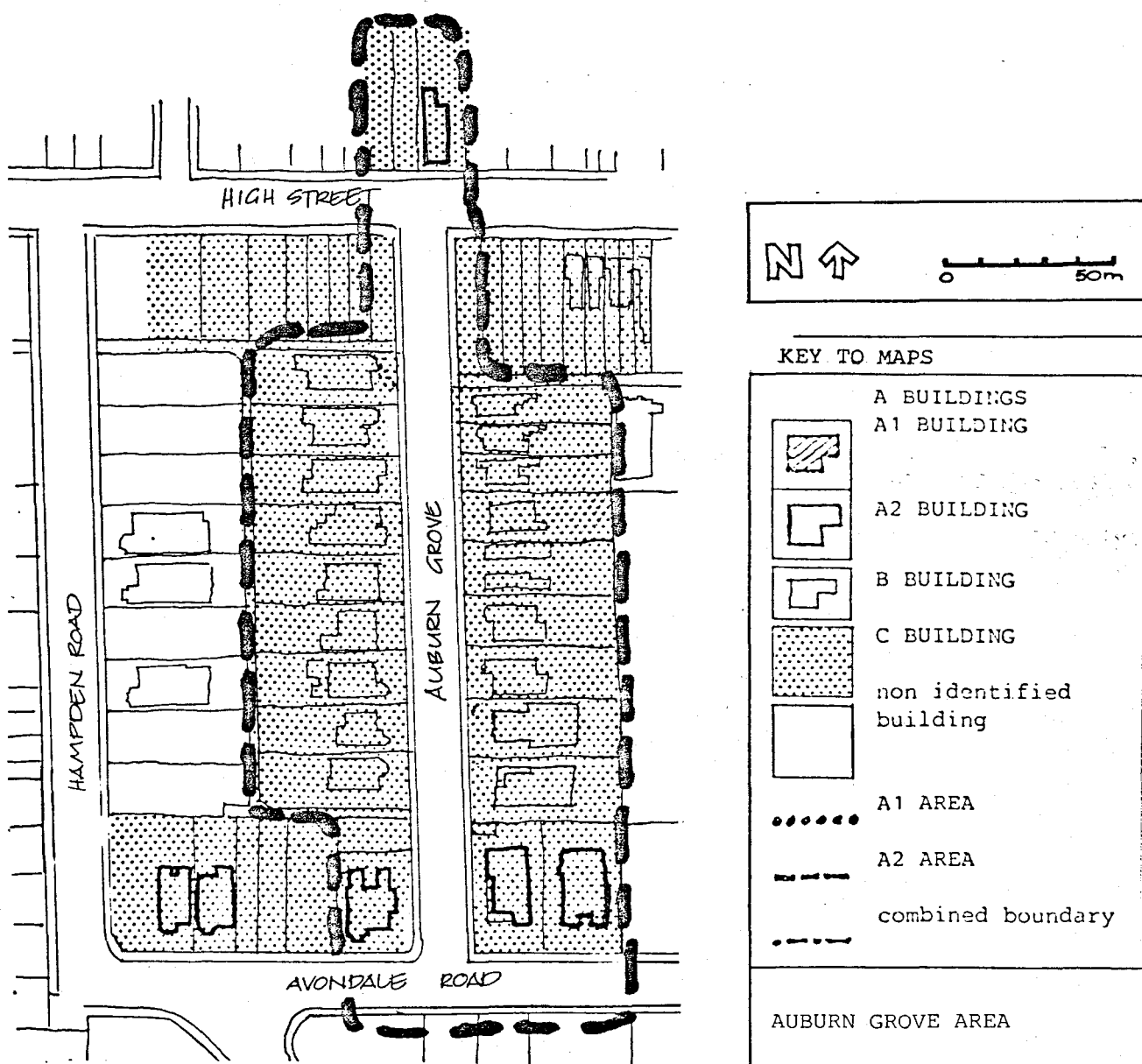
Sands and McDougall Directories, 1870+

PRECINCT 15

AUBURN GROVE AREA

History and Significance This land was sold at the crown land sales of 15 May 1850 and by 1855, when Kearney mapped the area, Hampden Road had been formed and a substantial mansion erected facing High Street, between Hampden Road and the present Elgin Avenue. The land to the east was occupied by a sprinkling of small cottages and the Auburn Vale Estate, which included lots in Hampden Road, Auburn Road, Denbigh Road, Sutherland Road and High Street, was auctioned on 15 January 1887. The generous sized allotments resulted in a fairly uniform development of late Victorian free-standing residences combined with a number of later Edwardian houses.

Today, it is this uniformity of development and the general intactness of the area which are of particular significance. The view north to the elaborate two-storey Victorian shop at 817 High Street is especially notable and the vista south is terminated by an intact Edwardian residence at 2 Avondale Road.

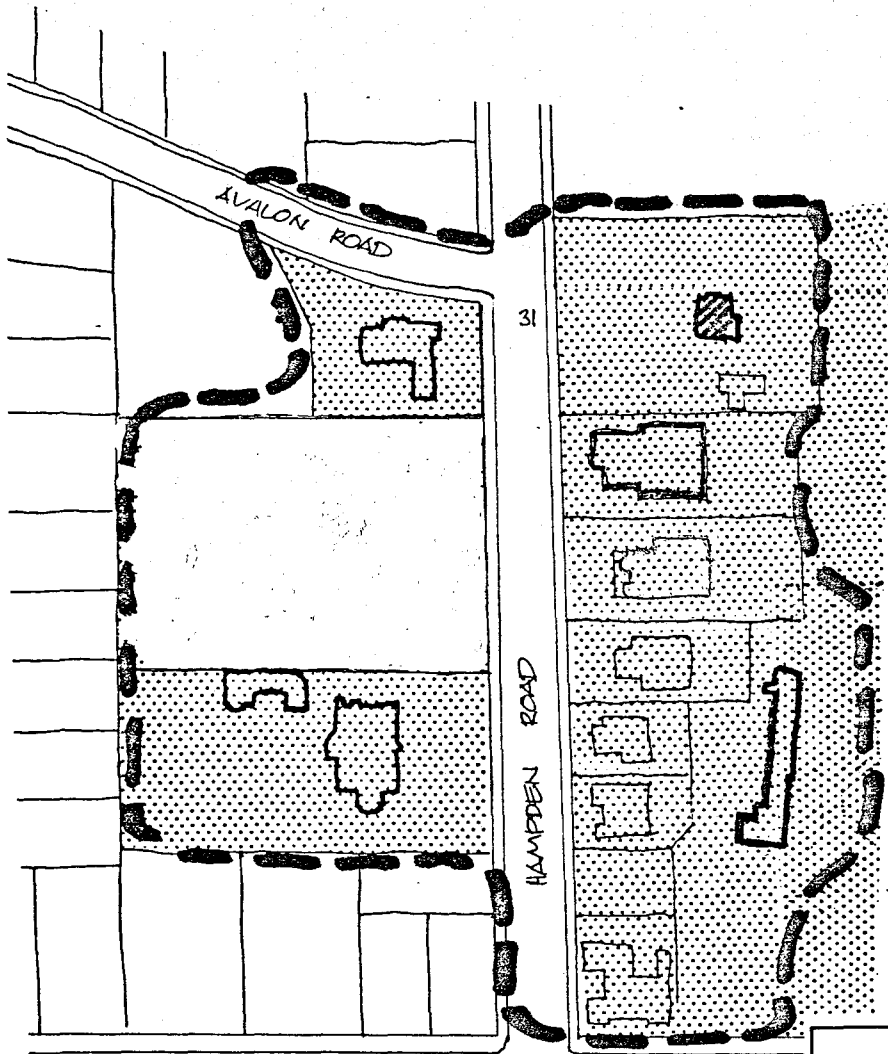


HAMPDEN ROAD AREA

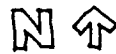
History and Significance The four allotments bounded by Dandenong Road, Kooyong Road, High Street and Orrong Road was sold at the crown land sale of 15 May, 1850. Five years later when James Kearney compiled his map of Melbourne and suburbs, however, the area was almost totally undeveloped. An exception was a large residence shown on the site of the present day mansion at 50 Hampden Road, and this early building may in fact form part of the present residence.

Subdivision since the original land sale has fortunately left several large allotments in the Hampden Road area and today several notable residences are sited on these allotments. The residence at 50 Hampden Road, has had many alterations although the original form of the house is still evident and many early garden features shown on the 1896 Board of Works plan still remain. Next door at 48 Hampden Road a large residence 'Toronto' was erected for the Buxton family in 1922. Opposite at 31 Hampden Road stands the most important residence in the area, designed and occupied (from 1899 to 1906) by eminent Melbourne architect Walter R. Butler from 1899 to 1906. This elegant Edwardian mansion is constructed of red brick with rough cast and cement trimmings with a slate roof. The building is enclosed by a two-storey verandah with ornate turned timber posts and these architectural features are considerably enhanced by the superb garden which is fronted by a timber picket fence and large hedge.









With the construction of an electric tramway along Dandenong Road between Chapel Street and Glenferrie Road, the councils of Prahran, St. Kilda, Malvern and Caulfield co-operated to transform the broad stock route which became Great Dandenong Road into the tree lined boulevard that exists today. Money for these improvements was shared by the councils with the Prahran and Malvern Tramway Trust. With the advent of the tram shortly after the First World War residential flats sprang up along the route and today many of the earlier flats add diversity to the Hampden Road area, contrasting with the larger and earlier residences. The area is also enhanced by its mature street trees, especially the closely planted avenue along Avalon Street to the north of this area.



DANDENONG ROAD



KEY TO MAPS

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

HAMPDEN ROAD AREA

'DUNCRAIG'

31 Hampden Road, Armadale



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 'Duncraig', a two-storey residence which is set well back on a large site in Hampden Road, was designed and occupied by the eminent Melbourne architect Walter R. Butler from 1899 to 1906. Arriving in Melbourne in 1889, Butler designed houses for many wealthy clients, some of which are also located in the City of Prahran. This elegant Edwardian mansion is constructed of red brick, with rough cast and cement render trimmings, and slate roof with terracotta ridge cresting. A series of projecting gabled porches articulate the door openings. The building is enclosed by a two-storey verandah with coupled timber post supports at ground level, and ornate turned timber posts and balustrading to the first floor. A timber picket fence completes this residence at the street frontage.

Significance As an example of the work executed by the architect Walter Butler, this residence is of particular importance. The intactness of the site, with tennis court, garden and extensive picket fence, together with the Edwardian residence itself, is also of high significance.

Intactness The exterior of the residence is substantially intact although sections of the verandah have been enclosed. Many early garden elements remain and these form a vital adjunct to the residence.

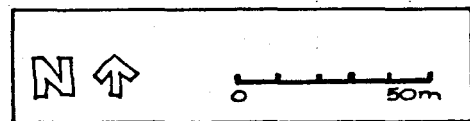
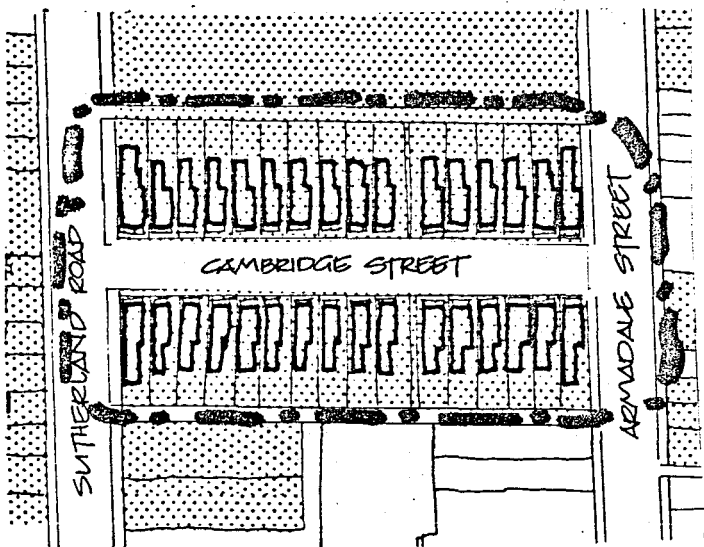
References

Sands and McDougall Directories, 1898-1907.

CAMBRIDGE STREET AREA

History and Significance The four allotments bounded by Dandenong Road, Kooyong Road, High Street and Orrong Road were sold at the Crown land sale of 15 May 1850. Allotment 66 (part of which now forms Cambridge Street) was purchased by James Jackson. This allotment was resubdivided several times starting with a sale on 15 October 1881 with allotments becoming successively smaller until the tight layout of Cambridge Street was established. The thirty-two allotments were all developed simultaneously by the erection in 1887-88 of identical single storey detached timber cottages. The street, known at this stage as Oxford Street, thus achieved a degree of architectural unity not found elsewhere in the municipality. Oxford Street was renamed Cambridge Street in 1892, presumably to avoid confusion with Oxford Street, South Yarra.

The cottages were all designed with low pitched gable roofs having a strongly expressed gable end, circular louvered vents and uniform detailing. Today the street is significant for the repetition of such details as the gables, circular vents, chimneys and building forms. Restoration of uniform timber picket fences and colour schemes would dramatically enhance this significance.



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

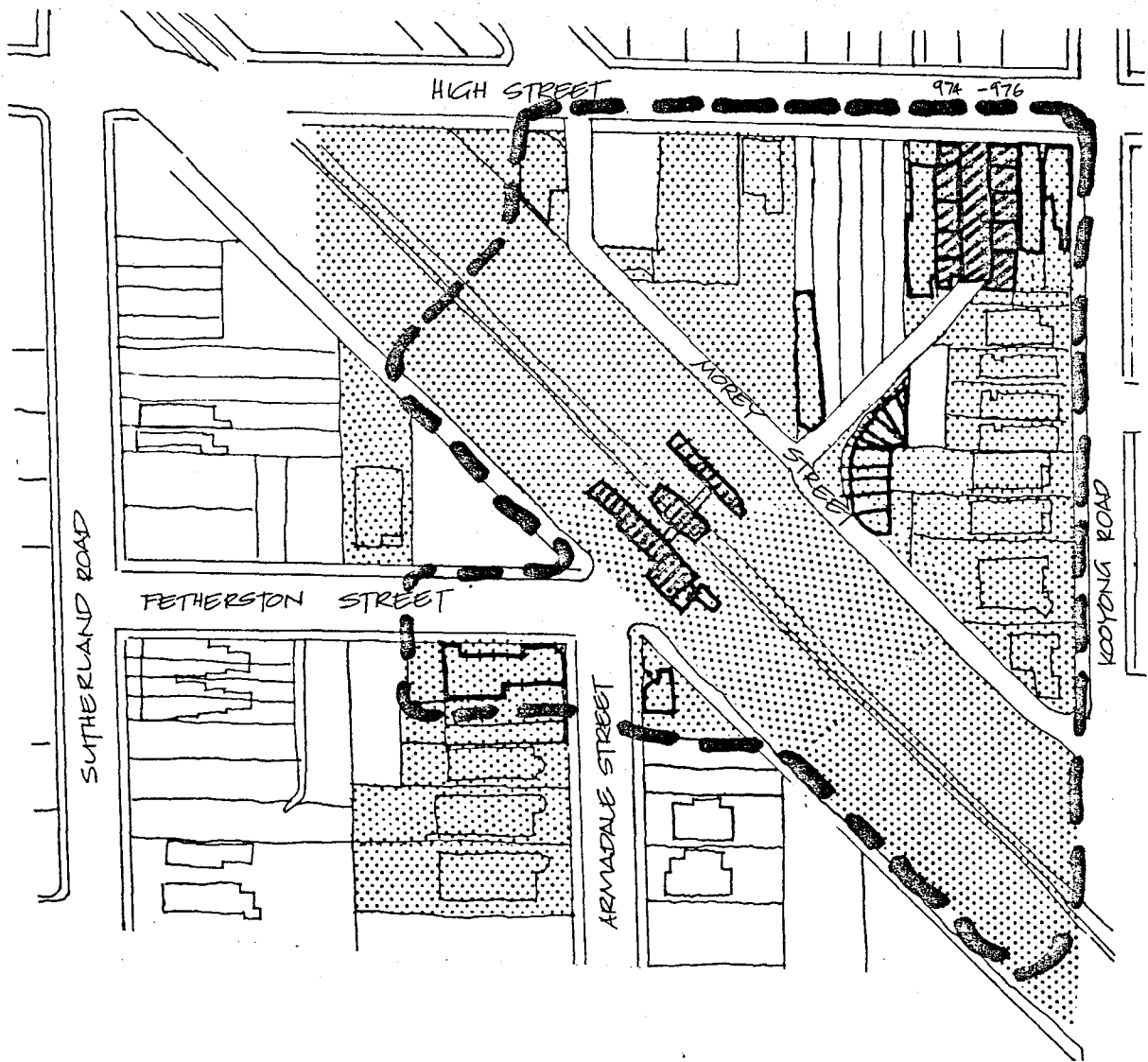
CAMBRIDGE STREET AREA

ARMADALE RAILWAY STATION AREA










History and Significance The Armadale Railway Station was erected in 1879 when the link between South Yarra and Oakleigh, and thus Gippsland and Melbourne, was completed. Kings Arcade was erected in 1893 and this was one of the early substantial buildings in this area. A new railway station at Armadale was erected in 1904 and this design was later repeated in both the Toorak and Hawksburn railway stations. The well resolved arrangement of a centre island platform with transverse pedestrian access from the two side streets and the ramped entry platforms provided a superb spacial expression and when the line was duplicated in 1914, side buildings and platforms were also erected. At this time the small shop to the north of the railway station was built incorporating certain decorative motifs also found on the station building itself.

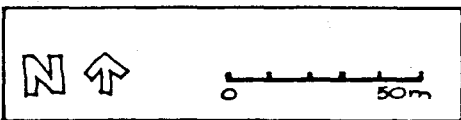
Opposite Kings Arcade, a Savings Bank was erected and on the corner of Kooyong Road, the Commercial Banking Company of Sydney erected their premises (today used as a chemist shop). Coinciding with the present railway station, a group of curved shops were erected with a superb cast iron, post supported verandah, which today still stands and represents the most intact remnant of this type of construction in the municipality. In Kooyong Road a number of residences were erected in the 1880s-90s and this development was continued into this century.

Today the significance of this area derives from the architectural importance of the Armadale Railway Station and its link through to Kings Arcade, itself a building of high architectural significance. The residences in Kooyong Road are largely intact and the landscaping behind these houses, in the vicinity of the railway station is a fine example of Edwardian landscaping featuring several distinctive palm trees. The shops adjacent to the railway station form a notable adjunct to this building, particularly those to the north with their intact post supported verandah and walkway leading to Kings Arcade.



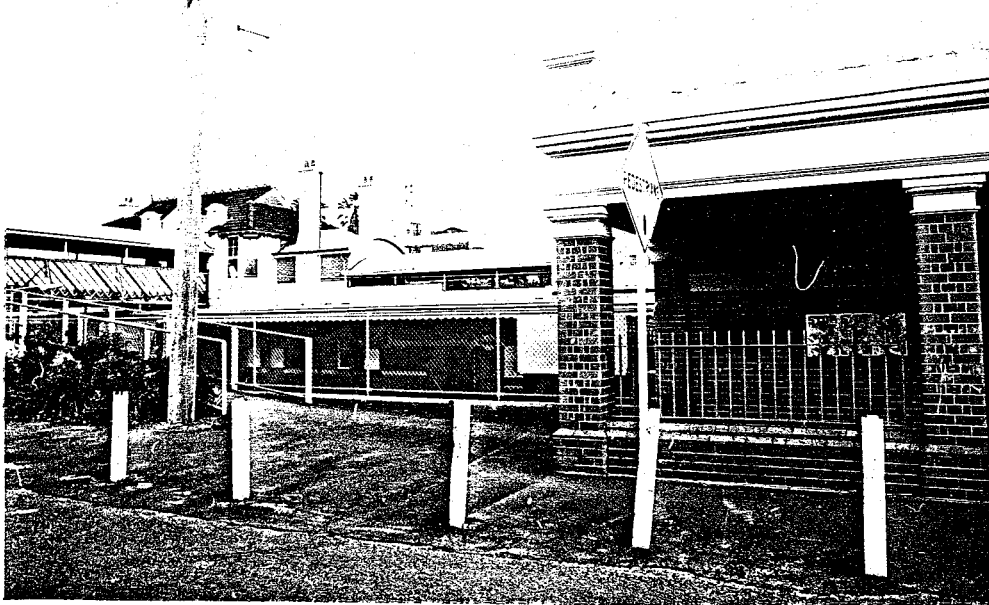
KEY TO MAPS

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



ARMADALE RAILWAY
STATION AREA

ARMADALE RAILWAY STATION
Cheel Street, Armadale, 3143



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 railway station at Armadale is very similar in design to those at Toorak and Hawksburn although it appears to have been erected some ten years earlier. All three replaced the original stations built along the railway line in 1879. That at Armadale was built in 1904 by the contractors Bulte and MacPherson and is Edwardian in character, with such typical features as a hipped tile roof with terracotta ridging and finials and tall, stuccoed chimneys with terracotta pots. Curved iron roofs are also employed.

Significance The three stations at Armadale, Hawksburn and Toorak form an important group of Edwardian station buildings.

Intactness It appears that this station complex is largely intact.

References

- Ward, A., 'Victoria's Railway Stations An Architectural Survey', 1981
Pahran and Malvern Tramway's Trust. Souvenir of Pahran and Malvern, c. 1911.
Meade, Collection of Post Cards, Album no. 15, p. 20, Latrobe Library Picture Collection.

Intactness This building is particularly intact externally. Internally the black marble staircase remains and adds to the significance of the buildings.

References

Davison, G., (ed), Melbourne on Foot 1980, p. 151.

KING'S ARCADE
974-976 High Street, Armadale



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 Erected in 1893, King's Arcade in Armadale is an intact shopping arcade with an extensive red brick facade to High Street. The identical flanking bays of this asymmetrical facade feature gable ends crowned with terracotta lions and incorporate pairs of rectangular windows with curved cement render surrounds and a circular window above. One of the two inner bays of the facade features a balcony and supported hood while the other incorporates windows with slightly pointed heads. Rectangular balustrading at parapet level reveals a slate roof behind and a red brick chimney which features a blind arch and two chimney pots. Profuse use of cement render detailing contrasts with the red face brickwork of the entire facade above the cantilevered bullnose verandah at street level. Internally, the arcade is lined with original shopfronts which feature leaded glass and tilework.

Significance King's Arcade is a notable building both externally in its facadal treatment and internally in its retention of the character of such a retail arcade. The arcade is strategically sited to lead from the commercial area of High Street to Armadale Railway Station.

Intactness The facade of King's Arcade retains its face brickwork and cement render trim and its bullnose verandah with pointed entrance arch. Sections of cast iron verandah valencing have been removed. Internally the arcade is largely intact with original shopfronts, lamp brackets and trusses remaining, while a number of shop signs intrude in the arcade vista. Recent repainting of the external cement render has been sensitive and new internal floor tiles recall the Victorian use of coloured tiles.

References

Jubilee History of the City of Prahran and Illustrated Handbook.
Melbourne, 1906, p. 165.
Melbourne Metropolitan Board of Works, Detail Plan No. 46, c.
1896.

Buildings Outside Areas of Major Significance

RESIDENCE (FORMERLY 'ARMAGH')
19 Denbigh Road, Armadale



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 polychromatic brick residence at 19 Denbigh Road was erected in 1899 for John Force and is of medium size and characteristic of the Victorian era in style. It appears to be the first of a number of residences erected in this section of Denbigh Road from 1899. Set well back on the site, the brown brick building features red brick bands of contrast on its facades and chimneys, and distinctive turned timber consoles under the eaves of the hipped slate roof. The verandah, across the symmetrical front facade contains a central gable over the front entrance and a deep cast iron frieze and brackets. A detached garage, located towards the rear of the site, remains intact.

Significance Formerly named 'Amagh', this residence remains intact in its garden setting complete with its detached garage, of importance as an addition early this century. This is an archetypal example of a small detached late Victorian residence.

Intactness Both the residence and garage are completely intact with the house retaining its unpainted polychromatic face brickwork. The detached garage is an important and intact survivor.

References

Sands and McDougall Directories, various dates
Melbourne Metropolitan Board of Works, Detail Plan No. 46, 1890s.

' REDCOURT'
506 Orrong Road, Armadale, 3143.



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 mansion 'Redcourt' was erected in Orrong Road, Armadale by 1901 when it was occupied by the caretaker, Ernest Connell. In 1905 it was occupied by Mrs. James Wallace and in the 1930's became the 'Redcourt Guesthouse'. The two-storey building is of red brick, and exemplifies the Queen Anne style in Melbourne. High pitched tiled roofs terminate in half-timbered gables supported on large, but plain timber brackets and tall strapped chimneys rise above. A minor tiled gable, supported on elaborately carved brackets, covers the entry and a large oriel bay window, is a feature of the main facade. Segmental arched headed windows are also employed.

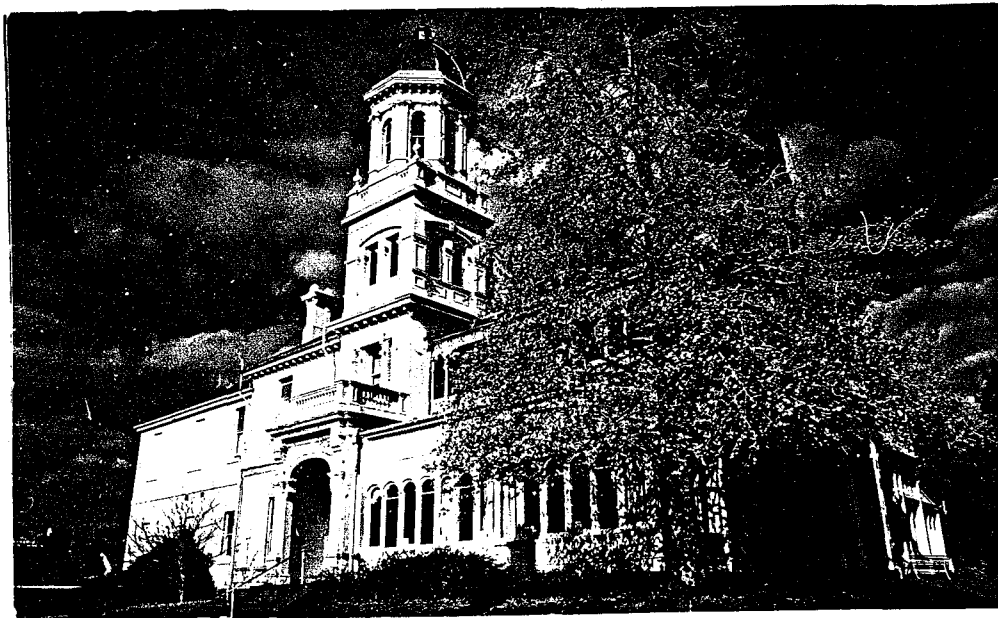
Significance This is an intact large residence, erected in the English influenced Queen Anne style which gained popularity in Melbourne in the 1890's, and the building displays some well executed details and elements in a well formed composition.

Intactness 'Redcourt' is substantially intact externally.

References
Sands and McDougall Directories, 1900+

RESIDENCE

514 Orrong Road, Armadale, 3143



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 mansion, now located at 514 Orrong Road, Armadale, was erected in the grand boom style manner which was prevalent in Melbourne in the late 1880's and early 1890's. The elegant two storey residence features two towers, that over the entry being of four storeys with an octagonal upper storey capped with a dome. A single storey entry porch with balustraded parapet projects in front of this tower and features an arched entrance. A two storey verandah surrounds three sides of this building, terminating at both towers, and featuring decorative cast iron balustrading, valancing, brackets and columns. A polygonal bay is reflected in the consequential form of the verandah, and the overall composition is asymmetrical. The residence features a conservatory.

Significance This residence is a noteworthy example of the exuberance displayed by those who greatly benefitted from the boom years in Melbourne.

Intactness This residence is substantially intact, although the original cement render finish has been painted.

References

Sands and McDougall Directories, various dates.
MMBW drainage plan.

Appendices

APPENDIX ONE

Existing Assessments

	National Trust	National Estate	HBC	GBAC
Melbourne Boys High School, Alexandra Avenue				*
'Lee Terrace', 6-18 Avoca Street	*			
'Richmond House', 56 Avoca Street	*	*	*	
Toorak Primary School, Canterbury Road				*
'Caroline House', 74 Caroline Street	*			
Residence, 75 Caroline Street	*	*		
Former 'Avoca' Coach House, 103 Caroline Street	*			
Residences, 23-29 Carters Avenue	*			
Prahran Town Hall, Chapel Street (small hall and Council Chamber only for HBPC)	*	*	*	
The Arcade, 282-284 Chapel Street	*			
Commercial Banking Corporation of Sydney, 286 Chapel Street	*			
Moore's Store, 341 Chapel Street	*			
Baptist Church, 464 Chapel Street	*			
'Coonac', Clendon Road	*			
'Como', Como Avenue	*	*	*	
'Como' Gardens, Como Avenue	*	*		
Cannon, Como Park	*			
Residence, 30 Darling Street	*	*		
Armadale Infant School, Densham Road				*
Residence, 21 Elgin Avenue	*			

'Avoca', 8 Gordon Grove	*	*	
Court House and Police Station, Greville Street	*	*	
'Beaulieu House', 17 Heyington Place	*		
Prahran Primary School, 45-67 High Street			*
'Illawarra', 1 Illawarra Avenue	*	*	
'Southdean', 59 Irving Road	*		
'Greenwich House', 75-79 Irving Road	*	*	
'Bona Vista', 59 Kensington Road		*	
'Grantham', 69 Kensington Road	*		
'Armada House', 117 Kooyong Road	*	*	
Residence, 133 Kooyong Road	*		
'Trawalla', 22 Lascelles Avenue	*	*	*
Hawksburn Primary School, Malvern Road			*
'Mandeville Hall', Mandeville Cres.	*		
Residence, 514 Orrong Road	*		
'Miegunyah', 641 Orrong Road	*		
'Larnook', 519 Orrong Road	*		*
Congregational Church, 66-72 Peel Street	*		
Windsor Railway Station complex, Peel Street			*
Prahran Railway Station, Porter Street			*
Residences, 1,3 Ralston Street	*		
Residences, 3-7, 19-21, 29, 8-12, 16-18, 24-28 Ross Street	*		
'Toorak House', 21 St. Georges Road	*	*	*

APPENDIX TWO

BUILDINGS PARTIALLY RESEARCHED FOR POSSIBLE ADDITION TO THE REGISTER OF THE NATIONAL ESTATE

These buildings were identified in the initial fieldwork phase of the Prahran Conservation Study. They were only partially researched due to funding limitations of the present study (i.e. funding was provided jointly by the City of Prahran and Historic Buildings Council with no component from the Australian Heritage Commission which administers the Register of the National Estate).

Residence, 24 Argo Street

Residence, 63 Caroline Street

Former UFS Dispensary, 8 Cecil Place

Residences, 12-14 Cecil Place

Protestant Hall, Cecil Place

Shop, 184 Chapel Street

Holts' Chambers, 211-215 Chapel Street

Conways Buildings, 245-31 Chapel Street

Shop, 262-264 Chapel Street

CBA Bank, 344 Chapel Street, corner Commercial Road

Shops, 403-409A Chapel Street

Shops, 451, 453 Chapel Street

Prince of Wales Hotel, 455 Chapel Street

Shop, 457 Chapel Street

Shops, 487-499 Chapel Street 1888

Prahran Market, 161-185 Commercial Road

Residences, 11-13 Cromwell Road

Residence, 27 Cromwell Road

Residences, 31-33 Cromwell Road

Residence, 171 Dandenong Road

Residence, 21 Elgin Avenue

Residence, 5 Evelina Road
Residence, 29 Grandview Grove
Residence, 31 Greville Street
Residence, 48 Hampden Road
Residence, 50 Hampden Road
Residence, 1 Hawksburn Road
Residence, 4 Heyington Place
'Beaulieu', 17 Heyington Place
Hall, 145-151 High Street
Former Prahran Technical Art School, High Street
Church of Christ, 220-232, High Street
Residence, 274 High Street
Shop, 458 High Street
Shop, 817 High Street
Residence, 878 High Street
Residence, (formerly 'Wandai'), 185 Kooyong Road
Former Fire Station, Macquarie Street
Shops, 386-388 Malvern Road
'Moss Glen', 8 Northcote Road
Residence, 545 Orrong Road
Shops, 68-70 Toorak Road
Her Majesty's Hotel, 134 Toorak Road
Shops, 476-478 Toorak Road
Residence, 605 Toorak Road
'Hybla', 16 Wallace Avenue
Residence, 80 Williams Road
Residences, 220 Williams Road

PRECINCT 12

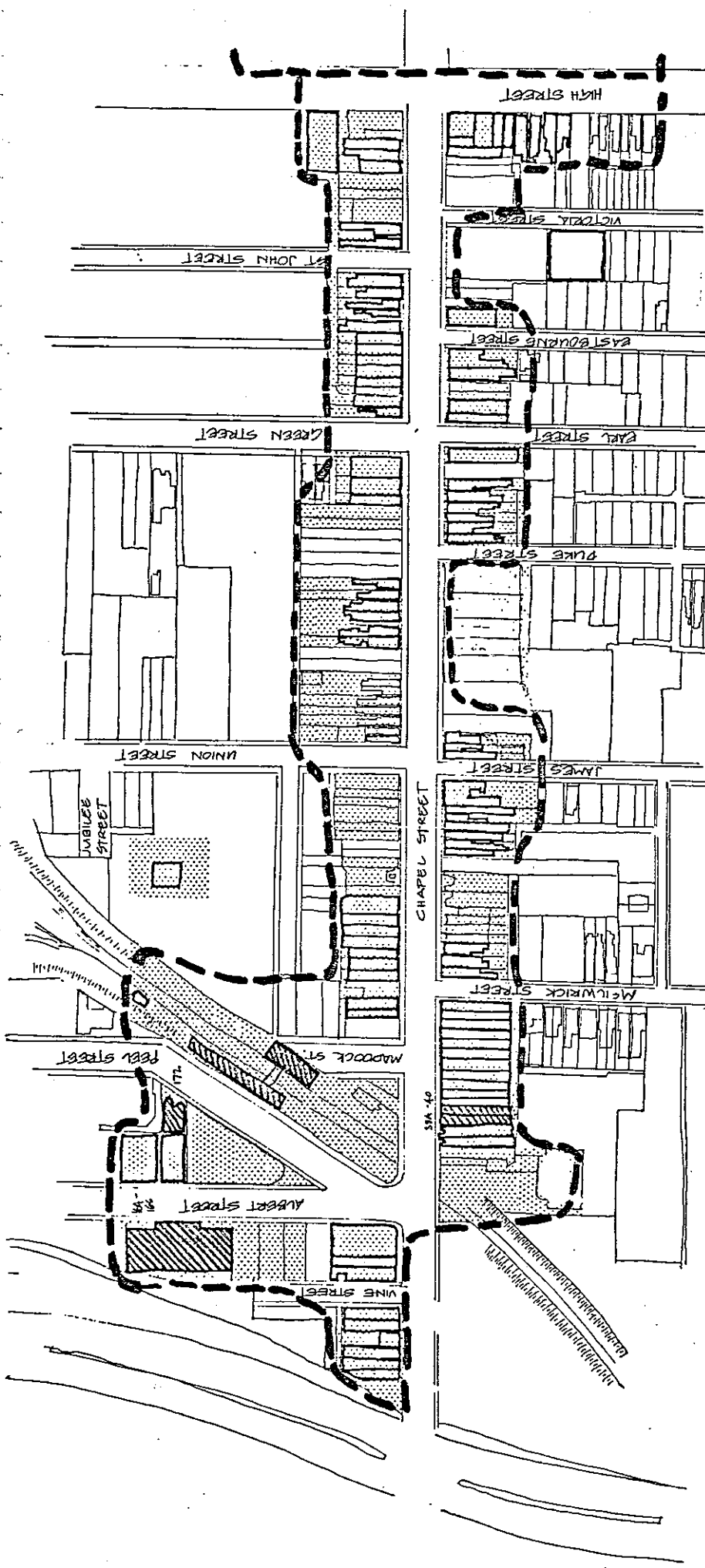
CHAPEL STREET (WINDSOR) AREA

History and Significance Chapel Street was effectively created at the first land sale in Prahran on 6 June 1840. It ran between allotments 6 and 7 and by the land sale of 15 May 1850 in the Windsor area, ran at least as far as Dandenong Road. 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. In this section of Windsor however very little building activity had occurred by this date. Premises clustered along Chapel Street and residences were located in Peel Street, Albert Street and around Hanover Street (now McIlwrick Street). The wide thoroughfare of Dandenong Road at the south of this area had been an old stock route and where it intersected with Chapel Street it abruptly narrowed and continued along Wellington Street.

Railway communication with Windsor was effected in 1859 when the municipality of Prahran was connected via a loopline from the St Kilda railway station. Later in 1859, the line was continued on to North Brighton and a year later direct communication with Melbourne occurred when the 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 officially opened.

The bowling club was an early outlet for recreation amongst residents of Prahran and it opened on 22 October 1864. It catered for the rapidly growing residential area of Windsor and likewise many commercial premises were erected in Chapel Street to serve the population. The present Windsor railway station was erected in 1885 and it is a highly significant complex of railway structures and buildings. The massing of the buildings, which originally incorporated a post office in Peel Street, combined with the overhead bridges, ramps and stairways to form an unusual and wonderful spacial experience for the traveller. In this area other public buildings such as the post office and fire station combined with later buildings such as a large Art Deco cinema on the corner of Peel Street to form a coherent public precinct which is seen at its best from the vicinity of the early bowling club. Cable trams to Prahran and St Kilda followed soon after the new railway station meant that the area was a central location and easily accessible for the surrounding residential population.

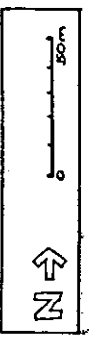
Today this Windsor area in Chapel Street is characterized by the remarkably intact facades of the many two storey commercial premises which form an almost continuous streetscape along the length of Chapel Street from Dandenong Road to High Street. These Victorian facades are complimented by numerous intact buildings from the Edwardian era and the special character of the railway station complex makes this an area of high architectural significance. Smaller physical features of the area such as the intact shop front in Rosenberg's shop, and the vistas down narrow streets to the surrounding residential area, combine with the historical significance of this early residential area to make Chapel Street (Windsor) area one of special significance.



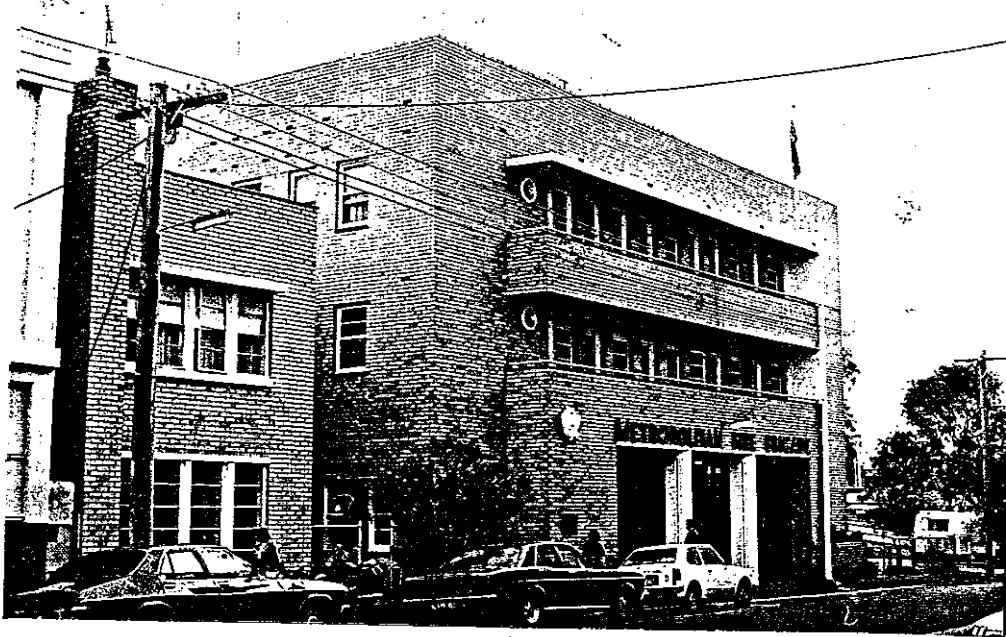
KEY TO MAPS

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

CHAPEL STREET (WINDSOR) AREA



FIRE STATION AND FLATS
164-166 Albert Street, Windsor



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 fire station, flats and maisonette accommodation for twelve married men and their families was designed by Seabrook and Fildes and officially opened on 21 August 1941. This design is typical of early modern architecture with its emphasis on mass in the composition. The cream brick building employs brightly coloured accents to the piers between the fire station doors and also between the upper floor flat windows, the balcony railings and the lettering over the large doors of the fire station. The large scale of the fire station doors dominates the front elevation, but is skilfully offset against the mass of the brickwork, the domestic scale of the windows of the flats and closely spaced small columns above.

Significance This building is one of a number of fire stations designed by an innovative firm of architects who are best known for their influential MacRobertson Girls High School, Melbourne, of 1934. The Windsor fire station successfully represents the purpose of the building in its street elevation.

Intactness The building is substantially intact and is in generally good condition despite some cracking of brickwork. The original colour accents have been altered and the main piers between the fire station doors have been refaced, remodelled and painted white in place of the original blue tiles.

References

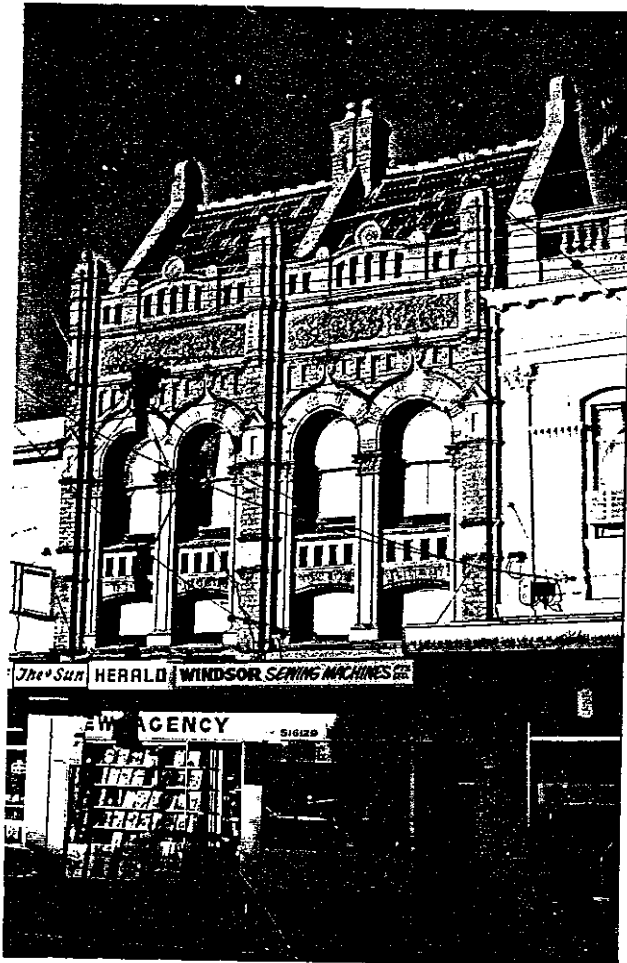
Royal Victorian Institute of Architects Journal, Dec/Jan, 1939-40.

Prahran City Council Annual Report 1940-41.

Art in Australia, March, 1942, p.84.

SHOPS

38A-40 Chapel Street, Windsor



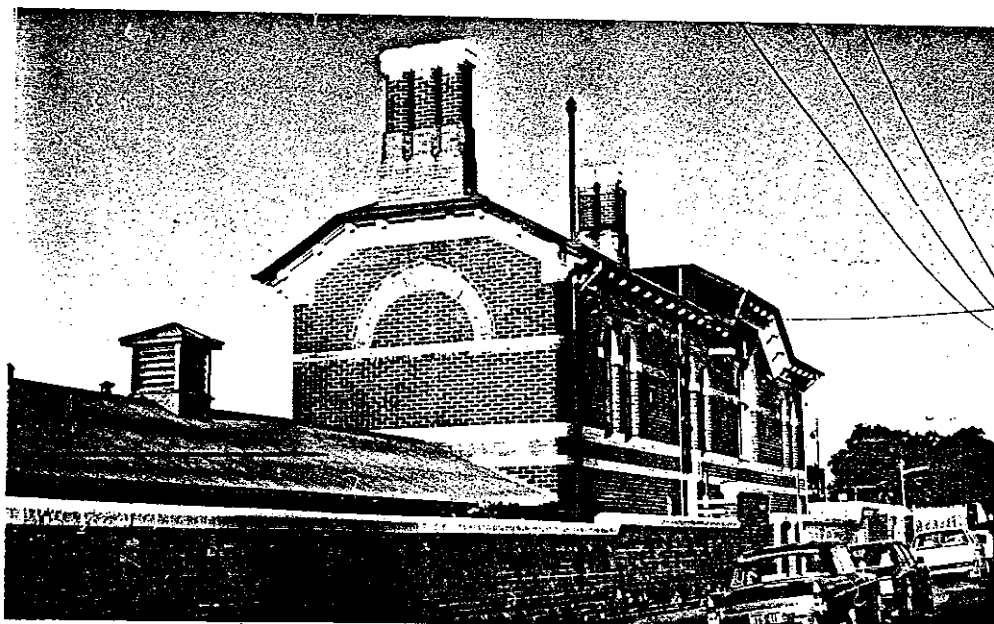
Recommendations It is recommended that this building be added to Register of Historic Buildings, the Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description The facade of these shops is composed of an arcade of arch headed openings (which are infilled by the upper storey windows), a course of slotted balustrading and four small segmental arch headed windows immediately above verandah level. The arcade effect is increased by the use of Corinthian pilasters and the voussoirs are striped alternatively using the red brick and natural cement render finishes. Above the windows are two panels (one for each shop) of rough cast and over this is another slotted balustrade. In contrast to earlier shops the roof is not hidden by the parapet, but clad in terracotta tiles and steeply pitched, visibly rising above the facade.

Significance The intact red brick and cement render is in good condition and gives an indication of the appearance of an Edwardian shop, in this age when most brick and render facades have been painted a bland uniform colour. The arcade treatment of the facade is unusual as are the 'slotted' decorative elements.

Intactness The facade of this pair of shops is superbly intact. The shopfronts have been replaced and an intrusive cantilevered awning has been added.

WINDSOR RAILWAY STATION
Peel 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 8 of the Town and Country Planning Act (Third Schedule).

History and Description The Windsor Railway Station was erected in 1885 and is a highly significant complex of related railway structures and buildings. The station, erected during Melbourne's boom years, is a simple building of polychromatic brickwork, featuring paired round arched windows, a truncated hip roof, eave consoles and massive, prominent chimney stocks. A capped brick wall and footbridge, supported on cast iron columns with decorative brackets, are other elements of interest. The massing of buildings with the overhead bridges, ramps and stairways is unusual and creates a wonderful spatial experience for the traveller.

Significance The Windsor Railway Station and related elements form a substantially intact and architecturally unique complex of railway buildings and structures in Victoria. It is an important element on the Brighton Beach line and the incorporation of a functionally separate post and telegraph office is unusual.

Intactness This railway station with affiliated structures is an intact complex with only minor alterations having occurred. Openings have been bricked up, a wing wall removed and cast iron verandah valencing and roof finials removed.

References

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

WINDSOR POST OFFICE
172 Peel 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 two-storey post and telegraph office in Peel Street was erected in 1907-8 to the design of Public Works Department architect H.J. MacKenna by the contractor Donald A. Swanson. The resulting red brick building is highly unusual in form with a protruding polygonal section and an arched entrance in the receding section. Sections of exposed eaves alternate with parapetted sections and courses of stonework contrast with alternate sections of red brickwork. The arched entrance is emphasised and framed by pilasters and an entablature over which includes a decorative festoon. Elaborate stained glasswork is a feature of the otherwise plain rectangular window openings.

Significance This post office building is distinctive in form and its contrasting use of brickwork and rough faced stone string courses and mullions is unusual. The examples of stained glasswork are worthy of particular note as intact examples in post offices are now rare.

Intactness This building is substantially intact.

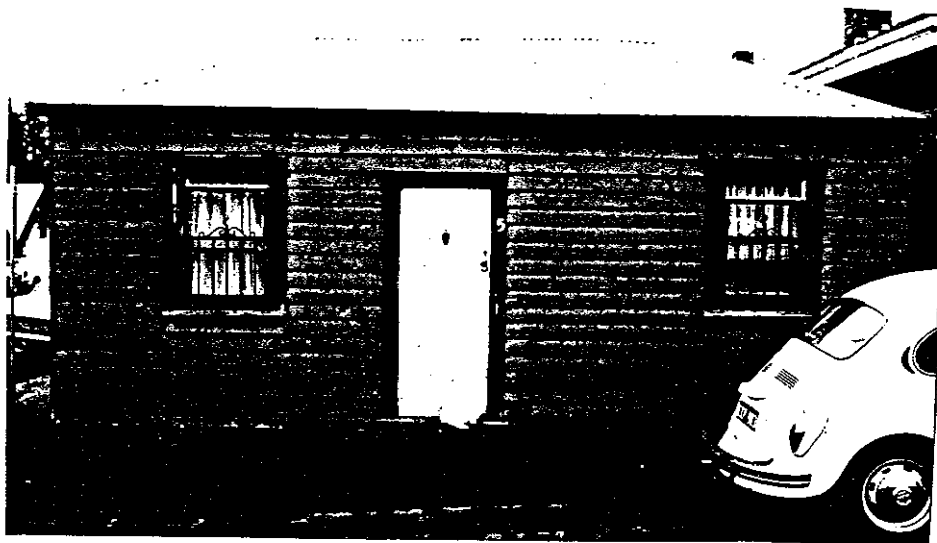
References

Drawings held by Australian Archives.

Buildings Outside Areas of Major Significance

RESIDENCE

5 George 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 original portion of the small cottage on the corner of George and Andrew Streets in Prahran was erected before 1855 as it appears on the Map of Melbourne executed by Kearney in that year. The original two-roomed cottage stands with no frontage or verandah to either street, and is a timber building with hipped roof. The symmetrical front facade faces George Street, and contains a central door flanked by double hung windows.

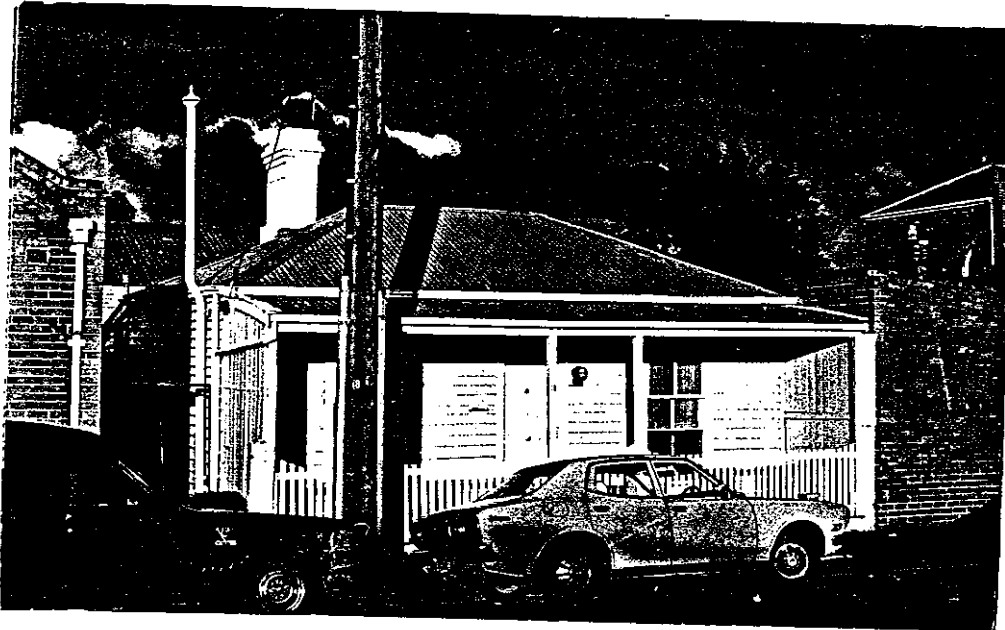
Significance This cottage is important due to its early date of erection, and its diminutive form without verandah or curtilage to the street.

Intactness Although the roof has been clad with corrugated iron at a later date, and additions have been made to the rear of the original section, the form of the pre-1855 building remains largely intact.

References

Kearney, Map of Melbourne, 1855.

RESIDENCE
18 Kent 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 small timber cottage at 18 Kent Street, Prahran was recorded on the map of Melbourne executed by Kearney in 1855. Corrugated iron covers the rectangular hip roof and the verandah of the front facade, which terminates at timber wing walls. A simple picket fence encloses the verandah. The facade has a central four-panelled door with slanting double hung windows.

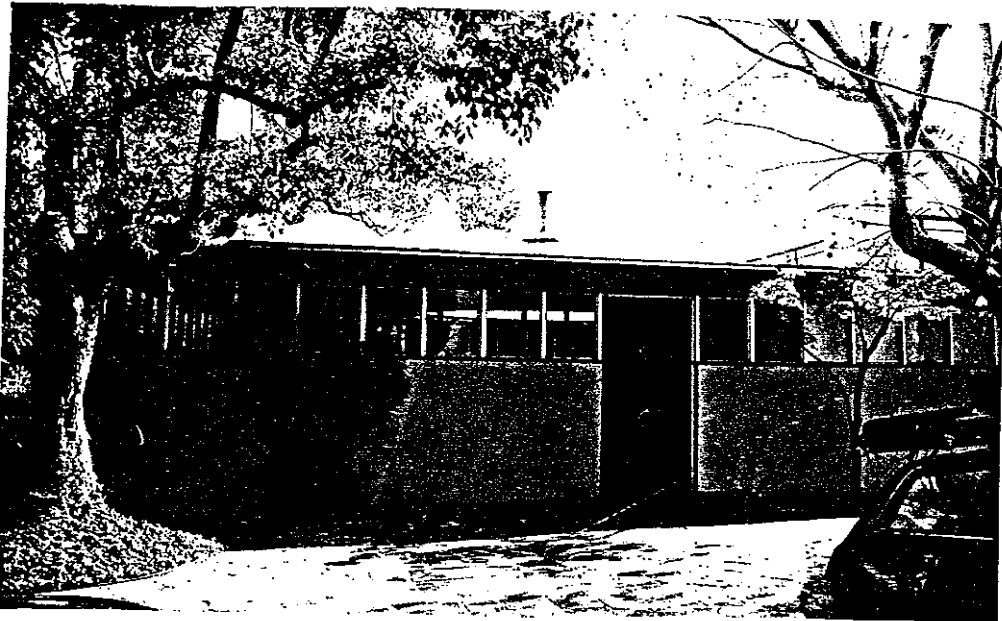
Significance This intact cottage in Kent Street was erected early in Prahran appearing on the Kearney map of 1855. Of particular note are the profiled weatherboards of the main building.

Intactness This residence is largely intact.

References

Kearney, Map of Melbourne, 1855.

RESIDENCE AND FLATS
24 Hill Street, 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 In 1954 the residence and flats designed by Roy Grounds in Hill Street, Toorak, received the annual street architecture medal awarded by the Royal Victoria Institute of Architects. This third house that the architect designed for himself, contains an internal circular court, designed around an existing tree. The external square form is simply conceived and highly geometric, with a strip of windows surrounding the building below the flat roof. This acts as an enclosure to the living spaces which focus around the internal court. At the rear, three flats adjoin the residence in a linear formation and themselves feature double-storey living spaces.

Significance This building is of great importance to Australian architecture, exhibiting the use of pure geometric forms as developed by this architect. It is a significant work of Roy Grounds.

Intactness This building is substantially intact.

References

- C. Hamann, 'Grounds, Romberg and Boyd' in Tanner H. (ed), Architects of Australia, Melbourne, 1981, pp 129-139.
- 'Royal Victorian Institute of Architects Bulletin', December -January, 1954-55.
- 'Royal Victorian Institute of Architects Bulletin', February-March, 1957.
- 'Royal Victorian Institute of Architects and Architects Registration Board of Victoria', Guide to Victorian Architecture, Melbourne, 1956, p. 43.

FORMER CONGREGATIONAL CHURCH
66-72 Peel Street, Windsor



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 Description This small church building was erected as a chapel and school for the United Methodist Free Church in 1858 at a cost of nine hundred pounds. From 1872 the building was used as a Congregational or Independent Church, a not uncommon change for Methodist chapels in the 1870s. This brick church has a simple rendered facade with a cornice supported by four pilasters and a plain rectangular pediment is incised with the date '1858'. A central gable roofed porch and two slender rectangular windows.

Significance This small church is an early and restrained example of ecclesiastical design. The building is enhanced by intact iron palisade fence and associated landscaping.

Intactness This building is substantially intact and has survived threat of demolition when the building was sold by the Uniting Church in the early 1980s. The iron palisade fence and some planting also remain intact.

References

National Trust of Australia (Victoria) research notes
Argus, 20 October 1858.

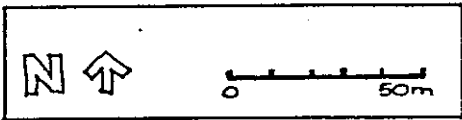
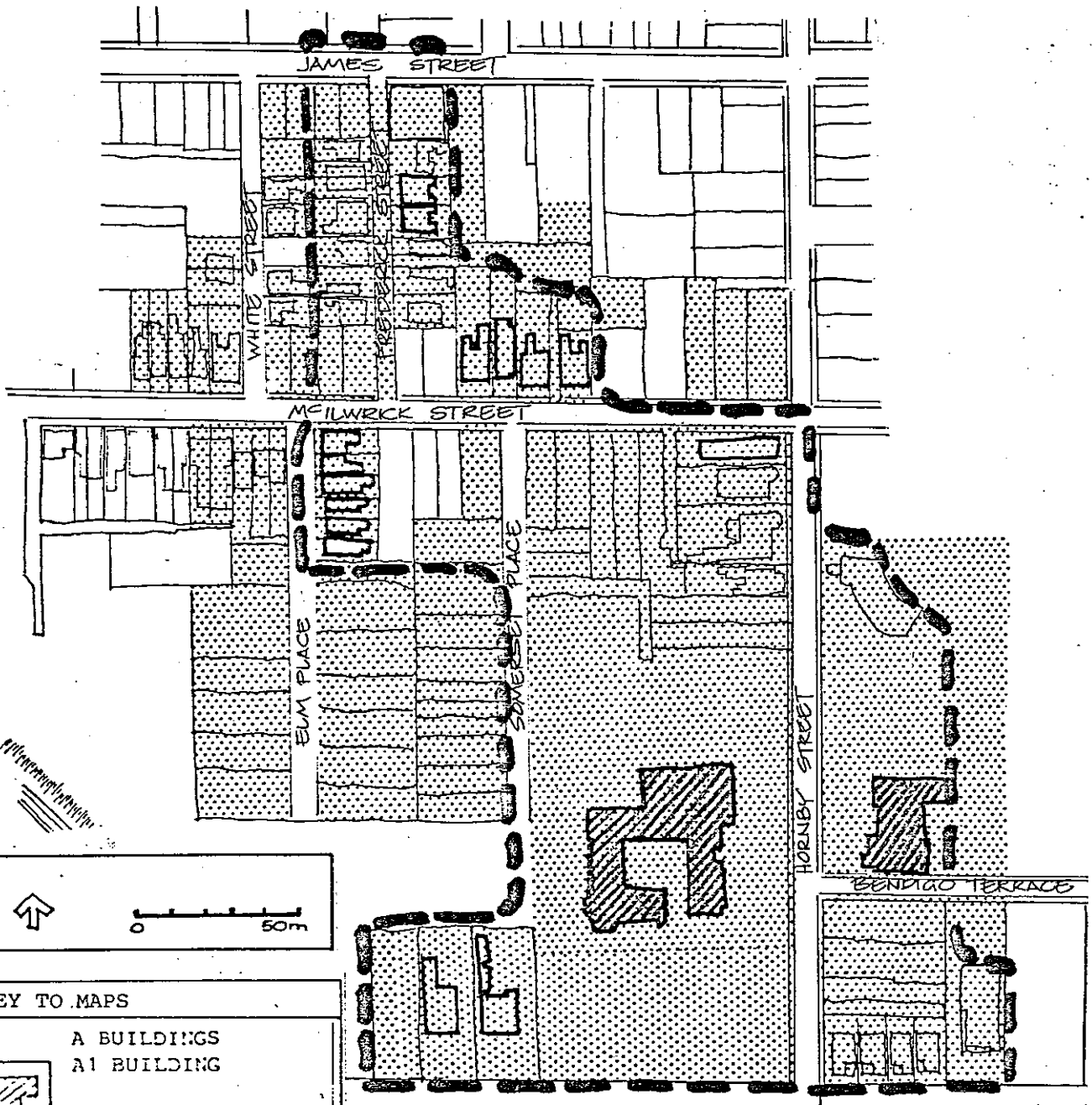
PRECINCT 13










HORNBY STREET - FREDERICK STREET AREA

History and Significance Allotment 61, of which this area forms a large part, was alienated at the Crown land sales of 15 May 1850. The southern boundary had been a stock route subsequently formed into a road and used as the municipal boundary between Prahran and St Kilda. On Kearney's map of 1855, Great Dandenong Road was shown as a wide reservation narrowing at Chapel Street to form Wellington Street. This bottleneck was exacerbated with the completion of the railway from Windsor to North Brighton in 1859, as the railway was crossed originally by a narrow timber road bridge Dandenong Road. In 1885 the newly Windsor railway station complex was erected and this may have coincided with the deepening of the cutting between the station and Dandenong Road. Certainly, by 1919 when the electric tramway was constructed in Dandenong Road between Chapel Street and Glenferrie Road the original road bridge was demolished and a new iron bridge put in place. With the tramway came an agreement between the Prahran, St Kilda, Caulfield and Malvern councils to transform Dandenong Road into the present tree-lined boulevard in this vicinity.

Many small brick and timber workers cottages were traditionally located in this area and today a large percentage of these remain, giving a feeling of the original character of this part of Windsor. In contrast, the large education buildings of the Presentation Convent in Dandenong Road commenced in 1874. Further east, in Hornby Street the Windsor Primary School was erected in 1877 with subsequent expansion in 1915.

These two larger buildings form an interesting contrast with the predominantly small scale of the surrounding area. Exceptions to this small scale are provided by a row of six double-storey terraces in Elm Grove, (a usual form of construction in this vicinity), and a number of larger villa residences along Dandenong Road. Dandenong Road is also enhanced in this vicinity by the commencement of the avenue plantations of plane trees which at this date form a superb mature avenue. This avenue effect is enhanced by the intricate tramwire poles of the Prahran and Malvern Tramway Trust Works. Traditional street works such as bluestone kerbs and channels remain largely intact in this area. The tight street layout and small allotments with their correspondingly small scale housing stock contribute to the character in the vicinity of Frederick Street reinforcing the working class situation. Traditional retail and working patterns, with small shops and industries located within walking distance still persist in this locality.



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

CONVENT AND SCHOOL

Dandenong Road, corner Hornby 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 history of this complex began in 1874 when five Presentation nuns inhabited a house on the site in Dandenong Road and subsequently erected a school building and surrounding wall. The main convent building, which stands today, was opened in September 1884, the foundation stone having been laid in October of the preceding year. This building, constructed in freestone with a steep slate roof, adopts the gothic style with gable ends and pointed arched windows, arcading and entrances.

Significance. This is a large complex of buildings which has developed since its inception last century.

Intactness The buildings appear to be substantially intact.

References

Cooper, J.B. 'The History of Prahran', Melbourne, 1924
Illustration, LaTrobe Library Picture Collection.

WINDSOR PRIMARY SCHOOL
Hornby Street, Prahran



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 Windsor Primary School in Hornby Street was erected in 1877 and designed by Henry R. Bastow (architect to the Education Department from 1873 to 1894). Known as the Prahran South Primary School until 1891, it was designed in the Gothic style and based on the school designed for the London School Board especially Blundell Street School, Islington, erected in 1873. Many Victorian schools were influenced by English school design, and the Windsor school closely followed this particular English example with its dominant tower. The Windsor Primary School building is a tight grouping of one and two storied, steep gabled roofed sections with a polygonal protruding bay which accommodates the office. Cream brick corbelling features under the eaves and contrasts with the red brick building. A two storey wing was added in 1915 when other remodelling was also executed.

Significance This largely intact Primary School building has an unusually prominent tower and central block and, together with Camp Hill Primary School (Bendigo), is one of the only two schools to employ such eaves corbelling. It is an interesting and intact Gothic composition by the school architect H. R. Bastow.

Intactness The original building at the Windsor Primary School is substantially intact although some of the original pointed arch windows have been replaced at ground level and roof vents and the tower finial removed. Later additions to the south of the building are differentiated by the brickwork used.

References

- Blake, L. J., Vision and Realisation Vol. 3, Education
Department of Victoria, 1973, p. 360-1.
- Burchell, L., Victorian Schools A Study in Colonial Government
Architecture, Melbourne, 1980, pp. 134, 142-3, 147.
- Davison, G., (ed) Melbourne on Foot, 1980, p. 148.

Buildings Outside Areas of Major Significance

'KELVIN MANSIONS'
325 Dandenong 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).

History and Description 'Kelvin Mansions' was erected c. 1922 in Dandenong Road, Armadale as a block of four high quality flats and was fully occupied in the following year. The block was probably designed by Edwin J. Ruck who had designed 'Mayfair', an influential residential block of flats (now demolished) in Marne Street, South Yarra in 1919. 'Kelvin Mansions' proved popular and an additional storey was added in 1932 to the existing two-storey building. The tenants of the block remained in residence during the whole of the re-building process. The two additional five room flats with private balconies and porches have extensive views over St. Kilda to the bay.

The three-storey red brick and stucco building has a terracotta tile roof with elaborate terracotta ridge tiling and finials. Bay windows and balconies flank the central curved, stuccoed balconies about which the front elevation is symmetrical. The upper two stories are identical, while the ground floor has porthole windows in place of the balconies above. Although the symmetrical front is a common design for flats of this period, 'Kelvin Mansions' is unusual in that the entrances to the flats was from the side, rather than the more common front entrances. While the building presents a facade to Dandenong Road, it imparts a domestic character through the use of the multiple hipped and gabled roof and the elegantly detailed canopies to the curved bay windows and balconies.

Significance 'Kelvin Mansions' is a fine surviving example of early mansion blocks which were developed after World War I along the major public transport routes. The large flats originally in the block were characteristic of the better quality units built along prestigious roads, such as St. Kilda and Dandenong Roads.

Intactness The exterior of the block is substantially intact as partially rebuilt in 1932, but the interior now houses twelve flats in place of the six as built in 1932. The design of the front elevation is stylistically consistent with its appearance as a two-storey building as originally built in c. 1922.

References

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

Australian Home Beautiful, 1 August 1932, p.25

Sands and McDougall Directories, various dates.

FORMER RED LION HOTEL
39 Duke 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 site at 39 Duke Street was occupied by the Red Lion Hotel from 1857 until 1926. The present building was erected in 1886-87 for the West End Brewery Company as a fourteen roomed hotel valued at 120 pounds. The first proprietor, John Cowley, was previously at the British Hotel in Princes Street, St Kilda and remained at the Red Lion Hotel until 1880. From that date it had many proprietors until its closure and in the 1920s the building was used by the Imperial Ex-Service Association of Australia. From 1932 to 1947, A.J. Abrahall manufactured confectionery on the premises and it was utilised until 1961 when it was known as Windsor Sweets. From the 1960s the building has been utilised for the manufacture of clothing. The present building adopted the Gothic style, unusual for a hotel. The two storey red brick building features contrasting cream and brown polychromatic brickwork which highlights openings and string courses, and the symmetrical front facade incorporates arcading at ground level. Finely executed corbelled brickwork is castellated in form.

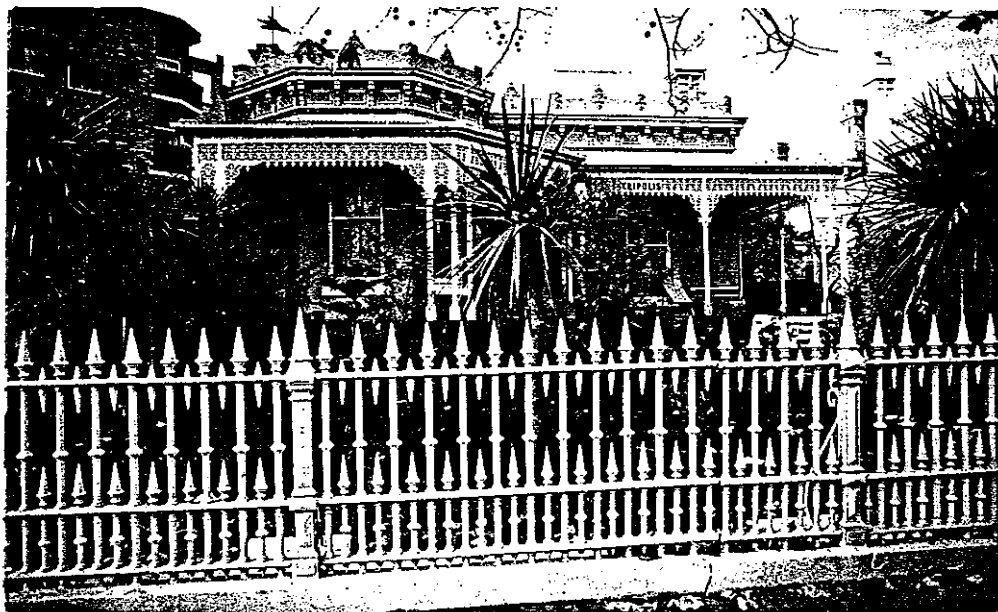
Significance This former hotel building is unusual in both its adoption of the Gothic style and in its location in a residential street. The corbelled brickwork and use of polychromatic contrasts are of particular note.

Intactness The former Red Lion Hotel is substantially intact.

References

Sands and McDougall Directories various dates.
R. K. Cole, Collection of Hotel Records, La Trobe Collection,
State Library of Victoria.
City of Prahran, Rate Books from 1865-56.

RESIDENCE (formerly 'OTIRA')
56 The Avenue, 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 In 1898 'Otira' was erected for Mrs Yette Pinkus in The Avenue, Prahran, and designed in the elaborate boom style common in Melbourne. The asymmetrical front facade of the residence is dominated by a polygonal side bay, an elaborate parapet and concave verandah with cast iron frieze, brackets and columns. Consoles alternate with vermiculated panels below the string course of the parapet and quoining emphasises the corners of the building. The cast iron palisade fence features unusual spear caps which are repeated on the intermediate half height palisades and stanchions.

Significance This intact residence is an excellent example of an asymmetrical villa enhanced by a elaborate parapet. The residence features a distinctive and unusual iron fence.

Intactness The residence at 56 The Avenue is largely intact, retaining its decorative details and the original fence. The original cement render finish has been painted.

References

Sands and McDougall Directories various dates.
Melbourne Metropolitan Board of Works, Detail Plan No. 46, City of Prahran.

PRECINCT 14

Buildings Outside Areas of Major Significance

'LARNOOK'

519 Orrong Road, Armadale, 3143



Recommendations It is recommended that this building be added on the Register of Historic 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 mansion 'Larnook' was erected in 1881 for William H. Miller, who continued to reside there until 1906. The elegant Italianate mansion is typical in form of many of Melbourne's larger detached residences with a protruding polygonal bay and cast iron verandah, both of two-storeys. Verandah columns are paired and together with decorative balustrading, valencing and brackets, embellish the verandah. Eaves are supported on closely spaced, decorative consoles around the residence and corners of the building are quoined. Windows of the upper level feature arched-heads, while those below exhibit a slight curve only.

Significance This residence is an intact and elegant example of the type of house erected just prior to the highly ornate and grandiose boom period in Melbourne.

Intactness 'Larnook' is substantially intact, although the original cement render finish has been painted.

References

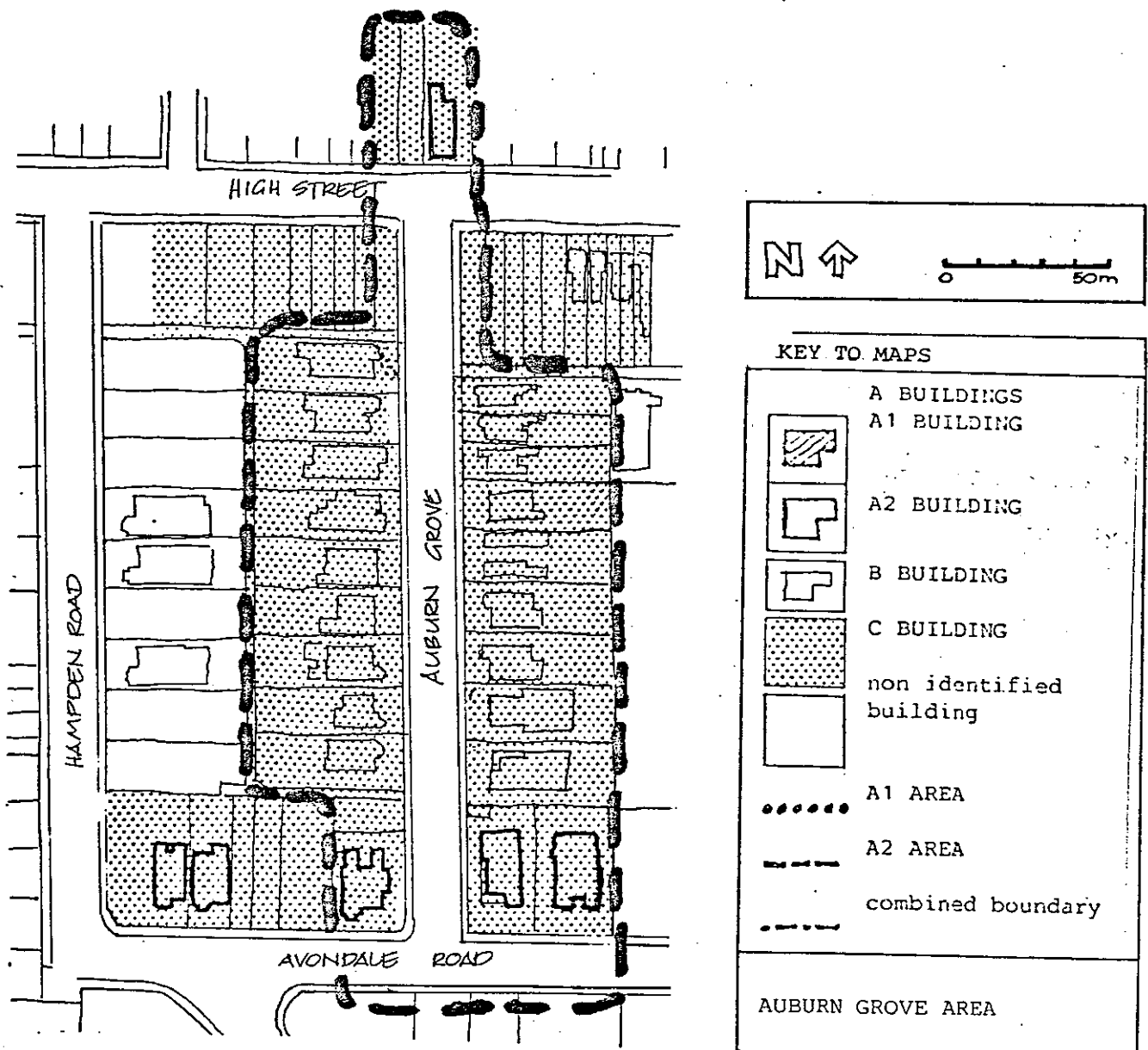
Sands and McDougall Directories, 1870+

PRECINCT 15

AUBURN GROVE AREA

History and Significance This land was sold at the crown land sales of 15 May 1850 and by 1855, when Kearney mapped the area, Hampden Road had been formed and a substantial mansion erected facing High Street, between Hampden Road and the present Elgin Avenue. The land to the east was occupied by a sprinkling of small cottages and the Auburn Vale Estate, which included lots in Hampden Road, Auburn Road, Denbigh Road, Sutherland Road and High Street, was auctioned on 15 January 1887. The generous sized allotments resulted in a fairly uniform development of late Victorian free-standing residences combined with a number of later Edwardian houses.

Today, it is this uniformity of development and the general intactness of the area which are of particular significance. The view north to the elaborate two-storey Victorian shop at 817 High Street is especially notable and the vista south is terminated by an intact Edwardian residence at 2 Avondale Road.

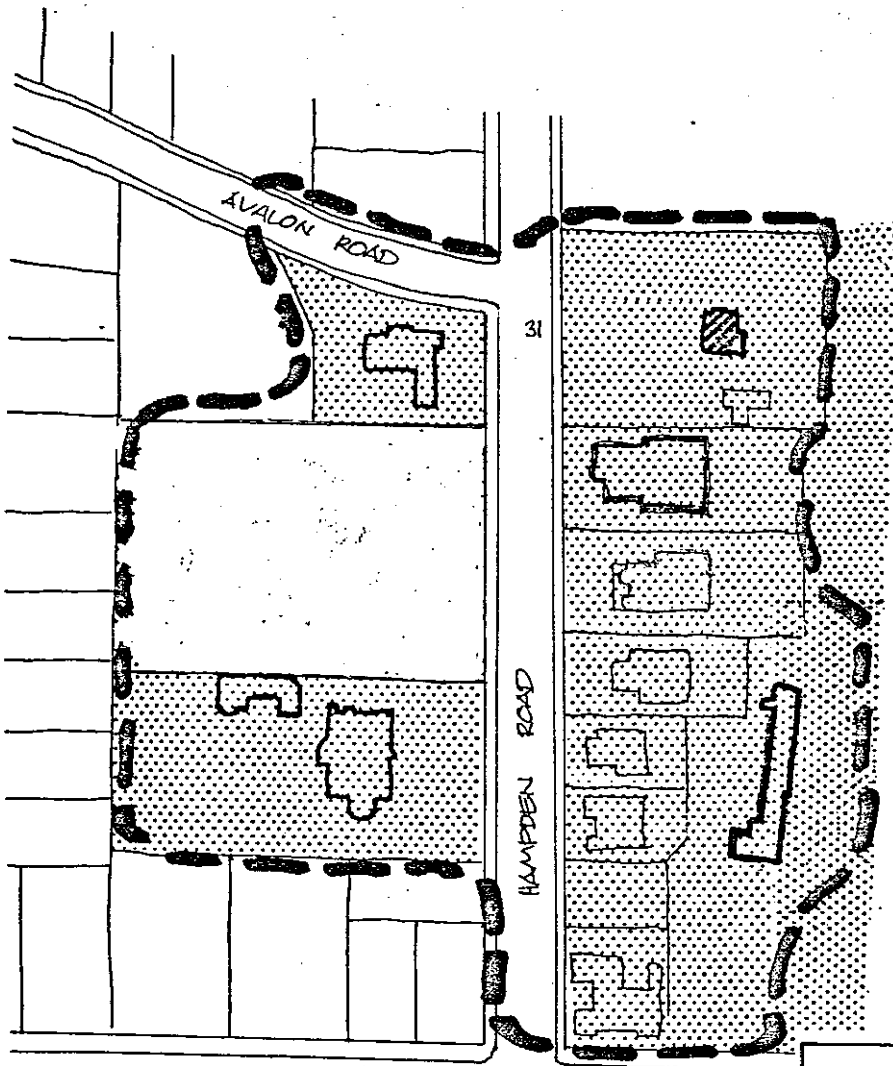


HAMPDEN ROAD AREA

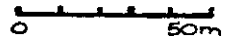
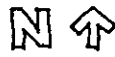
History and Significance The four allotments bounded by Dandenong Road, Kooyong Road, High Street and Orrong Road was sold at the crown land sale of 15 May, 1850. Five years later when James Kearney compiled his map of Melbourne and suburbs, however, the area was almost totally undeveloped. An exception was a large residence shown on the site of the present day mansion at 50 Hampden Road, and this early building may in fact form part of the present residence.

Subdivision since the original land sale has fortunately left several large allotments in the Hampden Road area and today several notable residences are sited on these allotments. The residence at 50 Hampden Road, has had many alterations although the original form of the house is still evident and many early garden features shown on the 1896 Board of Works plan still remain. Next door at 48 Hampden Road a large residence 'Toronto' was erected for the Buxton family in 1922. Opposite at 31 Hampden Road stands the most important residence in the area, designed and occupied (from 1899 to 1906) by eminent Melbourne architect Walter R. Butler from 1899 to 1906. This elegant Edwardian mansion is constructed of red brick with rough cast and cement trimmings with a slate roof. The building is enclosed by a two-storey verandah with ornate turned timber posts and these architectural features are considerably enhanced by the superb garden which is fronted by a timber picket fence and large hedge.

With the construction of an electric tramway along Dandenong Road between Chapel Street and Glenferrie Road, the councils of Prahran, St. Kilda, Malvern and Caulfield co-operated to transform the broad stock route which became Great Dandenong Road into the tree lined boulevard that exists today. Money for these improvements was shared by the councils with the Prahran and Malvern Tramway Trust. With the advent of the tram shortly after the First World War residential flats sprang up along the route and today many of the earlier flats add diversity to the Hampden Road area, contrasting with the larger and earlier residences. The area is also enhanced by its mature street trees, especially the closely planted avenue along Avalon Street to the north of this area.



PANDENONG ROAD



KEY TO MAPS



A BUILDINGS
A1 BUILDING



A2 BUILDING



B BUILDING



C BUILDING



non identified
building



A1 AREA



A2 AREA



combined boundary

HAMPDEN ROAD AREA

'DUNCRAIG'

31 Hampden Road, Armadale



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 'Duncraig', a two-storey residence which is set well back on a large site in Hampden Road, was designed and occupied by the eminent Melbourne architect Walter R. Butler from 1899 to 1906. Arriving in Melbourne in 1889, Butler designed houses for many wealthy clients, some of which are also located in the City of Prahran. This elegant Edwardian mansion is constructed of red brick, with rough cast and cement render trimmings, and slate roof with terracotta ridge cresting. A series of projecting gabled porches articulate the door openings. The building is enclosed by a two-storey verandah with coupled timber post supports at ground level, and ornate turned timber posts and balustrading to the first floor. A timber picket fence completes this residence at the street frontage.

Significance As an example of the work executed by the architect Walter Butler, this residence is of particular importance. The intactness of the site, with tennis court, garden and extensive picket fence, together with the Edwardian residence itself, is also of high significance.

Intactness The exterior of the residence is substantially intact although sections of the verandah have been enclosed. Many early garden elements remain and these form a vital adjunct to the residence.

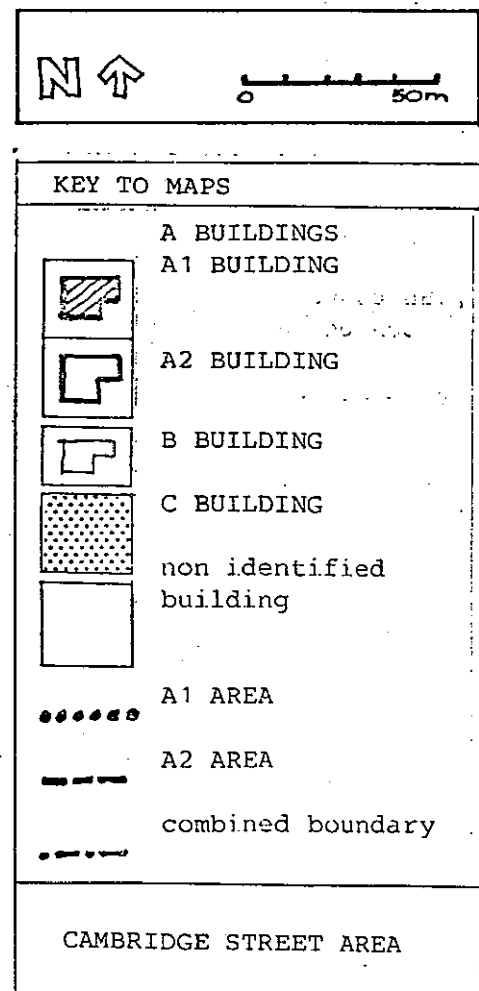
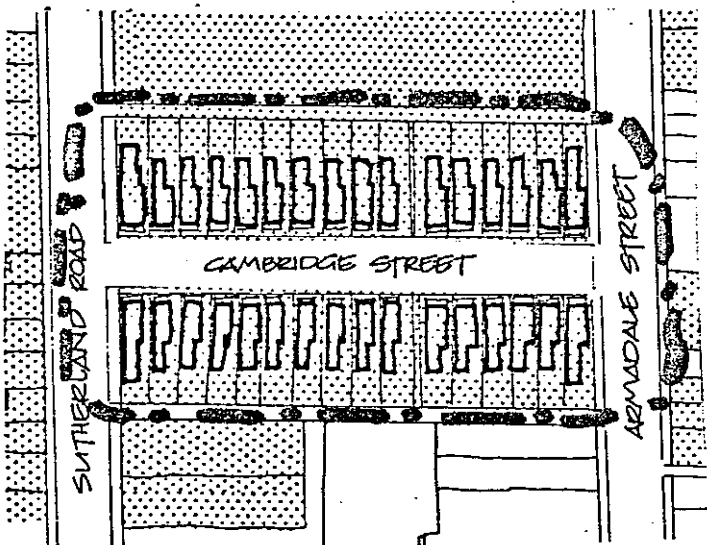
References

Sands and McDougall Directories, 1898-1907.

CAMBRIDGE STREET AREA

History and Significance The four allotments bounded by Dandenong Road, Kooyong Road, High Street and Orrong Road were sold at the Crown land sale of 15 May 1850. Allotment 66 (part of which now forms Cambridge Street) was purchased by James Jackson. This allotment was resubdivided several times starting with a sale on 15 October 1881 with allotments becoming successively smaller until the tight layout of Cambridge Street was established. The thirty-two allotments were all developed simultaneously by the erection in 1887-88 of identical single storey detached timber cottages. The street, known at this stage as Oxford Street, thus achieved a degree of architectural unity not found elsewhere in the municipality. Oxford Street was renamed Cambridge Street in 1892, presumably to avoid confusion with Oxford Street, South Yarra.

The cottages were all designed with low pitched gable roofs having a strongly expressed gable end, circular louvered vents and uniform detailing. Today the street is significant for the repetition of such details as the gables, circular vents, chimneys and building forms. Restoration of uniform timber picket fences and colour schemes would dramatically enhance this significance.

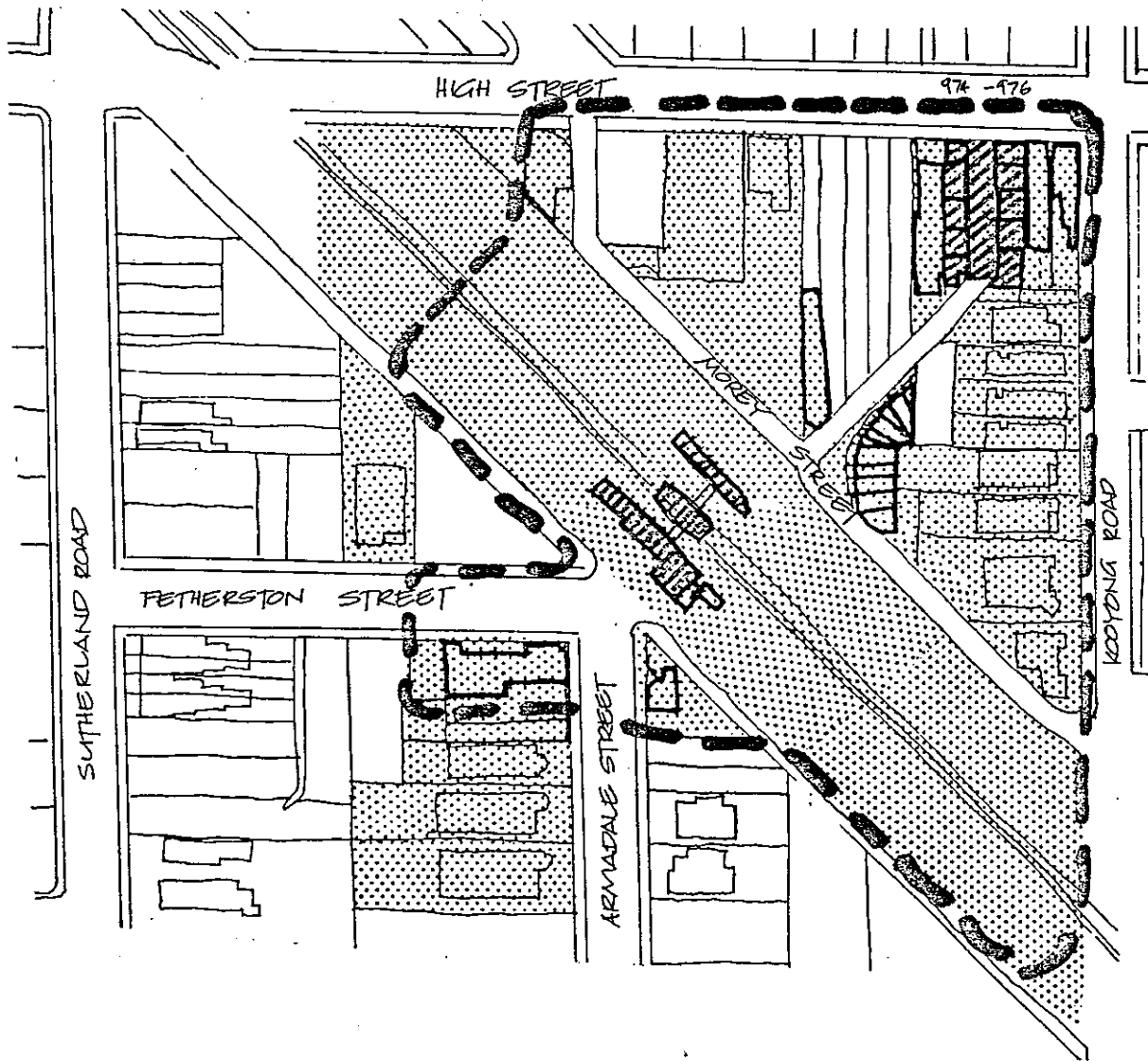


ARMADALE RAILWAY STATION AREA

History and Significance The Armadale Railway Station was erected in 1879 when the link between South Yarra and Oakleigh, and thus Gippsland and Melbourne, was completed. Kings Arcade was erected in 1893 and this was one of the early substantial buildings in this area. A new railway station at Armadale was erected in 1904 and this design was later repeated in both the Toorak and Hawksburn railway stations. The well resolved arrangement of a centre island platform with transverse pedestrian access from the two side streets and the ramped entry platforms provided a superb spacial expression and when the line was duplicated in 1914, side buildings and platforms were also erected. At this time the small shop to the north of the railway station was built incorporating certain decorative motifs also found on the station building itself.

Opposite Kings Arcade, a Savings Bank was erected and on the corner of Kooyong Road, the Commercial Banking Company of Sydney erected their premises (today used as a chemist shop). Coinciding with the present railway station, a group of curved shops were erected with a superb cast iron, post supported verandah, which today still stands and represents the most intact remnant of this type of construction in the municipality. In Kooyong Road a number of residences were erected in the 1880s-90s and this development was continued into this century.

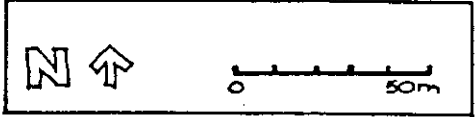
Today the significance of this area derives from the architectural importance of the Armadale Railway Station and its link through to Kings Arcade, itself a building of high architectural significance. The residences in Kooyong Road are largely intact and the landscaping behind these houses, in the vicinity of the railway station is a fine example of Edwardian landscaping featuring several distinctive palm trees. The shops adjacent to the railway station form a notable adjunct to this building, particularly those to the north with their intact post supported verandah and walkway leading to Kings Arcade.



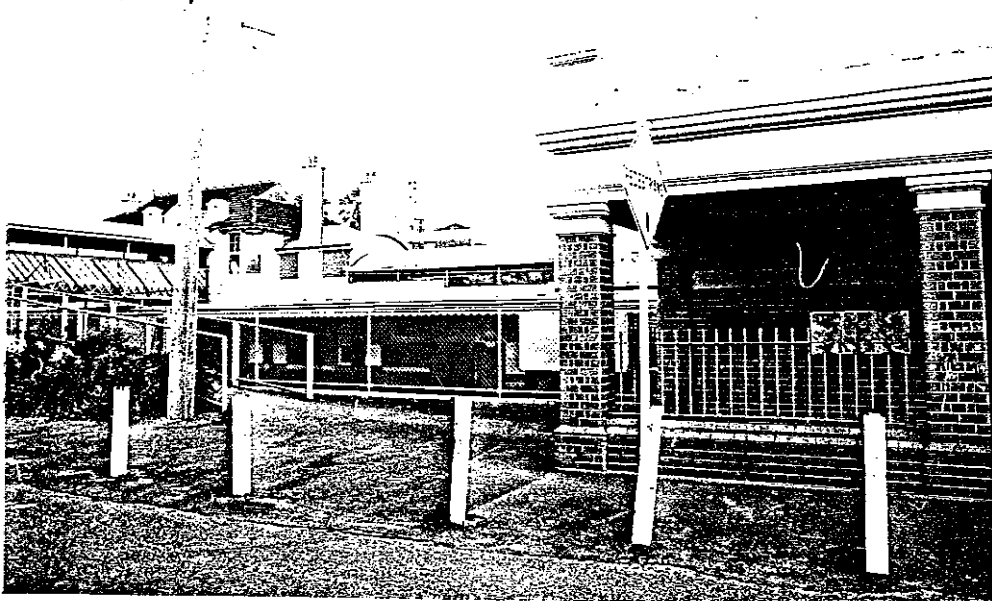
KEY TO MAPS

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

ARMADALE RAILWAY STATION AREA



ARMADALE RAILWAY STATION
Cheel Street, Armadale, 3143



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 railway station at Armadale is very similar in design to those at Toorak and Hawksburn although it appears to have been erected some ten years earlier. All three replaced the original stations built along the railway line in 1879. That at Armadale was built in 1904 by the contractors Eulte and MacPherson and is Edwardian in character, with such typical features as a hipped tile roof with terracotta ridging and finials and tall, stuccoed chimneys with terracotta pots. Curved iron roofs are also employed.

Significance The three stations at Armadale, Hawksburn and Toorak form an important group of Edwardian station buildings.

Intactness It appears that this station complex is largely intact.

References

- Ward, A., 'Victoria's Railway Stations An Architectural Survey', 1981
Pahran and Malvern Tramway's Trust. Souvenir of Pahran and Malvern, c. 1911.
Meade, Collection of Post Cards, Album no. 15, p. 20, Latrobe Library Picture Collection.

Intactness This building is particularly intact externally. Internally the black marble staircase remains and adds to the significance of the buildings.

References

Davison, G., (ed). Melbourne on Foot 1980, p. 151.

KING'S ARCADE
974-976 High Street, Armadale



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 Erected in 1893, King's Arcade in Armadale is an intact shopping arcade with an extensive red brick facade to High Street. The identical flanking bays of this asymmetrical facade feature gable ends crowned with terracotta lions and incorporate pairs of rectangular windows with curved cement render surrounds and a circular window above. One of the two inner bays of the facade features a balcony and supported hood while the other incorporates windows with slightly pointed heads. Rectangular balustrading at parapet level reveals a slate roof behind and a red brick chimney which features a blind arch and two chimney pots. Profuse use of cement render detailing contrasts with the red face brickwork of the entire facade above the cantilevered bullnose verandah at street level. Internally, the arcade is lined with original shopfronts which feature leaded glass and tilework.

Significance King's Arcade is a notable building both externally in its facadal treatment and internally in its retention of the character of such a retail arcade. The arcade is strategically sited to lead from the commercial area of High Street to Armadale Railway Station.

Intactness The facade of King's Arcade retains its face brickwork and cement render trim and its bullnose verandah with pointed entrance arch. Sections of cast iron verandah valencing have been removed. Internally the arcade is largely intact with original shopfronts, lamp brackets and trusses remaining, while a number of shop signs intrude in the arcade vista. Recent repainting of the external cement render has been sensitive and new internal floor tiles recall the Victorian use of coloured tiles.

References

Jubilee History of the City of Prahran and Illustrated Handbook.
Melbourne, 1906, p. 165.
Melbourne Metropolitan Board of Works, Detail Plan No. 46, c.
1896.

Buildings Outside Areas of Major Significance

RESIDENCE (FORMERLY 'ARMAGH')
19 Denbigh Road, Armadale



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 polychromatic brick residence at 19 Denbigh Road was erected in 1899 for John Force and is of medium size and characteristic of the Victorian era in style. It appears to be the first of a number of residences erected in this section of Denbigh Road from 1899. Set well back on the site, the brown brick building features red brick bands of contrast on its facades and chimneys, and distinctive turned timber consoles under the eaves of the hipped slate roof. The verandah, across the symmetrical front facade contains a central gable over the front entrance and a deep cast iron frieze and brackets. A detached garage, located towards the rear of the site, remains intact.

Significance Formerly named 'Amagh', this residence remains intact in its garden setting complete with its detached garage, of importance as an addition early this century. This is an archetypal example of a small detached late Victorian residence.

Intactness Both the residence and garage are completely intact with the house retaining its unpainted polychromatic face brickwork. The detached garage is an important and intact survivor.

References

Sands and McDougall Directories, various dates
Melbourne Metropolitan Board of Works, Detail Plan No. 46, 1890s.

'REDCOURT'
506 Orrong Road, Armadale, 3143.



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).

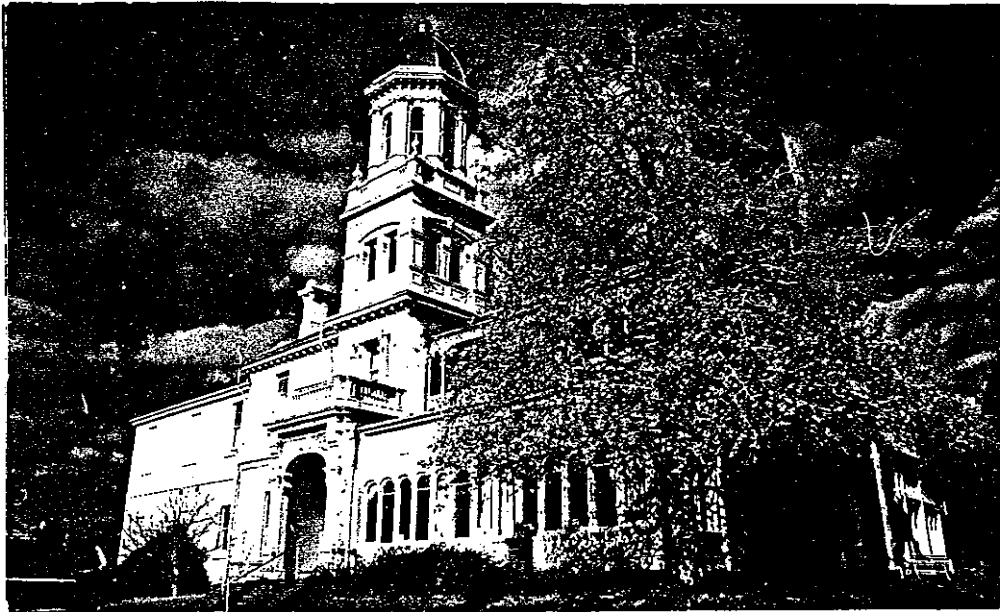
History and Description The mansion 'Redcourt' was erected in Orrong Road, Armadale by 1901 when it was occupied by the caretaker, Ernest Connell. In 1905 it was occupied by Mrs. James Wallace and in the 1930's became the 'Redcourt Guesthouse'. The two-storey building is of red brick, and exemplifies the Queen Anne style in Melbourne. High pitched tiled roofs terminate in half-timbered gables supported on large, but plain timber brackets and tall strapped chimneys rise above. A minor tiled gable, supported on elaborately carved brackets, covers the entry and a large oriel bay window, is a feature of the main facade. Segmental arched headed windows are also employed.

Significance This is an intact large residence, erected in the English influenced Queen Anne style which gained popularity in Melbourne in the 1890's, and the building displays some well executed details and elements in a well formed composition.

Intactness 'Redcourt' is substantially intact externally.

References
Sands and McDougall Directories, 1900+

RESIDENCE
514 Orrong Road, Armadale, 3143



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 mansion, now located at 514 Orrong Road, Armadale, was erected in the grand boom style manner which was prevalent in Melbourne in the late 1880's and early 1890's. The elegant two storey residence features two towers, that over the entry being of four storeys with an octagonal upper storey capped with a dome. A single storey entry porch with balustraded parapet projects in front of this tower and features an arched entrance. A two storey verandah surrounds three sides of this building, terminating at both towers, and featuring decorative cast iron balustrading, valancing, brackets and columns. A polygonal bay is reflected in the consequential form of the verandah, and the overall composition is asymmetrical. The residence features a conservatory.

Significance This residence is a noteworthy example of the exuberance displayed by those who greatly benefitted from the boom years in Melbourne.

Intactness This residence is substantially intact, although the original cement render finish has been painted.

References

Sands and McDougall Directories, various dates.
MMEW drainage plan.

Appendices

APPENDIX ONE

Existing Assessments

	National Trust	National Estate	HBC	GBAC
Melbourne Boys High School, Alexandra Avenue				*
'Lee Terrace', 6-18 Avoca Street	*			
'Richmond House', 56 Avoca Street	*	*	*	
Toorak Primary School, Canterbury Road				*
'Caroline House', 74 Caroline Street	*			
Residence, 75 Caroline Street	*	*		
Former 'Avoca' Coach House, 103 Caroline Street	*			
Residences, 23-29 Carters Avenue	*			
Prahran Town Hall, Chapel Street (small hall and Council Chamber only for HBPC)	*	*	*	
The Arcade, 282-284 Chapel Street	*			
Commercial Banking Corporation of Sydney, 286 Chapel Street	*			
Moore's Store, 341 Chapel Street	*			
Baptist Church, 464 Chapel Street	*			
'Coonac', Clendon Road	*			
'Como', Como Avenue	*	*	*	
'Como' Gardens, Como Avenue	*	*		
Cannon, Como Park	*			
Residence, 30 Darling Street	*	*		
Armadale Infant School, Densham Road				*
Residence, 21 Elgin Avenue	*			

'Avoca', 8 Gordon Grove	*	*	
Court House and Police Station, Greville Street	*	*	
'Beaulieu House', 17 Heyington Place	*		
Prahran Primary School, 45-67 High Street			*
'Illawarra', 1 Illawarra Avenue	*	*	
'Southdean', 59 Irving Road	*		
'Greenwich House', 75-79 Irving Road	*	*	
'Bona Vista', 59 Kensington Road		*	
'Grantham', 69 Kensington Road	*		
'Armadale House', 117 Kooyong Road	*	*	
Residence, 133 Kooyong Road	*		
'Trawalla', 22 Lascelles Avenue	*	*	*
Hawksburn Primary School, Malvern Road			*
'Mandeville Hall', Mandeville Cres.	*		
Residence, 514 Orrong Road	*		
'Miegunyah', 641 Orrong Road	*		
'Larnook', 519 Orrong Road	*		*
Congregational Church, 66-72 Peel Street	*		
Windsor Railway Station complex, Peel Street			*
Prahran Railway Station, Porter Street			*
Residences, 1,3 Ralston Street	*		
Residences, 3-7, 19-21, 29, 8-12, 16-18, 24-28 Ross Street	*		
'Toorak House', 21 St. Georges Road	*	*	*

APPENDIX TWO

BUILDINGS PARTIALLY RESEARCHED FOR POSSIBLE ADDITION TO THE REGISTER OF THE NATIONAL ESTATE

These buildings were identified in the initial fieldwork phase of the Prahran Conservation Study. They were only partially researched due to funding limitations of the present study (i.e. funding was provided jointly by the City of Prahran and Historic Buildings Council with no component from the Australian Heritage Commission which administers the Register of the National Estate).

Residence, 24 Argo Street

Residence, 83 Caroline Street

Former UFS Dispensary, 8 Cecil Place

Residences, 12-14 Cecil Place

Protestant Hall, Cecil Place

Shop, 184 Chapel Street

Holts' Chambers, 211-215 Chapel Street

Conways Buildings, 245-51 Chapel Street

Shop, 262-264 Chapel Street

CBA Bank, 344 Chapel Street, corner Commercial Road

Shops, 403-409A Chapel Street

Shops, 451, 453 Chapel Street

Prince of Wales Hotel, 455 Chapel Street

Shop, 457 Chapel Street

Shops, 487-499 Chapel Street 1888

Prahran Market, 161-185 Commercial Road

Residences, 11-13 Cromwell Road

Residence, 27 Cromwell Road

Residences, 31-33 Cromwell Road

Residence, 171 Dandenong Road

Residence, 21 Elgin Avenue

Residence, 5 Evelina Road
Residence, 29 Grandview Grove
Residence, 31 Greville Street
Residence, 48 Hampden Road
Residence, 50 Hampden Road
Residence, 1 Hawksburn Road
Residence, 4 Heyington Place
'Beaulieu', 17 Heyington Place
Hall, 145-151 High Street
Former Prahran Technical Art School, High Street
Church of Christ, 220-232, High Street
Residence, 274 High Street
Shop, 458 High Street
Shop, 817 High Street
Residence, 878 High Street
Residence, (formerly 'Wandai'), 185 Kooyong Road
Former Fire Station, Macquarie Street
Shops, 386-388 Malvern Road
'Moss Glen', 8 Northcote Road
Residence, 545 Orrong Road
Shops, 68-70 Toorak Road
Her Majesty's Hotel, 134 Toorak Road
Shops, 476-478 Toorak Road
Residence, 605 Toorak Road
'Hybla', 16 Wallace Avenue
Residence, 80 Williams Road
Residences, 220 Williams Road

