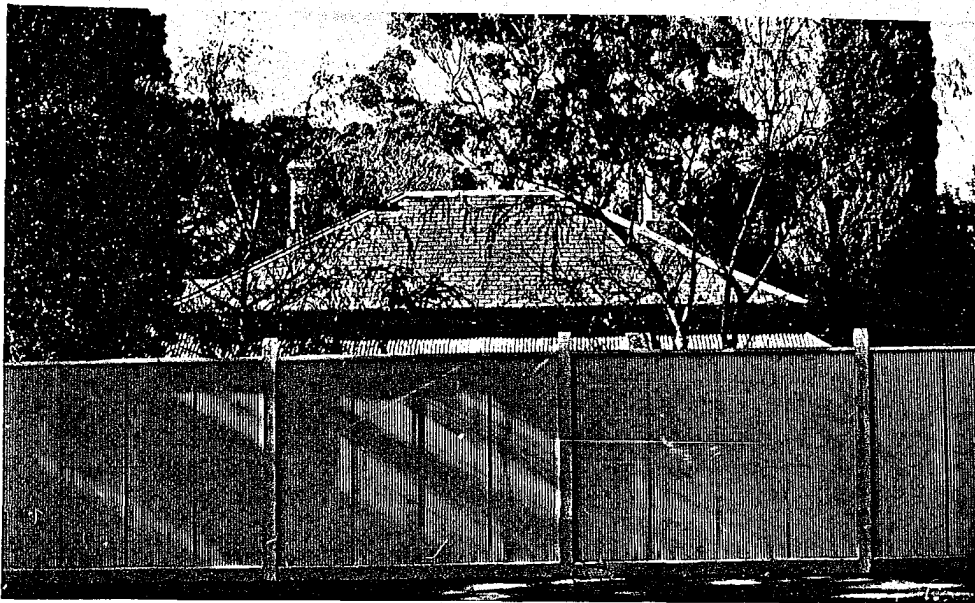


RESIDENCE

64 Avoca Street, South Yarra



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

History and Description

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

Significance

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

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

References

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