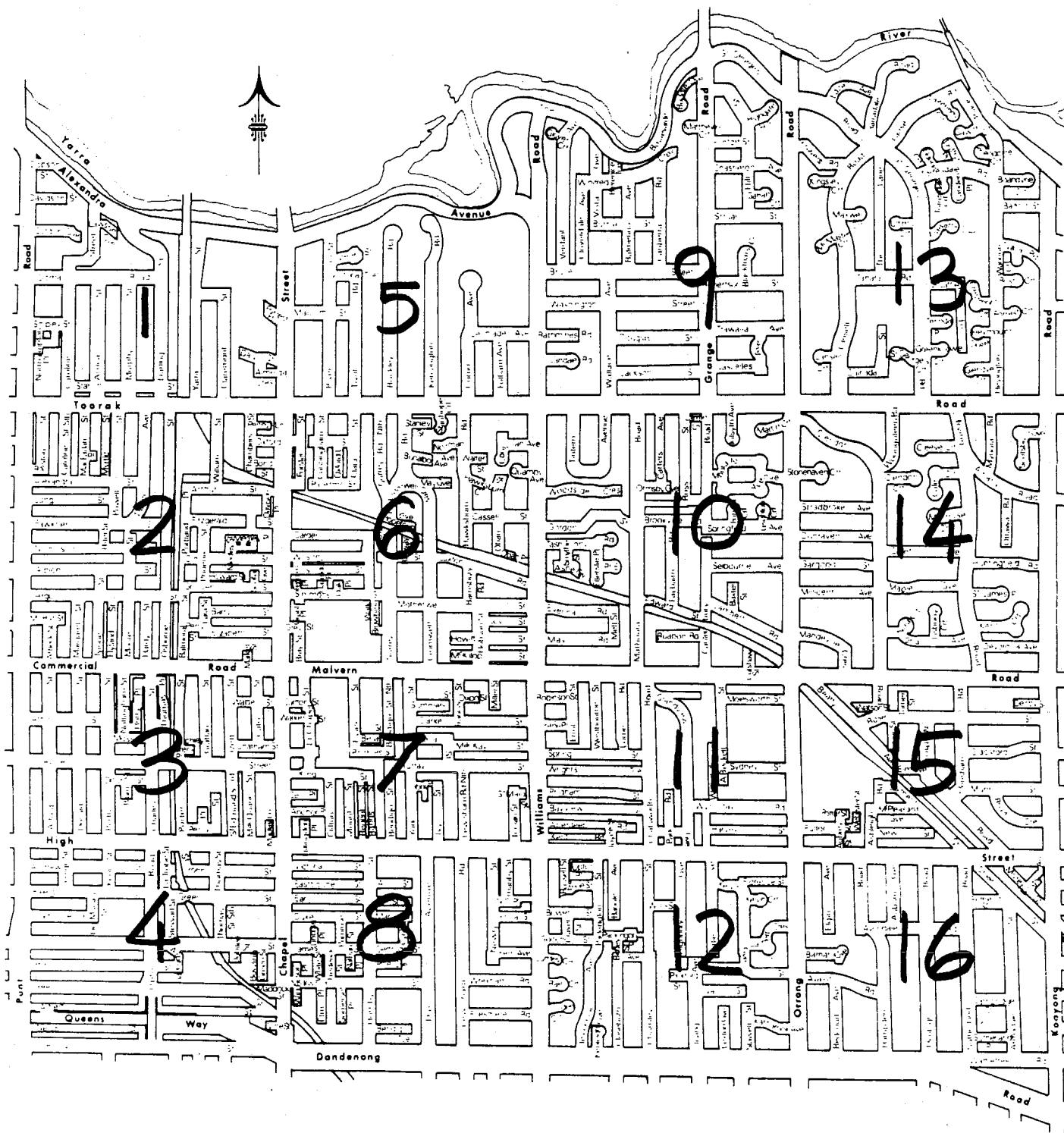




CITY OF PRAHRAN



# PRAHRAN CHARACTER AND CONSERVATION STUDY 1992



Prahran was surveyed by Robert Hoddle into sixteen main blocks, bounded by main roads. These sixteen main blocks created by Hoddle have formed the basis of the sixteen precincts used by this Study.

## PRECINCT 4

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. 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 as 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.

### 1855

This area was possibly the most developed area of Prahran by this stage. A well laid out street pattern contrasted with the nightmares created by ad hoc subdivision in other areas of Prahran. Allotment sizes were small as in precincts 2 and 3. The proximity to St Kilda already a well developed area and better drainage, would have determined this. The precinct boasted four hotels and the extant Independent Chapel in Peel Street, but there were no shops at this stage.

### 1895

The impact of the development of the Brighton railway line can be seen in this precinct. The defunct and short-lived loop line from the St Kilda Station and the new link to Richmond make a major impact on the urban form. The Wellington Street and Chapel Street cable trams further added to the public transport facilities. A cable tram engine house drove the Wellington Street tram from the site of 101-105 Wellington Street. The area was predominantly residential with modest houses and Chapel Street was fully developed with retail buildings.

### 1895 - 1992

The area today has been dramatically altered by the Housing Commission estate and the St Kilda junction bypass road which has led to the loss of the original urban form and housing stock in some areas. Wellington Street no longer has a tram line and has been redeveloped with nondescript office buildings. The area does provide the only remaining landmark building from the old St Kilda junction, the Tai Ping Restaurant in Punt Road. The surviving original housing stock (including several buildings from the pre 1855 era) in this precinct and the shops in Chapel Street still give this precinct its dominant character despite the major intrusions of the last 20 to 30 years.

## URBAN CONSERVATION AREAS

### Chapel Street (Windsor) Area (also Precinct 8)

Many commercial premises were erected in Chapel Street to serve the expanding 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 spatial experience for their 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.

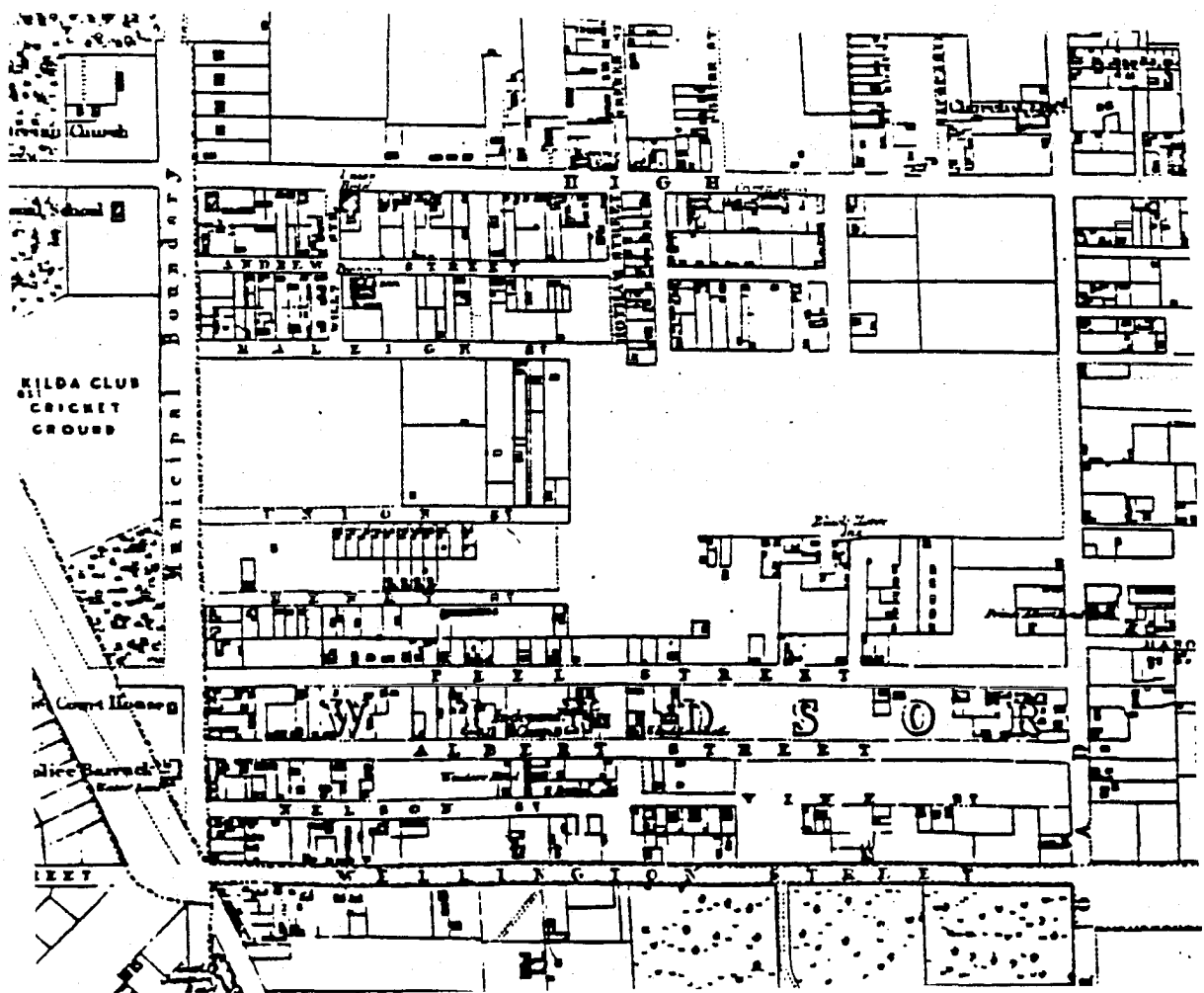
Today this Windsor area in Chapel Street is characterised by the remarkably intact facades of the many two storey commercial premises which form an almost continuous streetscape along the length of Chapel Street from Dandenong Road to High Street. These Victorian facades are complemented by numerous 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.

### Gladstone Street Area

A relatively narrow street with relatively intact single storey houses of a distinctive character, predominantly of the Victorian era.

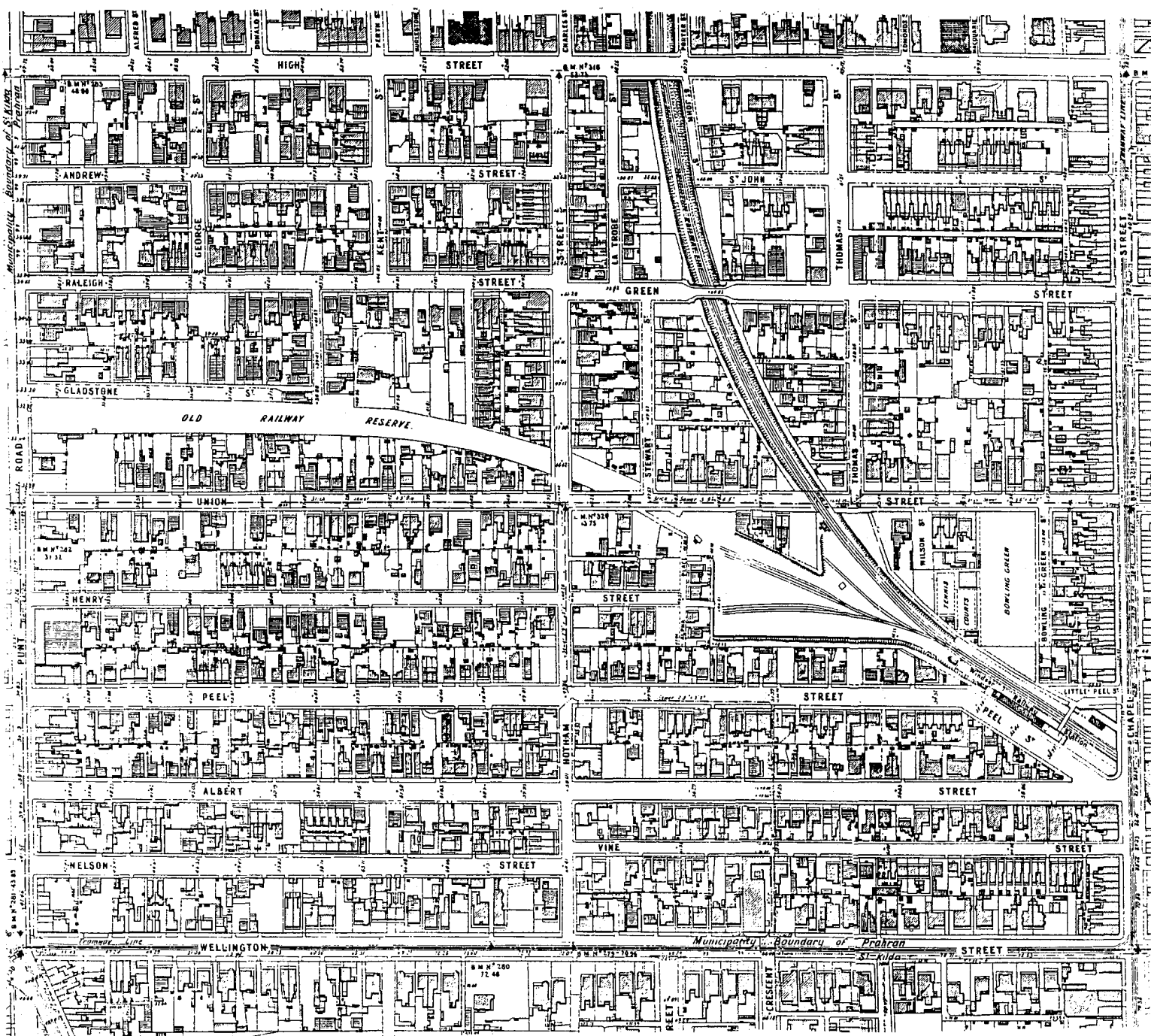
## PRAHRAN CHARACTER AREAS

This comprises extensive sequences of predominantly single storey nineteenth century houses, some from the pre-1855 period. There have been some incursions with modern developments, but the area retains its early character.



PRECINCT 4 1855 KEARNEY PLAN





PRECINCT 4 1895 MMBW PLAN









