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## Kelvin Grove Urban Conservation Area [Area 12.3]

### Extent

The Kelvin Grove Urban Conservation Area comprises a group of 11 houses on the west side of Kelvin Grove.

### History

The Kelvin Grove area was completely undeveloped in the 1850s.<sup>187</sup> However, by the 1880s, a number of mansion properties had been built along Orrong Road. These included Lalbert (extant) in the vicinity of the present Kelvin Grove area and Larnook (extant) in the vicinity of the present Vail Street area further south.<sup>188</sup>

The north end of Kelvin Grove near High Street was created as the result of an 1888 subdivision. The Merville Estate, a subdivision of part of Crown Portion 53 at Armadale, was shown on Lodged Plan 1736 dated 18 January 1888. It included an area south of High Street comprising the north-south Airlie Avenue, Kelvin Grove curving off Airlie Avenue and the narrow Florence Street off Kelvin Grove. Building allotments were marked out on both sides of Airlie Avenue, on the west side of Kelvin Grove, and fronting High Street on either side of Airlie Avenue.<sup>189</sup>

There was very little development in the Kelvin Grove area by the mid-1890s. This area was surrounded still by properties on large allotments. Airlie Avenue, however, was fully developed on its east side. A row of villas on substantial allotments had been built facing High Street, east of Airlie Avenue.<sup>190</sup>

A later 1910 Lodged Plan 5288 showed the subdivision of the south end of Kelvin Grove and Airlie Avenue in the vicinity of the present Lalbert Crescent. Building allotments were indicated on the east side of Airlie Avenue and the west side of Kelvin Grove.<sup>191</sup> The developer was the estate agent E. P. Muntz, who was responsible for a number of Prahran subdivisions. The sequence of substantial Edwardian housing in Kelvin Grove today,<sup>192</sup> post-dates the 1910 subdivision and, most probably, was built within a few years of this subdivision.

### Description

The Kelvin Grove comprises a group of Edwardian (Queen Anne) houses several of which appear to reflect the work of the same builder or designer. No. 40 is a finely detailed detached house with large bay and elaborate timber verandah while to the north are a series of paired houses. Nos. 34 and 32, 30 and 28, 26 and 24, represent variations on a theme. Each has a high steeply pitched roof (two retain ridge tiles) and each has a firewall dividing the roof. The timber work on the verandahs is typical of the period and finely detailed. Further north there are detached houses.

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187. James Kearney, *Map of Melbourne and Its Suburbs*, 1855.

188. Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, p.45.

189. Lodged Plan 1736.

190. MMBW 1895 drainage plan.

191. Lodged Plan 5288, dated 15 July 1910.

192. Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, p.46.

The streetscape has been modified by replacement of the kerb and guttering in footpaths in concrete and may have been widened. The street trees are diverse and include Lilly Pilly, White Cedar, Ash, none of which make a major contribution to the area largely because of their inconsistency in size and form.

## **Heritage characteristics**

The key heritage characteristics of the Kelvin Grove Urban Conservation Area are:

- the consistency of the scale and form of development
- the repetition of designs and detailing, suggesting a common origin for the whole development.

## **Analysis**

This area is a group of buildings linked together by their form and design detailing. Historical research is desirable to determine the nature of the development that resulted in this grouping of buildings. Research into the land owner, developer and/or builder would be valuable, and would add to an understanding of the significance of the area.

## **Significance**

The Kelvin Grove Urban Conservation Area has significance as a cohesive grouping of Queen Anne buildings displaying strong architectural similarities, and relate to the 1910 subdivision by estate agent E. P. Muntz.

## **Sources**

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

Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, p.45, 46.

Lodged Plan 1736, dated 18 Jan, 1888.

Lodged Plan 5288, dated 15 July 1910.

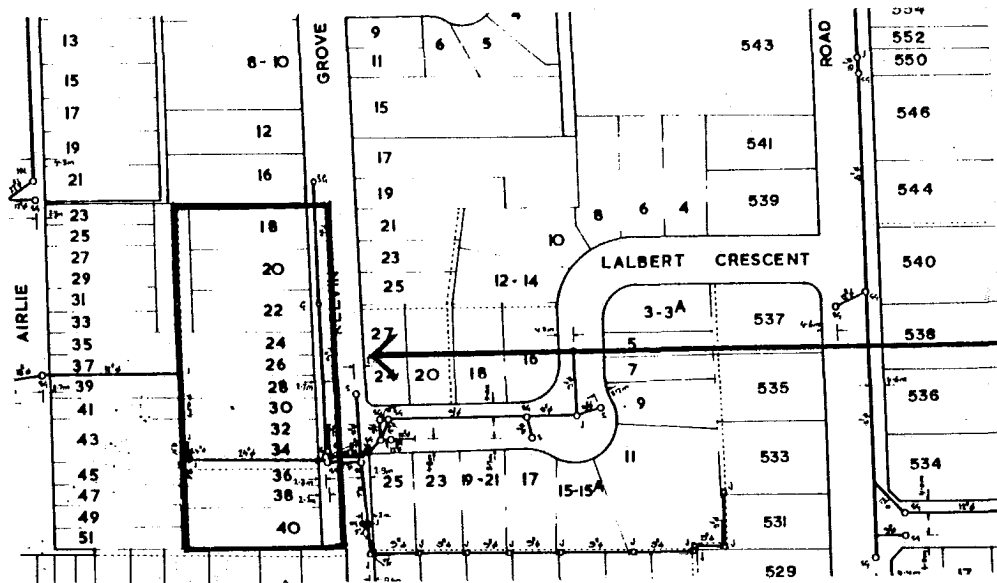
MMBW 1895 drainage plan.

## **Recommendations**




1. Adopt the UC1 Area as exhibited.

# Map

## Kelvin Grove Urban Conservation Area [Area 12.3]



### Legend

-  Recommended UC1 Area
-  Remove from UC1 Area proposed in Amendment L24
-  Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.