
Moore and Hardy Streets Urban Conservation Area

[Area 2.3]

Extent

The Moore and Hardy Streets Urban Conservation Area includes a section of Hardy Street and Moore Street between Commercial Road and Argo Street but not the frontages to either Commercial Road or Argo Street.

History

The history of this area is very similar to that of Tyrone Street, which also runs off Commercial Road. The Moore and Hardy Streets Area formed part of an early subdivision by Peter Davis in which this flat land was cut up into small cheap allotments on which small houses were built for local artisans and their families.²⁵ Like Tyrone Street, the Moore and Hardy Streets Area was developed considerably later than the area further north around the corner of Punt and Toorak Roads.²⁶

Kearney's 1855 map showed little development in the area close to Commercial Road bounded by Argo and Balmoral Streets. Moore Street does not appear on this map. However, Hardy Street or its predecessor, is shown with several buildings on the western side, closer to Commercial Road. Argo Street is also shown as linking Punt Road and Chapel Street.²⁷

The date of the formation of Moore Street is unknown. It was not marked on an 1885-86 map of the area.²⁸ By 1895 Moore Street was shown on an MMBW drainage plan with cottages lining both sides of the street.²⁹

Today, both Moore and Hardy Streets still contain a sequence of relatively intact single fronted, single storey cottages, once typical of the Prahran municipality.

Description

The Moore and Hardy Streets Urban Conservation Area comprise detached or semi-detached cottages built of brick or timber and modest in scale and form. They predominantly date from the late nineteenth century, with some dating from the early years of the twentieth century. In character these two streets are narrow in width and retain bluestone kerb and guttering, asphalt paving and roadway, with no nature strip provided. While Hardy Street retains lower and more traditional fencing, Moore Street has high brick fencing which substantially detracts from the character of the streetscape.

25. George Tibbits, *History of Prahran*, p.41.

26. George Tibbits, *History of Prahran*, p.41.

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

28. Sands & McDougall's Directory Map of Prahran, 1885-86.

29. MMBW 1895 drainage plan.

Heritage characteristics

The key heritage characteristics of the Moore and Hardy Streets Urban Conservation Area are:

- the evidence of the 1850s land subdivision provided by Hardy and Argo Streets
- the consistent form, scale, setback and period of the buildings characteristic of a nineteenth century artisan housing area (complemented by the nearby hotel and former corner shops)
- the continuity of residential uses as the predominant historical and present-day land use
- the narrow street widths, part of the street pattern of this locality, with the continuing use of asphalt and the retention of bluestone as traditional street construction materials
- the relationship of this area to a larger precinct which demonstrates the working class history of this part of the municipality.

Analysis

The extent of the area to the north does not make sense from the fieldwork. The area should be extended from Hardy Street to Argo Street and from Moore Street to Argo Street and to include the Argo Inn, a nineteenth century hotel with a more recent facade strongly reminiscent of Lawson's flats in the Alexandra Avenue Urban Conservation Area, his developments at Arthurs Seat and the Dromana Hotel. It is worth noting that both Urban Conservation Area 2.2 and Urban Conservation Area 2.3 include examples of houses altered by post-war migrants.

Significance

The Moore and Hardy Streets Urban Conservation Area has significance as an area demonstrating a pattern and sequence of development from the 1850s to the 1890s, and retaining a sequence of relatively intact single fronted, single storey cottages typical of nineteenth century artisan housing and once common throughout Prahran. The street pattern and materials demonstrate a continuity in the traditional use of asphalt and bluestone.

Sources

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

MMBW 1895 drainage plan.

Sands & McDougall's Directory Map of Prahran, 1885-86.

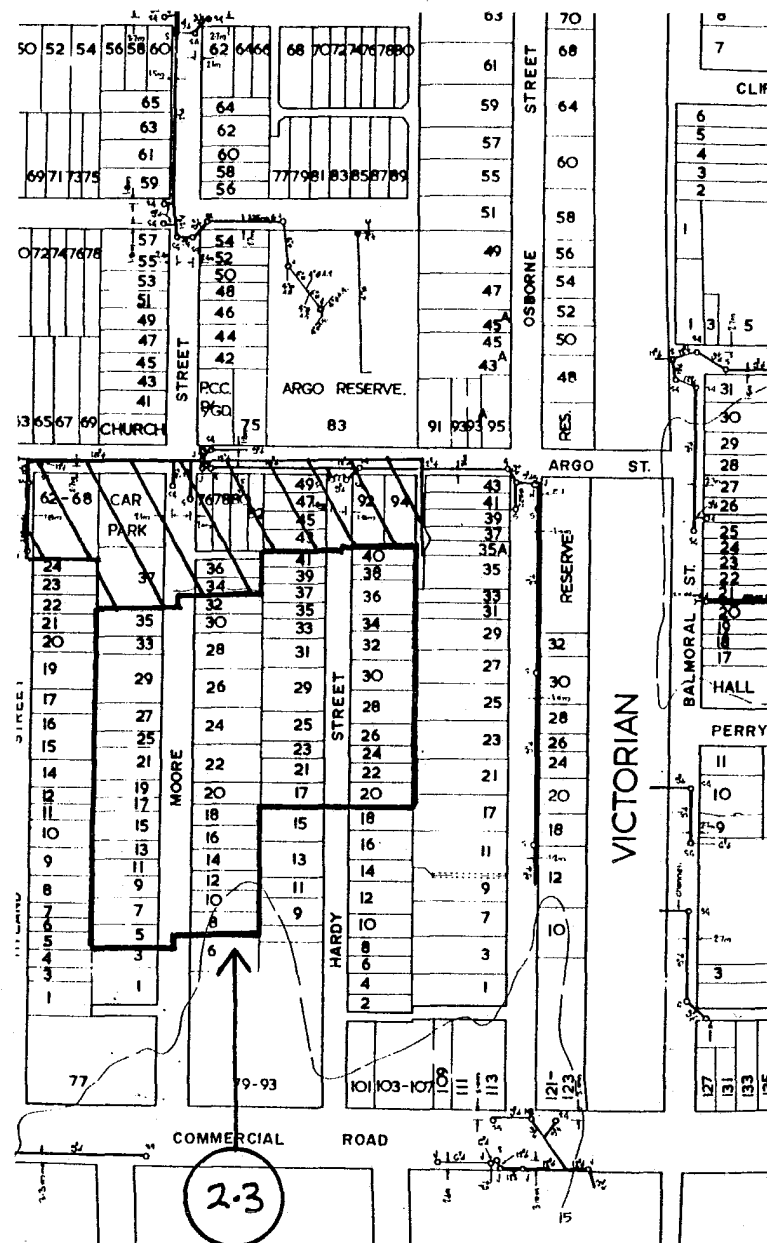
Tibbits, George, *History of Prahran* p.41.

Recommendations

1. Adopt the UC1 Area as exhibited.
2. Review the extent of the UC1 Area to consider:
 - . including the properties fronting Argo Street between a line extending north from the eastern boundary of the UC1 Area and the west to include the Argo Inn.
 - . the relationship between UC1 (2.2) and this Area.
 - . the value of including the southern section of Hardy Street which also contains similar housing stock, although generally more altered.

Map

Moore and Hardy Streets Urban Conservation Area [Area 2.3]



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.