

CHAPEL STREET PRECINCT

HERITAGE PRECINCT CITATION

Part HO126

NAME OF PLACE:	Chapel Street Precinct.
OTHER NAMES OF PLACE:	None.
ADDRESS / LOCATION:	Centred on Chapel Street South Yarra, Prahran and Windsor. Refer Schedule of Buildings appended to this document
PROPERTY INFORMATION:	Not available.
EXISTING LISTINGS:	Part HO126. The National Trust of Australia (Vic) maintains a file on the street (B7144).
LEVEL OF SIGNIFICANCE:	The section between Commercial Road and High Street is significant at a National level, the sections north of Commercial Road and south of High Street, are significant at a State level. Some satellite elements within the broader precinct are significant at a local level.
ASSESSED BY:	John Statham, Heritage Advisor, City of Stonnington.
ASSESSMENT DATE:	May 2012.

STATEMENT OF SIGNIFICANCE

What is significant?

Chapel Street is a remarkably intact commercial strip comprised principally of late-nineteenth and early-twentieth century shops. A number of notable individual buildings are located within the street. These include buildings of State significance such as the Prahran Town Hall buildings (HO15, VHR H0203) and the Prahran Arcade (HO16, VHR H1960) and large numbers of retail and commercial premises of local significance. This latter group includes shops from the 1850s to 1860s (Nos 24-26, 92, 302 and others), premises from the boom and Edwardian periods and buildings across the various periods of development of very high individual significance such as, the former CBA Bank (No 340-44) and former Brown, Corke & Co buildings (No265-7) and the Edwardian emporia. Postwar development is uncommon within the precinct and, with few exceptions, is generally recessive in character

The central sections of Chapel Street between Malvern Road and High Street retain the highest concentration of significant buildings. The character of the street derives from an impressive collection of Victorian and Edwardian retail buildings. However its most impressive buildings are the early twentieth century shopping emporia, a building type more usually associated with the central city shopping district. These emporia are all located between Commercial Road and High Street, and include the Big Store (No 303), Osment Building (No 197-207),

Love and Lewis (No 321-23), the Colosseum (No 229-241), and Read's Stores (No 325). Greville Street developed as an important thoroughfare linking the early civic and retail strip to the railway station. It is more modest in scale than Chapel Street, but dates from the same broad period(s) of development and contributes to the character and significance of the area. Likewise, other satellite elements such as, St Matthews Church, Cecil and Anchor Places and some, nearby, residential buildings fall outside of the retail strip but illustrate the range of activities that were drawn to the early retail centre.

South of High Street and north of Commercial Road (and in Commercial Road itself), the scales of the streetscapes are similar to those of other Melbourne suburban shopping strips. Streetscapes north of Commercial Road retain long sequences of shops and retail groups of ornate boom-era premises such as Conway's buildings, (Nos 411-25), 393-401 and the intact group to the east side of Chapel street between Malvern Road and Grey Street, alongside important Edwardian premises such as the group at Nos 403-409. The former Jam Factory dominates the northern section of the precinct. South of High Street the built form is similar but is realised at a more modest scale. Buildings such as 38A-40 Chapel Street and early retail premises and streetscapes, particularly around Vine, Green and McIlwrick Streets, characterise the area. Several notable Victorian and Edwardian shopfronts have survived in this section of the street.

The former Jam Factory and sections of the OT Cordials Factory around Hillingdon Place recall the early manufacturing industries which once existed in the area. Each retains an early chimney - the last two structures of this type to survive within the Municipality.

Elements which contribute to the significance of the precinct include:

- The consistent two-storey height and modest scale of the built form north of Commercial Road and South of High Street;
- The pre-eminence of the Edwardian-era emporia between Commercial Road and High Street;
- Development to front and side site boundaries of allotments;
- Intactness of built form to its original state particularly above verandah level;
- The general absence of car parking accessed from the Chapel Street;
- The general absence of visible upper level additions;
- Mass, rather than lightweight, construction arising from buildings realised in face or rendered brick;
- The consistent patterns of fenestration, with glazed shopfronts at ground floor level and small punched openings above.
- Long sequences of Victorian or Edwardian verandahs;
- Early shopfronts, throughout the precinct but particularly in Windsor;
- Individually significant buildings throughout the precinct.

How is it significant?

Chapel Street is of architectural, historical and social significance. The section between Commercial Road and High Street is significant at a National level, the sections north of Commercial Road and south of High Street, are significant at a State level.

Why is it significant?

Chapel Street is architecturally significant for its intact streetscapes of nineteenth and early twentieth century commercial buildings, particularly its concentration of boom period shops and its large, early twentieth century shopping emporia usually more closely associated with the central city shopping area. These emporia are architecturally significant for the large range of styles used and their references to American rather than British

antecedents. While a number of remarkable buildings and urban environments survive around Chapel street, it is the general level of intactness and the consistency of scale within each block that makes the whole street one of great importance.

Chapel Street is historically significant as one of the most impressive of the shopping strips that developed along Melbourne's cable tram routes in the late nineteenth and early twentieth centuries. It is a reflection of the importance of the public transport networks, that developed in Melbourne in the second half of the nineteenth century, to the growth of the suburban shopping strips. The early development of the strip remains legible through modest shops, particularly in Windsor, and later, often more substantial and more highly-decorated, boom period buildings which survive throughout the strip. Large, early twentieth century shopping emporia clearly demonstrate the pre-World War I retail boom although continuing development into the interwar period remains evident. The area is significant as a reflection of the changing shopping habits of Melburnians between the mid-nineteenth century and the present day. Some notable industrial buildings recall the important role of manufacturing in the area until the relatively recent past.

Chapel Street is socially significant as a one of Melbourne's favourite shopping, recreational and entertainment areas for over a century. It was the most important suburban shopping centre in Melbourne in the early twentieth century, and has again become a fashionable shopping strip, for locals as well as for tourists.

Individually significant buildings

Part of the significance of HO126 derives from the presence of large numbers of buildings of high individual significance. Buildings graded A1, A2 or B are considered to be significant buildings under the City of Stonnington Planning Scheme.

No individual building citations have been prepared as part of this report. Building gradings and brief descriptions are provided in the Schedule of Buildings appended to this citation. However, the Prahran Conservation Study (Nigel Lewis and Associates, 1983) provided detailed assessments of some, very highly-graded buildings within the precinct. Many of these buildings were subsequently protected under individual heritage controls. Others were protected as part of the broad Chapel Street/Commercial Road/Greville Street/Donald Street/Albert Street Precinct, HO126. The Study remains a reference document under the City of Stonnington Planning Scheme and material produced as part of that Study should be read in conjunction with this citation.

The following buildings in HO126 were assessed as part of the Prahran Conservation Study. Page numbers in brackets refer to locations in the Study.

- Osment Building, 197-207 Chapel Street, Prahran (DC/5)
- The Colosseum Building, 197-207 Chapel Street, Prahran (DC/7)
- Former Brown, Corke & Co buildings, 265-267 Chapel Street (DC/10)
- The Big Store, 303 Chapel Street, Prahran (DC/13)
- Love & Lewis Store, 321-323A Chapel Street, Prahran
- Former Charles Reads Store 341 Chapel Street, Prahran (DC/17)
- Conways Buildings 411-425 Chapel Street, South Yarra (DC/24)
- 38A-40 Chapel Street, Windsor (12/4)

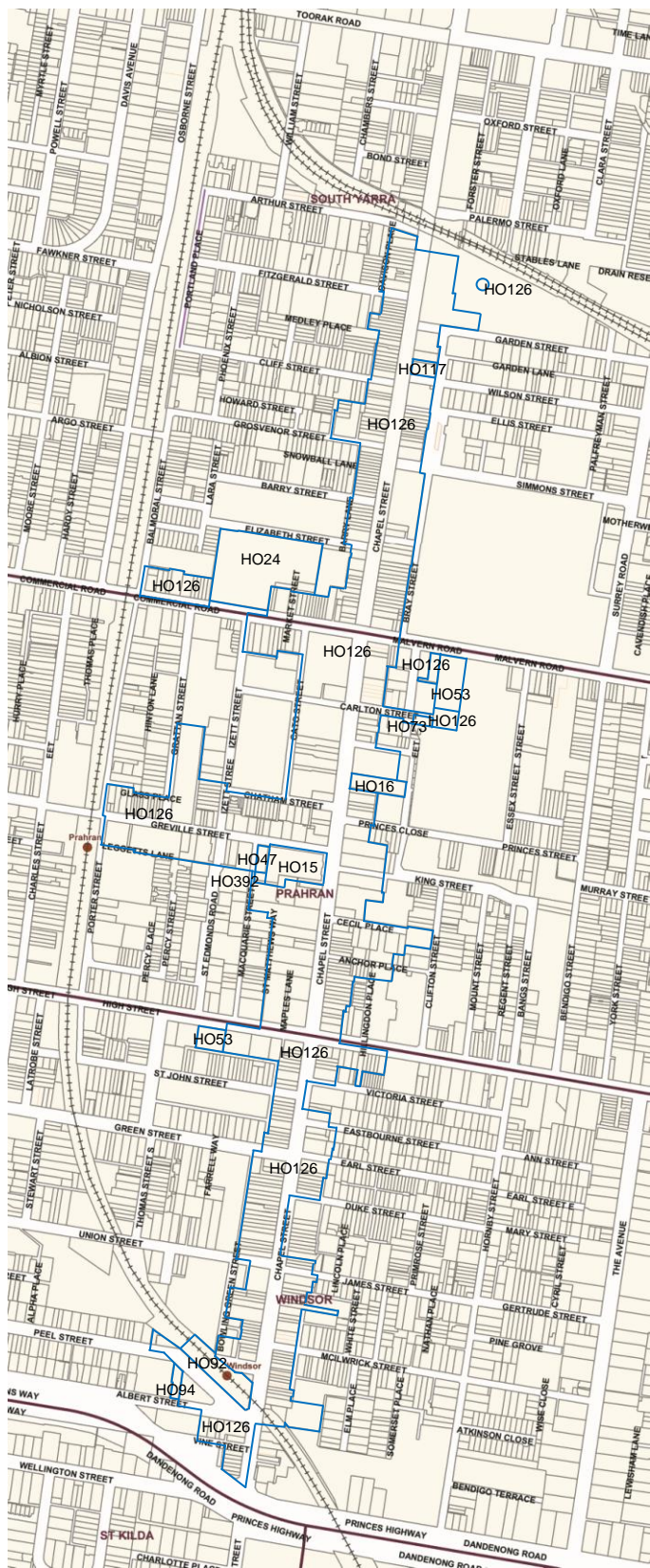


Figure 1 The proposed extent of HO126 is noted in blue.

PHOTOS



Figure 2 Ornate Victorian retail groups, Chapel Street south of Fitzgerald Street, South Yarra



Figure 3 Conway's buildings, 411-425 Chapel Street, South Yarra



Figure 4 Edwardian emporia in Chapel Street Prahran



Figure 5 Interwar and Victorian premises, Chapel Street north of Carlton Street, Prahran



Figure 6 Greville Street, Prahran.



Figure 7 Chapel Street, Windsor

DESCRIPTION

Chapel Street is one of the most important shopping strips in Victoria. Most of its buildings date from one of three periods: its initial surge of development in the 1860s; the 1880s and 1890s after the development of the cable tram routes in Chapel Street and its cross streets; or from the emporium development stage of 1900-15. The street can be considered as three distinct but related areas: the two storey, largely boom-era streetscapes between Malvern Road and the former Jam Factory, in South Yarra; the dense streetscapes of shops, civic buildings and Edwardian emporia between Malvern Road and High Street, Prahran; and the more modest Victorian and Edwardian retail development in Windsor, to the south of High Street.

South Yarra

Chapel Street, South Yarra largely comprises substantially intact streetscapes of shops dating from the boom of the 1880s. These include Nos 411-25, 393-401 and many others. Some later buildings contribute to the character and significance of the streetscape, most notably the unusual Edwardian retail group (403-409A) and the Jam Factory group (No 500) which dominates the northern section of the Heritage Overlay Area. Some modern infill has been constructed locally. However, with the exception of 402-416 Chapel Street, this tends to reinforce the local scale and early character of the precinct. The area retains two early hotel buildings, the former Prince of Wales Hotel (No 455) and the former morning star Hotel (No 426) which was rebuilt to its current appearance during the interwar period.

Prahran

Chapel Street Prahran was the former Civic and retail core of the street for some decades before the construction of the emporia and the reinvention of the street as a 'shoppers' paradise'. Consequently, A number of important Victorian retail buildings were constructed in this section of Chapel Street and important examples such the former CBA Banking chambers (No 340-44) and Holywell's Terrace (Nos196-206) survive The immense size of the emporia between High Street and Commercial Road is an intact and evocative reminder of this phase of Melbourne's development, and these buildings form an outstanding streetscape. These emporia are all located between Commercial Road and High Street, and include the Big Store (No 303), Osment Building (No 197-207), Love and Lewis (No 321-23), the Colosseum (No 233) and Read's Stores (No 325). While the emporia survive as the most prominent and iconic twentieth century developments, other important post-Victorian groups such as 218-222 Chapel Street contribute the scale and character of the area.

Windsor

Windsor developed earlier than most other sections of Chapel Street and this area retains some of the earliest buildings in the street often dating from the 1850s and 1860s (Nos 24-26, 92 and others). Buildings in this section of Chapel Street are frequently more modest in scale and adopt a simpler architectural demeanour recalling Georgian antecedents. Some larger groups survive but these tend to be simpler than corresponding developments to the north of Malvern Road. This notwithstanding, some buildings of high individual distinction survive such as T Moffitt's Corner House at the intersection with James Street and Conway's Buildings at the corner of Green Street along with unusual Edwardian groups at such as 38A-40 Chapel Street.

HISTORY

In the 1830s traffic moved between the city and the ports to the west and the market towns and pastoral runs in Gippsland to the east. Tracts of undeveloped land that would become the City of Prahran were simply an obstacle to the easy passage between the two. Local historian Betty Malone notes,

In the late 1830s ... Chapel Street was a rough unnamed bush track leading south from the better known Gardiner's Creek (now Toorak) Road in the direction of the Mornington Peninsula, crossing similar tracks that led east to Dandenong and beyond. Used mainly by horsemen and stock riders with their flocks and herds, it turned and twisted as it wound its way up and down a dozen small hills and gullies, avoiding the big red gums, the patches of thick scrub and the numerous waterholes, lagoons creeks and swampy ground that lay across its path.¹

North of Toorak Road, the Hawksburn Creek terminated in a swamp near the present-day Melbourne Grammar School. Between these marshes and the river, a long escarpment rising from the swamp formed a steep cliff above the river. North/south movement was impossible.

Malone continues,

By the late 1840s ... Chapel Street had achieved permanent status. First known as Fitzroy Road it soon took the more popular title of Chapel Road then Chapel Street after the Independent Chapel was erected hundred yards or so north of Commercial Road. By this time, a rough cutting had been slashed through the escarpment opening the way (northwards) to the river ... Chapel Street was still very rough with tree stumps and rocks impeding easy progress and no drainage ... there were a few crude dwellings in the scrub, one or two of which catered for passing travelers.²

The cutting through the escarpment was the first of a number of outcomes c.1850 which allowed the development of Chapel Street to begin in earnest. With the cutting, came a ferry service allowing access from Chapel Street to Richmond and suburbs to the north. In 1853, it was decided that the Governor would reside in Toorak while Government House was being constructed in the Domain. This brought a new cachet to the Toorak area. Toorak Road was the first local thoroughfare to be graded and to a limited extent drained. However, it was the land sales of 1849 and 1850 and subsequent creation of allotments in South Yarra, Prahran and Windsor that produced the greatest impetus towards permanent settlement and development around Chapel Street.

LAND SALES

Land to the north of Toorak Road had sold in the first Crown land sales of 1840. Lots in Chapel Street between Toorak and Dandenong Roads were released in 1849 and 1850. The earlier land sale had led to the creation of expansive farming estates with large parcels of land above the Yarra which remained, more or less, intact. The second land release attracted more speculators. A pattern of subdivision and rapid sale of smaller allotments around Chapel Street was soon established.

¹ Betty Malone, *Chapel Street Prahran: Part One 1834-1918*, pg.5.

² *ibid*

South Yarra

Peter Davis was part of a syndicate which purchased Lot 36 on the west side of Chapel Street between Toorak Road to Commercial Road. He sold the Chapel Street frontages within a month of purchase. Arthur Street, Fitzgerald Street, Cliff Street and Grosvenor Street had been established by 1856.³ Across the road, on the eastern side of Chapel Street, Lot 35 was purchased by GA Robinson, Protector of Aborigines. Robinson subdivided his purchase into smaller lots of 7 to 15 acres, each with a frontage to Chapel Street. In the northern sections of Lot 35, near the intersection of Chapel Street and Toorak Road, the Palermo Estate was created. To its south a ten acre block was purchased by Albert Terry who set up the Victoria Brewery on the corner of Garden Street.

Prahran

The western side of Chapel Street between Commercial Road and High was purchased by Thomas Budds Payne, a speculator who also subdivided for sale. Greville Street was formed in 1852 extending west from Chapel Street to Charles Street. Kearney's map of the area dating from 1855 shows these two streets lined with small shops and modest houses. On the east side of Chapel Street, GA Robinson purchased two more Lots which he, again, quickly subdivided. Cecil Street (later Cecil Place) was established in the early 1850s.⁴

Windsor

Windsor's future was seen to be linked to rapid development in St Kilda to its south. Rather than releasing expansive farming Lots for sale, as had occurred near Toorak Road, Windsor was broken into a patchwork of smaller allotments, better-suited to residential subdivision. Along the western side of Chapel Street, ten Lots were released between High Street and Wellington Street (Dandenong Road). Five of these had frontages to Chapel Street. The eastern side of Chapel Street in Windsor, was sold as two lots.⁵ Lot 56 with frontages to Chapel and High Streets was purchased by H Glass and TB Payne. Lot 61 to its south addressing Chapel Street and Dandenong Road was purchased by John Pascoe Fawkner. All were well-known land speculators. By the late 1850s, many of Fawkner's Chapel Street frontages had been sold and Hanover (later McIlwrick Street) had been established. Glass and Payne had quickly sold the western section of Lot 56. The new owner subdivided the area into small blocks along narrow streets suitable for workers' housing. Victoria, Eastbourne, Duke and James Streets were created in the 1860s. The nest of narrow streets and lanes to the east of Chapel Street, Windsor, are among the earliest streets in the Municipality. This area quickly became known as Paisley village.

THE CIVIC PRECINCT

Commercial road was originally earmarked as Prahran's main shopping and commercial strip and a number of businesses located there in the 1850s.⁶ Prahran Market was established in, what is now, Grattan Gardens a little to the south. However some key developments in the early Municipality ensured that Chapel Street rather than Commercial Road became the pre-eminent street in the area. In 1856, both the Court House and the Mechanics' Institute were built in Chapel Street,⁷ the former on the corner of Greville Street and the latter a little to the north. The Mechanics' Institute was the venue for early meetings of the Prahran Council and an important civic centre. Equally importantly, two hotels were built in Chapel Street in the 1850s drawing people to this part of Prahran.⁸

3 Malone, *op cit*, pg.7.

4 Lewis et al, *Prahran Conservation Study*, pg. DC/32

5 Malone, *Discovering Prahran: Area One*, pg.29.

6 Context Pty Ltd, *Thematic Environmental History*, pg 110

7 *ibid*

8 *ibid*

The Royal George was constructed on the corner of Chapel and Greville Streets, opposite the court house, and the Prahran Hotel was built on the south-western corner of Commercial Road. From that time on, the section of the Chapel Street between High Street and Commercial Road became the area's civic, commercial and social heart.

Chapel Street was leveled, surfaced and drained from Gardiner's Creek to Dandenong Roads in the 1850s, first by the Central Road Board and from 1856 by the newly-instituted Prahran Council. The construction of a bridge across the Yarra River at the northern end of Chapel Street, in 1857, attracted traffic from Dandenong and Commercial Roads along Chapel Street to the river crossing. In 1860 the corner of Greville Street was selected as the site for the new Town Hall. It opened in 1861, completing the civic precinct for the small Prahran community. The arrival of the railway and opening of the Prahran Railway Station in 1860 ensured the future of the central part of Chapel Street and led to the development of a subsidiary centre along Greville Street leading to the station.

The Prahran Conservation Study notes that ...

... the commercial buildings in Greville Street are mainly the result of one speculative builder, Thomas Kilpatrick, (who) was a prolific developer around the period 1885-9. Kilpatrick's Buildings are characterized by an identical plan form and consistent with details in the window shapes, pilasters, capitals and lady's head stuccoed keystones. On the north side stands Kilpatrick's Terrace (Nos 107-119) and Anne's Terrace named after his wife (Nos 143-155).

Soon, the stretch of Chapel and Greville Streets around the Town Hall were filled with shops supplying the everyday needs of local residents. Early shops were small, mostly single-storey buildings, with living quarters for the shopkeepers and their families behind. As the precinct grew in stature, shops became larger with a second storey for the family residence.⁹



Figure 8 Charles Nettleton, Chapel Street looking south past High St, 1867, Stonnington History Centre Reg No PH6018.



Figure 9 Charles Nettleton, Chapel Street looking north, 1867 (Stonnington History Centre Reg No PH2087.1)

THE UNDEVELOPED LAND

Into the 1860s much of the land to the north and south of this small Civic precinct remained undeveloped. Areas north of Commercial Road or south of High Street comprised a scattering of shops, a house or two, market gardens, a few hotels and a great deal of swamp. Some swampy land had been tamed using red gum planks which were laid to form footpaths. However, a few hundred metres from the Town Hall the street became rural in character. At this landmark point in its development, Chapel Street recalled a main street in a country town with a core of handsome buildings surrounded by an *ad hoc* landscape of open fields and semi-permanent structures. Apart from the key civic buildings and a handful of early shops in Windsor, very little of the built form or character of this era survives.

THE LAND BOOM OF THE 1880s

The land boom of the 1880s brought further and more rapid growth. Larger and more impressive shops were built. These included extensive two-storey retail groups such as Nos 411-425 and 393-401 Chapel Street envisioned on a grand scale and incorporating classical ornamentation. Works of this kind are epitomised by grand retail buildings such as the Prahran Arcade (282–284 Chapel Street). The arcade was erected in 1888–89 and comprised a complex including a hotel, restaurant and café, Turkish baths, and 29 shops. However, more modest shops in brick with elaborate rendered detailing were constructed throughout the Street. Unlike the lightweight and somewhat *ad hoc* built form of the previous decades, these buildings were plentiful, handsome and permanent and they survive in large numbers.

THE CHURCHES AND THE BANKS

Dense suburbs had begun to develop around Chapel Street and trains were already bringing shoppers from further afield. However, the arrival of the cable trams in 1888, bringing people right through the shopping area, set the seal on Chapel Street as one of Melbourne's most important suburban streets. The increasing sense of permanency encouraged institutional development in the area.

Branches of several large banks were opened through the 1880s confirming Chapel Street's supremacy as a retail and commercial centre. The Commercial Bank of Australia built handsome banking chambers at the intersection of Malvern Road and Chapel Street in 1882¹⁰ The Bank of New South Wales built premises at the corner of Eastbourne Street in 1887.¹¹ Both survive. The Savings Bank operated from chambers at the corner of Victoria Street.¹² The building survives but has been unrecognisably remodelled.

Churches of all denominations were drawn to the area from an early date. The Baptist Church at the Corner of Wilson Street (HO17) had been constructed in 1867.¹³ The Independent Church (VHR H1022, HO75) was constructed in Malvern Road in 1853.¹⁴ A hall to its rear (part HO126) was constructed in 1883¹⁵ The Protestants had built a Hall (later remodelled as a schoolroom) in Cecil Place in 1869¹⁶, St Josephs, the first catholic Church in the Municipality was built in Fitzgerald Street in 1888. St Matthews Church (part HO126) was constructed in High Street in 1877 and an associated lecture hall (HO54) a few years later. A range of Friendly Societies were

10 Malone, *Chapel Street Prahran: Part One 1834-1918* pg.32

11 *Ibid*

12 *Bank of Australasia, Windsor Branch*, Stonnington History Centre Registration No PH22999

13 Lewis et al, pg.DC/25

14 Lewis et al, pg.DC/20

15 *ibid*

16 Lewis et al, pg.DC/32

active locally. The Rechabites built a hall in Clarence Street (HO73) and the United Friendly Societies built a dispensary in Cecil Place.



Figure 10 Charles Nettleton, Prahran Town Hall (HO15), 1861 Stonnington History Centre Registration No PH7397



Figure 11 Charles Rudd, Prahran Arcade (HO16, VHR H1960), Stonnington History Centre Registration No PH7488



Figure 12 Maples, 1906, Stonnington History Centre Registration No PH7245

By the early 1890s, Chapel Street had reached its second landmark state, recalling a main street in a major Victorian City anywhere in the British Empire.

THE RECESSION AND THE EDWARDIAN RESURGENCE

The recession of the 1890s slowed trade and halted development, but the new century saw the establishment of several department stores and a new spate of shop building on a grand scale. One of the first big emporiums, the 'Big Store', now Coles, opened in 1902. However, most of the grand commercial buildings in Chapel Street, including the large emporia, were constructed in a five-year period from 1910 including the Osment Building (1910–11), Holt's Building (1912), Love and Lewis (1913). Conway's Building and The Colosseum were both constructed in 1914. Unlike development in previous decades, these imposing designs drew on American antecedents.

Perhaps the most impressive of the new department stores was that of Charles Moore, who took over Jacob Read's drapery business in 1903. Read had established a successful men's clothing firm in the 1870s which had become one of Chapel Street's largest businesses, lending its name to 'Read's corner'. Moore specialised in ladies fashions, some of which were made in the shop's workroom. Moore retained the old name but expanded the business and rebuilt the shop into a much larger emporium in 1915 (although it was never fully completed). The building indicates the importance of Chapel Street to the clothing and fashion industry, then controlled from Flinders lane, Melbourne.

Chapel Street also had number of furniture stores, the best known being the Maple's Store at the corner of High Street. The variety and choice of shops was an important part of Chapel Street's appeal to shoppers, who could buy everything in one trip, including fruit and vegetables at the market near the corner of Commercial Road. Chapel Street's heyday occurred in the 1920s, when, according to Cooper writing in 1923, 'it reigned supreme among Melbourne's shopping centres'.

By the 1930s, Chapel Street had reached its mature state, recalling a main street in a major international City in which American architectural and retail ideas were overwriting the earlier architectural expression (at least in the centre of Chapel Street). This is the condition that HO seeks to preserve.

THE DEPRESSION

After the boom of the 1920s, the country entered a depression. With the recovery of the early 1930s Chapel Street had stronger competition from city shops, especially the large department stores such as Myer and Buckley and Nunn. Nevertheless, Chapel Street's popularity among suburban shoppers continued until the 1950s, when the car began to replace tram and trains as transport for shopping trips.

MANUFACTURING

Although retailing has always formed the core business of Chapel Street, it has, until the relatively recent past accommodated a manufacturing component. The Victorian Brewery operated from its Chapel Street site on the corner of Garden Street from 1858. Henry Jones purchased the site which operated as the 'Red Cross' preserving company from 1880.¹⁷ The factory subsequently became part of the IXL Company. During the interwar period, the Jam Factory would become Prahran's largest employer, with up to 1000 workers at the peak of production. OT Cordials (later known as Kia-Ora Cordials) was established in Prahran, becoming the Kia Ora Co around 1905. Kia Ora was the company's brand name for lemonade which was sold internationally. The Red Tulip company purchased the site in 1945 and also enjoyed international success. The High Street plant was closed in 1989.

The Jam factory survives, as does substantial part of OT cordials complex around Hillingdon Place. The most legible trace of these two important enterprises survives through their iconic chimneys – the last chimneys to survive in the City of Stonnington.

However large scale food production was not typical of local manufacturing. Local enterprises were more often of a small scale usually employing a couple of dozen people or less. Perhaps half of the factories in Prahran at any one time were involved in some branch of the clothing and textile industry—dressmaking, tailoring, men's ties, underwear—but furniture making was also important, especially in the interwar years. Between them Prahran's manufacturers employed thousands of people.

POSTWAR CHAPEL STREET

In the late twentieth century various attempts to revitalise Chapel Street were undertaken. These works included the conversion of Read's Corner into Pran Central, and the former Jam Factory into a shopping arcade and cinema complex. Large numbers of shops were converted into cafes. Some new buildings were constructed through the postwar period and into the twenty-first century. However, the buildings constructed up to and including the 1930s typically survive and their presentation remains reasonably faithful to their interwar state.

ANALYSIS

Thematic context

The building illustrates the following themes identified in the City of Stonnington Thematic Environmental History (Context Pty Ltd, 2006 with updates 2009).

- 3.3.1 Crown land sales
- 3.3.3 Speculators and landboomers
- 5.4.1 The Municipality of Prahran
- 7.3 Creating Melbourne's leading shopping Centres

Some individual buildings illustrate:

- 6.2.2 Food Processing (*Jam Factory, Former OT Chimney factory*)
- 7.4.1 Early hotels (*former Prince of Wales, Market, Railway, Station Hotel, Duke of Windsor, Post Office (Court Jester), Morning Star (Temperance), Swan and other hotels*)
- 10.2.1 Founding Churches (*former St Matthew's Church*)

Comparative analysis

Chapel Street is one of the most important shopping strips in Victoria. Most of its buildings date from one of three periods: its initial surge of development in the 1860s; the 1880s and 1890s associated in part with the development of the cable tram routes in Chapel Street; or from the emporium development stage of 1900-15. Although Chapel Street began as a local shopping centre, by the time of World War I it rivalled Melbourne's Central Business District in importance. It became the premier shopping street south of the Yarra, its only suburban rival being Smith Street, north of the Yarra. Its large emporia were without rival elsewhere in the suburbs and no other area of Melbourne so clearly demonstrates the pre World War I retail boom. The immense size of the emporia between High Street and Commercial Road is an intact and evocative reminder of this phase of Melbourne's development, and these buildings form an outstanding streetscape.

Chapel Street has played an important role in the commercial and social life of the area over the years, serving a changing, diverse and cosmopolitan population, such as the artisans, the working classes and middle classes of the nineteenth and twentieth centuries, migrants, especially after the Second World War, and artists and students from the 1970s. In recent years Chapel Street has developed a reputation as a prestigious shopping strip.

Manufacturing in Prahran

Council's Thematic Environmental history notes that:

... food processing became an important industry in the study area during the early twentieth century and a number of the Study area's food producers became household names including IXL, Table Talk biscuits, Kia Ora soft drinks and Red Tulip chocolates.

Much of the former Jam Factory and sections of the OT Cordials Factory, around Hillingdon Place, survive and illustrate the early manufacturing industries which once occurred in the area. Each retains an early chimney - the last two structures of this type to survive within the Municipality.

Individually significant buildings

Some of the significance of HO126 derives from the presence of large numbers of buildings of high individual significance. Buildings graded A1, A2 or B are considered to be significant buildings under the City of Stonnington Planning Scheme. It is rare for a concentration of individually significant buildings to survive to the extent found in Chapel Street.

No individual building citations have been prepared as part of this report. Building gradings and brief descriptions are provided in the Schedule of Buildings appended to this citation. The Prahran Conservation Study (Nigel Lewis and Associates, 1983) provided detailed assessments of some, very highly-graded buildings within the precinct. Many of these buildings were subsequently protected under individual heritage controls. Others were protected as part of the broad Chapel Street/Commercial Road/Greville Street/Donald Street/Albert Street Precinct, HO126. A list of these citations is provided on pg.3 of this document.

RECOMMENDATIONS

The extent of HO126 should be reduced to encompass the area described in Figure 1 above. Two new Heritage Overlay areas, known as the Greville Street Residential Precinct and the Medley Place Precinct should be created to manage the areas that would be excised from HO126. These new Heritage Overlay areas are discussed in separate reports. One new building would be introduced to the Chapel Street Precinct as part of these changes. Its omission appears to be an oversight. A very small number of buildings would be removed from heritage control. Generally speaking, no building gradings would be altered. This notwithstanding, Council's documentation contains a small number of errors, omissions and anomalies, some of which relate to building gradings. These should be addressed at this time. These recommendations are discussed in detail below.

Proposed HO area

It is recommended that the existing HO area is reconsidered to form three abutting Heritage Overlay areas namely The Chapel Street Precinct (the subject of the current report) plus the Greville Street Residential Precinct and the Medley Place Precinct which are discussed in other reports. Other minor changes to the boundaries are also recommended. These are discussed below.

The Prahran Conservation Study (Nigel Lewis and Associates, 1983) assessed the area around Chapel Street, as seven independent but abutting precincts each with its own character and significance. This included: retail areas such as Chapel Street (High Street to Commercial Road), Chapel Street (Commercial Road to the Railway) and Chapel Street (Windsor area); more mixed areas such as the Greville Street Commercial area and the Cecil Place Area; alongside residential areas such as the Medley Place Area and the Greville Street residential area. A decade later, all of these unrelated precincts were consolidated to form the Chapel Street/Commercial Road/Greville Street/Donald Street/Albert Street Precinct which is protected under HO126 today. This has proven to be an unsatisfactory grouping of unrelated heritage precincts.

While it is not considered necessary to reinstate the original seven precincts, the current arrangement should be refined to allow the residential precincts to be protected under separate Heritage Overlays which acknowledge and conserve those aspects of significance that are relevant to those specific areas. This would be achieved through the creation of the Chapel Street Precinct, the Greville Street Residential Precinct, and the Medley Place Precinct.

Buildings under individual heritage controls

Council should reconsider the mapping and citation of HO126 in the event that DPCD Policy with respect to building under individual heritage controls changes.

The key early buildings within this precinct, such as the Prahran Town Hall, The Prahran Arcade and the former Baptist Church are buildings of high individual significance which are currently protected under individual heritage controls. However, HO126 benefits from the presence of these elements 'within' the precinct and these early buildings derive a suitable context from, and have a shared history with, early buildings in nearby streets. The Department of Planning and Community Development currently permits only one Heritage Overlay to any single building. A building under an individual heritage control can not also be protected as part of a precinct. However, the buildings noted above are important both individually and for their contribution to HO126. If, as is anticipated, Departmental policy in relation to this matter changes, Council should reconsider the mapping and citation of HO126 as they relate to these and other buildings.

Building gradings

Council should review the gradings of buildings in this area to address any inconsistencies.

It is noted that this document has been prepared to update Council's existing citation for HO126 prior to its being uploaded to the HERMES database. It has not sought to uncover new aspects of significance relating to this precinct but to provide a clearer and more comprehensive explanation of the heritage values identified previously - a neutral translation from Council's existing citations to the HERMES database. Consequently, this report does not provide a review of existing gradings for individual buildings.

However, a small number anomalous and inconsistent building gradings were noted during site inspections undertaken in the preparation of this report. This report has not identified or recommended revisions to these gradings. This could have the effect of increasing the previously-identified significance of some buildings. Consequently, the Schedule of Buildings below reproduces Council's existing gradings for the sites under consideration - with two exceptions.

In those instances where a building described in Council's early studies has clearly been replaced with a modern building, the original grading has been discarded and the new building has been graded U, that is, given an ungraded status.

Council's documentation contains a number of errors, omissions and anomalies. These appear to arise from mapping errors, inaccurate transcription from early heritage studies and difficulties arising from outdated address information in Council's records and GIS system. These are discussed below.

Errors, omissions and anomalies

As part of the physical survey of the street, various inconsistencies between Council's GIS spreadsheet (the list of current address and gradings for buildings in HO126 available through Council's GIS system) and mapping at DPCD Planning Schemes online website and the material in the various heritage studies were noted. These should be reconciled.

224-244 Malvern Road

Mapping in the vicinity of the former independent church at 246 Malvern Road should be reconsidered to produce a more rational outcome. This section of the Heritage Overlay contains a number of anomalies.

Firstly, The former independent Church is included on the Victorian Heritage Register (VHR H1022) and is protected under a local government Heritage Overlay (HO75). Council's mapping reflects the same curtilage as that adopted by Heritage Victoria. The Independent Church Hall immediately to the south of the church was neither included within the Heritage Victoria registration nor HO75. The Church Hall is of very high local significance. The entire site including the Church and Hall were graded A1 in the Prahran Conservation Study (1983). The Hall contributes a great deal to the setting and significance of the Church and, as a consequence of its remoteness, very little to the retail precinct to its west. In simplest terms, this building should not have been included in HO126.

No detailed assessment of the church or hall have been undertaken in the preparation of this report. However, it appears that Council could address this issue in a number of ways. The best outcome for these buildings would involve the creation of a single Heritage Overlay for the church and hall with a statement of significance reflecting the significance of the entire site and the relationship between the individual buildings. It may be possible to persuade Heritage Victoria to alter its curtilage and, in turn, for Council to change the extent of HO75 to include the Hall. Alternatively, it may be possible to break the nexus between the extent of Heritage Victoria's registration and that of Council's Heritage Overlay. That is HO75 could be increased in size to include the Hall without altering the extent of Heritage Victoria's Registration. Finally, and possibly most simply, the hall could be protected under a separate individual heritage control.

The Prahran Conservation Review (1993) recommended that a Victorian residence at 244 Malvern Road should be added to the proposed Chapel Street Precinct. The basis for this recommendation is not clear. The report notes that 'it relates to the scale, form and type of development in Chapel Street'. I do not concur with this view. The report also recommended the inclusion of other buildings including No 224-6 and the rear of 344 Chapel Street as part of an extension of HO126. No 224-6 Malvern Road is a commercial building visible from vantagepoints in Chapel Street which makes a contribution to HO126 but is excluded from the current mapping. The residence at No 244 makes little contribution to the Chapel Street/Commercial Road/Greville Street/Donald Street/Albert Street Precinct but is included in the current mapping. It is unclear how the current mapping came into being.

I have not undertaken detailed investigation of these sites or the Panel Report which brought about the current mapping. However, it appears that No 224-6 Malvern Road should have been included in the adjacent Heritage Overlay Area. Its omission may result from a simple mapping error. Unless a strong counter argument comes to light, this building should be included in HO126.

The issues relating to No 244 Malvern Road are more complex. In my view, it should be retained in HO126 for the time being but should be assessed in detail as part of the upcoming Victorian Residential Buildings Study. If that study demonstrates that the building is of limited individual significance and has no relationship to Chapel Street, it should be removed from a heritage control.

110-128 Greville Street

This Victorian retail group is currently graded B on Council's records. Early studies consistently graded this building A2. It is unclear why this grading has been changed, It is a Victorian retail group similar to other buildings in the vicinity which are graded A2. The grading recommended by the early studies should be restored. A grading of A2 is noted in the Schedule below.

1B Davison Place

As noted below, the two storey interwar warehouse at 1B Davison Place is not listed in Council's GIS Spreadsheet. It is an interwar building located at the rear of 505-509 Chapel Street. It addresses a narrow laneway to the rear of Chapel Street and is of modest individual significance. It illustrates the kinds of manufacturing premises which operated in and around Chapel Street through the interwar years. However, it has no presentation to Chapel Street or other key streets in the area and its significance is reasonably modest. The Prahran Conservation Study (1983) graded all of the

buildings at 505-511 Chapel Street A2. This building does not form part of, or contribute to, the significance of this, highly-valued, retail group. In my view, this building should be identified separately in Council's GIS spreadsheet and graded C.

126 to 160A High Street

The mapping of HO126 in the vicinity of Prahran Mechanics' Institute (VHR H0400, HO53) requires attention. Currently, the Heritage Overlay extends from Chapel Street along the south side of High Street. While it might be expected that HO126 would end at HO53, the individual Heritage Overlay protecting the Prahran Mechanics' Institute, it extends beyond this building to Thomas Street to incorporate a car park and an ungraded postwar institutional building at 152 High Street. These buildings are isolated from the key built form in Chapel Street and add very little to the character or significance of the Heritage Overlay area. This arrangement does not reflect the recommendation in the Prahran Conservation Study (1983) and it is unclear how this mapping has arisen. Mapping in this area should be revised to reflect that shown in Figure 1 above.

As discussed below, a number of buildings in this area are not listed in Council's current records.

Fire Station, 156-72 Albert Street Windsor

An early fire station in Albert Street was demolished c2000. It was a highly graded building to designs by noted early Modernist architects, Seabrook and Fildes. It was replaced by a new building of no cultural heritage significance. Council's mapping of this area still includes this site and Council's spreadsheet still lists the building grading as A1. As a minimum, Council's documentation should reflect the ungraded status of the building, that is, a grading of U should be recorded in Council's documentation relating to the site. However, it is recommended that Council redraft of the precinct boundary in the vicinity of this building to exclude the building from a heritage control. This building has been removed from the Schedule below and the map at Figure 1 of this report.

1,3,5 and 7 Wilson Street South Yarra.

when the Prahran Conservation Study was undertaken in 1983, Wilson Street was legible as a residential side street enjoying a close relationship with Chapel Street. A small group of dwellings at 1,3,5&7 Wilson Street made a modest contribution to the retail precinct to their west. In the intervening decades, Nos 1,5 and 7 Wilson Street have been demolished. Multistorey development at No 1 has isolated the surviving building at No 3 Wilson Street from Chapel Street. At the time of the original study, all four buildings were graded A2. These gradings are no longer appropriate for Nos 1,3&7 which have been demolished. Naturally, these buildings should no longer be graded. In my view the surviving building at 3 Wilson Street no longer warrants an A2 grading. It adopts a reasonably generic design and the facade has been altered to provide additional access to the front setback area – now used as a dining area. In my view a B grading would provide a more appropriate response to the character and significance of this buildings and its diminished context.

As a minimum, Council's documentation should reflect the revised gradings noted above. However, it is recommended that Council adjust the boundary of the Heritage Overlay area in Wilson Street to remove these four sites from heritage control. These buildings have been removed from the Schedule below and the map at Figure 1 of this report.

2-4 Eastbourne Street, Windsor.

Nos 2 and 4 Eastbourne Street combine to form a semi-detached pair. Both addresses were graded B in the Building and Streetscape Grading Register prepared as part of the Prahran Character and Conservation Study (1993). The building was constructed after the 1896 MMBW plan. This and their general architectural expression suggest a c.1910 construction date. The residences remain intact to their early states. Council's mapping includes No 2 only. This is consistent with the mapping on DPCD planning Schemes Online and the mapping prepared as part of the Prahran Conservation Study (1983) which both show the Heritage Overlay ending at the party wall between the two residences forming the pair. This is clearly an anomaly. Although the adjacent sections of Eastbourne Street are also reasonably intact to their c.1910 state no other buildings in the street were identified in the 1983 study. It is recommended that No 2 Eastbourne is removed from the Heritage Overlay area. It has been removed from the Schedule of Buildings below and from Figure 1 above.

3-5 Earl Street, Windsor.

Likewise Nos 3-5 Earl Street form a semi-detached residential pair. Both addresses were graded C in the 1993 Database. They were constructed c.1930s. They remain intact to their early states and are legible as a residential pair. Council's mapping includes No 3 only. This is consistent with the mapping on DPCD planning Schemes online and the mapping prepared as part of the 1983 Study which both show the HO ending at the party wall between the two residences forming the pair. Heritage controls are typically mapped over a whole building. In this instance where the two halves of the residential pair are of identical significance there is no obvious rationale for the current boundary mapping. The pair adds little to an understanding of the retail area to the west. In fact Chapel Street had ended its key period of significance by the time these dwellings were constructed. It is recommended that No 3 is removed from the Heritage Overlay area. It has been removed from the Schedule below and from Figure 1 above

160 Peel Street

This building is a postwar Telephone Exchange. It is graded A1 in Council's GIS spreadsheet. This grading overstates the significance of this building. It is likely that this grading relates to the former Windsor Telegraph Office on the adjacent site. The A1 graded Post Office building is protected under an individual heritage control (HO94). The Telephone Exchange at 170 Peel Street is a building of modest cultural heritage significance and is isolated from other built form in the area. It makes little contribution to the character of significance of the retail precinct to its east.

Mapping of the HO in this area should be revised to exclude this building. It has been removed from the Schedule appended to this document and from the mapping at Figure 1.

I would note that this will leave the Victorian dwelling at 165 Peel Street somewhat isolated from HO126. In my view, this dwelling should be retained in HO126, for the time being, but should be assessed in detail as part of the upcoming Victorian Residential Buildings Study. If that Study demonstrates that the building is of limited individual significance and has no relationship Chapel Street, it should be removed from a heritage control.

Properties omitted from Council's GIS docs

Council's in-house GIS Spreadsheet derived from its GIS database omits a number of buildings from the precinct. These include:

126 High Street	U	Six-storey postwar educational institution
160 High Street (includes)	A2	Two-storey Victorian Villa (formerly No144)
	A2	Single-storey Victorian villa (formerly No 152)
	U	Car park
	A2	Former Maples carpet store. Two-storey interwar shop. (formerly No160A or No 160)
1B Davison Place	Never graded	Single-storey Victorian villa.
500 Chapel Street	A2	Former Jam Factory
		Two-storey food production buildings

REFERENCES

- Nigel Lewis and Associates, *Prahran Conservation Study*, 1983.
- Lewis, Butler et al, *Prahran Character and Conservation Study*, 1992
- Betty Malone, *Discovering Prahran: Area One*, 1998
- Betty Malone, *Discovering Prahran: Area Two*, 1999
- Betty Malone, *Discovering Prahran: Area Three*, 2000
- Betty Malone, *Discovering Prahran: Area Four*. 2001
- Betty Malone, Chapel Street Prahran: Part One 1834-1918, 1983
- Betty Malone. Prahran's Pubs: 1852-1988, 1988
- National Trust of Australia, Citation, Chapel Street, Prahran, 2007.
- MMBW Detail Plans 952, 953, 954, 958, 959, 960, 961, 964, 965, 967, 968, City of Prahran, 1896, State Library of Victoria.
- Context Pty Ltd, Stonnington Thematic Environmental History, 2006 (with updates 2009)

SCHEDULE OF BUILDINGS

Definitions of the gradings are explained in the *Stonnington Heritage Guidelines*. Building gradings reflect the intactness of the built form on the site and its streetscape context. Buildings have been graded according to their relationship to the identified significance of the precinct and the ability of the built form to demonstrate key historic themes in the development of the area. It should be noted that a property may have characteristics other than built form (such as subdivision pattern, orientation, location) that also contribute to the historic themes and the significance of the precinct as a whole.

ALBERT STREET (south side)

Street No	Grading	Description
174	C	Double-storey interwar factory.
178-80	C	Double-storey Victorian retail pair.

ANCHOR PLACE (north side)

Street No	Grading	Description
1B	A2	Refer of 218 Chapel Street
3	U	c.1990s two-storey apartment building
13	U	Substation

ANCHOR PLACE (south side)

Street No	Grading	Description
2	A2	Two-storey Victorian villa
4-10	B	Part former OT Cordial complex. Two-storey interwar factory building.

BARRY STREET (north side)

Street No	Grading	Description
53	A2	Double storey Victorian shop

BOWLING GREEN STREET (east side)

Street No	Grading	Description
5	U	Car park
11	C	Edwardian villa

CATO STREET (east side)

Street No	Grading	Description
8	A2	Single storey Victorian arcade (rear of 283-285 Chapel Street)
10-12	C	Single-storey postwar shop (rear of 283 Chapel Street)

CATO STREET (west side)

Street No	Grading	Description
37	A1	Rear of 208-212 Commercial Road

CECIL PLACE (south side)

Street No	Grading	Description
2	A2	Refer 228-30 Chapel Street
2A	B	Refer 232-234 Chapel Street
6	B	Two-storey interwar warehouse
8	A2	Former United friendly societies Dispensary Two storey Victorian offices building.
10-16	U	Two storey c.1980s offices.
22	A2	Former Protestant Hall (Congregational schoolroom). Single-storey Victorian hall

CHAPEL STREET (west side)

Street No	Grading	Description
9-13	A2	Two storey Victorian retail group
15	A2	Single-storey Victorian shop
17	A2	Two-storey Victorian shop
19	A2	Two-storey Victorian shop
<i>Vine Street</i>		
21	A2	Double-storey Edwardian shop
25	B	Single-storey Victorian shop incorporated into Railway Hotel
27-29	A2	Railway Hotel. c.1862 Hotel remodelled and extended.
<i>Peel Street</i>		
<i>Windsor Station (HO92)</i>		
33-35	B	Single-storey Edwardian retail pair
<i>Maddock Street</i>		
37	U	c.1970s retail group
41-43	A2	Two-storey Victorian retail pair
45	B	Two-storey Victorian shop
47-51	A2	Two-storey Victorian retail group
53-57	A2	Two-storey Victorian retail group
59-65	A2	Two-storey Edwardian retail group
67	B	Single-storey Victorian shop
69	B	Two-storey Victorian shop
71	U	Single-storey postwar shop
75-83	B	Two storey Victorian retail group
<i>Union Street</i>		
85-85A	B	Former Bowling Green hotel. Two-storey Victorian Hotel converted to shops. Includes 147-151 Union Street
87-91A	B	Two-storey Victorian retail group.
93-95	B	Two-storey interwar retail group
97-99	U	Single-storey postwar retail pair
101-107	A2	Two-storey Victorian retail group
109	A2	Two-storey Victorian shop
111	A2	Two-storey Victorian shop
113	U	Two-storey postwar shop
115	U	Two-storey Victorian shop (part 115-117)
117	U	Two-storey interwar shop (part 115-117)
119	U	Two-storey postwar shop
121-3	C	Single storey interwar retail pair
125-131	A2	Conway's Buildings. Two-storey Victorian retail group.
<i>Green Street</i>		
133-135	A2	Two-storey interwar retail group. Includes 67 Green Street
137-141	A2	Two-storey Victorian retail group
143-145	A2	Two-storey Victorian retail pair
147-149	A2	Two-storey Victorian retail pair
151-157	A2	Two-storey Victorian retail group.
<i>St John Street</i>		
159-161	A2	Two-storey Victorian retail group. Includes 61-63 St John Street.
163-167	B	H. Morris Jones and Co. Single-storey Edwardian retail group
169	C	Two-storey Victorian shop
171-177	A2	Two storey Victorian retail group
179	B	Two-storey Victorian Hotel
<i>High Street</i>		

High Street

181-195	A2	Former Maples Store. Four-storey retail group.
197-207A	A1	Osment Building, three storey Edwardian retail/commercial group
209-215	A2	Holts Chambers, Three-storey Edwardian retail/commercial group
217	U	Two-storey postwar arcade
225-227	A2	Two-storey retail pair
229-241	A1	The Colosseum, four-storey Edwardian retail group
245-253	A2	Conways Buildings, three-storey Edwardian retail group
255	B	Two-storey Victorian shop

Court House Lane

Town Hall Group (HO15)

Greville Street

257/257A	C	Two storey Victorian hotel (altered)
259-261	C	Two storey Victorian retail pair (altered)
263	C	Single-storey postwar shop
265-267	A1	Two-storey Victorian shop

Chatham Street

269-271	B	Two-storey Edwardian shop
273	U	Single-storey postwar shop
283	A2	Single-storey Victorian arcade
285-287	C	Single storey Victorian retail group.
289-291	C	Single storey Victorian group
299	A2	Three-storey Victorian shop
303	A1	The Big Store, five storey retail group

Wattle Street

321-323	A1	Love and Lewis. Five-storey emporium
325	A1	Reed's Store. 5 storey Edwardian emporium, Incorporates ungraded carpark to south

Commercial Road

347	A2	Three-storey Victorian shop
349	A2	Three-storey Victorian shop
353	A2	Three-storey Victorian shop
355	A2	Two-storey Victorian shop
357-359	A2	Two-storey Victorian retail pair
361	A2	Two- storey Victorian shop
363	A2	Two- storey Victorian shop
365	A2	Two- storey Victorian shop
367-369	B	Two- storey Edwardian retail pair
371-373	U	c.1970s two-storey retail group
377-381	A2	Two- storey Victorian retail group

Elizabeth Street

383	U	Two-storey c1970s bank
389	B	Two-storey Victorian shop
391	B	Two-storey Victorian shop
393-401A	A2	Two-storey Victorian retail group

Barry Street

403-409A	A2	Two-storey Edwardian retail group
411-425	A2	Two-storey Victorian retail group
427	B	Two-storey Victorian shop

Grosvenor Street

429-433	A2	Two storey Edwardian retail group
435-443	A2	Two-storey Victorian retail group
445	C	Single storey Victorian shop (altered)
447	C	Two-storey postwar shop
451-453	A2	three storey retail pair
455	A2	Former Prince of Wales Hotel, two storey Victorian hotel

Cliff Street

<i>Cliff Street</i>		
457-459	A2	Two-storey Victorian retail pair
461	B	Single-storey interwar shop
465	A2	Two-storey Victorian shop
467-471	A2	Two- storey Victorian retail group
473	A2	Two- storey Victorian shop
475	A2	Two- storey Victorian shop
477-479	A2	Two-storey Victorian retail pair
481-485	A2	Two-storey Victorian retail group
487-499	A2	Two storey Victorian retail group

<i>Fitzgerald Street</i>		
501	B	Single-storey Victorian shop
503	U	Single-storey postwar shop
505-511	A2	Single-storey Edwardian retail group
513	A2	Two-storey interwar shop
515	B	Two-storey Edwardian shop
517	A2	Two-storey Edwardian shop
519-521	B	Two-storey Edwardian retail pair.
525-7	B	Two-storey interwar retail group

CHAPEL STREET (east side)

Street No	Grading	Description
30	C	Single-storey Victorian shop
34-38	A2	Montrose, double-storey Victorian retail group
38A-40	A2	Double-storey Edwardian retail pair
42-52	A2	Double-storey Victorian retail group
54-58	A2	Double-storey Victorian retail group
<i>McIlwrack Street</i>		
60	A2	JT Moffitt Corner House, double-storey Victorian shop
62-64	A2	Two-storey Victorian retail pair
66/66A/66B	B	Single-storey Edwardian retail group
68	B	Single-storey Victorian shop
70	B	Single-storey Edwardian shop
72	B	Two-storey interwar shop
76	U	Two-storey postwar shop
78-80	A2	Two-storey Victorian retail pair
82	A2	Two-storey Victorian shop
84	A2	Two-storey Victorian shop
86	B	two-storey Victorian shop
90	B	Union Hotel. Two-storey Victorian hotel original name

<i>James Street</i>		
92-96	A2	Two-storey Victorian retail group

Properties at 98-122 Chapel Street not included in HO126

<i>Duke Street</i>		
124-128	A2	Two-storey Victorian retail group
130-134	A2	Two-storey Victorian retail group
136-138	A2	Two-storey Victorian retail pair

<i>Earl Street</i>		
140-144	A2	Two-storey interwar retail group.
148-150	A2	Two-storey Victorian retail pair

<i>Eastbourne Street</i>		
152	A2	Swan Hotel. Two-storey Victorian hotel.

Properties at 154-166 Chapel Street not included in HO126

<i>Victoria Street</i>		
168/168A	U	Double-storey Victorian shop (very altered)
170	C	Single-storey interwar shop
172	B	Two-storey Edwardian shop
174-178	A2	Two-storey Victorian retail group (includes 162/162A High Street)

High Street

<i>High Street</i>		
182	C	Two-storey interwar shop (includes 161-167 High Street).
186	A2	Two-storey Edwardian shop
188-194	A2	Two-storey Victorian retail group
196-206	A2	Holywells Terrace, two-storey Victorian retail group
208	A2	Two-storey Victorian shop
208-216	A2	Two-storey Victorian retail group
<i>Anchor Place</i>		
218-222	A2	Two-storey Victorian retail group
224	C	Two-storey Victorian shop
226	C	Two-storey Victorian shop
228-230	B	Double-storey interwar retail group (includes 2 Cecil Place)
232-234	A2	Double-storey Victorian shop (includes 2A Cecil Place)
<i>Cecil Place</i>		
236	A2	Two-storey interwar banking chambers
240-244	B	Two-storey interwar retail group (includes 1 Cecil Place and 1A Trinian Street)
246-248	A2	Double-storey Victorian retail pair
250-254	U	c.2000 two-storey retail group
<i>King Street</i>		
256-60	C	Two-storey interwar shop.
262-264	A2	Three -storey Victorian retail pair
266-268	A2	Two-storey Victorian shop
<i>Princes Close</i>		
270	C	Former Post Office Hotel. Two storey Victorian hotel
272-276	A2	Double-storey Victorian retail group
280	A2	Double storey Edwardian shop
<i>Prahran Arcade, (HO16, VHR H1960)</i>		
286-300	A2	Double-storey interwar retail group
<i>Walker Street</i>		
302	A2	Two storey shop Victorian shop
304	B	Single storey Edwardian shop
308-312	B	Two-storey interwar shop
314	U	Two-storey postwar bank
<i>Carlton Street</i>		
318-326	B	Two-storey interwar retail group
328-338	A2	Two-storey Victorian retail group
340-344	A2	Former CBA Bank. Three-storey Victorian banking chambers.
<i>Malvern Road</i>		
346-350	A2	Two-storey interwar shop
352	A2	Single-storey interwar shop
356	B	Single-storey interwar shop
360-372	A2	Two-storey Victorian retail group
374-382	A2	Two-storey Victorian retail group
386-390	A2	Two-storey Victorian retail pair at 384-6
	A2	Single-storey Victorian shop at 390
392	B	Two-storey Victorian shop
<i>Grey Street</i>		
394-394A	C	Single storey postwar shop
396-400	C	Single-storey postwar retail group
402-416	U	Double storey postwar retail group
<i>Simmonds Street</i>		
426	A2	Two-storey Edwardian hotel
430-436	U	Two modern single-storey shops plus retail courtyard
438	B	Single-storey interwar shop
440-2	B	Two-storey semi-detached interwar retail pair
444	B	Single-storey interwar shop
446-8	B	Single storey Victorian retail pair
<i>ROW</i>		

<i>ROW</i>		
450-460	U	Double storey postwar retail group
<i>Wilson Street</i>		
<i>Former Baptist Church (HO17)</i>		
466	A2	Two-storey Victorian shop.
478	U	Two-storey postwar retail group
<i>Garden Street</i>		
500	A2	Former Jam Factory

CHATHAM STREET (south side)

Street No	Grading	Description
2A-2B	B	Single-storey Edwardian semi-detached residential pair
2-14	A2	Single-storey Victorian terrace row

COMMERCIAL ROAD (north side)

Street No	Grading	Description
127-131	A2	One- and two-storey Victorian retail group
133	C	Single-storey interwar shop
135	C	Single-storey interwar shop
139-145	A2	Market Hotel, Two storey Victorian hotel
147-157	B	Two-storey interwar retail group
159-161	B	Two-storey Edwardian semi-detached retail pair
<i>Prahran Market (HO24)</i>		
187	B	Single-storey Victorian shop
189	B	Single-storey Victorian shop
191	A2	Single-storey Edwardian shop
195	U	Modern single storey shop
<i>Market Lane</i>		
199-201	U	Single-storey interwar retail pair
203	U	Single-storey interwar shop
205-207	A2	Single-storey Victorian retail pair
209-217	A2	Single-storey interwar retail group
219-221	U	Single-storey modern shop
<i>ROW</i>		
223-229	A2	Three storey Victorian retail group
<i>Chapel Street</i>		

COMMERCIAL ROAD (south side)

Street No	Grading	Description
<i>Izett Street</i>		
184-194	B	Two-storey Edwardian retail group
196	B	Single-storey Victorian shop
200	A2	Three store Victorian shop
202	A2	Single-storey Victorian shop
204	B	Two storey Edwardian shop
206	B	Two-storey interwar shop
208-212	A1	Two-storey Edwardian shop
<i>Cato Street</i>		

DAVISON PLACE (east side)

Street No	Grading	Description
1B	C	Two storey interwar warehouse
15	B	Refer 519-21 Chapel Street

EARL STREET (north side)

Street No	Grading	Description
1	C	Single storey Edwardian shop at rear of 140 Chapel Street

GRATTAN STREET (east side)

Street No	Grading	Description
40-50	U	Reserve (southern section only)

GREEN STREET (south side)

Street No	Grading	Description
67	A2	Refer 133 Chapel Street

GREVILLE STREET (north side)

Street No	Grading	Description
95-97	A2	Single-storey Victorian retail pair
99	U	Single-storey postwar shop
101	U	Two-storey modern shop
105	U	single-storey postwar shop
107-119	A2	Two-storey Victorian retail group
121-127	A2	Two Storey Edwardian retail group
<i>Grattan Street</i>		
<i>Grattan Gardens</i>		
<i>ROW</i>		
143-155	A2	Two-storey Victorian retail group
<i>St Edmonds Road</i>		
157-159	C	Two-storey interwar retail pair
161	U	Modern retail group
171	A2	Edwardian retail pair
173-175	A2	Edwardian retail pair
177-179	B	Two storey interwar shop
181	A2	Interwar addition to 183-7
183-7	A2	Double storey Victorian retail pair
191	A2	Double storey Federation villa (at rear)
	C	Single storey interwar villa to street
197-205	A2	Two storey Victorian retail group

GREVILLE STREET (south side)

Street No	Grading	Description
96-102	B	Station Hotel. Two-storey Victorian Hotel with Edwardian alterations and additions.
108	U	Laneway
110-128	A2	Victorian retail group
130-32	A2	Two storey interwar retail pair
134	A2	Two storey Victorian residence
136-138	A2	Two-storey Victorian shop. (includes later ungraded additions east and west).
142	B	Two storey Edwardian retail pair
146-154	B	Two storey interwar retail group
<i>St Edmonds Road</i>		
160	B	Two-storey interwar shop
162	B	Single-storey Victorian dwelling. Modern addition to street.
166/168A	A2	Former Prahran Post Office includes 35 Macquarie Street

GROSVENOR STREET (north side)

Street No	Grading	Description
53-55	A2	Edwardian Child Care centre
69-73	A2	Refer 429-431 Chapel Street

HIGH STREET (north side)

Street No	Grading	Description
157	A2	St Matthew's Church
161-167	C	Refer 182-4 Chapel Street

HIGH STREET (south side)**Street No Grading Description**

Mechanics institute (HO53)

Part (160)	includes	
	A2	Two-storey Victorian Villa (formerly No 144)
	A2	Single-storey Victorian villa (formerly No 152)
	U	Car park
	A2	Former Maples carpet store (formerly No 160A or No 160). Two-storey interwar shop

Chapel Street

162A	A2	Refer 174-180 Chapel Street
162-164	A2	Three storey Victorian shop
168	A2	Two-storey Victorian shop
170-172	A2	Two -storey Victorian retail pair
174-176	A2	Two -storey Victorian retail pair
178	U	Two -storey postwar retail pair
180-190	B	Two storey Victorian terrace row

IZETT STREET (west side)

Street No	Grading	Description
1-13	B	Single-storey Victorian terrace row.

IZETT STREET (east side)

Street No	Grading	Description
2A	B	Single storey Edwardian retail pair
4A	B	Single-storey interwar shop
2/4/4B	C	Single storey Edwardian shop

JAMES STREET (south side)

Street No	Grading	Description
2A	U	Substation

KING STREET (north side)

Street No	Grading	Description
1-9	U	Modern seven storey apartment building rear of 256-260 Chapel Street

KING STREET (south side)

Street No	Grading	Description
2-6	U	c.1990s re rear of 250-254 Chapel Street. Grad changed to U

MACQUARIE STREET (east side)

Street No	Grading	Description
30	U	Car park at rear of rear of 229-241 Chapel Street
40A	U	Council car park at rear of Prahran Town Hall

MADDOCK STREET (north side)

Street No	Grading	Description
1-2	U	C.2000s apartment building. Grading changed to U

MALVERN ROAD (North side)

Street No	Grading	Description
243	A2	Refer 346 Chapel street
245-249	B	Single storey interwar retail group
251-3	B	Two-storey Victorian retail pair

MALVERN ROAD (south side)

Street No	Grading	Description
244	B	Single storey Victorian villa

PEEL STREET (north side)

Street No	Grading	Description
163-165	A2	Single storey Victorian villa

PEEL STREET (south side)

Street No	Grading	Description
<i>Former Windsor Post Office (HO94)</i>		
174	U	C.2000 Apartment building

PORTER STREET (east side)

Street No	Grading	Description
38	U	C.2000 apartment building

St JOHN STREET (north side)

Street No	Grading	Description
61-3	A2	Two-storey Victorian retail group. Part 161 Chapel Street

UNION STREET (north side)

Street No	Grading	Description
147-151	B	Two storey Victorian retail group. Part 85/85A Chapel Street