

## GRANDVIEW GROVE AREA

History and Significance The three allotments bounded by High Street, Malvern Road, Williams Road and Orrong Road were sold at the Crown land sale of 15 May 1850. By 1855 when Kearney produced his map of Melbourne, the westernmost allotment had been subsequently subdivided and the small present day streets comprising Aberdeen Road, Bayview Street, Pridham Street and Wrights' Terrace had been formed and partially developed with small cottages. However, the two large eastern allotments of the block remained entirely undeveloped.

Mr Moffat's estate, Mount Grand View, was auctioned with frontages to Grandview Grove and Chatsworth Road and by the 1880s Grandview Grove had been subdivided and large villa allotments created. Large prestige dwellings were soon erected and by the turn of the century over twenty mansions had been erected in this street. However, not all residents in this vicinity were as lucky as those living in Grandview Grove. Piecemeal subdivision of Allotment 47 to the east, meant that over the rear fence of numbers 14 to 28 Grandview Grove, tiny allotments were created in Woodfull Street ignoring both the topographic characteristics of this land (it being situated on a prominent rise) and the size of neighbouring allotments.

The significance of Grandview Grove derives from the number of large intact villas, the unusual curved street layout, and the vista from the high land which overlooks the lower lying parts of Prahran. Also adding much to the significance of the area is the superb avenue of mature Plane trees which emphasise the select nature of Grandview Grove.

## Woodfull Street Urban Conservation Area [Area 11.5]

### Extent

The Woodfull Street Urban Conservation Area comprises the east and west sides of Woodfull Street through to a'Beckett Street to the east.

### History

The site of the Woodfull Street area remained undeveloped over a long period. In the 1850s, it was part of the wooded area in a precinct bounded by Commercial (now Malvern) Road, Orrong Road, High Street and Williams Road. A large clay hole was located in this area in James Kearney's 1855 map.<sup>177</sup>

In the mid 1880s, there was development of Grandview Grove. To its east, subdivision resulted in the creation of the narrower streets of Wynnstay Grove (now Woodfull Street) off Wynnstay Road and Pohlman (now a'Beckett) Street off Malvern Road. Building allotments on both sides of Woodfull Street were shown in an 1886 subdivisional plan.<sup>178</sup>

By 1895 there was a row of houses along the east side of Woodfull Street but little development along its west side. The allotments in this street contrasted with the large allotments and mansion houses in Grandview Grove. A large 'clay pit' and 'general rubbish heap' on the east side of Pohlman (now a'Beckett) Street occupied the site of the present Ormond Park.<sup>179</sup>

Today some Victorian houses from the time of the 1880s subdivision may be found in Woodfull Street as well as a fine row of Edwardian pairs along the west side. The lane at the northern end of Woodfull Street now provides vehicle access to a'Beckett Street.

### Description

Woodfull Street comprises two main periods of development - Victorian and Edwardian. The earlier Victorian development comprises detached villas with a small group of timber Victorian houses and a terrace pair. Part of the western side of Woodfull Street has been developed in the Edwardian period with a series of six semi-detached houses and a single detached house. The consistency of design and detailing suggest these Edwardian houses may be part of a single development and the work of the same builder. The Edwardian houses, set on the street frontage and on the high side of the street, are an important element in the streetscape. Their typical red brick and terracotta Edwardian character dominates the streetscape. Architecturally they are interesting examples of the period, built close to the street and some retaining their original brick front fences.

The street itself is narrow, retaining asphalt as the primary paving material and bluestone kerb and guttering. A concrete inner strip has been set along the guttering

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

178. Lodged Plan 1125.

179. MMBW 1895 drainage plan.

during a past relaying of the guttering. The southern entry to the street retains a cobbled section of roadway. Recently ash trees have been planted in the street but as yet are too small to make a visual impact.

The Woodfull Street Urban Conservation Area forms an extension to Grandview Grove Urban Conservation Area which it abuts. Grandview Grove comprises larger allotments developed predominantly in the 1880s period. The unusual curved street layout, the avenue of mature oaks and ash trees are part of the character of this area. The Woodfull Street Area provides a sharp and important contrast to Grandview Grove.

## **Analysis**

The Urban Conservation Area should remain largely as exhibited. On a Beckett Street, the rear gardens of Woodfull Street properties have been subdivided for flats. These should not be included in the urban conservation area as they neither make a contribution to the Area nor are they visible from the Area.

## **Heritage characteristics**

The key heritage characteristics of the Urban Conservation Area are:

- its diversity, reflecting two predominant periods of development namely the Victorian period (probably 1880's and earlier) and the Edwardian period. Their diversity arises from the differences in architectural styles and tastes in these two periods.
- the overall form and scale of developments
- the contribution of the land form to the character of the street
- its historical relationship to the adjoining areas and its (yet to be understood) relationship to the swamp that is now Ormond Park.

## **Significance**

The Woodfull Street Urban Conservation Area has significance as a diverse and cohesive nineteenth and early twentieth century precinct illustrating the progression of architectural styles during these periods and including representative examples of a range of different building forms. Historically, its connection with the subdivision of Grandview Grove is of interest.

## **Sources**

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

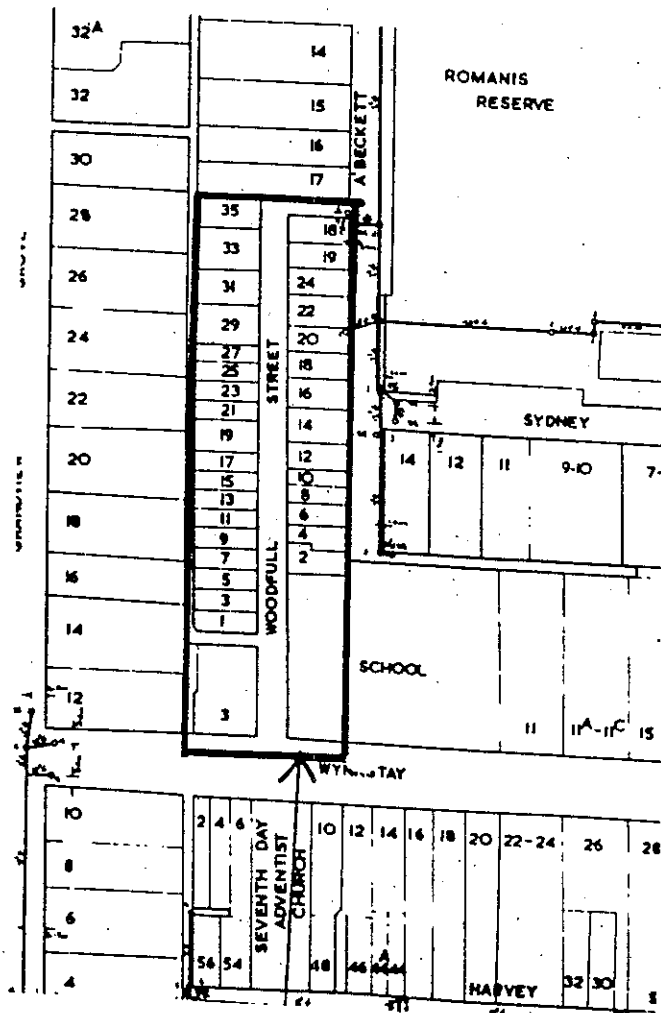
Lodged Plan 1125.

MMBW 1895 drainage plan.




## Recommendations

1. Adopt the UCI Area as exhibited.
2. Undertake further research into the Area to examine whether there is any historical connection between housing in this street and the former clay hole (brick or pottery works) as this would add to an appreciation of the significance of the Area.

**Woodfull Street Urban Conservation Area [Area 11.5]**



### 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.

Options: All

ORD NO Address..... CATEGORY UC ZONE. MAP..... PRECINCT.. SORT.. STREETSCAPE.

12399	29 WOODFULL STREET	B	E	14	11	29	2
12400	31 WOODFULL STREET	B	E	14	11	31	2
12401	33 WOODFULL STREET	B	E	14	11	33	2
12402	35 WOODFULL STREET	A2	E	14	11	35	2
12414	1 WOODSIDE CRESCENT	B	P	13	10	1.0	3
12415	1A WOODSIDE CRESCENT	B	P	13	10	1.0	3
12413	1AA WOODSIDE CRESCENT	B	P	13	10	1.0	3
12424	2 WOODSIDE CRESCENT	C	P	13	10	2.0	3
12416	3 WOODSIDE CRESCENT	B	P	13	10	3.0	3
12425	4 WOODSIDE CRESCENT	C	P	13	10	4.0	3
12417	5 WOODSIDE CRESCENT	B	P	13	10	5.0	3
12426	6 WOODSIDE CRESCENT	B	P	13	10	6.0	3
12418	7 WOODSIDE CRESCENT	B	P	13	10	7.0	3
12427	8 WOODSIDE CRESCENT	-	P	13	10	8.0	-
12799	9 WOODSIDE CRESCENT	B	P	13	10		3
12428	10 WOODSIDE CRESCENT	-	P	13	10	10	-
12419	11 WOODSIDE CRESCENT	B	P	13	10	11	3
12429	12 WOODSIDE CRESCENT	-	P	13	10	12	-
12430	14 WOODSIDE CRESCENT	-	P	13	10	14	-
12431	16 WOODSIDE CRESCENT	B	P	13	10	16	3
12432	18 WOODSIDE CRESCENT	-	P	13	10	18	3
12420	19 WOODSIDE CRESCENT	A1	P	13	10	19	3
12433	20 WOODSIDE CRESCENT	C	P	13	10	20	3
12421	21 WOODSIDE CRESCENT	C	P	13	10	21	3
12434	22 WOODSIDE CRESCENT	B	P	13	10	22	3
12422	23 WOODSIDE CRESCENT	B	P	13	10	23	2
12435	24 WOODSIDE CRESCENT	-	P	13	10	24	-
12423	25 WOODSIDE CRESCENT	C	P	13	10	25	3
12436	26 WOODSIDE CRESCENT	-	P	13	10	26	-
12437	28 WOODSIDE CRESCENT	C	P	13	10	28	3
12438	30 WOODSIDE CRESCENT	B	P	13	10	30	3
12439	30A WOODSIDE CRESCENT	B	P	13	10	30	3
12440	32 WOODSIDE CRESCENT	-	P	13	10	32	3
12800	34 WOODSIDE CRESCENT	B	P	13	10		3
12441	36 WOODSIDE CRESCENT	B	P	13	10	36	3
12442	38 WOODSIDE CRESCENT	B	P	13	10	38	3
12455	1 WOORIGOLEEN ROAD	C	T	18	14	1.0	3
12456	1A WOORIGOLEEN ROAD	C	T	18	14	1.0	3
12450	2 WOORIGOLEEN ROAD	C	T	18	14	2.0	3
12443	3 WOORIGOLEEN ROAD	C	T	17	14	3.0	3
12451	4 WOORIGOLEEN ROAD	C	T	18	14	4.0	3
12444	5 WOORIGOLEEN ROAD	C	T	17	14	5.0	3
12452	6 WOORIGOLEEN ROAD	C	T	18	14	6.0	3
12445	7 WOORIGOLEEN ROAD	C	T	17	14	7.0	3
12453	8 WOORIGOLEEN ROAD	C	T	18	14	8.0	3
12446	9 WOORIGOLEEN ROAD	C	T	17	14	9.0	3
12454	10 WOORIGOLEEN ROAD	C	T	18	14	10	3
12447	11 WOORIGOLEEN ROAD	C	T	17	14	11	3
12448	12 WOORIGOLEEN ROAD	C	T	17	14	12	3
12449	14 WOORIGOLEEN ROAD	C	T	17	14	14	3
12457	1 WREXHAM ROAD	C	P	10	8	1.0	3
12469	2 WREXHAM ROAD	B	P	10	8	2.0	3
12470	2A WREXHAM ROAD	B	P	10	8	2.0	3
12458	3 WREXHAM ROAD	B	P	10	8	3.0	3
12471	4 WREXHAM ROAD	B	P	10	8	4.0	3
12459	5 WREXHAM ROAD	A2	P	10	8	5.0	3
12472	6 WREXHAM ROAD	B	P	10	8	6.0	3

12321	67	WILSON STREET	C	P	8	6	67	3
12368	68	WILSON STREET	A2	E	8	6	68	3
12322	69	WILSON STREET	B	P	8	6	69	2
12369	70	WILSON STREET	A2	E	8	6	70	2
12370	72	WILSON STREET	A2	E	8	6	72	3
12323	73	WILSON STREET	C	P	8	6	73	2
12371	74	WILSON STREET	A2	E	8	6	74	3
12324	75	WILSON STREET	C	P	8	6	75	3
12325	77	WILSON STREET	C	P	8	6	77	3
12326	79	WILSON STREET	C	P	8	6	79	3
12327	81	WILSON STREET	C	P	8	6	81	3
12328	83	WILSON STREET	C	P	8	6	83	3
12329	85	WILSON STREET	C	P	8	6	85	3
12330	87	WILSON STREET	C	P	8	6	87	3
12331	89	WILSON STREET	C	P	8	6	89	3
12332	91	WILSON STREET	C	P	8	6	91	3
12333	93	WILSON STREET	C	P	8	6	93	3
12334	95	WILSON STREET	C	P	8	6	95	3
12335	97	WILSON STREET	-	E	8	6	97	2
12336	99	WILSON STREET	-	E	8	6	99	2
12372	1	WINIFRED CRESCENT	C	T	11	9	1.0	3
12378	2	WINIFRED CRESCENT	C	T	11	9	2.0	3
12373	3	WINIFRED CRESCENT	C	T	11	9	3.0	3
12379	4	WINIFRED CRESCENT	C	T	11	9	4.0	3
12374	5	WINIFRED CRESCENT	C	T	11	9	5.0	3
12380	6	WINIFRED CRESCENT	C	T	11	9	6.0	3
12375	7	WINIFRED CRESCENT	C	T	11	9	7.0	3
12381	8	WINIFRED CRESCENT	C	T	11	9	8.0	3
12376	9	WINIFRED CRESCENT	C	T	11	9	9.0	3
12382	10	WINIFRED CRESCENT	B	T	11	9	10	3
12377	11	WINIFRED CRESCENT	C	T	11	9	11	3
12383	14	WINIFRED CRESCENT	C	T	11	9	14	3
12384	16	WINIFRED CRESCENT	C	T	11	9	16	3
12385	1	WOODFULL STREET	B	E	14	11	1.0	2
12403	2	WOODFULL STREET	C	P	14	11	2.0	3
12386	3	WOODFULL STREET	B	E	14	11	3.0	2
12404	4	WOODFULL STREET	C	P	14	11	4.0	-
12387	5	WOODFULL STREET	B	E	14	11	5.0	2
12405	6	WOODFULL STREET	C	P	14	11	6.0	-
12388	7	WOODFULL STREET	B	E	14	11	7.0	2
12406	8	WOODFULL STREET	C	P	14	11	8.0	-
12389	9	WOODFULL STREET	B	E	14	11	9.0	2
12407	10	WOODFULL STREET	C	E	14	11	10	-
12390	11	WOODFULL STREET	B	E	14	11	11	2
12408	12	WOODFULL STREET	C	E	14	11	12	-
12391	13	WOODFULL STREET	B	E	14	11	13	2
12409	14	WOODFULL STREET	C	E	14	11	14	-
12392	15	WOODFULL STREET	B	E	14	11	15	2
12410	16	WOODFULL STREET	C	E	14	11	16	-
12393	17	WOODFULL STREET	B	E	14	11	17	2
12394	19	WOODFULL STREET	B	E	14	11	19	2
12395	21	WOODFULL STREET	B	E	14	11	21	2
12411	22	WOODFULL STREET	C	E	14	11	22	-
12396	23	WOODFULL STREET	B	E	14	11	23	2
12412	24	WOODFULL STREET	-	E	14	11	24	2
12397	25	WOODFULL STREET	B	E	14	11	25	2
12398	27	WOODFULL STREET	B	E	14	11	27	2