

## INDIVIDUAL HERITAGE PLACE – CITATION

HO268

**NAME OF PLACE:** Prahran Hotel

**OTHER NAMES OF PLACE:** Morrow's Hotel, Highbridge Hotel.

**ADDRESS / LOCATION:** 82 High Street, Windsor

**PROPERTY INFORMATION:**

**LEVEL OF SIGNIFICANCE:** Local.

**ASSESSED BY:** Graeme Butler, Francine Gilfedder.

**ASSESSMENT DATE:** March 2002

**REVISED ASSESSMENT** October 2003

## STATEMENT OF SIGNIFICANCE

### (as visible from the street)

The Prahran Hotel at 82 High Street is historically and architecturally of local significance:

- for the assured Moderne style design of the north and east elevations, with intact tiles and lettering (Criterion E1);
- as one of a small number of Moderne style externally near original hotels in the City (Criterion B2).
- for the evidence of the 1880s which survives at the rear, as indication of this old hotel site which dates from the 1850s (Criterion A4)

# PLAN

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**OTHER NAMES:** Morrow's Hotel, Highbridge Hotel

**ADDRESS / LOCATION:** 82 High Street, Windsor

Not to Scale<sup>1</sup>

## 82 HIGH ST, WINDSOR

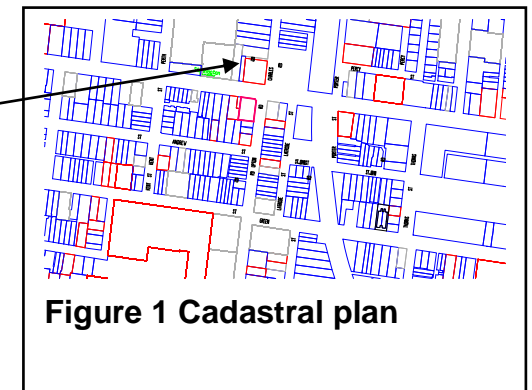
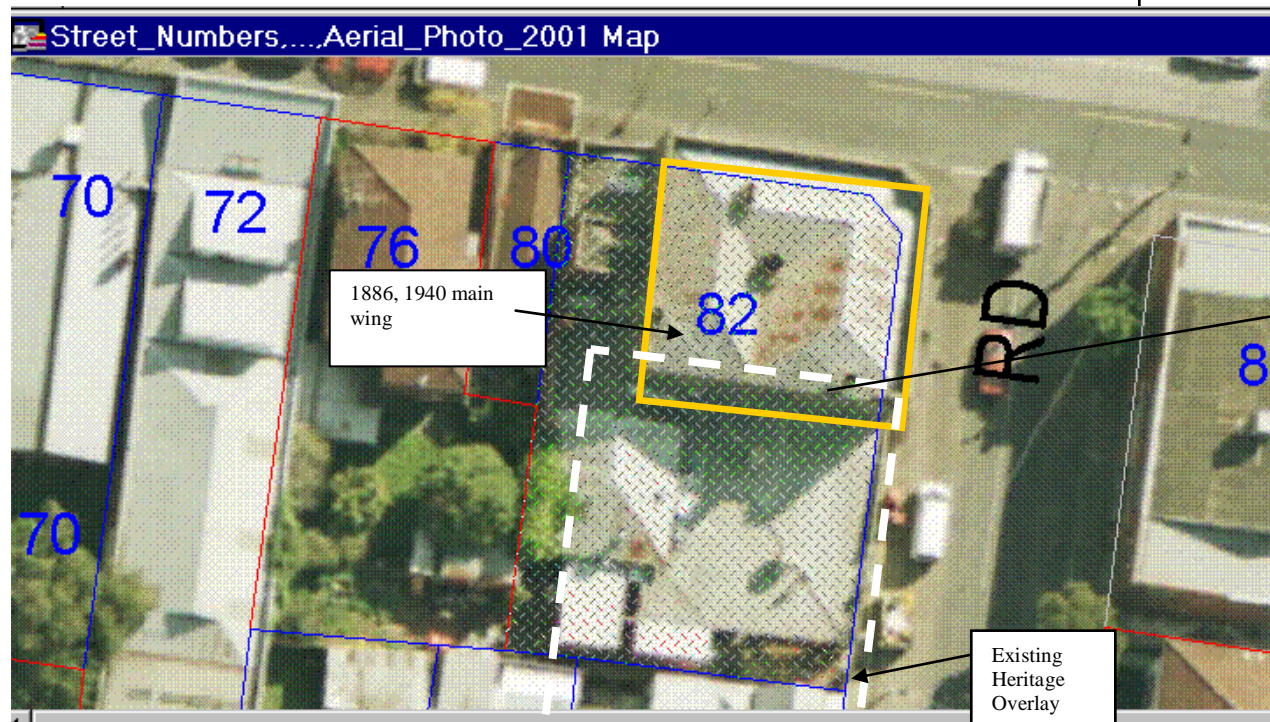


Figure 1 Cadastral plan

<sup>1</sup> Aerial view supplied by the City of Stonnington

**PHOTO:**

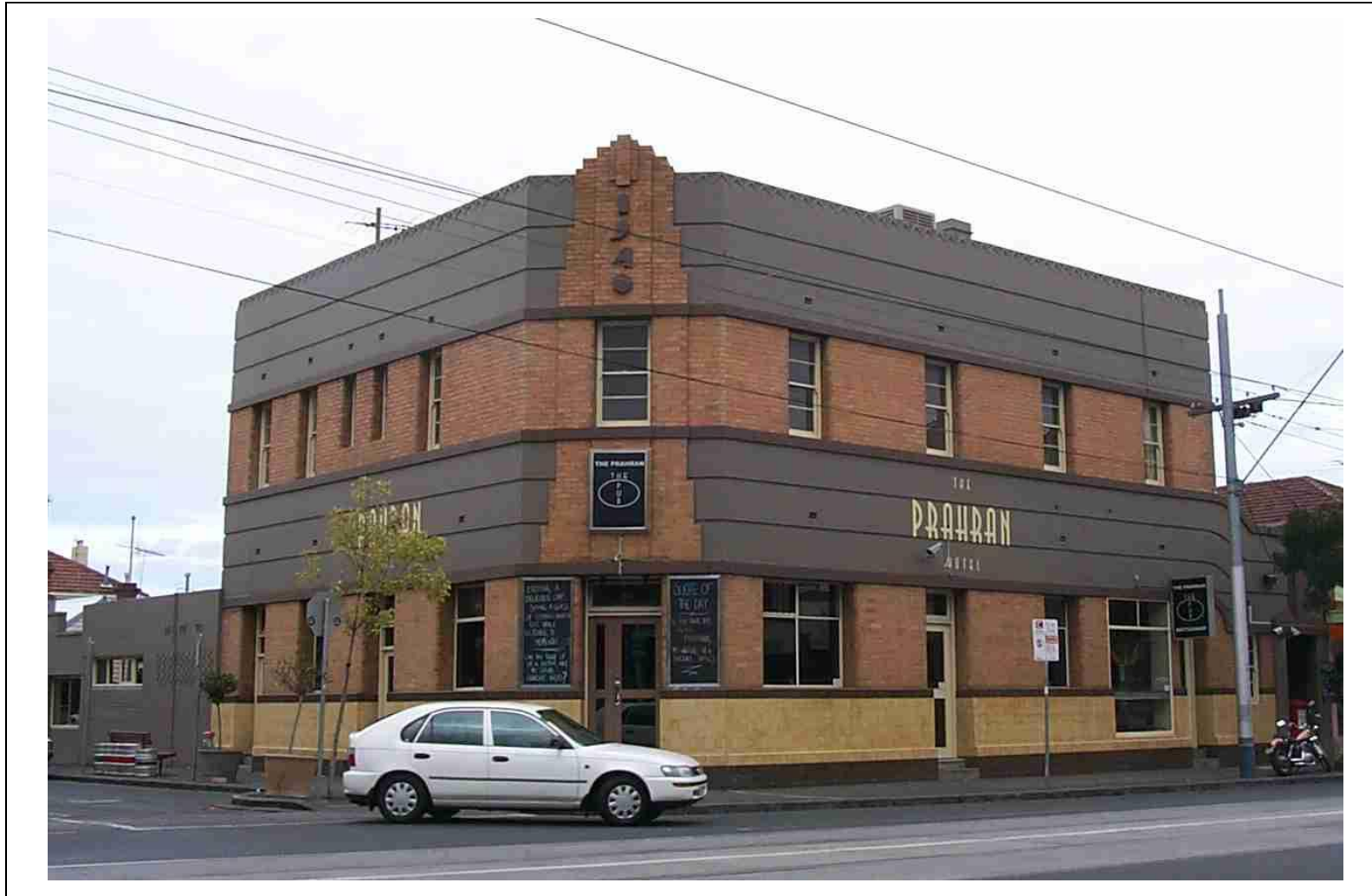


Figure 1 (Source: Graeme Butler & Associates) March 2002

## DESCRIPTION:

(as assessed from the street)

The Prahran Hotel's east and north elevations were completely refaced in 1940, using brown and cream glazed tiles to the dados, plus cream brick and render to the upper levels. Composed as a series of broad streamlined render bands, the two-storey façade is typical of the Streamlined Moderne style (or Art Deco) and made more effective by its corner site, allowing three-dimensional expression of this cubist medium. Chevron pattern friezes trim the parapet and a stepped brick motif holds the 1940 date, in bas-relief, at the corner. The corner bar entry is as typical of the inter-war period as the Victorian-era and the residential entrance is recessed at the west end, with original terrazzo flooring and bullnose brick corners to the reveal and some sand-blasted glazing ('HH' Highbridge Hotel motif).

Viewed from the south, the Victorian-era roof forms and upper walls are evident. The single-storey rear wings are not expressive of either of the two main eras.

### Interiors

Not inspected.

### Condition & integrity

(as assessed from the street)

The two-storey corner east and north facades are generally original to the 1940 date, with a mixture of periods evident on the south two storied elevation. Added services are evident.

### Context

Set in a busy commercial and residential street, with elements which date from both eras expressed by the hotel, including Victorian-era villas, the large school complex and a Victorian-era commercial row in High St, and small weatherboard Victorian-era cottages in the side street.

## HISTORY

### Historical background

(see History of the Development of Prahran

By George Tibbits, for Nigel Lewis and Associates, Architects and Conservation Planners, 1983)

### The Land Boom

By 1855 when Prahran was first incorporated and the present municipal boundary adopted the population was about 6,000. The population continued to grow at a rapid rate fuelled firstly by the gold rush prosperity and then the land boom of the 1880s. Between 1881 and 1891 the population of Prahran almost doubled from 21,000 to 40,000. However, the net gain over the next ten years to the turn of the century was less than 1,000.

Land in the Prahran east of Chapel Street and more especially Williams Road was intensively developed in the 1880s and 90s, continuing until the First World War...

The railway line through this Hawksburn and Armadale area dates from 1879 when the section from South Yarra to Oakleigh was constructed. The extension was of great importance as it completed the link between Melbourne and Gippsland. When the Prahran and Malvern Tramway Trust were erecting their electric tramway in High Street, the State government imposed stringent conditions, demanding a grade separation at the railway and thus causing the extensive excavation of the railway cutting from Armadale back to Hawksburn Railway Station.

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 such 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.

...

A bowling club, on land donated by James Munro, was established in Northcote Road after the construction of the railway on land donated by James Munro. A primary school was erected in Densham Road in 1886 and with the rapid development of the area additional accommodation was added in 1891 and 1899. The original Toorak railway station was erected in 1879 although after the railway cutting was formed a new station was erected in 1913. Because of the large railway cutting the goods yard was unusually located at a different level. The lift for the conveyance of goods from the platform still survives on the south side of the line and this appears to be a unique construction for the Victorian Railways. The erection of shops around the railway station consolidated in this 1913-14 period coinciding with the construction of the railway station and today the general high level of intactness of these commercial premises is noteworthy. Subdivision of the land in this Armadale area resulted in uniform small allotments and in the period 1880-1910 the area was highly developed with residential building activity.

## Specific History

1855

Morrow's Family Hotel, was located here in 1855 or earlier.

1856

Morrow's Family Hotel with stabling was recorded in Prahran's earliest 1856 rate book. This building was described as a 10-roomed family hotel with bar, stables and an iron kitchen and stove. Morrow, who came from Waterford in Ireland, lived at the hotel until his death in 1870.

1886

Morrow's Hotel was rebuilt in 1886

1895

Still known as Morrow's Hotel the MMBW drainage plan shows a substantial building on the site with stables and outbuildings at the rear

1890s, late

Morrow's became one of the many Victorian hotels owned by the Carlton Brewing Company and was described as a 12-roomed brick building.

1900

Architects Sydney Smith and Ogg supervised work for the Carlton Brewing Company. The 1900 MMBW drainage plan shows the hotel as 2-storeyed with stables and a cellar under the front corner section of the building.

1940

MMBW Plan of Drainage shows modernised and extended at the rear, the old stables and outbuildings being demolished to accommodate the new work. E Fahey owner, agent- L Burchall (plumber). Tenders called for the hotel's renovation by J Aird of 357 Lt Collins St, Melbourne for the Misses E & J Fahey.

1950s

Listed as the Highbridge Hotel



## ANALYSIS

### Thematic context

The Principal Australian Historic Themes (PAHT) have been developed by the Australian Heritage Commission to allow assessment of historical significance within a national historical thematic framework.

PAHT	Subtheme	Category
Lodging people	Lodging people	Hotel

## Comparative analysis

### Conclusion

The hotel is one of a small number of Moderne style externally near original hotels in the City.

### Other examples

Inter-war hotels identified in the City include;

Toorak Hotel, Toorak Road 459, Toorak by McIntyre, Robert H in 1938

One other example is the Moderne style Orrong Hotel which is more articulated than this hotel.

## Assessment against the criteria adopted by the Australian Heritage Commission

### Summary of Australian Heritage Commission criteria

Code	Summary	Assessment at local significance	Assessment at contributory significance
A.4	Association with important events or historical themes	the evidence of the 1889s which survives at the rear, as indication of this old hotel site which dates to the 1850s	
B.2	Rarity or distinction among a comparable group	one of a small number of Moderne style externally near original hotels in the City.	
E.1	Aesthetic importance to the community or a cultural group	the assured Modern style design of the north and east elevations, with intact tiles and lettering	

## RECOMMENDATIONS:

The hotel and land should remain a heritage overlay in the Stonnington Planning Scheme.

### Proposed extent of heritage place in the heritage overlay

The hotel and land with emphasis on external fabric from the 1880s and 1940s.

## Planning Scheme Protection in a heritage overlay: Recommended

### Other heritage registers

Heritage Victoria Register: No  
Register of the National Estate: No

## REFERENCES

### Raworth 1998 cites:

Context Pty Ltd, City of Prahran Conservation Review, Vol 2.  
City of Prahran Rate books.  
Malone, Betty. 'Discovering Prahran No. 3' unpublished manuscript.  
MMBW drainage plan no. 1650  
Plan of Portion 39, Parish of Prahran, the property of William Donald, undated. (Prahran History Collection).  
Prahran Rate Books 1873 - 5.  
'Sands & McDougall Melbourne Directory', 1873-  
'Sands & McDougall Directory of Victoria' -1940.  
Stonnington City Council Building Permits.

### Context 1993 cite:

City of Prahran Rate Books:  
1856, 2574; 1857, 2864; 1898, 9702 Windsor Ward; 1899, 9703  
Malone, Betty 1988? 'Prahran's Pubs 1852-1988': 19, 62  
MMBW DP 963

### Further references:

Sands & McDougall 'Directory of Victoria' 1953  
MMBW Plan of Drainage 16520; 'Building & Construction' 10.9.1940: 24

### Further work

None



## Appendix 1 Previous citation

Council has considered a series of amendments to the Schedule to the Heritage Overlay of the Stonnington Planning Scheme. During the exhibition period of former Amendments L47 and L61 objections to the inclusion of some properties in the Schedule to the Heritage Overlay were received. Therefore Council resolved to undertake further analysis of the heritage citations of affected properties prior to holding an independent panel hearing. The amendments are now known as C5 and C6(2) respectively.

The following citation was exhibited with the heritage planning scheme amendment L47.

### INTRODUCTION

This report, prepared by Bryce Raworth Pty Ltd, investigates the significance of the property at 82 High Street, Prahran, in order to determine the appropriateness of its inclusion within the schedule to the Heritage Overlay within the planning scheme. The report builds on work carried out by Context Pty Ltd in the City of Prahran Conservation Review, 1993.

The City of Prahran Conservation Review recommended that the building be graded A2, of regional significance. It had previously been graded A1, of state significance, in the City of Prahran Conservation Study (1992 Building Identification Form). It is not presently listed on the Victorian Heritage Register or the Register of the National Estate, nor is it classified by the National Trust.

### SUMMARY OF RECOMMENDATIONS

This report finds that 82 High Street, Prahran, is of regional significance and should be added to the schedule to the Heritage Overlay in the local section of the Stonnington Planning Scheme and nominated to the Australian Heritage Commission for inclusion in the register of the National Estate.

### HISTORY

The building at 82 High Street, known today as the Highbridge Hotel, stands on the site of Morrow's Family Hotel, one of the earliest hotels in Prahran.<sup>1</sup> The construction date of Morrow's Hotel is unknown, but it is considered to have been built to service local residents and provide accommodation for travellers during the prosperous gold rush years of the early 1850s. Construction predates James Kearney's map of the district of 1855. Prahran's first rate book produced in the following year described the building as a 10-roomed family hotel with bar, stables and an iron kitchen and stove. Morrow, the first owner, lived in the hotel until his death in 1870, but the hotel continued to bear his name until the 1890s and beyond.

By the late 1890s, Morrow's Family Hotel had joined the large body of hotels owned by the Carlton Brewing Company. Over time, the hotel had grown to become a 12-roomed brick building with stables and outbuildings at the rear. Around 1900, the Carlton Brewing Company in conjunction with Sydney Smith & Ogg began upgrading a number of Victorian hotels, which included 82 High Street and a contemporary MMBW plan shows the rebuilt hotel as a two storey building with stables at the rear and a cellar at the front corner of the site.<sup>2</sup>

In 1940, the stables and outbuildings were demolished to allow the hotel to be extended. The building was modernised at this time and the present interwar character created. A number of internal modifications have taken place in recent years.

### DESCRIPTION

The Highbridge Hotel, 82 High Street, is an Art Deco building located on the corner of a busy and noisy thoroughfare in Prahran and residential Upton road. The bridge referred to in its name would seem to be the neighbouring railway bridge of the Sandringham line. High Street accommodates both motor vehicles and trams.

The exterior of the hotel appears to date predominantly from the 1940s, suggesting that the east and north elevations at least were completely rebuilt or refaced in cream brick and

Heritage Overlay Review - Amendment C5, C6  
Prahran Hotel 82 High Street, Windsor heritage assessment

render at that time. The 1940s inscription at the corner of the building is located on a typical Art Deco cascade motif. The exterior walls of the building are pale cream brick cavity divided horizontally by bands of painted render which feature the hotel's name in chunky Art Deco lettering. The main entrance to the hotel on the corner has been retained with additional entrances on both facades, and the tiled dado remains intact.

A single storey restaurant appears to have been added to the west of the High Street facade. Alterations have been made to the rear rooms on the ground floor and to the service areas, but the hotel remains externally intact.

The architect of 82 High Street is not known.

#### ANALYSIS

The Highbridge Hotel is primarily of interest as a fine example of late interwar Art Deco hotel design, remaining substantially intact to its exterior. It is possible that the site retains fabric associated with earlier periods of hotel accommodation on the site, but these are not easily identified and do not constitute its major interest.

While a substantial number of hotels in the greater metropolitan area demonstrate some degree of Art Deco (or Moderne) influence in their design and detailing, the Highbridge Hotel is a distinctive example. This may be due in part to its relatively late date of construction, almost a decade after the earliest manifestations of the mode appeared in Melbourne. The strength of the design, and its 'pared down', relatively modest decorative detailing, suggest the influence of International modernism experienced in Melbourne from around 1932 onward. The reliance on lettering for decorative effect rather than abstract geometric detailing is also demonstrative of this influence.

#### STATEMENT OF SIGNIFICANCE

The Highbridge Hotel is of high regional significance as a fine exemplar of late Art Deco hotel design which remains externally intact, as a local landmark, and for its location on a site with a history of consistent hotel use since the early 1850s.

#### REFERENCES

Context Pty Ltd, City of Prahran Conservation Review, Vol 2.  
Stonnington City Council Building Permits.