

'FAWKNER MANSIONS'
250 Punt Road, Prahran



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description 'Fawkner Mansions' was built on the south-east corner of Punt Road and Commercial Road, Prahran for Mr. George Fairbairn in 1911-12. Geelong architects Tombs and Durran originally called tenders for two separate blocks of 14 and 8 suites, but in November 1911 Building announced that Master builder A. O'Leary was to build a terrace of flats to the plans of Tombs and Durran at a cost of 8,106 pounds. The imposing mass and solidity of the completed building would appear to have met with the approval of middle class tenants who would have been familiar with the often unsatisfactory nature of many residential mansions in the past. By 1912, 'Fawkner Mansions' was occupied by an inspector, two clerks, a merchants agent, a shipping agent, a captain, a solicitor, an engineer and a surgeon.

'Fawkner Mansions' is a building of impressive mass and solidity. The building is symmetrical about the Punt Road and Commercial Road facades, with red brick towers with pyramidal tile roofs flanking the main entrance in Punt Road. The building elevations are entirely in red face brick except for small rendered areas near the top of the central towers and the four corner towers. The emphasis on the verticality of the building is accentuated by the towers and the red brick strips which project from the face of the building at mid height to the parapet.

Significance Fawkner Mansions is one of Melbourne's earliest surviving blocks of purpose-built residential mansions. The common internal access used in this block is an advanced characteristic of later flat development. The logical arrangement of placing flats either side of central stairwell is a characteristic of many later Melbourne flat blocks. The building represents a major stylistic advance in the output of

Geelong architects, Tombs and Durran and is one of the last major work of this practice.

Intactness The flat block is now owned by the Alfred Hospital and used as nurses accommodation. It is well maintained and externally appears to be substantially intact. The interior has not been examined but is most likely to have undergone significant alteration.

References

Building 11 November, 1911. p.7.

City of Prahran Rate Book - Prahran Ward 1911-12.

Geelong Advertiser, 14 January, 1911.

* Special Note: Council acknowledges the significance of this building but also notes that it is included in a proposed road widening area. At such time as the road widening is to proceed Council would recommend the demolition of this building.

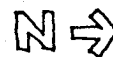
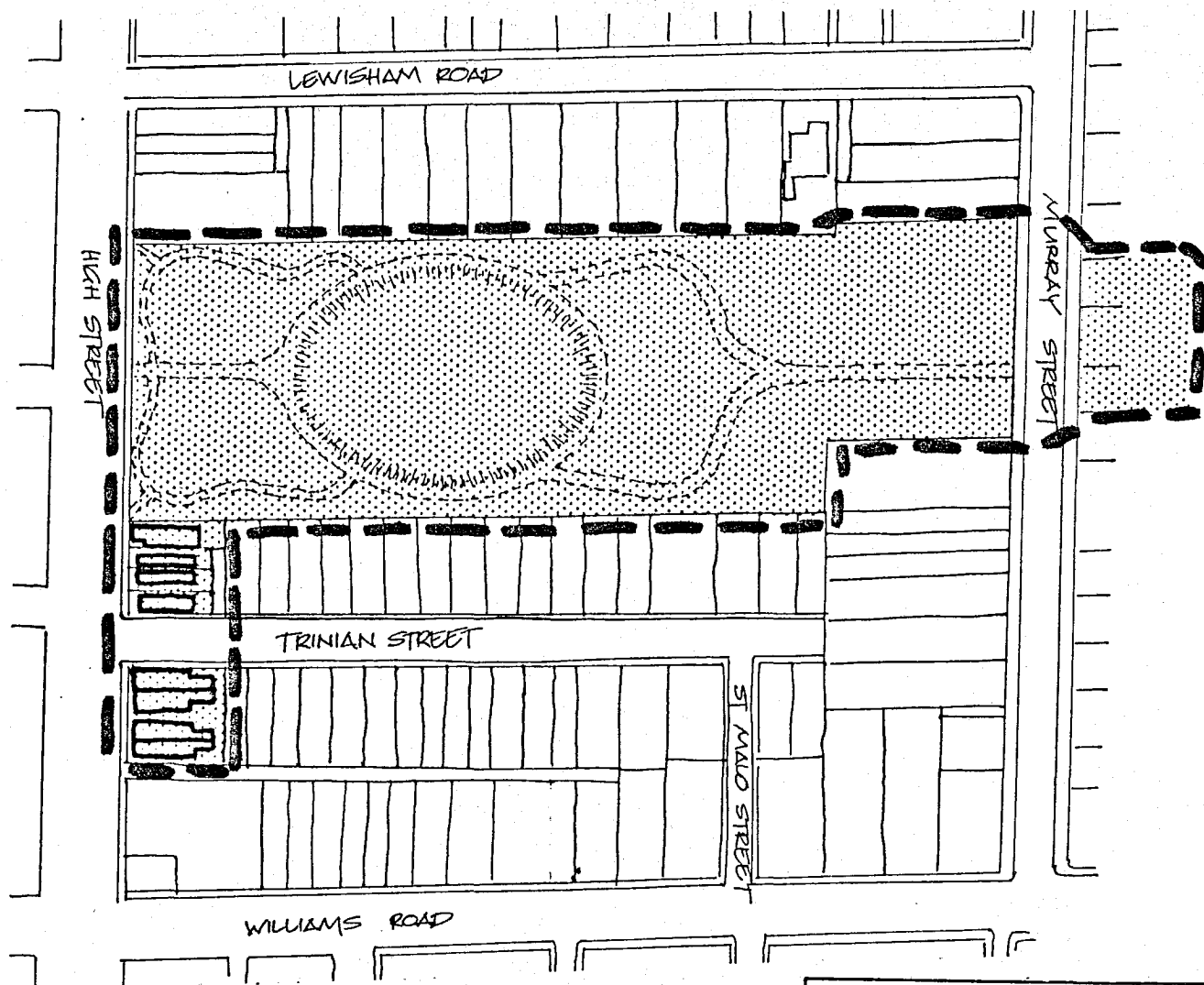
PRECINCT 9

VICTORIA GARDENS

History and Significance This land was offered for sale by public auction on 22 June 1884 by John Buchan and Co. as part of the estate of the late Andrew Russell. Competition for the ownership was keen and one would-be buyer declared his intention, if successful, to run a street through the block to Murray Street. However, the Mayor, Councillor Temoleton and Councillor Arkle bid for the land on behalf of the City of Prahran and secured the allotment for 5,660 pounds. The City would have lost the land had the Mayor and his colleague not bid 500 pounds more than the reserve price the Council had authorized. The municipality had few parks and gardens within its boundaries and before August 1884, when a large loan was floated for the purpose of purchasing grounds, the provision of land for recreation was regarded with some suspicion. The Council election of that year was keenly contested on the issue and fortunately the supporters of the loan were successful, particularly as the purchase of Victoria Gardens had been surrounded by great controversy.

On 3 August 1885, Sir Henry and Lady Loch (the Governor and his wife) officially opened the Victoria Gardens and also Prahran Reserve (now Grattan Gardens) and Toorak Park. The five acre site of Victoria Gardens was landscaped with a large oval depression in the centre and an asymmetrical layout of curved paths leading from High Street to Murray Street. A bandstand was erected in the centre of the oval and municipal concerts were held every Thursday throughout the summer. Statues and rockeries also adorned the park and avenues of trees were planted. An elaborate wrought iron and stone fence faced High Street and within the reserve later additions included timber pergolas and flower beds.

Today, although the bandstand has been demolished, this area forms the most intact public garden in Prahran. The approach along High Street from the east is enhanced by the intact row of single storey Edwardian residences whilst at the rear the vista to three intact Victorian villas in Murray Street provides an appropriate background.



0 50m

KEY TO MAPS

A BUILDINGS

A1 BUILDING



A2 BUILDING



B BUILDING



C BUILDING



non identified
building



A1 AREA



A2 AREA



combined boundary



VICTORIA GARDENS AREA

Buildings Outside Areas of Major Significance

RESIDENCES

372-374 Malvern Road, Prahran



Recommendations It is recommended that these buildings be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description This pair of two storey bluestone terraces stands at 372-374 Malvern Road, Prahran and was erected c. 1872-73. James Hole, a Prahran councillor from 1872-87, resided at 374 Malvern Road from c. 1874 and through the 1880s. The overall facade of this pair of terraces is symmetrically conceived with a plain parapet over the main building and a concave verandah supported on unadorned pairs of timber columns. Wing walls are absent and dressed bluestone quoins emphasise the corners of the main building and the openings.

Significance The use of bluestone in the construction of this pair of terraces is unusual in Prahran, and they are a noteworthy example of such in the wider Melbourne context. The pair of terraces is simply conceived.

Intactness Although minor alteration have occurred the form of these terraces remains largely intact. Some windows and columns have been replaced, but generally the residences remain in their simple unadorned state with 374 Malvern Road retaining its original unpainted bluestone facade.

References

Sands and McDougall Directories 1870-1892

PRECINCT 10

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.

MALVERN ROAD

CHATS WORTH ROAD

GRANDVIEW GROVE

WYNNSTAY ROAD

N ↑

0 50m

KEY TO MAPS



A BUILDINGS
A1 BUILDING



A2 BUILDING



B BUILDING



C BUILDING



non identified
building



A1 AREA



A2 AREA



combined boundary

GRANDVIEW GROVE AREA

RESIDENCE

9 Grandview Grove, Prahran



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description This two-storey red brick mansion was erected in Grandview Grove in 1889-90 for the surveyor, Nathan Thomley, M.L.C. It remained in the ownership of this family until 1915. The residence features arcading at both levels enclosing a verandah and balcony with balustrading which is repeated on the parapet above. Paired consoles alternate with highly sculptured festoons below the cornice while white bricks form a simple pattern in the brickwork below.

Significance This 'boom' style mansion was one of a number of large residences erected in Grandview Grove for various Melbourne personages. As it remains substantially intact on its original grounds with original external finishes including tuckpointed brickwork, it is of importance as an individual building and in the overall streetscape of Grandview Grove.

Intactness This residence retains its original face brickwork and rendered decoration. A timber picket fence remains along the Grandview Grove frontage.

References

Sands and McDougall Directories from 1888.

Conservation Study of Prahran Investigation Project, Department of Architecture, University of Melbourne, 1981.

Melbourne Metropolitan Board of Works, Detail Plan no. 44.

RESIDENCE

32 Grandview Grove, Prahran



Recommendations It is recommended that this building be added to the Register of Historic Buildings, Register of the National Estate and be protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description This large single-storey Italianate residence was erected in 1880-81 for James Chapman. The asymmetrical front elevation with projecting bay window and return verandah, is dominated by a large three-storey square tower with balustraded parapet. The cast iron verandah returns on two sides, and is extended in one section to form a glazed conservatory with timber lattice end infill. An asbestos cement addition on the north side was added in the 1930s. The house sits well back from the street and the front garden is enclosed by later buildings on both sides. The main passage has several skylights with panelled splayed reveals.

Significance The significance of this building is derived from its high level of intactness, and the three-storey tower, uncommon in a single-storey building. The tower takes advantage of the elevated position of Grandview Grove and affords a panoramic view of the low lying areas of Prahran to the west.

Intactness Externally the building is intact apart from the asbestos cement addition and later glazing to the conservatory. The paint has recently been carefully removed from the cement render, greatly increasing the significance of this building. The verandah has been restored and painted in appropriate colours, and the conservatory is being restored. Few structural changes have altered the interior.

References

Conservation Study of Prahran, Investigation Project, Department of Architecture, University of Melbourne 1981.
City of Prahran, Rate Book.
Sands and McDougall Directories.