

HERITAGE PLACE – CITATION ASSESSMENT

NAME OF PLACE:	21 William Street
OTHER NAMES OF PLACE	Formerly 'Walton'
ADDRESS / LOCATION:	21 William Street, South Yarra
PROPERTY INFORMATION:	Lot 1 on TP 683915, Volume 4371, Folio 77.
EXISTING LISTINGS:	Nil
LEVEL OF SIGNIFICANCE:	Local significance
ASSESSED BY:	Bryce Raworth Pty Ltd.
ASSESSMENT DATE:	July 2014

STATEMENT OF SIGNIFICANCE

Relevant themes from City of Stonnington Thematic Environmental History are indicated by TEH.

What is Significant?

The double-storey Victorian Italianate style villa at 21 William Street, South Yarra was constructed c1897 for wealthy bookseller John Donne. It was built at a time when William Street was populated by affluent families in large houses, in marked contrast to the denser, smaller scale housing occurring to its east and south.

21 William Street is significant to the extent of its intact nineteenth century external form and fabric. The legibility of the built form in views from the public realm and the building's open garden setting further contribute to the significance of the place. Modern alterations and additions are not considered to be significant.

How is it Significant?

21 William Street, South Yarra is of local architectural and historical significance to the City of Stonnington.

Why is it Significant?

21 William Street, South Yarra is architecturally significant as a fine and remarkably intact example of a large Victorian Italianate style villa (Criterion D). It is distinguished from other houses in this idiom by its elaborate and unconventional detailing (Criterion E).

The building is historically significant as evidence of the pattern of development which created enclaves of affluent middle class housing in and near the generally higher, northern parts of the former City of Prahran, away from the more densely populated low lying areas to the south (Criterion A, TEH 8.2 Middle-class suburbs and the suburban ideal).

The building forms part of a relatively small extant group of substantial double-storey Italianate villas within the Municipality which illustrate the role of houses generally, and classically-inspired houses in particular, as symbols of wealth, status and taste for Melbourne's nineteenth century middle and upper classes (Criterion B, 8.4.1 - Houses as a symbol of wealth, status and fashion).

The site is of some minor historical interest for its unusual allotment shape brought about by the construction of the railway line in the late 1870s (3.3.4 - Uncontrolled and unplanned development).

LOCALITY PLAN

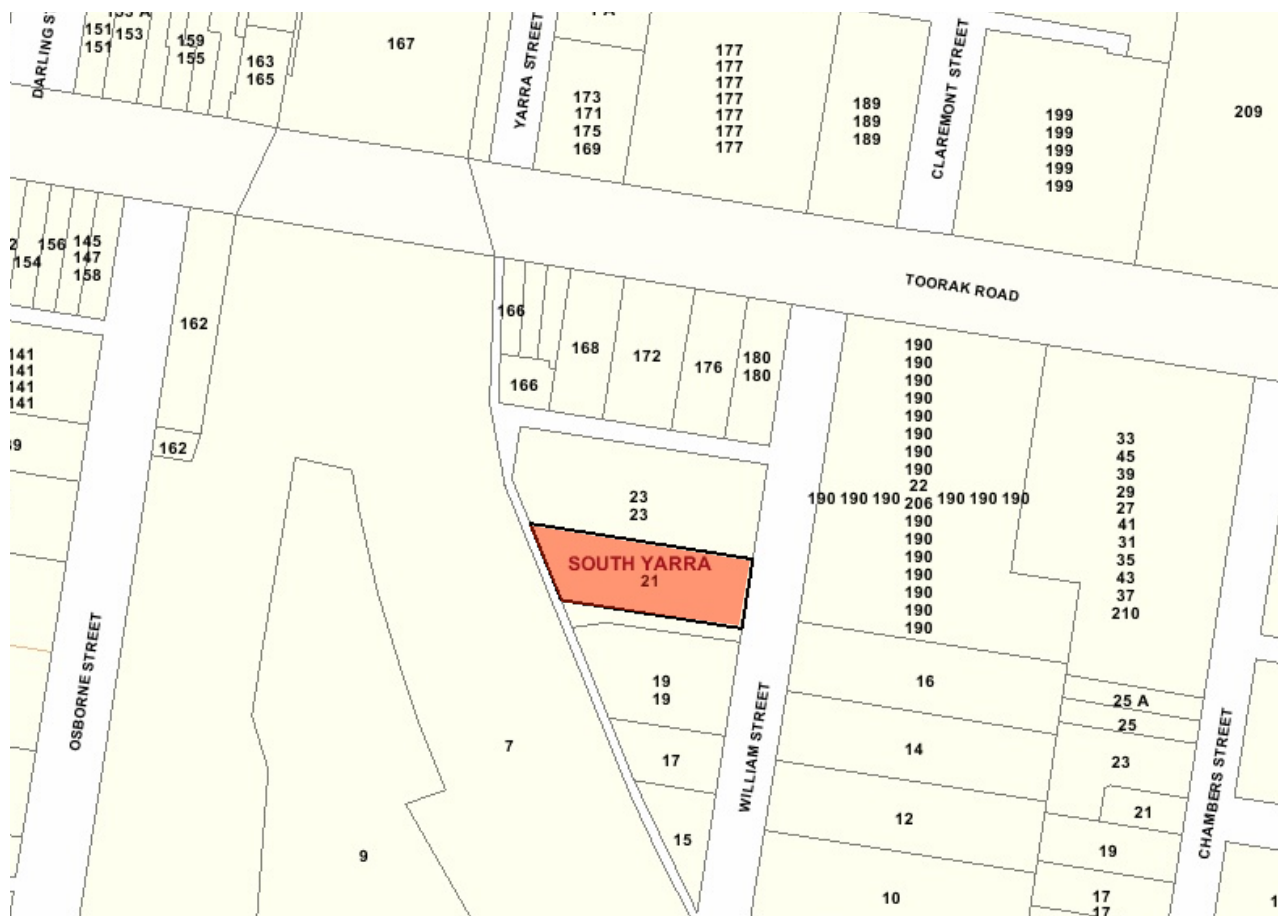


Figure 1 *Locality Plan.*

DESCRIPTION

The site at 21 William Street, South Yarra is occupied by a substantial double-storey Victorian Italianate style villa with rendered masonry walls and a hipped slate roof. It is located on the west side of William Street and backs onto the public walkway that runs alongside the Sandringham/Pakenham railway line. The villa adopts a common late-Victorian asymmetrical form with a double-storey projecting bay to one side of a single-storey skillion roofed verandah. The front verandah has cast iron frieze and posts and terminates at the northern end in a rendered wing wall with an orb finial. The verandah floor had bluestone margins and tessellated tile paving that may be original.

The façade is embellished with stuccoed Classical ornament, including archivolt window mouldings, stylised corbels, unusual vermiculated keystones and an acanthus leaf string course. The first floor level is delineated by a much plainer, solid looking string course. The eaves have particularly ornate brackets set between 'cricket bat' mouldings.

The string courses and ornate bracketed eaves return along the side elevations for a short distance only. The side elevations are otherwise plainly detailed with window locations seemingly dictated by the internal plan form.

Research undertaken to date has not uncovered the name of the designer, although the sophistication of the design and its unconventional detailing suggests the involvement of a competent architect.

The exterior appears remarkably intact, including those parts of the rear and side elevations that are visible from the public realm. Alterations seem to be mostly confined to enlargement of some ground floor openings to the rear elevation and timber-framed pergola, also at the rear. The property also has a modern solid brick fence to the front and south (side) boundaries.

SITE PHOTOGRAPHS



Figure 2 *21 William Street, South Yarra.*



Figure 3 (left) Rear elevation.



Figure 4 (right) South (side) elevation.

HISTORY

Early South Yarra

In the Crown land sales of June 1849 and May 1850, the New South Wales Government offered Crown land in South Yarra for sale at auction. The large tract bounded by Punt Road, Toorak Road, Commercial Road and Chapel Street was divided into three long rectangular blocks, each of about 52 acres. All three were bought by Peter Davis, a real Estate agent, possibly acting on behalf of a consortium. The land benefited from frontages to four major roads but its development potential was limited by a large swamp occupying the central section of the purchase and extending south to Commercial Road.¹

Peter Davis quickly sold the high ground, typically offering blocks of 6-10 acres for sale. The Chapel Street frontage comprised ten such allotments, seven of which were on-sold by August 1849.² By 1852, Davis had recouped the money outlaid at the land sales. Some allotments, such as those including Argo and Victoria Streets in the western sections of Davis' land, were subdivided into small streets almost immediately³. Others became family estates. ‘

By 1855, William, Arthur, Chambers, Bond and Little Oxford Streets had been established on allotments in the north eastern corner of Davis' purchase.⁴ Development in this area generally commenced at Chapel Street and extended westwards, terminating at the swamp. To the east of these somewhat tentative developments, the area was mainly occupied by brickmakers. However, the swamp continued to act as a barrier to development long after the brickmaking potential of the area had been exhausted. One attempt to drain the swamp was made in 1858, when Davis had channels dug to direct excess water into a long gully running north/south along the eastern side of modern-day Osborne Street. However, the attempt was largely unsuccessful and the area was still inundated after heavy rains.⁵

¹ Betty Malone, *Discovering Prahran: Area 1*, p 23.

² Ibid., p 26.

³ Ibid., p 24.

⁴ Ibid., p 25.

⁵ Ibid., p 26

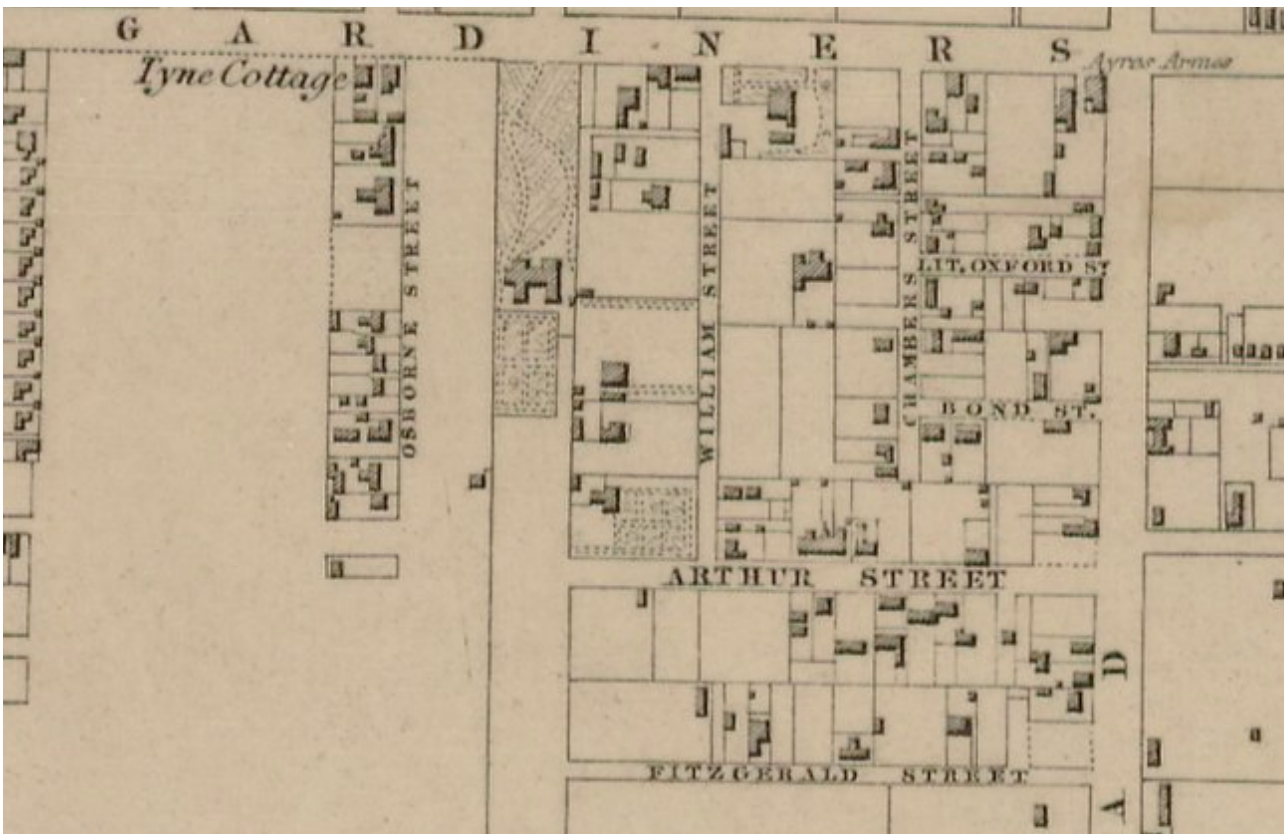


Figure 5 Part of Kearney's map of 1855 showing how development was initially concentrated near the corner of Gardiners Creek Road (later Toorak Road) and Chapel Street to avoid swampy land to the west.

The Hobson's Bay Railway Company commenced planning in the mid-1850s for a direct railway line from the City to Windsor. Peter Davis and other owners sold a strip of land from Toorak Road through the swamp to Commercial Road to allow its construction.⁶ This had the effect of dividing the block between Punt Road and Chapel Street into two halves with no potential for passage between the two. Work associated with the Brighton Railway and subsequent work by Prahran Council in the vicinity of the Prahran Market eventually provided adequate drainage and freed the centre of Davis' land for subdivision.⁷

A second railway line connecting the South Yarra Station to Oakleigh was constructed in 1879. The railway line sat in a deep cutting that curved south-east through William and Arthur Streets on its way to Chapel Street. Several houses in the path of the railway were demolished and the already ad-hoc network of streets was broken up.⁸ Numerous unconventional planning solutions were implemented to facilitate the development of small or odd-shaped blocks or fragments of land left undeveloped by the construction of the railway. Ad hoc planning arrangements were not uncommon in this section of the Municipality during the boom of the 1880s. No planning laws (beyond those associated with fire prevention) were in place and properties were developed in whatever manner their owners saw fit.

⁶ Ibid.

⁷ Malone, op. cit., p 34.

⁸ Victorian Railways South Yarra and Oakleigh Line [cartographic material], 1878. State Library of Victoria.

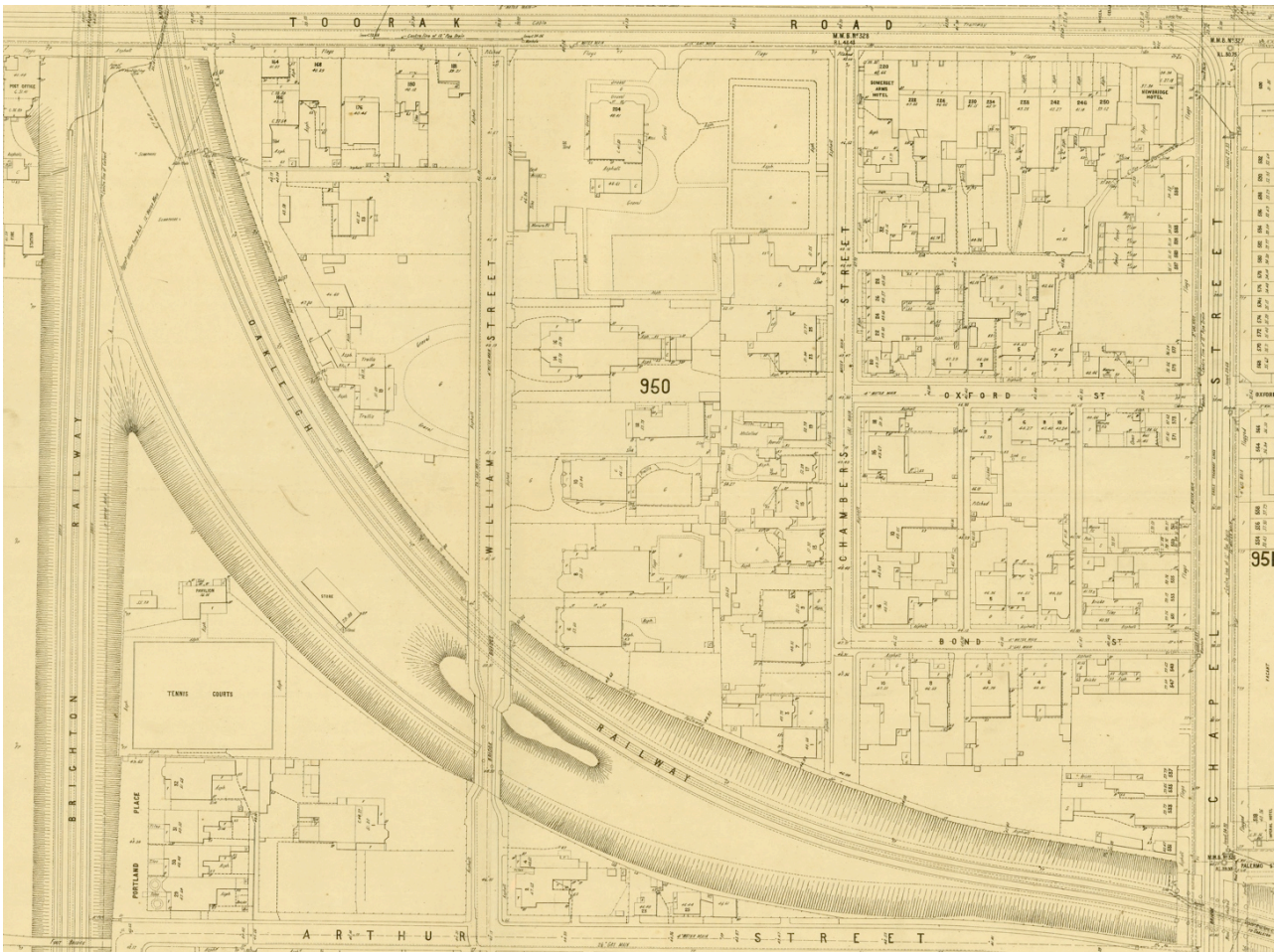


Figure 6 Part of a c1895 MMBW Detail plan showing the railway line carving through the residential area south of Toorak Road. Larger houses line William Street while tightly packed smaller scale residential development occurs closer to Chapel Street (far right).

An 1895 MMBW detail plan shows the area south of Toorak Road largely developed other than for an occasional large allotment.⁹ The previous forty years had seen the area transformed from a rural village with unmade roads to a sophisticated urban environment with 'pitched' kerbs and channels and asphalt footpaths for residential streets.¹⁰ Some grand residences could be found in wider streets like Davis Avenue and Powell and William Streets but this part of South Yarra more typically housed a working class community, unlike the hillside north of Toorak Road, where upper and middle class development predominated.¹¹

21 William Street

The house at 21 William Street was constructed c1897. It is first recorded in the rate books in the period 1896-1897 as a ten room brick house with a net annual value of £90.¹² The first Sands and McDougall listing for 21 William Street also occurs in 1897. John Donne was the house's first owner and occupant. The rate books list Donne's occupation as 'gentlemen' but he was also the proprietor of John Donne & Sons booksellers and stationers at 346 Little Collins Street.¹³

⁹ MMBW Detail Plan No. 950. State Library of Victoria.

¹⁰ Nigel Lewis & Assoc. *Prahran Character and Conservation Study*, p.14.

¹¹ Malone, op. cit., p 38.

¹² City of Prahran Rate Book 1896-1897, South Yarra Ward, No. 2921.

¹³ Sands and McDougall Melbourne and Suburban Directory, 1898, p.25.

The construction of such a grand house was relatively unusual for this period. Melbourne was still suffering the effects of the severe economic collapse that began in the early 1890s and sent building activity into widespread hiatus. The house's comparatively modest net annual value of £90 hints at the depressed state of the property market at this time. Prior to the 1890s depression, similarly scaled houses in South Yarra had net annual values approaching £150-£200.

The earliest known MMBW plan of drainage for 21 William Street is dated 1899.¹⁴ It shows the angled alignment of the rear (west) boundary resulting from the railway cutting. Small outbuildings stood in the rear yard. The MMBW plan also shows a masonry structure at the entrance to the front verandah (presumably the existing bluestone steps).

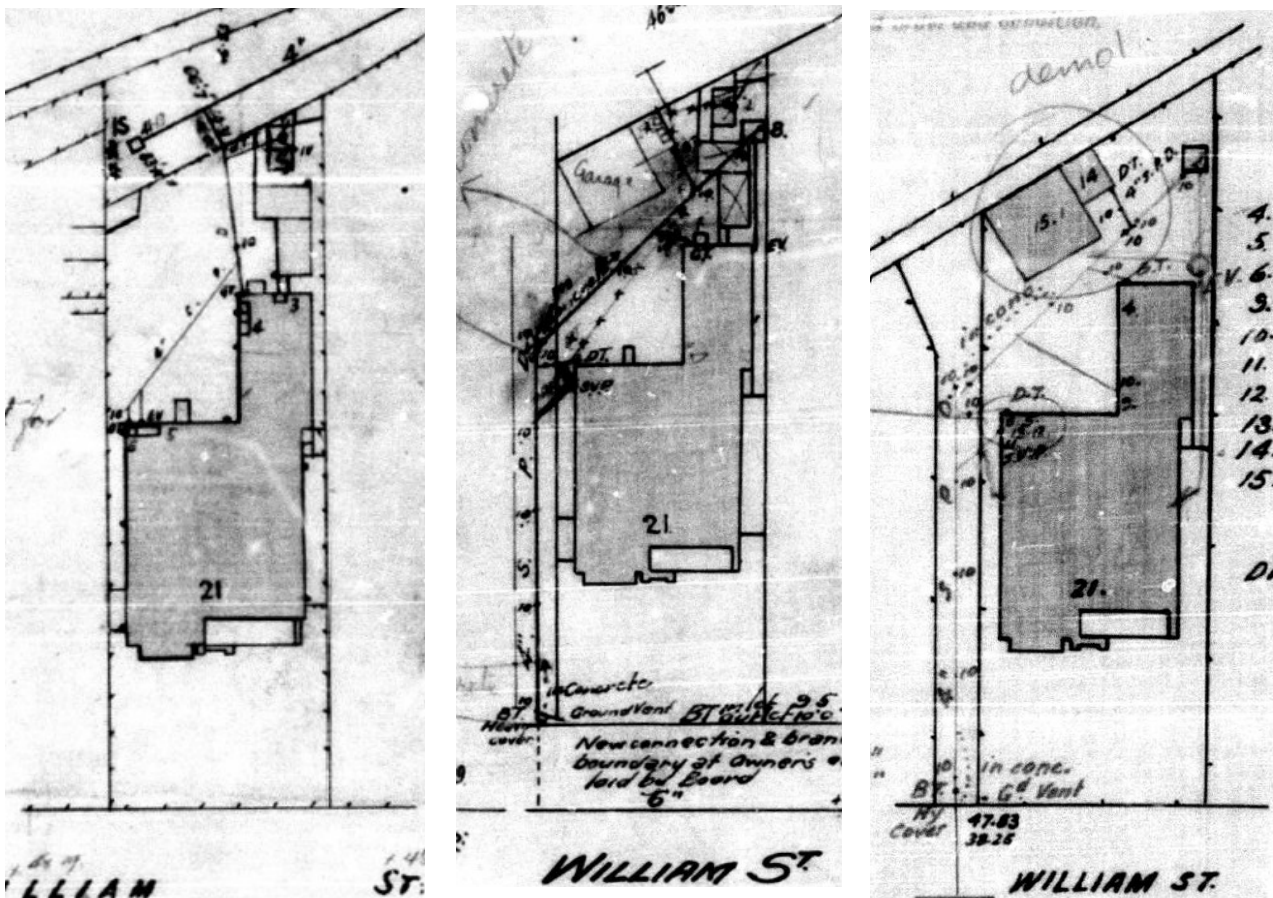


Figure 7 MMBW Plan of Drainage – 1899 (left), 1913 (centre) and 1935 (right). Source: South East Water.

John Donne resided at 21 William Street until 1908-1909 when the occupant becomes stock and sharebroker Francis W Were¹⁵, the son of the founder of the prominent Melbourne stockbroking firm JB Were & Son. Ownership of the house remained with Donne, who was at this time residing in St Kilda.

By 1911, Mrs Mary Ferguson had replaced Francis Were as the occupant of 21 William Street.¹⁶ Owner John Donne died in September the following year at his St Kilda home 'Walton Villa', leaving assets of £76,737.¹⁷

¹⁴ MMBW Plan of Drainage No. 12448. South East Water.

¹⁵ City of Prahran Rate Book 1908-1909, South Yarra Ward, No. 3417.

¹⁶ City of Prahran Rate Book 1908-1909, South Yarra Ward, No. 3557.

A 1913 MMBW Plan of Drainage for 21 William Street shows a garage on the rear boundary with earlier outbuildings crossed through (presumably to indicate that they had been demolished).

In the early twentieth century large residences like 21 William Street were commonly put to use as guest houses or other forms of shared accommodation. From 1910, advertisements appear in the *Argus* offering rooms for rent in 'Walton', 21 William Street, South Yarra (the name Walton may have come from Donne, given that his St Kilda residence was similarly named, but it is not clear if this was the house's original or longstanding name).

In 1935, various works were undertaken by RM & HR King architects.¹⁸ The works may have been confined to the interiors as the associated MMBW Plan of Drainage shows no change to the overall building footprint. The building continued to operate as a boarding house through the 1930s under the name 'Holt House'.¹⁹

COMPARATIVE ANALYSIS

The Italianate mode

Although many single-storeyed villas were built in Melbourne during the nineteenth century, after the 1840s the grandest Melbourne houses were typically of two storeys, or occasionally three as at Government House and *Cliveden*. Owners often added a storey to their single storey houses as their fortunes improved, for example, Como at South Yarra had added a second storey by 1855. Towards the end of the century, there was an increasing tendency to prefer the higher status of a two-storey house over one of a single storey²⁰.

The architectural expression of a grand two-storey house could reflect any one of a range of fashionable British antecedents drawing their inspiration from classical Greek or Georgian sources to the more picturesque, such Gothic or Tudor. According to Jill Franklin,²¹ British country houses of the mid-nineteenth century drew predominantly from the range of Picturesque styles. While the Picturesque Gothic was gaining popularity, it was not as popular as styles drawing on Tudor, Elizabethan or Jacobean antecedents. About a third adopted an Italianate style combining informal massing with a plain rendered expression enriched by classical motifs. The balance adopted a formal symmetrical classical expression. The Italianate was seen to combine the stateliness of a classical style with a picturesque and fashionable asymmetry.

The Italianate style had its origins in the landscape paintings of Nicholas Poussin and Claude Lorrain over a century earlier. These artists had reconsidered the landscapes and architecture of rural Italy as a vision of Arcadia and inspired a broader pursuit of 'the Picturesque' in architecture. As Apperly notes:

*... the Picturesque movement in architecture and landscape design gained strength in Britain without ever completely forgetting its Franco-Italic beginnings. From this movement, a significant strand of nineteenth century domestic architecture emerged that endeavoured to establish a vaguely Italian ambience drawing on images of the rambling farmhouses of the Campagna and idyllic villas in the Tuscan countryside.*²²

Through the first half of the nineteenth century, the mode spread widely in Britain fuelled by the works of architects such as John Nash and Charles Barry and through designs promoted in pattern books such as Charles Parker's *Villa Rustica* (1832). In 1845, the style received Royal endorsement when Prince Albert, working with architect Thomas Cubitt, designed *Osbourne* on the Isle of Wight as a retreat for Queen Victoria and the Royal family. *Osbourne* with its plain stuccoed expression and tall balustraded tower would become the model for many large residences throughout the Empire including Government House in Melbourne.

¹⁷ Graeme Butler, *Capital City Zone Heritage Gaps Study*, p.411. See also *Argus*, 27 September 1916, p. 14.

¹⁸ MMBW Plan of Drainage No. 12448. South East Water.

¹⁹ *Argus*, 24 June, 1939, p.23.

²⁰ Jordan, *Houses and Status: The Grand Houses of Nineteenth Century Victoria*, p.117.

²¹ Franklin quoted in Jordan, p.117.

²² Apperly et al, *A Pictorial Guide to Identifying Australian Architecture* p.70.



Figure 8 (left) Landscape with sacrifice to Apollo, Claude Lorraine, 1663.



Figure 9 (right) Osbourne House, Isle of Wight (1845)

Throughout the first half of the nineteenth century, the formal classical styles were more popular in Victoria than they were in Britain. As Kerry Jordan notes:

Grand houses in Victoria prior to 1850s tended to adopt the formal and symmetrical Colonial Georgian or Regency expression. However the Italianate became the most popular style for grand houses in Victoria in the second half of the century ... The choice in 1854 of the Italianate Toorak House as the residence of the Governor of Victoria as well as the choice of an Italianate style for the new Government House in 1871, gave the style more status making it more fashionable than any other in the colony.²³

While status undoubtedly played a part in the demand for this mode of expression, there were also practical advantages in an Italianate approach. Jordan continues:

... the detailing to doors and window framing were identical to the common English way of building with which local tradesmen were already familiar. Given the scarcity of skilled tradesmen in the colony, to build in any other way would therefore have been ... difficult and expensive. A classical style house could also be built in any material even in cheaper ones which could then be covered with stucco.²⁴

Consequently the style, which emerged as the preferred expression for Melbourne's grandest mansions of the mid-century, was quickly adapted to suit more modest suburban villas and terraces. As Apperly notes:

The Italianate style was never an 'academic' idiom. As a style of domestic architecture in Australia, Victorian Italianate made minimal reference to Italy. Mouldings and minor details usually had a classical feeling, but two of the style's prominent characteristics - the faceted bay and the stilted segmental arch - were not specifically Italian at all. A Victorian Italianate building of any consequence has a tower capped with a low-pitch pyramidal roof - or, more pretentiously, with a balustrade - and it is likely to have asymmetrical principal elevation.²⁵

As Melbourne's land boom reached its zenith in the late 1880s and early 1890s, grand houses in the Italianate mode were heaped with ever more florid and extravagant ornament. The opulence of the period is

²³ Jordan, p.119.

²⁴ Jordan, p.119.

²⁵ Apperly et al, loc cit.

exemplified in Labassa, North Caulfield (1889-91) with its Baroque and French Second Empire flourishes. Other mansion designers turned to the Italian Mannerist architecture of the sixteenth and early seventeenth century for inspiration, such as at Lalor House, Richmond (1888) and Medley Hall (former Benvenuta), Carlton (1892). The financial crash of 1892 brought an abrupt end to such ostentatious displays of wealth, and surviving mansions, like Labassa, came to be seen as the epitome of boom period exuberance and excess.



Figure 10 (left) Typical mid-1880s double-storey Italianate villa at 149 Victoria Road, Hawthorn East. It is individually listed on the heritage overlay schedule to the Boroondara Planning Scheme (HO428).



Figure 11 (right) Labassa, North Caulfield (1889-91).

Italianate buildings in Stonnington

The development of the former Cities of Prahran and Malvern coincides with the emergence of the Italianate forms of expression in Victoria. Consequently the City of Stonnington retains a disproportionate number of Melbourne's better examples of the mode. A number of these, typically the grandest and most elaborate mansions or those associated with Victoria's most notable families, have been added to the Victorian Heritage Register. These include: *Toorak House*, *Greenwich House* and *Mandeville Hall* in Toorak, and *Malvern House* (formerly *Valentines*) in Glen Iris.



Figure 12 (left) Toorak House (1848-51) - VHR H207

Figure 13 (centre) Malvern House – formerly Valentines (1891-92) – VHR 379

Figure 14 (right) Larnook, Orrong Road, Toorak (1881) - HO85

A number of substantial Italianate suburban villas have been identified as being important at a regional or local level. These have typically been protected under local Council heritage controls. These include:

STOKELL (HO1)	51 Adelaide Street, Armadale
CARMYLE (HO9)	7 Carmyle Avenue, Toorak
COONAC (HO21)	65 Clendon Road, Toorak
SHERREN HOUSE (HO50)	177 Heyington Place, Toorak
TWO STOREY VILLA (HO82)	34 Mercer Road, Armadale
SEBROFF (HO84)	514 Orrong Road, Armadale
LARNOOK (HO85)	519 Orrong Road, Armadale
TRELOWARREN (HO86)	543 Orrong Road, Armadale
BELCROFT, later Whernside (HO117)	2a Whernside Avenue, Toorak
VILLA WITH TOWER (HO214)	13 Mercer Road, Malvern
WYUNA (HO240)	116 Kooyong Road, Armadale
TWO STOREY VILLA (HO309)	72 Elizabeth Street, Malvern
CARRINGTON (HO318)	58 Kooyong Road, Armadale
MONTROSE HOUSE (HO367)	38 Huntingtower Road, Malvern

In addition, a number of Italianate style buildings of a single storey have also been protected under individual Heritage Overlays. These include *Flete House* in Flete Avenue, Malvern (HO38), *Woodside* at 19 Woodside Crescent, Toorak (HO175), *Waiora* at 321-327 Glenferrie Road, Malvern (HO312) and a range of smaller villas such as those found in Stanhope Avenue, Malvern or Auburn Grove, Armadale. However, these single storey examples are of a substantially different scale and form and, apart from their shared vocabulary of applied Classical ornament, do not compare readily to the subject site.

A number of the double-storey Italianate buildings listed above are typically very grand mansions central to the original development of Toorak and Malvern. While they fall below the threshold for inclusion on the Victorian Heritage Register, they nonetheless tend to illustrate some aspects of the economic or political development of the State in addition to their value to their local areas. Places such as *Larnook* constructed for William H Miller (son of Henry 'Money' Miller) in 1881 or *Sherren House*, built as *Beaulieu* for retail Tycoon Mars Buckley in 1863 are massive suburban dwellings associated with extensive curtilages. While these are instructive as to the development of local mansion estates and illustrate the activities of the upper most echelon of society, they do not help to inform an understanding of more typical Victorian middle class suburban development in South Yarra, and the Municipality more generally.

The subject building is more directly comparable to less substantial Italianate residences on smaller curtilages, such as *Carrington* at 58 Kooyong Road, Armadale (HO318); the two-storey villa at 72 Elizabeth Street, Malvern (HO309); and *Montrose House* at 38 Huntingtower Road, Malvern (HO367). These examples typically adopt a standard Italianate asymmetrical plan form with a polygonal projecting bay to one side of a cast-iron return verandah, although *Carrington* is somewhat more unusual for its pyramidical roofed entry porch. *Carrington* and the villa at 72 Elizabeth Street appear substantially intact externally although the latter has modern double-storey additions to one side. *Montrose House* is the least intact of the group, having lost its return verandah.

The house at 21 William Street is in comparison highly intact and is at least as architecturally accomplished, if not more so. It adopts a typical asymmetrical plan form but is distinguished from the Victorian houses above by its unusual and generally more elaborate applied ornament. The examples listed above are typically more restrained and conventional in their use of classical detailing. These more restrained tendencies are even evident in some of the larger mansions such as *Trelowarren*, *Larnook* and *Carmyle*. In this respect the house at 21 William Street provides a rare example of the more exuberant approach to the Italianate style of the 1890s.



Figure 15 (left) Carrington, Armadale (c1887).



Figure 16 (right) Montrose House (c1890).



Figure 17 (left) 72 Elizabeth Street, Malvern (c1890).



Figure 18 (right) Undated photograph of 20 Darling Street, South Yarra (the cast iron verandah has since been removed)

Looking more closely at Victorian building stock in the environs of the subject site, much of this area's affluent nineteenth century suburban character was erased in the post war period when many sites were redeveloped with flats. Nonetheless, some important examples of the Victorian Italianate style survive, most notably the large semi-detached pair at 16 William Street with its unusual combination of render and face brickwork. There is also a double-storey Italianate style villa at 10 William Street with a distinctive rendered verandah. These two buildings do not currently have heritage overlays controls but this is not necessarily indicative of a lack of significance on their part. Both were graded A2 in the 1992 *Prahran Character and Conservation Study* and it is Council's intention that they be assessed in more detail in the future. Another double-storey 1880s villa can be found nearby at 20 Darling Street. It is largely intact apart from the loss of a small cast iron verandah. An individual heritage overlay control is currently being sought for this building. It is good example of the mature Italianate style but is less intact than 21 William Street and somewhat more restrained in its use of Classical ornament.

DISCUSSION

Previous heritage studies

Following the creation of the City of Stonnington in 1994, it became apparent that there were gaps across the Municipality with respect to the manner in which heritage was recognised and protected within the Planning Scheme. In particular, there are a large number of unprotected A2 graded houses, which are, *prima facie*, worthy of individual heritage overlay controls.

The building at 21 William Street had been identified as an A2 graded building in the *Prahran Conservation Study* (1983) and was recommended for protection under the Town and Country Planning Act, although no heritage control had been sought. The building was also listed as an A2 graded place in the *Prahran Character and Conservation Study Building Grading Database* (1992). A2 graded buildings were defined as being:

... of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on, or recommended for inclusion on, the Register of the National Estate. (These are the equivalent of B graded buildings adopted by the City of Melbourne and a number of other councils).

Most of these buildings will have importance in one or more of the categories defined by the Heritage Council and outlined above, but they are not considered significant to a degree sufficient to warrant nomination to the Heritage Council. In other words, they do not demonstrate importance in a manner or to an extent which is rare or distinctive in comparison to other buildings of their type, use, era, style on a statewide basis, although they will usually be relatively rare or distinctive within their own regional or local context. They are in general important buildings within the context of the City of Stonnington and the wider metropolitan area.

Although the building at 21 William Street is graded A2, it was not included in the review of A2 graded buildings which was undertaken as part of the city of *Prahran Conservation Review* (Context Pty Ltd, 1993). This study included only those A2 graded places identified as having the strongest case for heritage planning protection based on their known history and/or their architectural importance. The omission of 21 William Street from the 1993 study does not, by default, mean that it is a building unworthy of an individual heritage listing. The detailed research and analysis undertaken for this heritage assessment has provided a more thorough consideration of the significance of the building.

No detailed comparative analysis of similar buildings (other currently under heritage controls or within the immediate environs of the subject site) has been undertaken in the preparation of this report. While its position within a hierarchy of similar buildings cannot definitively be known, the future discovery of small numbers of similar buildings of equal or greater significance than the subject residence would not alter the recommendation below.

Assessment against HERCON criteria and Historical Themes

The following recognised heritage criteria have been used for the assessment of the heritage values of 21 William Street. These have been broadly adopted by heritage jurisdictions. To varying extents, the house at 21 William Street meets the following HERCON Criteria:

Criterion A

Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Stonnington Thematic Environmental History

21 William Street illustrates the following themes identified in the *City of Stonnington Thematic Environmental History*, Context Pty Ltd, 2006 (updated 2009).

8.2 Middle-class suburbs and the suburban ideal

8.4.1 - Houses as a symbol of wealth, status and fashion

To a lesser extent, the place also illustrates the following theme:

3.3.4. Uncontrolled and unplanned development

CONCLUSION

21 William Street, South Yarra is of architectural and historical significance at a local level. It is a substantially intact and architecturally distinctive example of an important local building type that is becoming increasingly rare.

RECOMMENDATIONS

It is recommended that the place be added to the Schedule of the Heritage Overlay under the City of Stonnington Planning Scheme. The extent of the Heritage Overlay should apply to all of the land at 21 William Street, South Yarra. Internal alteration controls and tree controls are not recommended. The A2 grading remains appropriate.

REFERENCES

Argus

City of Prahran Rate Books

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Context Pty Ltd. *Stonnington Thematic Environmental History*. Melbourne. 2006 (Addendum March 2009).

Kerry Jordan, *Houses and Status: The Grand Houses of Nineteenth Century Victoria*, PhD thesis, Faculty of Architecture, Building and Planning, University of Melbourne.

Nigel Lewis, Graeme Butler et al, *Prahran Character and Conservation Study*, 1992.

Betty Malone, *Discovering Prahran – Area One*, Prahran Historical and Arts Society, 1998.

MMBW Plan of Drainage No.12448, 21 William Street, 1899, 1913 & 1935. South East Water.

MMBW Detail Plan No. 950. State Library of Victoria.

Sands and McDougall Directories.