

## 2 DALY STREET SOUTH YARRA

### INTRODUCTION

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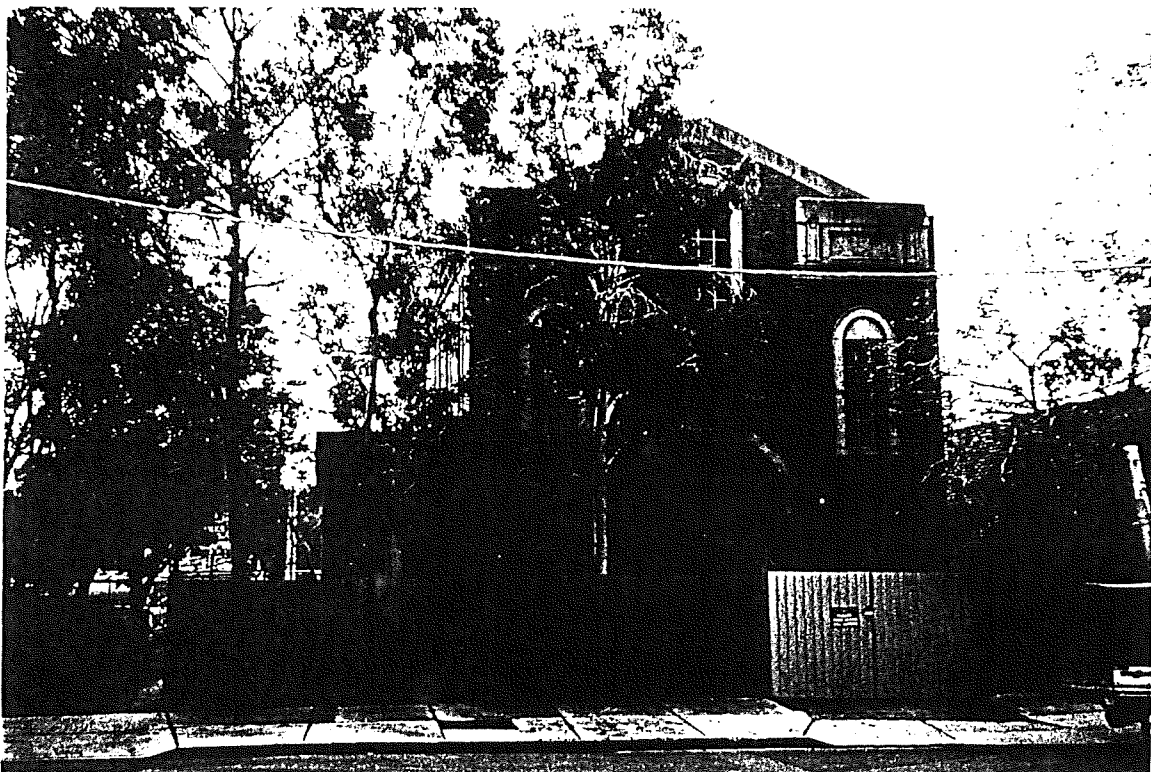
This report has been prepared by Bryce Raworth Pty Ltd in order to investigate the significance of the property at 2 Daly Street, South Yarra, and the appropriateness of its inclusion within the schedule to the Heritage Overlay within the planning scheme. The report builds on work carried out by Context Pty Ltd in the *City of Prahran Conservation Review*, 1993.

The *City of Prahran Conservation Review* graded the building as A2/A1 (of either state or regional significance). 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

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This report finds that 2 Daly Street 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.



*Illustration 1*

*2 Daly Street, 1997.*

*Source: Author's Collection*

## HISTORY

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Daly Street is located in the south east corner of Crown allotment six where Daly Town developed as a slum area on low-lying land. The land and buildings were owned by D.B. Daly, an absentee landlord with a heavy mortgage. Daly carried out few repairs and in 1910 the Council declared the houses unfit for habitation. Daly was forced to sell the property and the tenants were ordered to vacate the premises. The new owner Dr Eustace Keogh submitted plans for the restoration of the area and most of the houses were demolished, a few were restored and the street was widened. Between 1911 and 1925 the area was transformed and Ameilda Crescent was created. The low lying swamp land was drained and eventually reclaimed.<sup>1</sup>

The 1920s was an important decade for this part of South Yarra. The developments - the new Church Street Bridge, the first electric trams along Chapel Street, the building of the high school on Forrest Hill and the new business that grew up in Toorak Road helped to bring the north end of Chapel Street in line with the rest of Prahran.<sup>2</sup>

The MMTB called tenders for the construction of a substation in Daly Street late in 1926. It was among their first projects carried out under the direction of MMTB architect, A.G. Monsborough. Tenders closed on 4 January 1927 and Clements Langford Pty Ltd were declared the successful tenderer with a tender sum of 2093 pounds. The substation was completed before July of 1927.<sup>3</sup>

## DESCRIPTION

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2 Daly Street is an M&MTB electric substation and switching station located in a quiet commercial street off Chapel Street. It forms part of a group of structures including the cable tram buildings on the corner. The substation was built from the 1920s<sup>4</sup> to service the new electric tram system as it passed through South Yarra.<sup>5</sup>

Positioned on the centre of the block, the substation is surrounded by a gravelled ground surface. A timber fence topped with barbed wire separates the property from the street. A few tall trees line the fence. The substation is a double storey symmetrical red brick building with an attached single storey along the western side. On both the main building and western side the walls are red brick and the steel framed fenestration is symmetrically disposed. On the front facade is a central arch with a relatively

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1 Betty Malone, 'The north-west corner of Prahran (South Yarra). Punt Road to Daly Town', pp. 11-12, unpublished manuscript, Prahran Archives.

2 Ibid.

3 Metropolitan Tramways Board Annual Report for the year ending 30 June 1927.

4 Context Pty Ltd, *City of Prahran Conservation Review*, Vol. 4, p 2.

5 Context Pty Ltd, *City of Prahran Conservation Review*, Vol. 4, p 2.

modern roller shutter door painted grass green. Near the top corners on the front facade are stylised, somewhat mannered geometric decorations of unpainted face cement. The side elevation on the western side has a number of blind windows described as series of blind arcaded panels on the upper storey. The windows below are regularly arranged but do not have concrete mouldings. A parapet roof conceals the roof material on the main building while a corrugated iron skillion roof covers the western side. The substation is notable for its intactness, and the building appears generally to be in good, original condition.

## ARCHITECT

The architect of 2 Daly Street was A.G.Monsborough.<sup>6</sup> Alan Gordon Monsborough was architect to the M&MTB for much of the inter-war period. During his tenure, he produced a huge variety of work ranging from signal boxes and substations to the Board's Head Office on Little Collins Street, Melbourne. He is probably best remembered for the fine buildings associated with the Wattle Park Tram Depot.

Monsborough was educated at Grenville College, Ballarat, before relocating to South Africa where he studied Architecture at the Transvaal University College. He was later articled to Mr Seton-Morris of London.

For a time, he served as a draughtsman and architectural assistant with the Johannesburg Municipal Council, working on public offices, tramway car sheds, fire stations, power stations, baths subways, bridges and housing. At the same time, he accepted a number of private commissions, which included, two large factories, a theatre, a club house, seven churches and two halls.

In the early 1920s, Monsborough returned to Australia and joined the newly formed Architects Department of the M.&M.T.B under Ivan Dimant. After Dimant's resignation in 1926, Monsborough was appointed architect and oversaw a period of massive expansion. As the board's architect, Monsborough was involved in the design of every conceivable type of tramway building from massive industrial structures for workshops and tram depots to the rural chalet and curators cottage at Wattle Park. Despite this extremely heavy workload, Monsborough was still able to build a weekend holiday home, in rustic stone, at Kalorama during the early 1930s.

Monsborough died in office on 8 April 1938.

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<sup>6</sup> Biographical material relating to A.G.Monsborough is drawn from material prepared by Robert Green of Heritage Victoria as part of the registration of the Wattle Park Tram Depot.