

BACK.1

B R Y C E R A W O R T H
Conservation • Urban Design

BACKGROUND DOCUMENTATION IN SUPPORT
OF COMO URBAN CONSERVATION AREA

PREPARED ON BEHALF OF THE CITY OF STONNINGTON

This is Council's most recent document in
relation to this HO area - but Appendix 3
containing the gradings is missing.
This document supercedes the CoP Conservation
Review.

JRS 29.11.06

SEPTEMBER 1994

INTRODUCTION

This report has been prepared in support of a proposed amendment to the local planning scheme which will create an urban conservation area centred on Como, Como Avenue, Fulham Avenue and Lechlade Avenue.¹

EXTENT OF PROPOSED URBAN CONSERVATION AREA

The proposed Como Urban Conservation Area comprises the Como property and all of the land of the 1911 Como Estate subdivision including Como Avenue, Lechlade Avenue, Fulham Avenue, 383-385 Toorak Road, 395 Toorak Road, 397 Toorak Road, and 277-283 Williams Road, but excluding 391-393 Toorak Road, 399-403 Toorak Road and 273-275 Williams Road.

HISTORY

The history of Como has been outlined in considerable detail elsewhere, and requires only brief recapitulation. Its story began with the purchase in 1846 of Lots 11 and 12 by barrister Edward Eyre Williams, from whom Williams Road takes its title.² Named after Lake Como in Italy, Como was originally only a small stone house set within 54 acres of land. Williams was appointed Solicitor-General in 1852, but only a month later resigned when appointed a judge of the Supreme Court of Victoria.³ The Como property was at this time sold to Frederick Dalgety, who in turn sold it to John Brown, a former builder and by this time a wine and spirit merchant. Brown enlarged the house and laid out an elaborate garden, but the depression of the 1860s forced him to sell and the property passed into the hands of C H Armytage in 1864. Armytage was a wealthy squatter with extensive land holdings, and his family were to live at Como for almost a century.⁴

Various alterations and additions were undertaken by the Armytages, the most notable being the addition of the ballroom wing in 1874 to the designs of A E Johnson of Smith & Johnson.⁵ With the death of Mrs Armytage in 1909 it was decided to subdivide the property and sell much of the surrounding land. The southern half of the estate was subdivided and put to auction on 25 February 1911.⁶ Conditions of purchase required that no school house, church, shop, or place of public entertainment be built and that only brick, stone or concrete residences costing £1000 could be erected.

The planned subdivision of 86 numbered allotments included the present Como, Fulham and Lechlade avenues and the bordering sections of Toorak and Williams roads (Illustrations 1 & 2). Lechlade was the town in Gloucestershire from which Mrs Armytage had come and Fulham the family property at Balmoral in the Western District.⁷ The sale, reported in the *Argus* on 27 February 1911,⁸ saw 64 allotments eventuate,⁹ with double blocks at 3, 7 and 12 Fulham Avenue, 9 and 17 Como Avenue and 283 Williams Road. Como, including land of 2 acres 1 rood and 31 perches and the 11 surrounding allotments, was purchased by Mr John Buchan on behalf of the three Misses Armytage, who retained it until 1959 when it was acquired by the National Trust of Australia (Victoria). The road planned to run along the northern boundary of the subdivision, Armytage Avenue, was never realised.¹⁰ The remaining 35 acres of the property, extending north down to the Yarra and encompassing the Como Lagoon, were sold to the Prahran City Council in 1921 for use as a public park.¹¹

1 This report builds upon Context Pty Ltd 'Conservation Review, City of Prahran', unpublished report of three volumes prepared for the City of Prahran, December 1993, but includes new material and analysis.

2 Betty Malone, *From Como House to Como City*, p 13.

3 Ibid, p 14.

4 Ibid.

5 Allom Lovell & Associates, Section 3.3.

6 Ibid.

7 Malone, op cit, p 15.

8 Prue Sanderson Design Pty Ltd 'Como Landscape Conservation Analysis Report', Appendix D.

9 Allom Lovell, *ibid*.

10 See Plan of sub-division of the Como Estate, p 63 of Sally Wilde *History of Prahran Vol ii 1925-1990*.

11 Allom Lovell, op cit.

The majority of allotments were quickly built upon. By 1914 the Sands & McDougall Directory lists 11 houses in Como Avenue, 6 in Fulham Avenue and 4 houses on the Toorak Road frontage (Appendix Two). By 1918 all allotments in Fulham Road except no. 10 were occupied, 3 houses had been built in Williams Road, and Como Avenue had been developed between Toorak Road and the corner of Lechlade Avenue. The northern end of Como Avenue was developed in the 1920s and the last of the original houses on the subdivision, 10 Fulham Avenue, was built in 1934.

Little change has taken place since the 1930s. Intrusive, unsympathetic developments have been confined to the Toorak Road allotments and the southern corner of Williams Road. 385 Toorak Road and 1A and 2A Como Avenue now hold post-war houses of sympathetic scale and form, and a fine and unintrusive example of modern domestic design has been built at 12 Como Avenue. Flats replaced the original house at 17 Como Avenue in 1966,¹² and a new house was built at 13 Fulham Avenue in 1968,¹³ but these are also reasonably sympathetic in design and scale and have had little impact upon the significance of the area. The overall character established in the 1910s and 1920s of handsome substantial villas on generous allotments remains largely intact.

DESCRIPTION

The Como Urban Conservation Area centres on and radiates from Como, a substantial nineteenth century mansion with extensive gardens. Como is well known as registered historic building, an important National Trust property and a major tourist and education centre.

The houses of the surrounding subdivision (Como Avenue, Fulham Avenue, Lechlade Avenue, and part of Toorak and Williams roads) are primarily Federation and inter-war in date, with few buildings in Fulham Avenue and Como Avenue post-dating the Second World War. The quality of the building stock is notable, reflecting the conditions of sale of the subdivision, the affluence of the middle class owners who built there and the skill of the many well known architects who designed one or more of the houses (see Appendix One for a list of architects and the houses they are known to have designed). The allotments upon which the houses are sited are generous in proportions and the houses themselves share a common scale of one to two storeys. Typical characteristics are construction in brick, sometimes stuccoed, with prominent chimneys, pitched roofs of slate or tiles and, in many cases, verandahs or porches. Most houses are substantially intact, despite superficial changes such as painting of brickwork and stucco, and have a setback of eight metres or more, with well established gardens and medium height fences in front. Unsympathetic or inappropriate modern developments have generally been confined the perimeter along Toorak Road and the southern corner of Williams Road. The heart of the area, comprising the Como property itself and Como, Fulham and Lechlade Avenues, remains substantially undisturbed.

The street works of Como, Fulham and Lechlade Avenues are uniform in their use of wide asphalt roadways bordered by basalt kerbs and gutters, with grass nature strips and concrete footpaths. The nature strips at present support small prunus trees at regular intervals.

ANALYSIS

The special character and significance of this area derives from its development as a discrete unit within the broader suburban fabric of its municipality. The Como Urban Conservation Area demonstrates several clear periods of growth and change - the establishment of a large mansion allotment in the mid- to late nineteenth century, followed by subdivision and development in the Federation period, sympathetic consolidation in the inter-war period and, in the adjacent but excluded allotments along Toorak Road, inappropriate and insensitive incursions in the post-war period. As such it is a microcosm of the history of Stonnington as a whole. Nonetheless, while it illustrates a very general historical progression, mirrored to varying extents throughout the municipality, the consistency of scale and character along its main streets, and the high proportion of largely intact Federation and inter-war dwellings, many remaining the first construction on their individual allotments, endows this area with a character which is special, attractive, consistent and readily interpreted.

12 MMBW House Cover no. 158183.

13 MMBW House Cover no. 89433.

In addition to the significant collective character of the area, the Como precinct is also of note for the quality of many of its individual buildings and the manner in which they complement one another in terms of scale, materials, setbacks, roof forms and generous allotments. Some of the buildings are associated with significant, well known architects such as Annear, Klingender & Alsop, Gawler & Drummond, Greenhill, Cowper and Yuncken, Freeman & Freeman. The remainder, while of unknown authorship, are generally of a common period, character and quality, and thus reinforce the significance of the area as a whole.

SIGNIFICANCE

The Como Urban Conservation Area is of regional significance as a fine and substantially intact example of a large mansion allotment dating from the earliest period of Melbourne's suburban development which was subsequently subdivided and developed in the Federation and inter-war period. It illustrates the pattern of development resulting from the subdivision of early properties fronting the Yarra River, and is one of the least altered and most easily interpreted examples of this sequence of development in Melbourne's inner suburbs.

This significance is enhanced by its inclusion of the National Trust's Como property, one of Victoria's most important historic sites, and by the quality and integrity of the Federation and inter-war houses built upon the Como property's 1911 subdivision, many of which are notable examples of the work of well-known Melbourne architects. The streets of this subdivision and the houses, through their scale, forms and materials, provide an important illustration of a model middle-class suburban development of the periods immediately preceding and following the First World War.

REFERENCES

Allom Lovell & Associates Pty Ltd 'Como: An Historic Structure Report', unpublished report prepared for the National Trust of Australia (Victoria), August 1982.

Context Pty Ltd 'Conservation Review, City of Prahran', unpublished report of three volumes prepared for the City of Prahran, December 1993.

Betty Malone *From Como House to Como City: a study in diversity*, manuscript of talk given at a meeting of the Prahran Historical and Arts Society, no date.

Prue Sanderson Design Pty Ltd 'Como Landscape Conservation Analysis Report', unpublished report prepared for the National Trust of Australia (Victoria), February 1988.

Sally Wilde *History of Prahran Vol II, 1925-1990*, Melbourne 1993.

MMBW House Covers (various).

APPENDIX ONE

THE ARCHITECTS OF THE COMO URBAN CONSERVATION AREA

Thomas Watts & Son	1 Como Avenue (1911) for Mrs Isabella Goldstein
Harold Desbrowe Annear	3 Como Avenue (1917) for Mrs Z K E Macdonald
Harold Desbrowe Annear	4 Como Avenue (1914) for Dr J T Brett
R M King	6 Como Avenue Newhaven' (1913) for O (Oscar) Owen
————	9 Como Avenue (1912) for Harry A Visbord - Millar Bros, Middle Brighton agents (builders?)
F G Richardson	10 Como Avenue (1912) for Albert Buckley; E J Ruck for Catherine A Gardner (1913)
Gawler & Drummond	15 Como Avenue (1920) for H E Wilson
Hudson & Wardrop	17 Como Avenue (1926; demolished) for E A Foster
F L & K Klingender	19 Como Avenue (1929) for J B Brown
Charles Greenhill	21 Como Avenue (1927) for Francis Miller
E J Ruck	7 Fulham Avenue (1918-19) for Francis E Cobbold
Yuncken, Freeman & Freeman	10 Fulham Avenue (1934) for Fay Maclure
Klingender & Alsop	11 Fulham Avenue (1913) for F H Thompson
Klingender & Alsop	12 Fulham Avenue (1912) for Mrs Clive Miller
E C Tuck & Son, Blackburn	13-15 Fulham Avenue (1968)
————	395 Toorak Road (1922) for Mrs Nelson (A R P Crow & Sons agents)
Christopher Cowper	279 Williams Road (1912) for J Collins

APPENDIX TWO
SELECT DIRECTORY INFORMATION

APPENDIX TWO
SELECT DIRECTORY INFORMATION

1914 Sands & McDougall Directory

Como Avenue

(East Side)

Toorak Road

Mrs Sarah McBryde

Mrs Eliza Woodfield

A H Gordon, surgeon

George A Gardner

(West Side)

Toorak Road

Mrs I Goldstein

Mrs E B Champion

Henry H Champion

Miss Vida Goldstein

Theo. Des Marchelier

Harry A Visbord

Herbert Tinsley

Fulham Avenue

(East Side)

Toorak Road

Michael Cohen

Frank Nunn

Henry L Levy

Mrs Rebecca Morrison

Clive Miller

(West Side)

Toorak Road

Mrs Emily Hooper

Toorak Road

383 John Mather

Como Avenue

Roy Huckle, physician

Fulham Avenue

W Roystone Davey

C Hood, physician

Williams Road

no houses listed west side of Williams Road between Toorak Road and Lechlade Avenue

1918 Sands & McDougall Directory

Como Avenue

(East Side)

2 R Huckle, physician

4 Dr J T Brett, surgeon

6 Edward F Mitchell

10 George A Gardner

12 Admiral Wm. Clarkson

14 Mrs Eliza Woodfield

(West Side)

1 Miss Vida Goldstein

3 House being built

5 Mrs Eliza Scott

7 Darcy Marcott

9 Harry A Visbord

11 Herbert Tinsley

13 Mrs M S Smith

Fulham Avenue

(East Side)

2 Dr G Rthwl. Adam

4 Michael Cohen

6 Mrs George Morrison

8 Frank Nunn

12 Murray Jones

(West Side)

5 John H Maddock

7 Mrs Ellen Morris

9 Mrs Emily Hooper

11 Frederick H Thompson

13 Edward J Blockey

Toorak Road
 383 Mrs Jessie Mather
Como Avenue
Fulham Avenue
 Roystone W Davey
 Alan M Calvert
 Mrs M E Rymill

Williams Road (West Side)
Toorak Road
 Wm. Peacock
 Herbert Hooke
 T Dewez
River Yarra

1926 Sands & McDougall Directory

Como Avenue

(East Side)

2 Lugano Flats
 2 Herbert Illingworth
 2 Mrs Marion E John
 4 J T Brett, surgeon
 6 V McDonald, physician
 10 Miss C A Gardner
 12 Doug. G McArthur, physician
 14 Mrs S Macbryde

(West Side)

1 Canon E Snodgrass
 3 Alex R Landale
 3 Hubert Parker
 5 Miss Anne Murphy
 7 Francis W Falkner
 9 Harry A Visbord
 11 Cecil H Fiske
 13 Miss Selwyn-Smith
 15 Horace E Wilson
 Jos. R Anderson, physician
 Francis G House

Fulham Avenue

(East Side)

2 Mrs E G Adam
 4 Michael H Cohen
 6 Mrs Rebecca Morrison
 8 Sir George Cusaden
 12 Wm. Stuart Ross

(West Side)

5 John H Maddock
 7 F E Cobbold
 9 Mrs Emily Hooper
 9 Mrs Jane Dickson
 11 Frederick H Thompson
 13 Arthur Debenham

Toorak Road

383 Miss Annie Cocks

Como Avenue

Roy Huckell, physician

395 Sol. Solomon

Fulham Avenue

397 Harold W Clapp

399 M D Fitzgibbon

Lionel Hood, physician

Williams Road

275 Edwin J Kennon

279 Herbert Hooke

281 Toussaint Dewez

1930 Sands & McDougall Directory

Como Avenue

(East Side)

- 2 Lugano Flats
- 4 J T Brett
- 6 V McDonald
- 10 Miss C A Gardner
- 12 Miss G Smallman
- 14 Mrs E M Woodfield

(West Side)

- 1 Canon E Snodgrass
- 3 Alex R Landale
- 3 Sir George Fairbairn
- 5 Miss Cath. A Murphy
- 7 Francis W Falkner
- 9 Harry A Visbord
- 11 Mrs Eliza Fisker
- 13 Miss M Selwyn-Smith
- 15 Horace E Wilson
- 17 Mrs Askin, Foster (sic)
- 21 Hy. M Miller
- 23 Jos. R Anderson
- Francis G House

Fulham Avenue

- 2 Mrs E G Adam
- 4 Flats
- 6 Mrs Rebecca Morrison
- 8 Sir George Cuscaden
- 12 Wm. Stuart Ross

- 5 John H Maddock
- 7 F E Cobbold
- 9 Mrs Emily Hooper
- 11 Fredk. H Thompson
- 13 Arthur Debenham

Toorak Road

- 383 Miss Annie Cocks

Como Avenue

Roy Huckell, physician

- 395 Sol. Solomon

Fulham Avenue

- 397 Harold W Clapp
- 399 Herbt. J Green
- Lionel Head

Williams Road

- 275 Edwin J Kennon
- 279 Herbert Hooke
- 281 Vacant

APPENDIX THREE

DATA SHEETS FOR THE INDIVIDUAL PROPERTIES (INCLUDING MMBW SEWERAGE PLANS WHERE AVAILABLE)

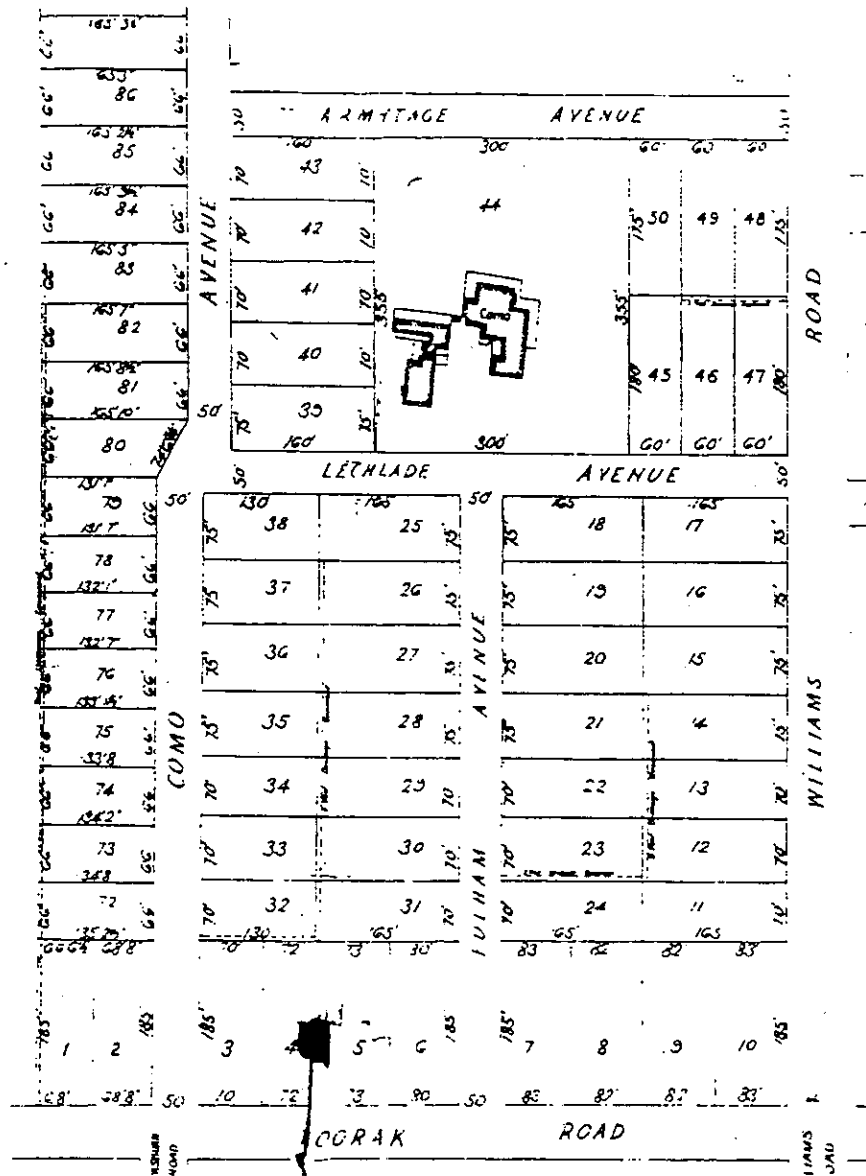


Illustration 2

Plan of Subdivision of the Como Estate, 1911
Source: Sally Wilde *History of Prahran Vol II, 1925-1990*, p 63.

APPENDIX THREE

NOTES ON THE INDIVIDUAL PROPERTIES

GRADING

DESCRIPTION AND KNOWN DATA

Como Avenue

1a	C	A post-war two storey house built on part of the land originally belonging to 395 Toorak Road, it is reasonably sympathetic in setback, form and scale to the Como Avenue streetscape.
1	B	Built 1911 for Mrs Isabella Goldstein to designs prepared by Thomas Watts & Son, architects, a successful practice which specialised in commercial work, houses and churches between 1883 and 1913. Although this single storey house is largely obscured by a high fence and garage and its masonry has now been painted, it retains its original roof and may be substantially intact.
2	C	This pair of two storey apartment buildings on the corner of Toorak Road would appear to be in part a substantial modification of the house built c 1912 for Roy Huckell, physician (387 Toorak Road), which is shown on the c 1912 MMBW detail plan, or else have replaced it. Lugano Flats were built to the rear of Huckell's house in 1922, and now both buildings have been modified as apartments. The scale, setbacks and character of these buildings are generally in keeping with Como Avenue.
2a	C	A post-war single storey house which is sympathetic in setback, form and scale to the Como Avenue streetscape.
3	A2	Built in 1917 for Mrs Z K E Macdonald to designs prepared by noted Melbourne architect H D Annear, this two storey house appears to remain fairly intact, although windows and doors to the facade have been altered and enlarged and the roof has been re-tiled. It was for a time the home of the Australian pastoralist, politician and ambassador Sir George Fairbairn.
4	A2	Built in 1914 for J T Brett, surgeon, to designs prepared by noted Melbourne architect H D Annear, this two storey house is a fine example of Annear's distinctive work, appears to remain substantially intact and may warrant an A1 grading if its interior proves intact.
5	B	This single storey house, built in 1915-16, appears to remain substantially intact and contributes to the overall character of the area.
6	B	Built in 1913 for O (Oscar) Owen to designs prepared by R M King, this single storey bungalow was published in <i>Home & Garden Beautiful</i> , April 1914, pp 440-441, and is discussed in Clare 'The post-Federation house in Melbourne', p 112, where it is described as an adaptation of a standard asymmetric Federation cottage type. Partially obscured by a high fence, it appears to remain largely intact, although its roof has been re-tiled.
7	B	Built 1914-15, this single storey Federation villa appears substantially intact except for alterations to its verandah and additions to the rear.
8	C	This single storey post-war house is entirely sympathetic to the setbacks, character and scale of Como Avenue.

- | | | |
|----|----|--|
| 9 | A2 | Built in 1912 for Harry A Visbord with Millar Bros of Middle Brighton acting as agents for the connection of sewerage and water, this large single storey Federation villa on a double allotment remains substantially intact, even retaining its original fence. |
| 10 | B | Built in 1912 for Albert Buckley to designs prepared by F G Richardson, with additional work undertaken in 1913 by E J Ruck on behalf of the occupant and new owner, Catherine A Gardner, this large single storey Federation villa remains substantially intact except for painting of its brickwork. |
| 11 | B | This large attic storey Federation villa, built 1912-13 for Herbert Tinsley, appears substantially intact from Como Avenue despite painting of its brickwork and has a sympathetically designed rear addition. |
| 12 | C | This low single storey house probably dates from the early 1970s and is an interesting example of post-war domestic design. It appears to have replaced the building shown on the c 1912 MMBW Detail Plan. Although at odds with the general character of the Como Avenue streetscape, it is respectful in scale and setback and as a result is unobtrusive. |
| 13 | B | Built 1914-15 and occupied initially by Mrs M S Smith, this attic storey bungalow/villa has a substantial setback and remains fairly intact as seen from Como Avenue despite some modifications to the rear. |
| 14 | B | Built between 1912-13 and occupied in 1918 by Mrs Eliza Woodfield, this Federation villa has recently been extended in sympathetic fashion, receiving an attic storey. |
| 15 | B | Built in 1920 for Horace E Wilson to designs prepared by noted architects Gawler & Drummond, this bungalow remains substantially intact. |
| 17 | C | Built in 1966, replacing a 1926 house by Hudson & Wardrop, these apartments on a double block are reasonably appropriate in terms of form and materials, and although larger and set closer to the frontage than adjacent buildings are generally respectful of the character of Como Avenue. |
| 19 | B | Built in 1929 for J B Brown to designs prepared by F L & K Klingender, this distinctive inter-war villa remains substantially intact. |
| 21 | B | Built in 1927 for Francis Miller to designs prepared by noted bungalow designer Charles Greenhill of Kew, and occupied in 1930 by Henry H Miller, this fine inter-war villa remains substantially intact. |
| 23 | B | Built 1923-24 for Jos. R Anderson, physician, this two storey inter-war villa appears to remain substantially intact. |

Como, Como Avenue
A1

Discussed in main text of report.

Fulham Avenue

- | | | |
|----|----|--|
| 2 | A2 | Built in 1913, with Dr G Rthwl. Adam listed as occupant in the 1918 Directory, this distinctive single storey Edwardian villa remains substantially intact. |
| 3 | B | Built in 1915 for John H Maddock, solicitor, this large single storey Edwardian villa on a double allotment remains largely intact, although somewhat obscured by its fence. |
| 4 | B | Built in 1912 for Michael Cohen, this Federation villa appears to remain largely intact. |
| 6 | B | Built in 1912-13, and occupied between 1914 and 1918 by Mrs Rebecca Morrison, this bungalow remains fairly intact. |
| 7 | A2 | Rate books indicate a brick house of ten rooms built on this site as early as 1914, and further alterations were undertaken in 1918 by E J Ruck on behalf of the new owner Francis E Cobbold. This distinctive villa on its double allotment appears to remain substantially intact from that time and retains its finely detailed original timber fence and gates. |
| 8 | B | This fine Federation bungalow is shown on the c 1912 map, having been built 1912-13 on behalf of Frank Nunn. It remains substantially intact, although access to the original front door is no longer provided. |
| 9 | B | Rate books indicate that this fine Federation villa was built 1913-1914 for Mrs Emily Hooper. It remains largely intact, despite some alterations to its southern side. |
| 10 | A2 | Built in 1934 for Mrs Fay Maclure to designs prepared by the then young and highly regarded architectural firm of Yuncken, Freeman & Freeman, this two storey inter-war house is a refined and externally intact example of the inter-war Georgian/Regency revival. It was featured in <i>Australian Home Beautiful</i> , December 1934 and the 1934 Arts and Crafts Exhibition. See Raworth 'A Question of Style' for further discussion. |
| 11 | B | Built in 1913 for Frederick H Thompson to designs prepared by noted Melbourne architects Klingender & Alsop, this bungalow is a rare example of a relatively small house by this firm and appears to remain substantially intact despite painting of its brickwork and an apparently new slate roof. |
| 12 | A2 | Built in 1912 for Mr & Mrs Clive Millar to designs prepared by noted Melbourne architects Klingender & Alsop, and occupied in 1918 by Murray Jones, this large Federation villa on a double allotment is intact externally and retains its original garage to the south. A full internal inspection may suggest upgrading to A1, state significance, if the interior remains similarly intact. |
| 15 | C | Built in 1968, apparently replacing a house built between 1914 and 1918, this single storey villa is appropriate for its site in terms of scale, setbacks and form. |

Toorak Road

- | | | |
|-----|---|---|
| 383 | B | Shown on the c 1912 MMBW Detail Plan, with John Mather listed as occupant in the 1914 Directory, this villa remains substantially intact externally except for minor alterations on its west side and the modification of some windows on the facade. |
| 385 | C | This post-war (c 1963) single storey house is acceptable in scale and form and has little overall negative impact upon the character of the area. |
| 395 | B | This substantial, two storey house was built in 1922 for Mrs Nelson, with A R P Crow & Sons acting as agents for the connection of water and sewerage. It remains largely intact externally and makes an important contribution to the character of Fulham Avenue through its prominent site on the corner of Toorak Road. |
| 397 | B | Built c 1914, with Roystone Davey appearing to be the occupant in 1914 and 1918, this two storey Federation villa is similar in character to H D Annear's contemporary buildings at 3 and 4 Como Avenue. It remains largely intact externally, although its verandah on the southern side appears to have been enclosed, a garage has been added on the west side and some other details have been modified, and makes an important contribution to the character of Fulham Avenue through its prominent site on the corner of Toorak Road. |

Williams Road

- | | | |
|-----|----|--|
| 277 | A2 | Built in 1913-14 for William and Margaret Peacock to designs prepared by Harry H Gibbs & Finlay, and illustrated as 'A Toorak Residence, with Balconied Gable and Wide Portico' in <i>Real Property Annual</i> , 1914, p 51, this house is a distinctive example of Federation domestic design. Although its originally face brick walls have been roughcast, obliterating the original name, Altiora, the house remains substantially intact in terms of overall form and retains much of its original detail. Other minor changes include the enclosure of the first floor balcony with glazing and the addition of a carport on the south side. |
| 279 | B | Built in 1912 for J Collins to designs prepared by noted Federation architect Christopher Cowper, this single storey villa remains fairly intact externally despite alterations to the north east corner and overpainting of brickwork. |
| 281 | B | The first house on this site was built in 1914 for Toussaint Dewez, who owned at that time the three allotments running from 279 Williams Road to Lechlade Avenue. Dewez died c 1930 and his house was demolished several years later. The present two storey villa was built in 1942 for John George Guest, and remains substantially intact externally. |
| 283 | A2 | Ethel Cunningham purchased allotments 16 & 17 from the estate of Toussaint Dewez in 1935, and built the present house in 1937. A large two storey house of 17 rooms, it was in the Tudor Revival mode favoured for several contemporary houses and flats in the neighbourhood, most notably Kings Lynn at 280 Williams Road. It appears to remain substantially unaltered externally other than for |

painting of its brickwork. City of Prahran files dating from 1980 indicate that the garage at the south west corner of the property was formerly a cottage, believed to be the gatekeeper's house from the nineteenth century Como grounds. It remains largely intact externally and should be seen as an important element for protection within this property.