City of
STONNINGTON

Prahran East High Street Precinct

Prepared by: *GJM Heritage, February 2024*

Address: 447-543 & 546-552 High Street, Prahran

Name:	*Prahran East High Street Precinct*	**Survey Date:**	*December 2023*
Place Type:	*Commercial*	**Architect/Designer:**	-
Grading:	*See grading map*	**Builder:**	-
Extent of the Overlay:	*See Figure 20*	**Construction Date(s):**	*1880-1920s*

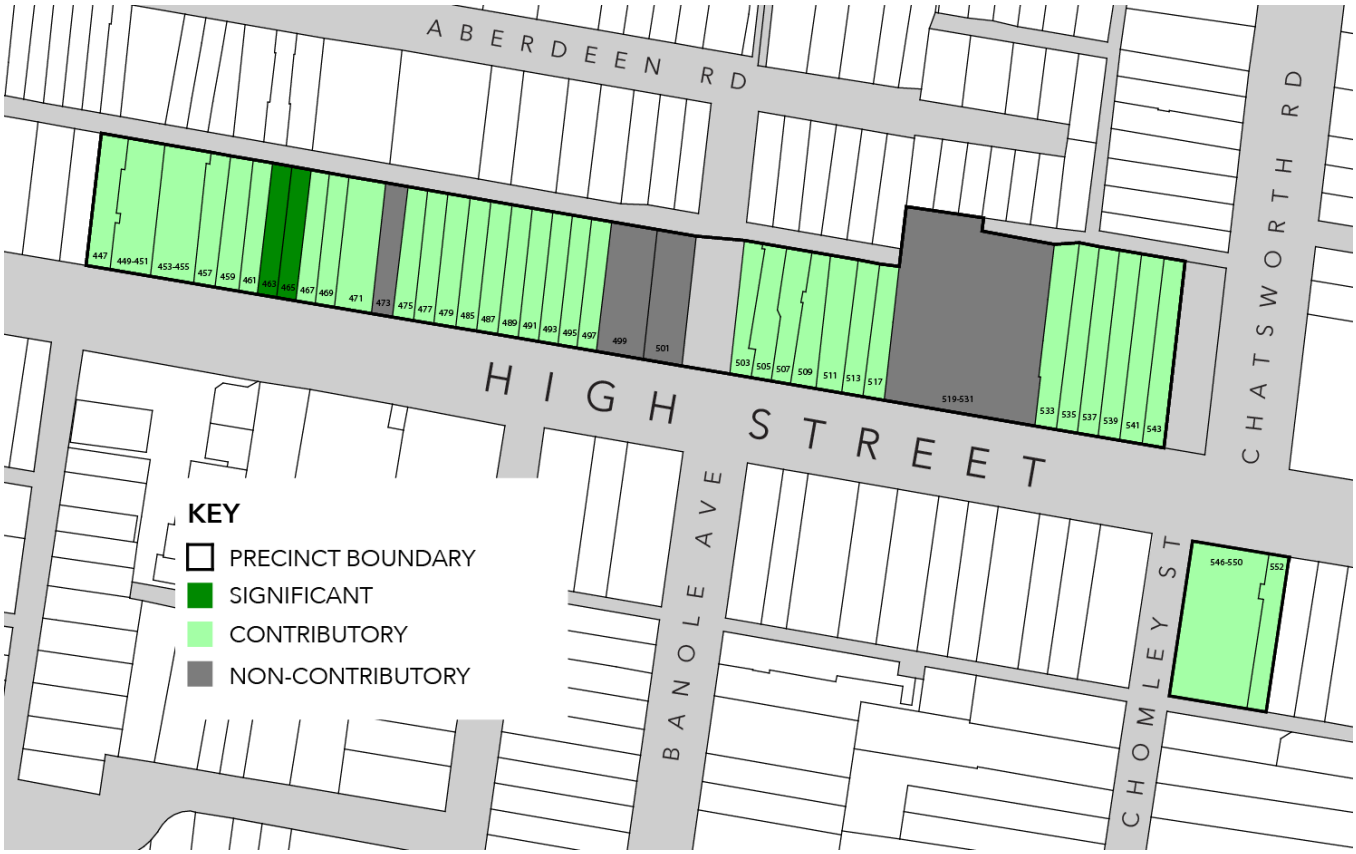


(L-R) 461-497 High Street, Prahran (GJM Heritage, December 2023)



(L-R) 479-497 High Street Prahran (GJM Heritage, December 2023)

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Statement of Significance

What is significant?

The Prahran East High Street Precinct at 447-543 & 546-552 High Street, Prahran.

Elements that contribute to the significance of the precinct include:

- Highly intact late nineteenth/early twentieth century commercial precinct
- One- and two-storey scale, including pairs and terrace rows of two-storey buildings at nos. 479-491, 493-497 and 533-539 High Street and pairs and terrace rows of single-storey buildings at nos. 475-477, 503-509 and 546-550 High Street as well as individual buildings.
- No front or side setbacks
- Splayed corners to buildings at intersections
- Metal roof cladding with rendered or face brickwork chimneys remaining on a number of buildings
- Face red brick or rendered walls (generally overpainted), with polychrome brickwork to nos. 463-465 High Street
- A variety of both simple and highly decorative façade parapets, including balusters, central pediments and/or urns
- Substantially intact upper floor fenestration with some highly decorative window surrounds to upper storeys
- Strong horizontal lines formed by parapets, cornices, string courses
- Shopfront verandah with cast iron columns and freize at nos. 546-550
- Original or early shop fronts with display windows, leadlight, tiled plinths, and/or entry recesses, such as those at nos. 447, 463-467, 497, 499, 507, 511, 513, 535, 541-543 and 546-552 High Street.
- Remnant original or early painted signage.

Rear additions and alterations to heritage buildings dating from the post-war period onwards (from c1945) are not contributory. Alterations to the street façades include the replacement of glazing to the upper levels, modifications to the shopfronts and construction of canopies. The properties at 473, 499-501 and 519-531 High Street are non-contributory places within the precinct.

How is it significant?

The Prahran East High Street Precinct at 447-543 & 546-552 High Street, Prahran is of local, historic representative (architectural) and aesthetic significance to the City of Stonnington.

Why is it significant?

The Prahran East High Street Precinct has an association with the suburban expansion of the Prahran area during the 1880s land boom and following the 1890s Depression when the expansion of the tram network along High Street stimulated further development. Established between the 1880s and 1920s, the precinct clearly demonstrates the importance of the role of high streets in the lives of the local community before the widespread use of private vehicles and the development of chain stores and supermarkets. (Criterion A)

The substantially intact group of commercial buildings at 447-543 & 546-552 High Street, Prahran clearly demonstrate the principal characteristics of a commercial high street from the late nineteenth and early twentieth century. Typical characteristics of such centres – including one- to two-storey street wall heights, parapeted rendered, red brick or polychrome brick facades with repetitive upper-floor fenestration and ground floor shopfronts – are displayed in the original forms, fabric and detailing of the Victorian, Edwardian and early interwar buildings. (Criterion D)

The Prahran East High Street Precinct is of aesthetic value as a cohesive turn-of-the-century streetscape of low-scale Victorian, Edwardian and Interwar buildings, with many finely detailed decorative facades and a high proportion of substantially intact original or early shopfronts with steel or timber-framed display windows, leadlight glazing, tiled plinths and/or entry recesses. The high quality polychrome brickwork and render detailing to nos. 463-465 High Street is of particular importance and is an uncommon surviving example of this architectural treatment applied to a commercial building within the municipality. (Criterion E)

Historical Context

This place is associated with the following historic theme(s) taken from the *Stonnington Thematic Environmental History* (2009):

7 Retailing & Hospitality
7.1 Serving Local Communities

Locality History

The City of Stonnington occupies the Traditional Lands of the Woi Wurrung and Boon Wurrung Peoples of the East Kulin Nations. Archaeologists believe that Aboriginal People have been in Victoria for more than 30,000 years. Throughout this long history their relationship with the landscape (where and how they live) has changed according to factors such as climate change, resource availability, and primarily cultural change (Context 2006:10).

European settlement in what would become the suburb of Prahran was gradual following the 1849-1850 Crown land sales, which saw the subdivision of land bounded by present day Toorak Road, Orrong Road, Dandenong Road and Punt Road into fifty-one allotments (Context 2009:39). George Langhorne, the Commissioner of an 1837 Aboriginal mission in the area south of the Yarra River, around Punt Hill, called this area ‘Pura-ra-ran’, a compound of two Bunurong words believed to mean land partially surrounded by water. In 1840 the name was officially changed to Prahran.

The Prahran Road District was proclaimed in 1854, one year before the Municipal District of Prahran was established in 1855. The municipality was bound by Punt Road, the Yarra River, the Main Dandenong Road and the current Kooyong Road. Prahran was among the first local government authorities created in Melbourne (Context 2006:85).

The less desirable lower-lying areas of the municipality that were prone to flooding, including the Prahran and Windsor areas, were first occupied by working-class housing, farming, and quarries for brick production. The market gardens of the 1850s and 1860s led to the opening of Prahran Market in 1864. While the higher land of South Yarra and Toorak were developed with larger houses (Context 2006:92; 2009:11,37, 61).

In 1860 the Melbourne and Suburban Railway opened a line to Brighton, with stations established at South Yarra, Prahran and Windsor. In 1879 the Oakleigh Railway Line was opened, joining the existing line from South Yarra. As the population grew, the City of Prahran was established in 1879 (Context 2006:85).

The area underwent a period of rapid change following the 1880s land boom which saw the formerly undeveloped area of east Prahran with its higher ground and lack of drainage problems attracting residents who constructed both upper-middle class residences and mansion estates, and smaller scale dwellings and terrace houses (Malone 2000:20), establishing a social diversity. In the wider Prahran and Windsor areas, large estates were subdivided and many small, mid-nineteenth century workers cottages were replaced with more substantial Victorian dwellings, terraces and cottages. These housed the influx of workers employed in the small-scale manufacturing industry established in the area, associated with food processing and clothing, furniture making, and industries associated with transport and the building trade. From the late-nineteenth century to the mid-twentieth century the Prahran area, notably Chapel Street which extended south to Windsor, was a centre of industry. The increased development of the municipality is reflected in the population growth, which doubled from 20,000 to almost 40,000 between 1881 and 1891 (Context 2006:41).

Cable tram routes were established along Chapel Street and part of Toorak Road in the late 1880s. This further drove development of residential areas and stimulated commercial development along key high streets. The formation of the Prahran and Malvern Tramways Trust in 1907 saw expansion of the network, starting with lines established along High Street, Glenferrie Road and Wattletree Road in 1909 (Context 2006:68-70).

The Edwardian period of economic recovery and prosperity stimulated further residential and commercial development throughout the eastern reaches of Prahran and Windsor, which continued into the interwar period.

Pockets of the Prahran area continued to be occupied by small-scale manufacturing into the early and mid-twentieth century. In the mid-1940s, the City of Prahran was characterised as a ‘largely residential’ area, with some manufacturing (Vic Places).

The City of Prahran amalgamated with the City of Malvern in 1994, to form the City of Stonnington. Scattered commercial and residential development continued in eastern Prahran throughout the twentieth century and into the twenty-first century, with the introduction of flats and more recently, high-density residential buildings and modern development, amongst the dominant Victorian and Edwardian building stock.

Precinct History

Following the 1849-50 crown land sales, development was slow in the Prahran and Windsor area. The survey plan of 1882 (Figure 1) shows the large allotments of land in the vicinity of Williams Road and High Street, before suburban development of the area quickly accelerated during the 1880s land boom.

While the area north of High Street formed part of Prahran, the area south of High Street was commonly referred to as Windsor from the nineteenth century (Williams Road later becoming the eastern boundary of Windsor).

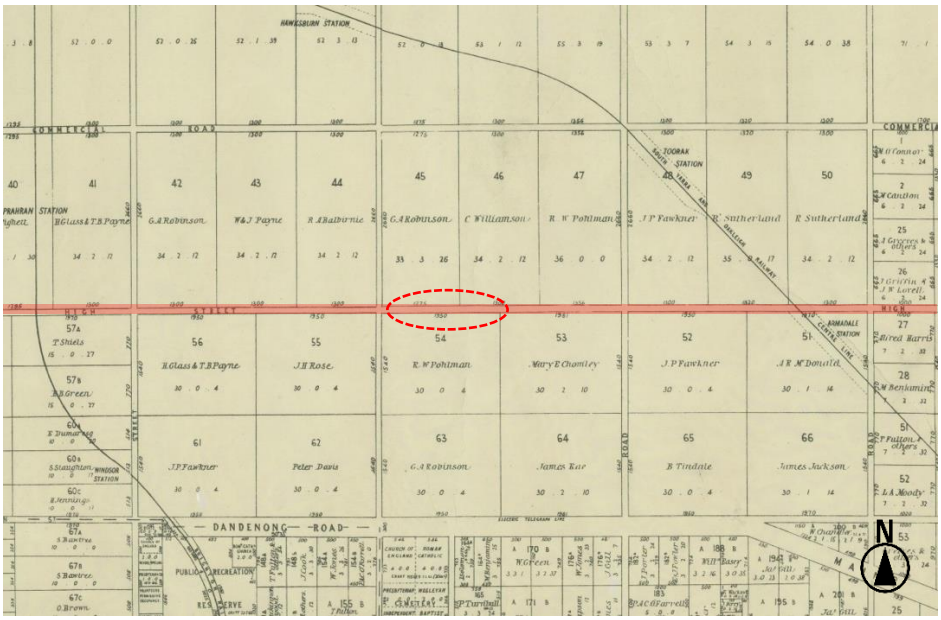


Figure 1. Plan by Department of Crown Lands and Survey, 1882 shows High Street (shaded) land prior to further subdivision. Approximate location of the current precinct indicated in red (Source: State Library of Victoria)

During the 1880s boom period, the area quickly developed with housing for workers drawn to Prahran's industries, as well as middle class enclaves and mansion estates to cater for the wealthy (Context 1993:96; Malone 2000:20).

The earliest of the buildings within the Prahran East Commercial Precinct date from the 1880s. When the seven-roomed brick bakery at 447 High Street was built for baker Thomas Bradley in c1887, it was adjacent to vacant land and surrounded by smaller weatherboard shops indicative of the early stages of development in the precinct (RB; S&Mc). Some of the earlier weatherboard buildings remained until the 1920s, when they were replaced by brick buildings (RB).

By 1890, a butcher and fruiterer occupied the pair of buildings on the north side of High Street at nos. 453-455, described as two brick five roomed shops (RB). Numbers 463-465 and 467-469 were all recorded as six roomed brick shops in 1890, housing a variety of tenants including a newsagent and bootmaker (RB). In c1906, Maximillian Wills operated his butchery at no. 469 (Figure 2) servicing the expanding local community:

> *His cash butchering establishment at 469 High Street, East Prahran, is in the midst of a thickly populated district, and the proprietor takes advantage of this fact to wait on families for orders* (SHC catalogue).



Figure 2. Photograph dated c1906 showing Wills' butchery at 469 High Street and the vacant lot at 471 High Street. (Source: Stonnington History Centre collection)

Bridgman's Buildings at nos. 493-497 were constructed in 1889 and were subsequently described in 1913 as "substantially built brick buildings with the electric tram passing the property". They comprised a shop, two rooms and washhouse on the ground floor with four rooms and bathroom on the first floor (*Argus*, 8 Feb 1913:2). Another set of substantial buildings at 483-497 (483 is the current 479) High Street were recorded in the 1890 rate book as eight seven-roomed brick buildings all under one ownership housing a range of tenants including a chemist, draper, fruiterer, plumber and painter.

On the south side of High Street, nos. 546-552 originally formed part of Windsor (now part of Prahran). The single-storey shops at 546-550 High Street were built in the late 1880s. Numbers 546-550 are recorded in 1889 as all being owned by A M Williams and occupied by Henry Cornwell butcher (at 550), a draper (at 548) and James Chisholm, grocer (at 546). No. 546 continued to run as a grocery until at least the 1920s, highlighting the prevalence of independent grocers in this period. 552 High Street was originally listed as a weatherboard store in 1889 under different ownership from its neighbour at 546-550 High Street. By 1924 it was rated as a three-roomed brick building occupied by Minnie Liddell confectioner (RB; S&Mc).



Figure 3. 546-550 High Street, c1906. James Morrison grocer was listed in the Sands and McDougall Directory, 1910. (Source: Stonnington History Centre)

By 1890, areas surrounding High Street had been intensively developed as residential areas, with a range of housing types. High Street itself had become a retail and services centre, albeit with some residences within the precinct.

Despite, the effects of the 1890s economic depression which resulted in a slowing of development, some growth continued along High Street into the 1890s. A row of four shops was built at 533-539 High Street in the early 1890s, as shown in the 1899 Melbourne and Metropolitan Board of Works (MMBW) plan (Figure 4). All under the one ownership of Hugh McKinnon, the seven-roomed brick buildings were completed by 1895 and were occupied by a newsagent and fancy goods retailer (RB; S&Mc). The row of one-storey shops at 503-509 High Street were built by the late 1890s and are also shown in the 1899 MMBW plan (Figure 4).

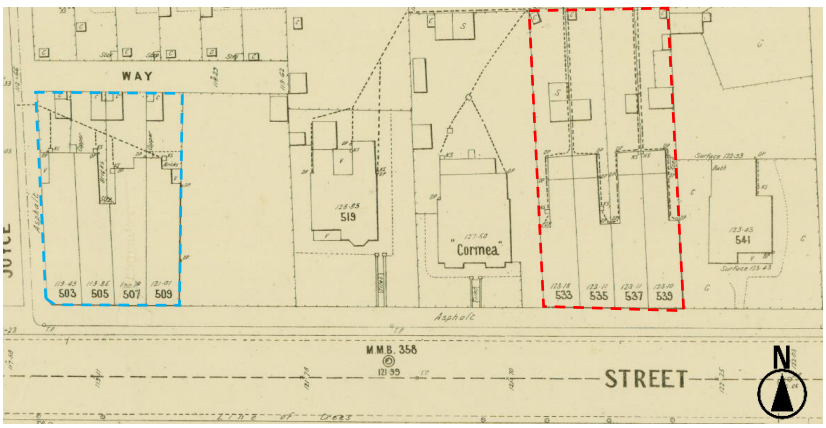


Figure 4. MMBW plan dated 1899 showing footprints of the buildings at 503-509 High Street outlined in blue) and 533-539 High Street (outlined in red). (Source: State Library of Victoria)

The MMBW plan from 1899 (Figure 5) illustrates the extent of development that had occurred within the precinct by 1899.

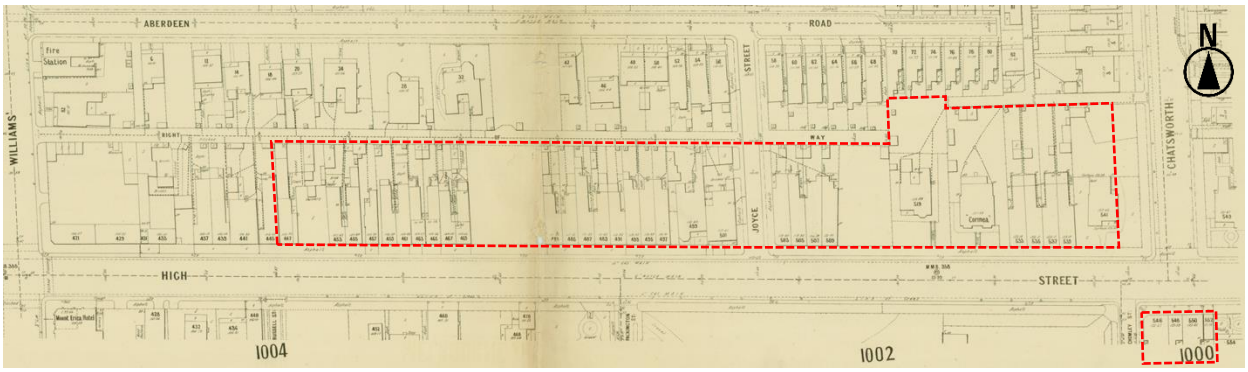


Figure 5. MMBW plan dated 1899 showing commercial development within the precinct (approximate boundary indicated in red) at this date (Source: State Library of Victoria)

Post-depression development recommenced in the 1910s, as improved transport connections through the expansion of the tram network helped to cement the centre's position as the commercial hub for the surrounding community. The pair of double storey buildings at 541-543 High Street was built after the house at 541 High Street was demolished in c1910. By 1911 Henry Cornwell, butcher, was listed as owner and occupier of the premises including an associated stable at the property. The premises were later occupied by Foodland, one of the growing number of self service grocery chains in Melbourne (RB; S&Mc).

The 1920s saw the full development of the commercial centre, with remaining vacant lots developed and a number of earlier weatherboard buildings replaced. In 1920 a chemist was recorded at 511 High Street and by 1925 a confectionery shop at 517 High Street. In the same year, the well-known grocery firm of Moran & Cato occupied 513 High Street. Established in Melbourne in 1881 by Frederick Cato, within a decade it had become the first grocery chain with 35 shops across Melbourne. By 1925, nos. 449-451 had been developed with the building housing a laundry occupied by Sam Lee (no. 449) and a motor garage (no. 451) known as Duncan's Motors, heralding the growing use and importance of motor cars in the local area (RB; S&Mc).



Figure 6. Aerial photograph, 1931 showing development within the precinct (approximate boundary indicated in red). (Source: Landata)

Subsequent development within the streetscape has resulted in the demolition of a small number of earlier buildings, and their replacement with modern developments (such as at 519-531 High Street).

The buildings in the Prahran East Commercial Precinct continue to be used for commercial purposes with the High Street remaining an important neighbourhood shopping centre.

Description

The Prahran East High Street Precinct includes shop/residences on the north side of High Street, east of Williams Road, at nos. 447-543, and on the south side of High Street, at the Chomley Street intersection, at nos. 546-552 High Street. The streetscape exists within a broader mixed context of residential and commercial buildings dating predominantly from the 1880s to the interwar period, with some more recent infill development.

The precinct comprises one- and two-storey commercial premises dating from the late nineteenth and early twentieth centuries. Buildings within the precinct are built to the street boundary and are constructed of either red brick or rendered brickwork, with the pair of shop/residences at 463-465 High Street detailed with polychrome brickwork to the upper-levels.

Buildings have pitched metal-clad roofs set behind parapets, some of which are elaborately decorated with balusters, central pediments and/or urns. Red brick or rendered chimneys remain extant on a number of buildings. Upper-levels of the two-storey buildings remain substantially intact, with the majority of buildings retaining rectangular or arch-headed timber-framed sash windows, some with decorative surrounds, and other decorative finishes such as pilasters, cornices and consoles. At street-level, some buildings retain original or early shop fronts with display windows, leadlight glazing, tiled plinths and/or entry recesses.

Buildings that do not contribute to the significance of the precinct include those constructed in the post-war period onwards (from c1945). Recent additions and alterations, including rear additions and modern canopies, are not contributory.

Key Features:

- Highly intact late nineteenth/early twentieth century commercial precinct
- One- and two-storey scale, including pairs and terrace rows of two-storey buildings at nos. 479-491, 493-497 and 533-539 High Street and pairs and terrace rows of single-storey buildings at nos. 475-477, 503-509 and 546-550 High Street as well as individual buildings.
- No front or side setbacks
- Splayed corners to buildings at intersections
- Metal roof cladding with rendered or face brickwork chimneys remaining on a number of buildings
- Face red brick or rendered walls (generally overpainted), with polychrome brickwork to nos. 463-465 High Street
- A variety of both simple and highly decorative façade parapets, including balusters, central pediments and/or urns
- Substantially intact upper floor fenestration with some highly decorative window surrounds to upper storeys
- Strong horizontal lines formed by parapets, cornices, string courses
- Shopfront verandah with cast iron columns and freize at nos. 546-550
- Original or early shop fronts with display windows, leadlight, tiled plinths, and/or entry recesses, such as those at nos. 447, 463-467, 497, 499, 507, 511, 513, 535, 541-543 and 546-552 High Street.
- Remnant original or early painted signage.



Figure 7. Prahran East Commercial Precinct (outlined in red) (Nearmap, image dated 10 Nov 2023)

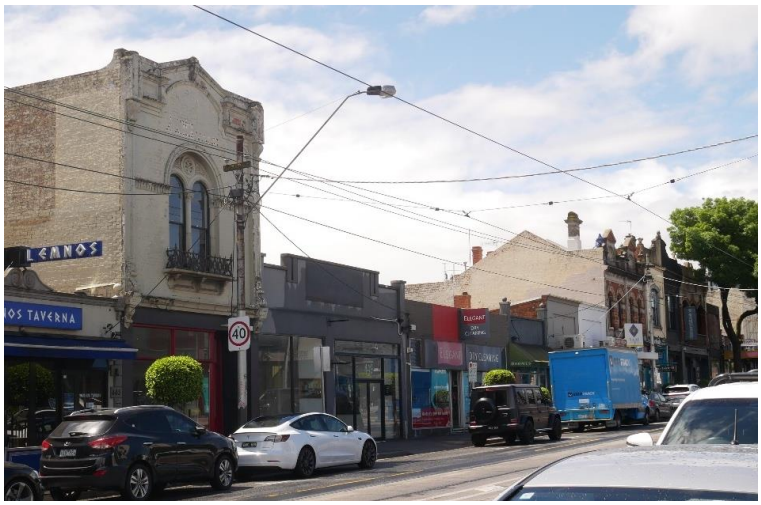


Figure 8. (L-R) 447-471 High Street, Prahran (GJM Heritage, October 2023)



Figure 9. (L-R) 463-471 High Street, Prahran (GJM Heritage, October 2023)



Figure 10. (L-R) 461-497 High Street, Prahran (GJM Heritage, October 2023)



Figure 11. (L-R) 475-491 High Street, Prahran (GJM Heritage, October 2023)



Figure 12. (L-R) 479-497 High Street, Prahran (GJM Heritage, October 2023)



Figure 13. (L-R) 493-497 High Street, Prahran (GJM Heritage, October 2023)



Figure 14. (L-R) 503-517 High Street, Prahran (GJM Heritage, October 2023)





Figure 15 & Figure 16. Shopfront at (L) 507 & (R) 511 High Street, Prahran (GJM Heritage, October 2023)



Figure 17. (L-R) 533-543 High Street, Prahran (GJM Heritage, October 2023)



Figure 18. (L-R) 552-546 High Street, Prahran (GJM Heritage, October 2023)



Figure 19. (L-R) shopfronts at 552-548 High Street, Prahran (GJM Heritage, October 2023)

Intactness and Integrity

The commercial buildings within the precinct remain substantially intact to their period of construction and retain a high degree of integrity to the Victorian, Edwardian and early interwar period in fabric, form and detail. Changes have occurred to some shopfronts with replacement of glazing and modification of entrances and later canopies have been constructed over footpaths. Upper-levels remain substantially intact with some replacement of glazing and localised loss of detailing. More recent development has replaced earlier built form at 473, 499-501 and 519-531 High Street. Notwithstanding these changes, the place retains the ability to be readily appreciated as a late nineteenth/early twentieth century commercial precinct.

Comparative Analysis

The Prahran East High Street Precinct is of importance as a representative and substantially intact group of commercial buildings typical of development that occurred in suburbs such as South Yarra, Toorak, Prahran, Windsor, Malvern and Armadale in the late nineteenth and early twentieth centuries. The streetscape of one and two-storey shops displays an architectural character which clearly draws on a range of styles popular during the Victorian, Edwardian and interwar periods.

Comparable precincts are included in the Heritage Overlay of the Stonnington Planning Scheme, including the Armadale Precinct (HO130), Hawksburn Retail Precinct (HO142), High Street Rail and Retail Precinct, Armadale (HO400), Toorak Road Precinct, South Yarra (HO150) and Glenferrie Road/High Street Precinct (HO349), as illustrated below:

Armadale Precinct

HO130
High Street, Armadale

A predominantly residential precinct with a highly intact collection of late 19th and early 20th century commercial buildings near Toorak Station that are historically linked to the establishment of the railway through the area.



Corner of Beatty Avenue and Rose Street (Source: Google Streetview, image dated January 2019).



Beatty Avenue opposite Toorak Station (Source: Google Streetview, image dated January 2019).

Hawksburn Retail Precinct

HO142
Corner of Malvern Road & Williams Road, South Yarra, Toorak and Prahran

A shopping strip with a range of highly intact single and double-storey buildings which are good representative examples of commercial buildings from the late-Victorian, Edwardian and Interwar periods.



475-499 Malvern Road (Source: Google Streetview, image dated December 2022).



505-529 Malvern Road (Source: Google Streetview, image dated December 2022).

High Street Rail and Retail Precinct, Armadale  *Intersection of High Street and Kooyong Road, Armadale, looking east (Source: Google Streetview, image dated December 2022).*	HO400 High Street, Armadale Street, Cheel Street, Fetherstene Street, Morey Street, Northcote Road, Kooyong Road & Kingsway, Armadale The precinct is historically significant for its longstanding role as the principal commercial centre within the Armadale locality – developed in conjunction with the arrival of the railway – and for its capacity to illustrate the major phases of development in the Municipality associated with the 1880s land boom and the Edwardian period of economic recovery and prosperity. The precinct is noteworthy for its diversity of architectural styles along a streetscape with nonetheless has a very high degree of built form consistency.
Toorak Road Precinct, South Yarra  *44-54 Toorak Road, South Yarra (Source: Google Streetview, image dated December 2021).*	HO150 Toorak Road, South Yarra Toorak Road Toorak Road is a highly representative commercial streetscape, illustrative of development in the inner ring of Melbourne's suburbs, where the initial subdivision of large landholdings proceeds through to smaller subdivisions and the later provision of major transport infrastructure.
Glenferrie Road/High Street Precinct  *87-99 Glenferrie Road, Malvern (Source: Google Streetview, image dated July 2022).*	HO349 Glenferrie Road & High Street, Malvern The precinct retains a substantial collection of highly intact buildings, predominantly from the Victorian and Federation periods with some Interwar development, including shops and other civic/public buildings and structures. Together these demonstrate the development of this major commercial precinct, particularly from the 1880s to the 1910s, and are illustrative of the enduring role the commercial precinct has played in the economic and social life of Malvern for in excess of 100 years.

Analysis

Like the Prahran East Commercial Precinct, the above precincts form contiguous streetscapes of substantially intact single and two-storey shops (some with associated residences) dating to the Victorian, Edwardian and interwar periods. These precincts all illustrate the significant commercial development in the City of Stonnington in the late nineteenth and early twentieth centuries and display a high degree of integrity and consistency in scale and architectural character.

The Prahran East Commercial Precinct is comparable in architectural character, quality and integrity to these precincts.

Assessment Against Criteria

Criteria referred to in *Planning Practice Note No. 1: Applying the Heritage Overlay* (Department of Environment, Land, Water and Planning, August 2018), modified for the local context.

CRITERION A: *Importance to the course or pattern of the City of Stonnington's cultural or natural history (historical significance).*

The Prahran East High Street Precinct has an association with the suburban expansion of the Prahran area during the 1880s land boom and following the 1890s Depression when the expansion of the tram network along High Street stimulated further development. Established between the 1880s and 1920s, the precinct clearly demonstrates the importance of the role of commercial High Streets in the lives of the local community before the widespread use of private vehicles and the development of chain stores and supermarkets.

CRITERION B: *Possession of uncommon, rare or endangered aspects of the City of Stonnington's cultural or natural history (rarity).*

N/A

CRITERION C: *Possession to yield information that will contribute to an understanding of the City of Stonnington's cultural or natural history (research potential).*

N/A

CRITERION D: *Importance in demonstrating the principal characteristics of class of cultural or natural places or environments (representativeness).*

The substantially intact group of commercial buildings at 447-543 & 546-552 High Street, Prahran clearly demonstrate the principal characteristics of a commercial high street from the late nineteenth and early twentieth century. Typical characteristics of such centres – including one- to two-storey street wall heights, parapeted rendered, red brick or polychrome brick facades with repetitive upper-floor fenestration and ground floor shopfronts – are displayed in the original forms, fabric and detailing of the Victorian, Edwardian and early interwar buildings.

CRITERION E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

The Prahran East High Street Precinct is of aesthetic value as a cohesive turn-of-the-century streetscape of low-scale Victorian, Edwardian and Interwar buildings, with many finely detailed decorative facades and a high proportion of substantially intact original or early shopfronts with steel or timber-framed display windows, leadlight glazing, tiled plinths and/or entry recesses. The high quality polychrome brickwork and render detailing to nos. 463-465 High Street is of particular importance and is an uncommon surviving example of this architrectural treatment applied to a commercial building within the municipality.

CRITERION F: *Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

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CRITERION G: *Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing cultural traditions (social significance).*

N/A

CRITERION H: *Special association with the life or works of a period, or group of persons, of importance in the City of Stonnington's history (associative significance).*

N/A

Grading and Recommendations

The buildings at 447-543 & 546-552 High Street, Prahran are recommended for inclusion in the Heritage Overlay of the Stonnington Planning Scheme as a heritage precinct.

Precinct Gradings Schedule

No.	Street	Grading	Construction Date
447	High Street, Prahran	Contributory	c1887
449-451	High Street, Prahran	Contributory	c1920-35
453	High Street, Prahran	Contributory	c1890
457	High Street, Prahran	Contributory	c1920
459	High Street, Prahran	Contributory	c1920
461	High Street, Prahran	Contributory	c1920
463	High Street, Prahran	Significant	c1890
465	High Street, Prahran	Significant	c1890
467	High Street, Prahran	Contributory	c1890
469	High Street, Prahran	Contributory	c1890
471	High Street, Prahran	Contributory	c1910
473	High Street, Prahran	Ungraded/Non-contributory	
475	High Street, Prahran	Contributory	c1920-25
477	High Street, Prahran	Contributory	c1920-25
479	High Street, Prahran	Contributory	c1890
485	High Street, Prahran	Contributory	c1890
487	High Street, Prahran	Contributory	c1890
489-491	High Street, Prahran	Contributory	c1890
493	High Street, Prahran	Contributory	c1889
495	High Street, Prahran	Contributory	c1889

497	High Street, Prahran	Contributory	c1889
499	High Street, Prahran	Ungraded/Non-contributory	
501	High Street, Prahran	Ungraded/Non-contributory	
503	High Street, Prahran	Contributory	c1895
505	High Street, Prahran	Contributory	c1895
507	High Street, Prahran	Contributory	c1895
509	High Street, Prahran	Contributory	c1895
511	High Street, Prahran	Contributory	c1920
513	High Street, Prahran	Contributory	c1920-25
517	High Street, Prahran	Contributory	c1920-25
519-531	High Street, Prahran	Ungraded/Non-contributory	
533	High Street, Prahran	Contributory	c1890-95
535	High Street, Prahran	Contributory	c1890-95
537	High Street, Prahran	Contributory	c1890-95
539	High Street, Prahran	Contributory	c1890-95
541	High Street, Prahran	Contributory	c1910
543	High Street, Prahran	Contributory	c1910
546-550	High Street, Prahran	Contributory	c1889
552	High Street, Prahran	Contributory	1924

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) to the Stonnington Planning Scheme:

External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No
Solar energy system controls	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt from notice and review?*	No

Victorian Heritage Register *Is this place included on the Victorian Heritage Register?*	No
Prohibited uses may be permitted *Can a permit be granted to use for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006?	No
Incorporated Plan *Does an incorporated plan apply to the site?*	No

Extent of Overlay

The recommended extent of the Heritage Overlay is as follows:



Figure 20. Recommended extent of Heritage Overlay

Previous Assessment

Nigel Lewis et al, *City of Prahran: Prahran Character and Conservation Study* (1992) – individual buildings graded but no 'Urban Conservation Area' identified for the precinct.

Bryce Raworth Pty Ltd, *Stonnington – Shops in the City of Stonnington Heritage Citations Project* (2011) (463-465 High Street recommended for further investigation for a HO; other High Street properties not recommended for the HO)

Context Pty Ltd, *City of Stonnington – Heritage Precincts – Intact Shop Fronts Survey* (2012) (463-465 High Street recommended a HO; HO426)

City of
STONNINGTON

Identified by

GJM Heritage, 2023

References

Bryce Raworth Pty Ltd, *Stonnington – Shops in the City of Stonnington Heritage Citations Project* (2011)

Context Pty Ltd, *City of Prahran Conservation Review*, 1993

Context Pty Ltd, *City of Stonnington – Heritage Precincts – Intact Shop Fronts Survey* (2012)

Context Ptd Ltd, *City of Stonnington Thematic Environmental History*, 2006 & 2009 Addendum.

Landata Victoria (LV), Historical aerial photographs.

Malone, Betty, *Chapel Street, Prahran, Part 1: 1834-1918*. *Prahran*: Prahran Historical & Arts Society, 1983.

Malone, Betty, *Discovery Prahran, Area 6. Prahran*: Prahran Historical & Arts Society, 2003.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan 987 dated 1899 and 1000, dated 1901.

Rate Books (RB), City of Prahran, Prahran Ward and Windsor Ward.

Sands and McDougall (S&Mc) Directories.

State Library of Victoria (SLV), images as cited.

Stonnington History Centre (SHC) collection and catalogue.

The Argus.

Victorian Places, 'Prahran', <http://www.victorianplaces.com.au>.