Statement of Significance: Alexandra Avenue Precinct, South Yarra (June 2026)

Heritage Place:	Alexandra Avenue Precinct South Yarra	**PS ref no:**	HO122



Figures 1-6: *Examples of residences and buildings within the precinct* (L-R, starting at the top) '*Stratton Heights' at 63 Alexandra Avenue, Dorrington House at 73 Alexandra Avenue and 124 Caroline Street, Bona Vista at 56 Darling Street, Beverly Hills at 61 Darling Street, and Warwick Lodge and The Manor at 1 Lawson Grove, and 2 Lawson Grove, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Alexandra Avenue Precinct, South Yarra, a residential precinct containing a collection of substantial interwar flats and individual semi-detached and detached houses. The properties within the precinct date generally from the 1920s to the 1940s.

The precinct includes:

- Alexandra Avenue (nos. 49-81 odd)
- Caroline Street (nos. 119, 122, 124)
- Darling Street (nos. 56, 66, 61-69 odds only)
- Dobson Street (nos. 2 and 4-6)
- Lawson Street (nos. 1, 2 and 3)
- Punt Road (nos. 522-526 even)

Elements that contribute to the significance of the place include:

- Steeply sloping sites with exposed escarpment, stone retaining walls, access paths and stairs to Alexandra Avenue
- Highly consistent, predominantly three to four-storey brick blocks of flats in the Mediterranean, Arts and Crafts, and Moderne styles of the interwar period, with taller built form in the 'Beverley Hills' development
- Coloured rendered walls or walls of face brickwork
- Tile-clad roofs with broad eaves
- Elevations with recessed balconies and staircases
- Rich detailing, including intricately patterned surface decoration, precast concrete screens and balustrading, and twisted columns and oriel windows to Mediterranean style buildings
- Rendered details, recessed balconies and either recessed or external stairs to Arts and Craft influenced buildings
- Curved walls, windows and balustrading to Moderne style buildings
- Two-storey brick houses and maisonettes of the interwar period, some with roughcast render finish and undecorated surfaces, with pitched roofs and timber-framed windows
- Low random stone walls (73, 75, 77, 79 and 81 Alexandra Avenue; 119 Caroline Street; 61 and 63 Darling Street) and brick wall (56 Darling Street) at the street-facing boundaries
- Landscape setting of Darling Gardens.

Non-original vehicular accommodation and non-original taller fencing to 51 and 79 Alexandra Avenue, 65 and 67 Darling Street, 4-6 Dobson Street and 522 and 524 Punt Road does not contribute to the precinct. Playground equipment and other installed park infrastructure and furniture within Darling Gardens is non-contributory to the precinct. The properties at 67 Alexandra Avenue and 69 Darling Street, South Yarra are non-contributory places within the precinct.

How is it significant?

The Alexandra Avenue Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Alexandra Avenue precinct has strong associations with the development of the municipality in the interwar period. Developed on difficult terrain above the Yarra River bank – predominantly by architect and developer, Howard Lawson, and his sons, E H Lawson and H D Lawson – the precinct illustrates the period of development which transformed the built environment and social character of the area by replacing substantial mansion estates with higher density flat and apartment developments. This was largely a result of rising labour and materials costs following World War I, which made the cost of

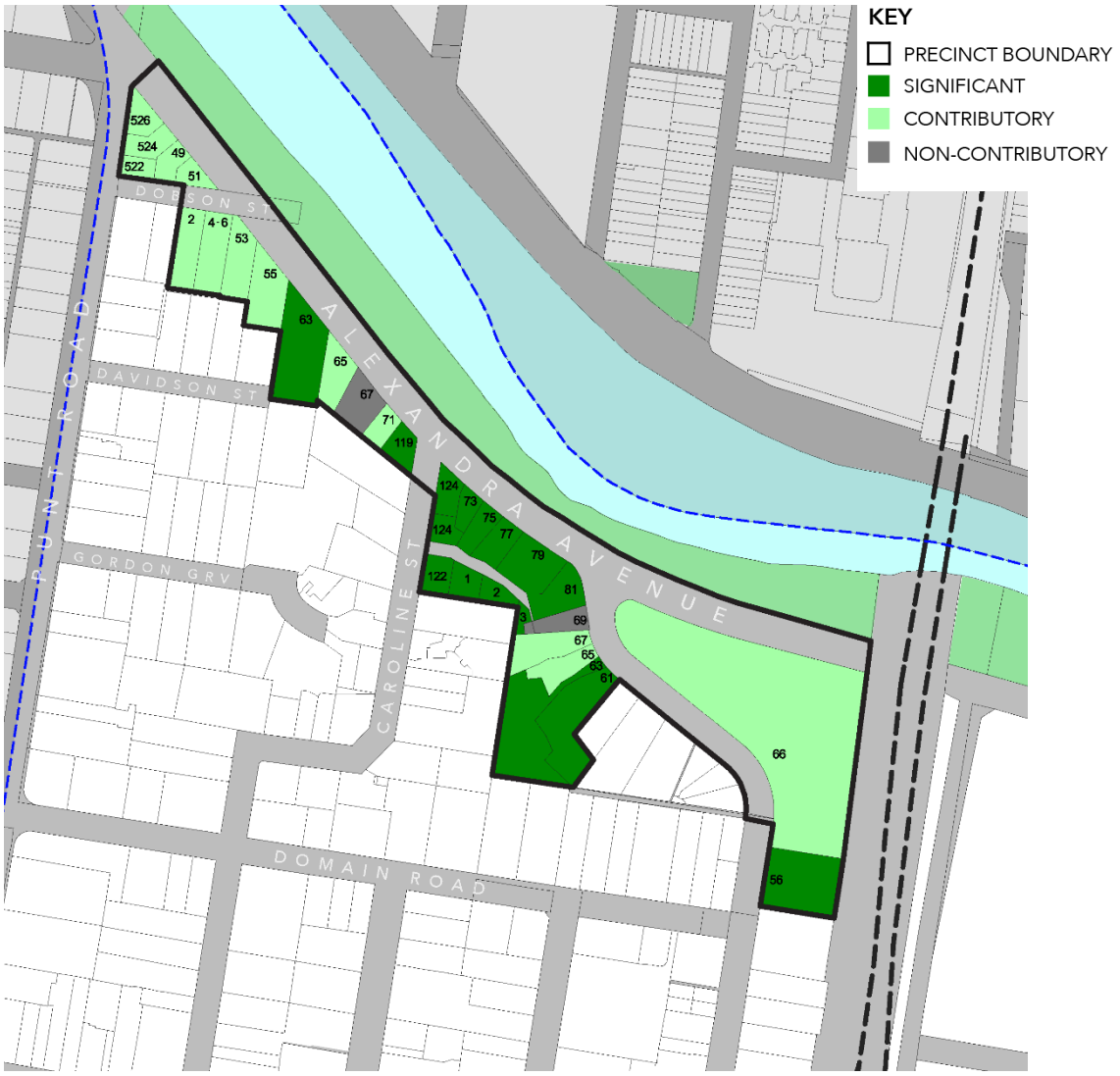
maintaining grand Victorian-era mansions difficult and led to a significant increase in the subdivision of large estates across the municipality to create higher density living (Criterion A).

The Alexandra Avenue Precinct forms a remarkably unified group of residences constructed in the Mediterranean, Arts and Craft and Moderne styles of the interwar period. Despite the variation in detailing, the consistent siting, scale, massing and materials throughout the precinct – in conjunction with the dramatic setting along the Yarra River escarpment – presents a highly architecturally consistent and aesthetically cohesive interwar streetscape. The repetitive use of intricately patterned surface decoration, precast concrete screens and balustrading, twisted columns and oriel windows to Mediterranean style buildings and curved walls, windows and balustrading to Moderne style buildings presents a highly distinctive architectural character (Criterion E).

Primary source

South Yarra Heritage Review (GJM Heritage, March 2025).

Precinct map



Gradings schedule

Street address	Name	Grading
49 Alexandra Avenue, SOUTH YARRA	*Larnark*	Contributory
51 Alexandra Avenue, SOUTH YARRA	-	Contributory
53 Alexandra Avenue, SOUTH YARRA	*St. Arno*	Contributory
55 Alexandra Avenue, SOUTH YARRA	*Edgecliff*	Contributory
63 Alexandra Avenue, SOUTH YARRA	*Stratton Heights*	Significant
65 Alexandra Avenue, SOUTH YARRA	*Granada Mews*	Contributory
67 Alexandra Avenue, SOUTH YARRA	-	Non-Contributory
71 Alexandra Avenue, SOUTH YARRA	*Blue Haze*	Contributory
73 Alexandra Avenue, SOUTH YARRA	*Dorrington House*	Significant
75 Alexandra Avenue, SOUTH YARRA	*York House*	Significant
77 Alexandra Avenue, SOUTH YARRA	*Kildare*	Significant
79 Alexandra Avenue, SOUTH YARRA	*Narooma*	Significant
81 Alexandra Avenue, SOUTH YARRA	*Maritama*	Significant
119 Caroline Street, SOUTH YARRA	*Durham Hall*	Significant
122 Caroline Street, SOUTH YARRA	*Devonshire House*	Significant
124 Caroline Street, SOUTH YARRA	*Dorrington House*	Significant
56 Darling Street, SOUTH YARRA	*Bona Vista*	Significant
61 Darling Street, SOUTH YARRA	*Beverly Hills*	Significant
63 Darling Street, SOUTH YARRA		Significant
65 Darling Street, SOUTH YARRA	-	Contributory
66 Darling Street, SOUTH YARRA	*Darling Gardens*	Contributory
67 Darling Street, SOUTH YARRA	-	Contributory
69 Darling Street, SOUTH YARRA	-	Non-Contributory
2 Dobson Street, SOUTH YARRA	*Karlsbrook*	Contributory
4-6 Dobson Street, SOUTH YARRA	-	Contributory
1 Lawson Grove, SOUTH YARRA	*Warwick Lodge*	Significant
2 Lawson Grove, SOUTH YARRA	*The Manor*	Significant
3 Lawson Grove, SOUTH YARRA	*Berkley House*	Significant
522 Punt Road, SOUTH YARRA	*Kensington*	Contributory
524 Punt Road, SOUTH YARRA		Contributory
526 Punt Road, SOUTH YARRA	*Myryny*	Contributory