City of
STONNINGTON

Tivoli Road Precinct

Prepared by: GJM Heritage (March 2025)

Address: Tivoli Road, South Yarra

Name:	Tivoli Road Precinct	**Review Date:**	June 2024
Place Type:	Residential Precinct	**Architect/Designer:**	Not known
Grading:	See grading table	**Builder:**	Not known
Extent of the Overlay:	See Figure 5	**Construction Date(s):**	1880s



Figure 1. 46 Tivoli Road

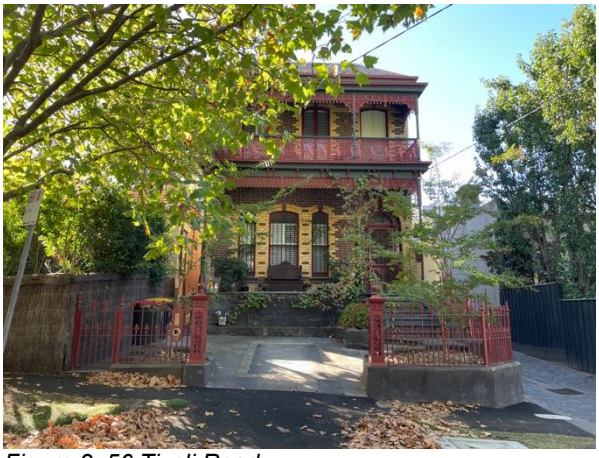


Figure 2. 56 Tivoli Road



Figure 3. 59 Tivoli Road



Figure 4. 60 Tivoli Road



Figure 5. Tivoli Road Precinct, South Yarra (GJM Heritage, July 2024)

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Statement of Significance

What is significant?

The Tivoli Road Precinct, a late-Victorian residential subdivision containing a collection of Victorian houses constructed in the 1880s and early 1890s.

The precinct includes:

- Tivoli Road (nos. 38-76 even nos, 59-71 odd nos)

Elements which contribute to the significance of the precinct include:

- Single- and two-storey houses of the Victorian period
- Predominantly brick construction, including polychromatic or rendered brick, with some timber construction with block-fronted principal elevations
- Hipped roofs clad in either slate or corrugated sheet metal
- Symmetrical and asymmetrical principal elevations, the latter with projecting hip-ended bays, of either rectangular or polygonal form
- Bracketed eaves
- Parapeted principal elevations to two-storey houses, including loggia forms
- Front verandahs and balconies across part or all of the principal elevations, with cast iron friezes, brackets and balustrading
- Classical detailing including vermiculated rustication, consoles, patera, balustrading and pediments
- Timber-framed sash windows, including tripartite arrangements and rectangular, arch-headed or segmental arch-headed windows
- Front entrances with sidelights and highlights
- Brick and rendered brick chimneys with corniced capping.

Later front fences, vehicle accommodation and rear additions do not contribute to the significance of the precinct. The properties at 42/42A, 52, 56A, 65, 67A/B and 72-74 Tivoli Road, South Yarra, are non-contributory places within the precinct.

How is it significant?

The Tivoli Road Precinct, South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Tivoli Road Precinct, South Yarra has strong associations with the development of South Yarra in the boom-years of the 1880s and early 1890s, when mansion estates were subdivided and sold for middle-class residential development. As a highly intact precinct of houses constructed in the Victorian period on the former Tivoli mansion estate, the Tivoli Road Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Tivoli Road Precinct is a cohesive collection of fine and highly intact representative examples of Victorian houses. Houses in the precinct display typical features of the Victorian period, including brick construction (polychromatic brickwork or rendered brick), timber construction (with block-fronted principal elevations), hipped roofs clad in corrugated iron or slate, front verandahs with decorative cast ironwork, projecting hip-ended bays, classical detailing and prominent corbelled brick chimneys (Criterion D).

The Tivoli Road Precinct is a unified group of high quality, substantial Victorian-era residences dating to the late 1880s and early 1890s. The high level of consistency in setbacks, materials and classical detailing of the buildings creates a cohesive streetscape with a distinctive and refined architectural character (Criterion E).

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Historical Context

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

8 Building suburbs

- 8.1.3 The end of an era – mansion estate subdivisions in the twentieth century
- 8.2 Middle-class suburbs and the suburban ideal
- 8.2.1 Mansion estates and the high ground

Place History

The following history is drawn from the Prahran Conservation Review, prepared by Context Pty Ltd in 1993, with additional information as cited.

The land on which the Tivoli Road Precinct is located formed part of Lot 8 in the Parish of Prahran in the County of Bourke (Figure 6). This lot was purchased in the early Crown Land sales and in c1840 a substantial residence, originally known as Terneet (later Tivoli), was constructed by George Augustus Robinson (*Prahran Telegraph,* 30 October 1897:5; Clark & Kostanski 2006:53).

Robinson is a highly controversial historical figure. An English-born builder and self-trained preacher, he was employed by the British colonial authorities in the 1830s and 1840s to act as 'conciliator' between Australian Aborigines and the British colonisers (ADB). Robinson arrived in Tasmania from Britain in 1824. He became 'Protector of Aborigines' of Van Diemen's Land in 1829 during which time he was responsible for the removal of Tasmanian Aborigines to islands in Bass Strait (SLNSW ML27). He was later appointed Chief Protector of Aborigines in Victoria from 1839 to 1849 before he returned to England in 1852 following the abolition of the Protectorate (SLNSW ML27). According to his journals, Robinson purchased eight hectares of land on the south bank of the Yarra River in July 1840; he had the land cleared and constructed a stone and brick house on the site (Clark & Kostanski 2006:53, Figure 7). He named the residence 'Terneet', later 'Tivoli'.

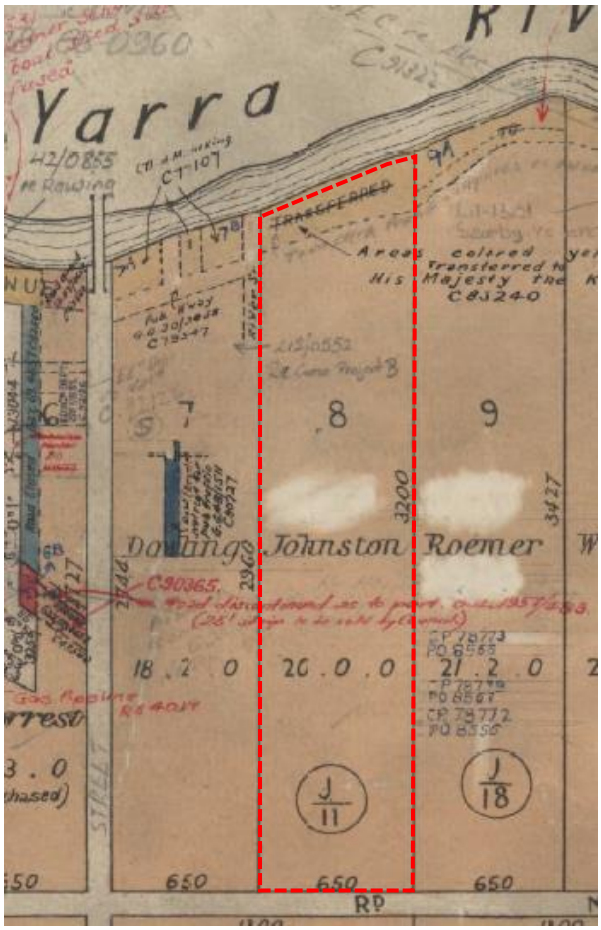


Figure 6. Detail of parish plan showing Lot 8 with later notations; plan dates to c1880 (Source: Public Record Office Victoria)



Figure 7. Robinson's residence, Tivoli, overlooking the Yarra River, 1843-1848 (Source: State Library of NSW)

Robinson's residence, 'Tivoli', was one of four early residences built on elevated sites overlooking the Yarra River; the others included 'Little Rockley', 'Bona Vista' and 'Como'. 'Tivoli', which became the residence of William Montgomerie Bell from the mid-1850s, can be seen on a map of Melbourne prepared by James Kearney in 1855 (Figure 8). Overlooking the Yarra River, it was set within an extensive garden setting (RHSV). Bell was a pastoralist, merchant, churchman and civic leader, who was mayor of Melbourne in 1848 and MLA from January to March 1860. Bell died at 'Tivoli' in September 1867 (*Argus,* 17 September 1867:4).

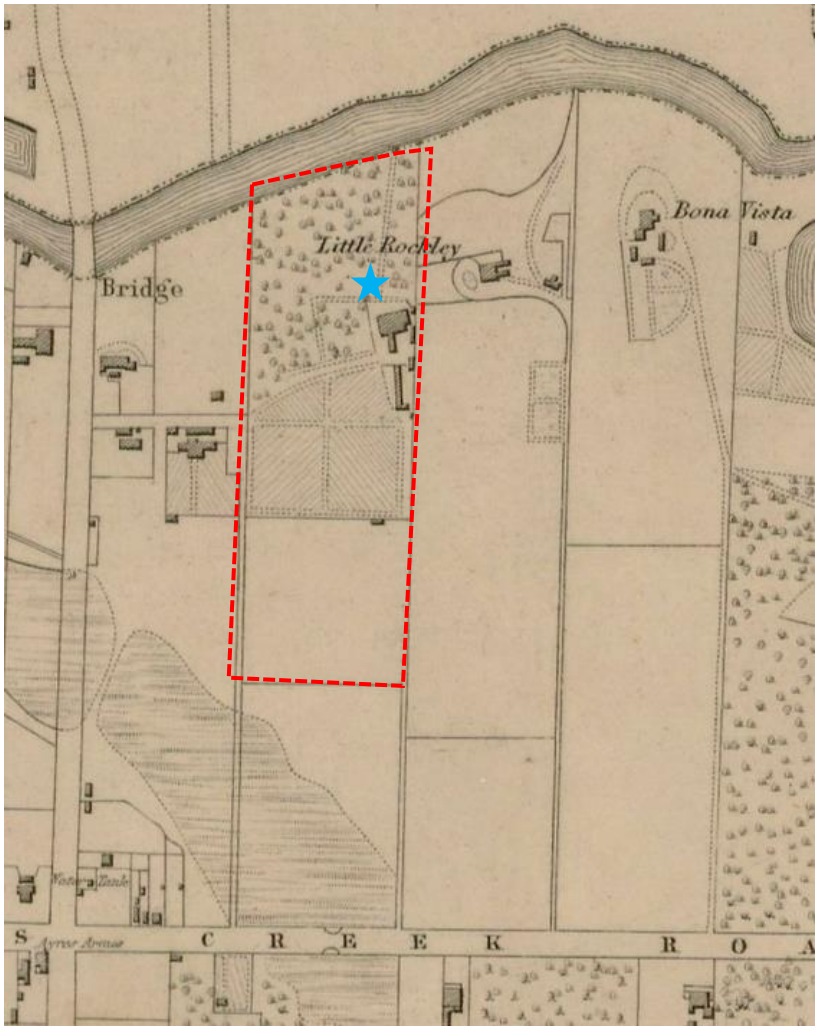


Figure 8. Detail of plan of Melbourne and its suburbs, compiled by James Kearney, 1855 showing Lot 8; the 'Tivoli' residence is indicated by blue star (Source: State Library of Victoria)

In 1881, 'Tivoli' was subdivided as part of the Palermo and Tivoli Estates subdivision, at which time Tivoli Road was known as Clara Road (Figure 9). The original 'Tivoli' residence was retained north of Victoria Terrace. 55 allotments were offered for sale in Clara (now Tivoli) Road, River Street, Malcolm Road and Toorak Road. These 'beautiful villa sites' were advertised as 'some of the most desirable building sites in South Yarra' (*Argus,* 29 October 1881:3).

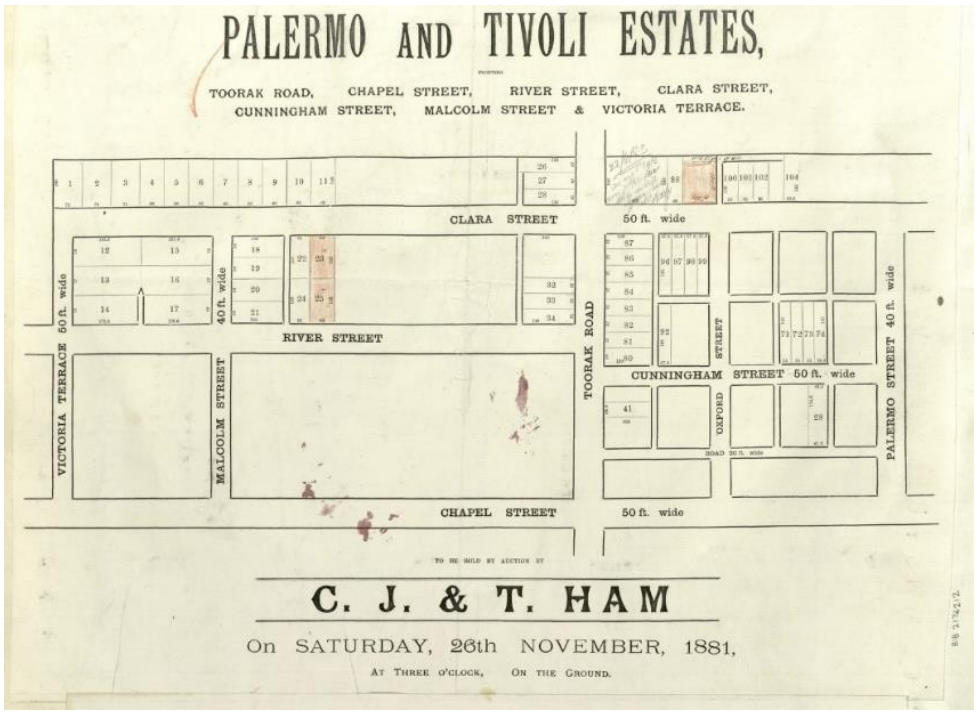


Figure 9. Auction notice for building allotments in the Palermo and Tivoli estates, 1881 (Source: State Library of Victoria)

A later 1888 auction plan also shows the subdivision of the northern portion of the Tivoli Estate (Figure 10). The 'splendid allotments' on elevated sites between Victoria Terrace to the north and Malcolm Street to the south were advertised as 'the Cream of South Yarra, being situated on the Crown of the Hill'. The proximity of the estate to South Yarra Railway Station was used as a selling point.

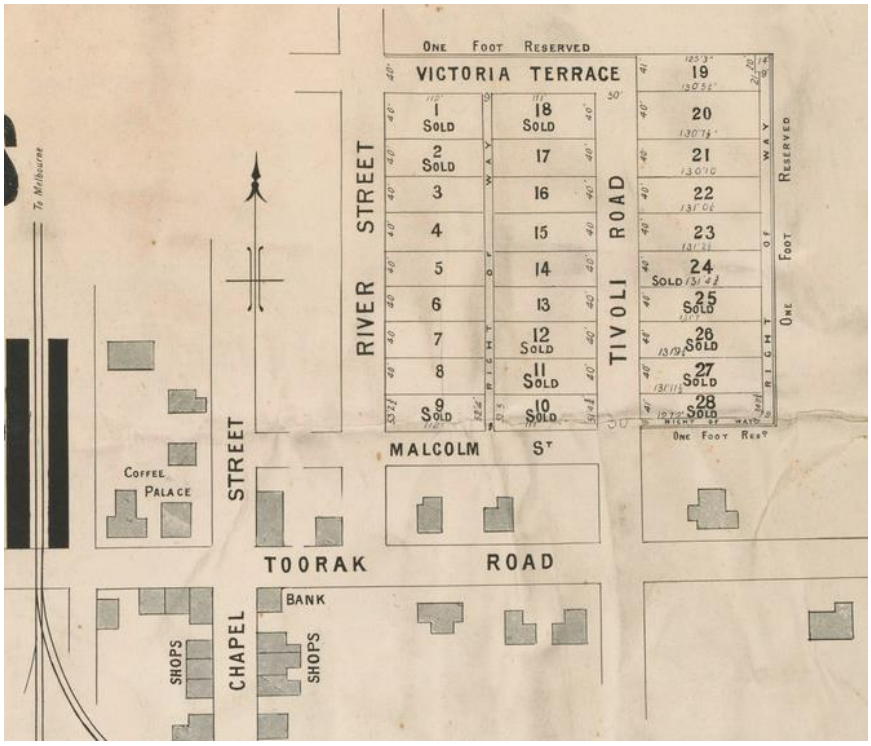


Figure 10. Sale of building allotments in Tivoli Road, 1888 (Source: State Library of Victoria)

An 1895 Melbourne and Metropolitan Board of Works (MMBW) plan shows that Tivoli Road was largely developed by this time (Figure 11). Villa residences on larger elevated sites north of Malcolm Street contrasted with the modestly-scaled timber and brick cottages constructed on smaller blocks to the

south. A 1945 aerial photograph shows the fully developed precinct in the mid-twentieth century (Figure 12).

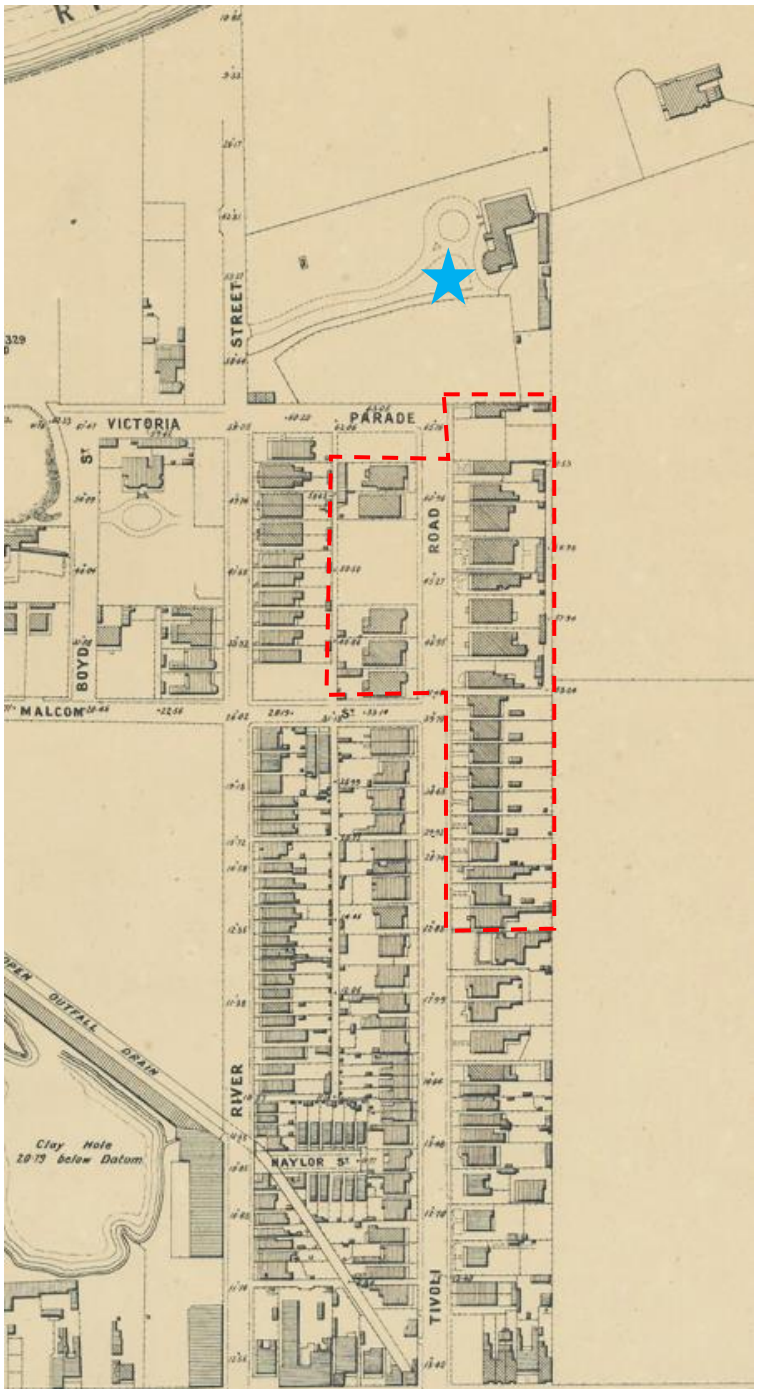


Figure 11. MMBW Plan No 37, City of Prahran, 1895 showing Tivoli Road (precinct boundaries outlined in red). The 'Tivoli' residence is indicated by blue star (Source: State Library of Victoria)

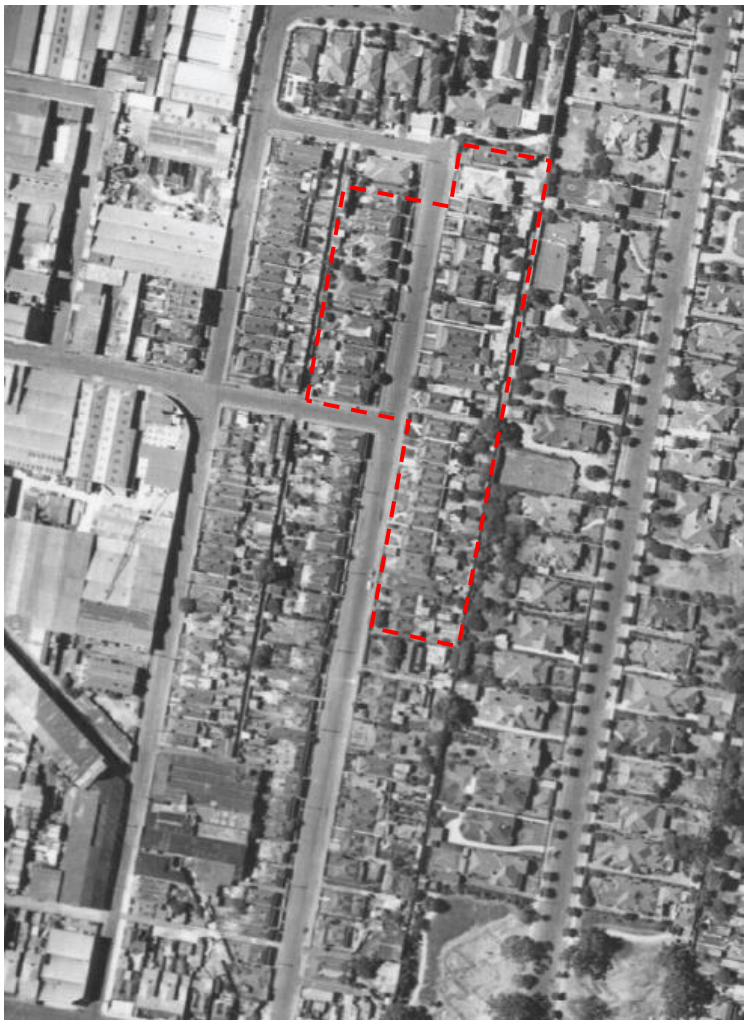


Figure 12. Aerial photograph showing Tivoli Road Precinct, 1945 (precinct boundaries outlined in red) (Source: Landata Victoria)

Description

The Tivoli Road Precinct is located to the north-east of the main intersection of Toorak Road and Chapel Street, South Yarra. It comprises a collection of Victorian-era properties with all houses located on rectangular sites, set back from street boundaries behind front gardens. Houses at the southern end of the precinct are elevated above street level.

The precinct consists of single- and two-storey brick houses and two single-storey block-fronted timber houses to the south of the precinct (nos. 38 and 40). The houses generally demonstrate a high degree of consistency in materiality and detailing. Walls are predominantly of brick construction (polychromatic or rendered), with hipped roofs clad in either slate or corrugated sheet metal. Eaves are bracketed and chimneys are of brick or rendered brick with corniced capping. Verandahs extend across all principal elevations, either fully or in part, with cast iron friezes, brackets and balustrading decorating verandahs and balconies, with supporting cast iron columns. The two-storey houses at nos. 62, 68, 70 and 76 are parapeted and the principal elevations of the latter two houses feature loggia with rendered balustrading to upper balconies. Asymmetrical front elevations have projecting hip-ended bays, of either rectangular or polygonal form. Houses display rendered classical detailing including vermiculated rustication, consoles, patera, balustrading and pediments. The timber-framed sash windows are commonly tripartite in arrangement with narrow side sashes, or single rectangular, arch-headed or segmental arch-headed windows. Some front entrance doorcases have sidelights and highlights.

Additions are located to the rear of the majority of properties in the precinct. Front boundaries are lined with later fences, including a number of later metal picket fences and high masonry fences. Some front

gardens have been modified to incorporate car parking, including the elevated properties at the southern end of the precinct.

Key Features:

- Single- and two-storey houses of the Victorian period
- Predominantly brick construction, including polychromatic or rendered brick, with some timber construction with block-fronted principal elevations
- Hipped roofs clad in either slate or corrugated sheet metal
- Symmetrical and asymmetrical principal elevations, the latter with projecting hip-ended bays, of either rectangular or polygonal form
- Bracketed eaves
- Parapeted principal elevations to two-storey houses, including loggia forms
- Front verandahs and balconies across part or all of the principal elevations, with cast iron friezes, brackets and balustrading
- Classical detailing including vermiculated rustication, consoles, patera, balustrading and pediments
- Timber-framed sash windows, including tripartite arrangements and rectangular, arch-headed or segmental arch-headed windows
- Front entrances with sidelights and highlights
- Brick and rendered brick chimneys with corniced capping.



Figure 13. 38 Tivoli Road



Figure 14. 40 Tivoli Road



Figure 15. 46 Tivoli Road



Figure 16. 56 Tivoli Road



Figure 17. 59 Tivoli Road

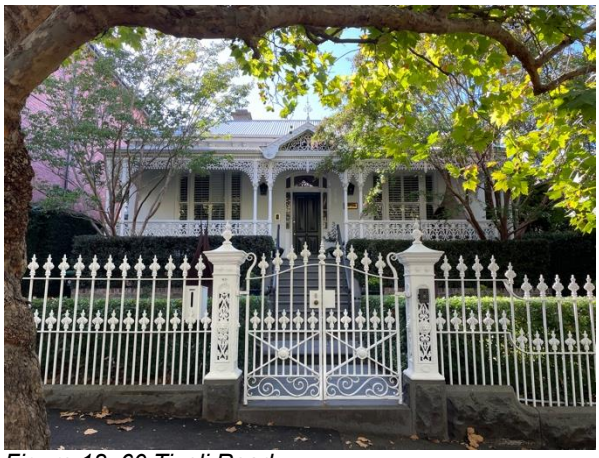


Figure 18. 60 Tivoli Road



Figure 18. 62 Tivoli Road



Figure 19. 66 Tivoli Road



Figure 19. 68 Tivoli Road



Figure 20. 69 Tivoli Road



Figure 21. 71 Tivoli Road



Figure 22. 76 Tivoli Road

Intactness and Integrity

The Tivoli Road Precinct remains highly intact to its late nineteenth century period of construction and retains a high degree of integrity in fabric, form and detail. While the residences have undergone some minor alterations including new front fences and rear additions, these changes do not diminish the ability to understand and appreciate the place as a finely detailed and cohesive precinct of residences dating predominantly to the Victorian period.

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 Tivoli Road Precinct, South Yarra has strong associations with the development of South Yarra in the boom-years of the 1880s and early 1890s, when mansion estates were subdivided and sold for middle-class residential development. As a highly intact precinct of houses constructed in the Victorian period on the former Tivoli mansion estate, the Tivoli Road Precinct clearly illustrates this important phase of development in the City of Stonnington.

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 Tivoli Road Precinct is a cohesive collection of fine and highly intact representative examples of Victorian houses. Houses in the precinct display typical features of the Victorian period, including brick construction (polychromatic brickwork or rendered brick), timber construction (with block-fronted principal elevations), hipped roofs clad in corrugated iron or slate, front verandahs with decorative cast ironwork, projecting hip-ended bays, classical detailing and prominent corbelled brick chimneys.

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

The Tivoli Road Precinct is a unified group of high quality, substantial Victorian-era residences dating to the late 1880s and early 1890s. The high level of consistency in setbacks, materials and classical detailing of the buildings creates a cohesive streetscape with a distinctive and refined architectural character.

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

N/A

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

Gradings and Recommendations

34, 36 and 73 Tivoli Road, South Yarra are non-contributory properties on the outer edges of HO149. As these buildings are on the edges of the precinct and do not fall within the development period of significance for the precinct, it is recommended that they be removed from HO149 (see Figure 23).



Figure 23. Recommended changes to extent of HO149

KEY

DELETED

It is recommended that the balance of the properties remain in the Heritage Overlay as a Heritage Precinct (HO149).

As none of the properties within the precinct address Malcolm Street it is recommended that the 'Heritage place name' column within the Schedule to the Heritage Overlay be updated from 'Tivoli Road/Malcolm Street Precinct' to:

Tivoli Road Precinct
South Yarra

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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 *Solar energy system controls apply?*	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

Gradings of individual properties within the precinct are recommended as follows and as shown in Figure 24:

No.	Address	Grading
38	Tivoli Road	Contributory
40	Tivoli Road	Contributory
42/42A	Tivoli Road	Non-contributory
44	Tivoli Road	Contributory
46	Tivoli Road	Contributory
48	Tivoli Road	Contributory
50	Tivoli Road	Contributory
52	Tivoli Road	Non-contributory
54	Tivoli Road	Contributory
56	Tivoli Road	Contributory
56A	Tivoli Road	Non-contributory

58	Tivoli Road	Contributory
59	Tivoli Road	Contributory
60	Tivoli Road	Contributory
61	Tivoli Road	Contributory
62	Tivoli Road	Contributory
63	Tivoli Road	Contributory
64	Tivoli Road	Contributory
65	Tivoli Road	Non-contributory
66	Tivoli Road	Contributory
67A/B	Tivoli Road	Non-contributory
68	Tivoli Road	Contributory
69	Tivoli Road	Contributory
70	Tivoli Road	Contributory
71	Tivoli Road	Contributory
72-74	Tivoli Road	Non-contributory
76	Tivoli Road	Contributory

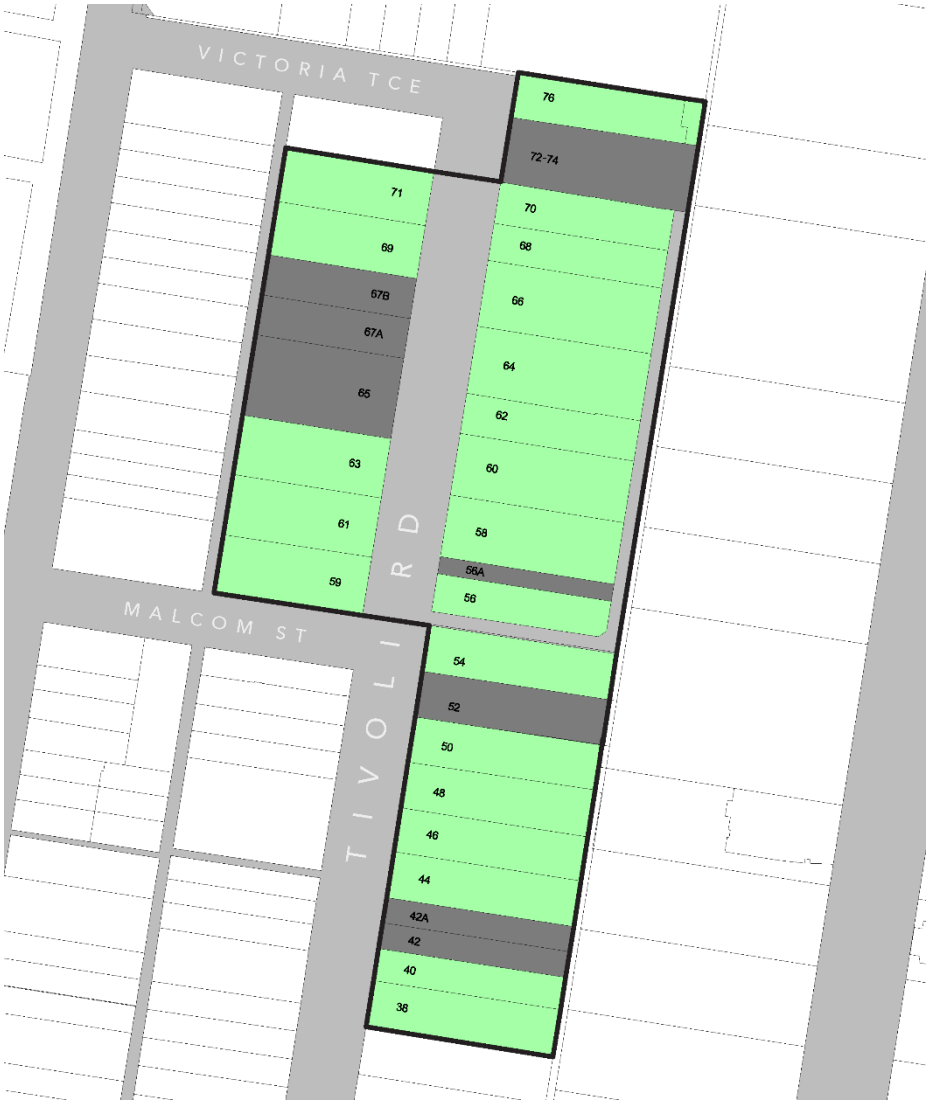


Figure 24. Grading map.

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Previous Assessments

City of Prahran Conservation Review, Context Pty Ltd, 1993

References

Argus.

Clark, Dr Ian D & Kostanski, Laura M, *An Indigenous History of Stonnington,* 30 June 2006.

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

Context Pty Ltd, *Stonnington Thematic Environmental History*, 2006.

Landata Victoria, Central Plan Office, Historical Aerial Photography, 1945.

Melbourne Metropolitan Board of Works (MMBW) Plan No 37, City of Prahran, 1895.

Mitchell Library, State Library of New South Wales (SLNSW), picture collection.

Public Record Office Victoria (PROV), Parish and Township Plans collection.

'Robinson, George Augustus (1791–1866)', Australian Dictionary of Biography (ADB), National Centre of Biography, Australian National University, https://adb.anu.edu.au/biography/robinson-george-augustus-2596/text3565, accessed 10 September 2024.

Royal Historical Society of Victoria, 'Tivoli, South Yarra, c1867' accessed via https://ehive.com/collections/6420/objects/1073687/tivoli-south-yarra-c-1867-residence-of-william-montgomerie-bell, 19 June 2024.

State Library of Victoria, map collection.