City of
STONNINGTON

Residence

Prepared by: GJM Heritage (March 2025)

Address: 24 Murphy Street, South Yarra

Name:	Residence	**Survey Date:**	April 2024
Place Type:	Residential	**Architect/Designer:**	Not known
Grading:	Significant (HO165)	**Builder:**	Not known
Extent of the Overlay:	To property boundaries	**Construction Date(s):**	1866



24 Murphy Street, South Yarra (GJM Heritage, April 2024)

Statement of Significance

What is significant?

The residence at 24 Murphy Street, South Yarra, constructed 1866.

Elements that contribute to the significance of the place include:

- Single-storey brick house, typical of Italianate houses of the mid-Victorian period
- Slate-clad hipped roof
- Symmetrical principal elevation
- Quoining to the principal elevation
- Concave hipped front verandah with painted broad-striped roof and timber posts
- Four sets of French doors with rectangular highlights across the principal elevation and entrance at the north side
- Rendered chimneys with capping

- Cast iron palisade fence to front boundary, set on a stepped bluestone base following the grade of the hill.

Later alterations and additions to the rear of the building do not contribute to the significance of the place.

How is it significant?

The residence at 24 Murphy Street, South Yarra is of local historical and representative (architectural) significance to the City of Stonnington.

Why is it significant?

The house at 24 Murphy Street, South Yarra has strong associations with the early European development phase of South Yarra, when land was first subdivided and sold for residential development in the mid-nineteenth century. It is one of only a small number of substantially intact houses remaining in the suburb to clearly demonstrate the early phase of development in the City of Stonnington (Criterion A).

The house at 24 Murphy Street, South Yarra is a fine and substantially intact representative example of a mid-Victorian brick house. It displays typical characteristics of the Italianate style of the mid-Victorian period, including hipped slate-clad roof, symmetrical principal elevation with quoined front corners, undecorated front verandah with timber posts, symmetrically placed openings to the front elevation with sets of French doors, rendered chimneys with capping and cast iron palisade fence on stepped bluestone base to front boundary.

Historical Context

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

3 Settling the land

- 3.3 Land speculation

8 Building suburbs

- 8.2 Middle-class suburbs and the suburban ideal

Place History

The house at 24 Murphy Street, South Yarra was constructed in 1866 as a brick house with seven rooms (RB 1866).

The property formed part of Crown Allotment 3 in the Parish of Prahran, sold at the first Crown land sales in 1840. The lot was one of a number of Crown allotments with frontages to Gardiners Creek Road (later renamed Toorak Road) and bounded by the Yarra River to the north. Subdivision occurred on the high southern ground in the 1850s and housing allotments were created in streets including Murphy Street.

Merchant and land speculator James Nation owned land on the east side of Murphy Street in 1865 and the following year subdivided this into three allotments. Brick houses were constructed on each block, including the subject property. Nation also acquired adjacent properties in Prahran Street (later renamed Darling Street) and constructed houses at these properties at a similar time, including 15 Darling Street (HO32) (Figure 1).

The first occupant of 24 Murphy Street was William Crosby (RB 1866). By 1868 the house was described as a brick and slate house with nine rooms and in 1870 as an 11-roomed house (RB 1868-1870). The house continued to be leased and was re-numbered as 24 Murphy Street in 1888 (RB 1888). The footprint of the house can be seen in the Melbourne and Metropolitan Board of Works plans dating to

1895 (Figure 1 and 2). The house included basements, and comprised areas of lawn and brick paving to the rear of the property.

In 1905 the London Bank of Australia took possession of Nation's properties in Murphy Street and by 1915 Helen Sexton was the owner of 24 Murphy Street. In the 1920s the house was converted into three flats of four rooms then returned to a single dwelling in 1933. In the 1950s the house was again converted into flats, before once again being returned to a single dwelling.

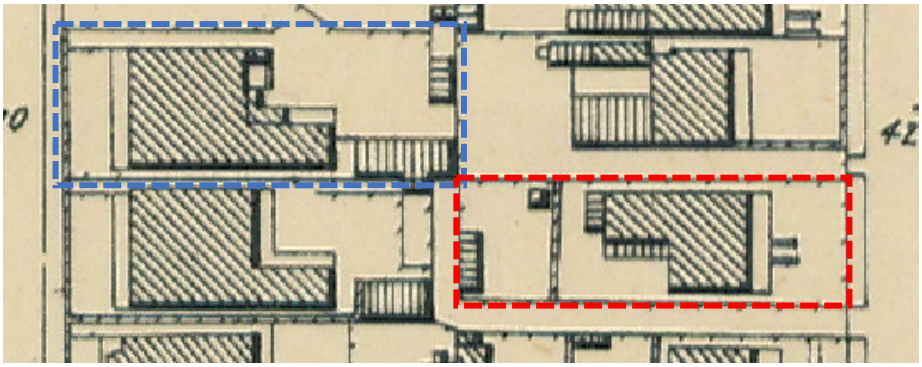


Figure 1. Detail of Melbourne and Metropolitan Board of Works (MMBW) City of Prahran Plan No 37, 1895, showing the close proximity of 24 Murphy Street (blue outline) and 15 Darling Street (HO32) (red outline) (Source: State Library of Victoria)

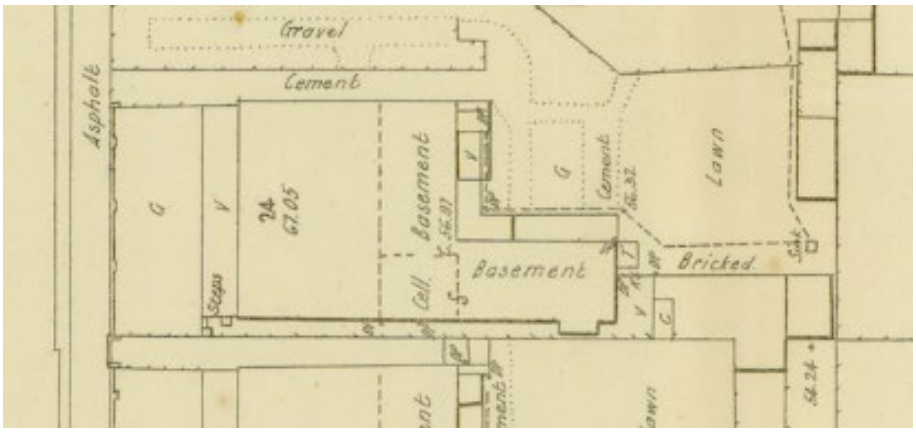


Figure 2. Melbourne and Metropolitan Board of Works (MMBW) City of Prahran Detail Plan No 946, 1895 (Source: State Library of Victoria)

Description

The house at 24 Murphy Street, South Yarra is located on the east side of Murphy Street, north-east of the main intersection of Toorak Road and Punt Road and west of the South Yarra railway station. The rectangular site has no vehicular access and the house is setback behind a small front garden.

The single-storey house is constructed of brick (rendered) with a slate-clad hipped roof (recently re-clad). The principal elevation is symmetrical with quoined front corners and brick (overpainted) chimneys with rendered capping and terracotta chimney pots at both the north and south ends. A corrugated metal-clad, concave hipped verandah extends across the principal elevation. Painted in broad stripes, the verandah roof is supported on simple timber posts and the verandah is undecorated. Four sets of French doors with rectangular highlights are evenly placed across the principal elevation and the entrance to the house is at the north side. A cast iron palisade fence, on a bluestone base, lines the front boundary and is stepped to follow the grade of the hill.

Recent additions have been made at the rear of the house and along the north boundary. It is likely some elements of the front verandah have been replaced over time.

Key Features:

- Single-storey brick house, typical of Italianate houses of the mid-Victorian period

- Slate-clad hipped roof
- Symmetrical principal elevation
- Quoining to front
- Concave hipped front verandah with painted broad-striped roof and timber posts
- Four sets of French doors with rectangular highlights across the principal elevation and entrance at the north side
- Rendered chimneys with capping
- Cast iron palisade fence to front boundary, set on a stepped bluestone base following the grade of the hill.



Figure 3. Oblique view of Murphy Street elevation (GJM Heritage, 2024)

Intactness and Integrity

The house at 24 Murphy Street, South Yarra remains substantially intact to its period of construction and retains a high degree of integrity as an early Victorian residence. More recent additions to the rear of the residence are not visible from the streetscape and do not diminish the appreciation of the property as a Victorian residence.

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 house at 24 Murphy Street, South Yarra has strong associations with the early European development phase of South Yarra, when land was first subdivided and sold for residential development in the mid-nineteenth century. It is one of only a small number of substantially intact houses remaining in the suburb to clearly demonstrate the early 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

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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 house at 24 Murphy Street, South Yarra is a fine and substantially intact representative example of a mid-Victorian brick house. It displays typical characteristics of the Italianate style of the mid-Victorian period, including hipped slate-clad roof, symmetrical principal elevation with quoined front corners, undecorated front verandah with timber posts, symmetrically placed openings to the front elevation with sets of French doors, rendered chimneys with capping and cast iron palisade fence on stepped bluestone base to front boundary.

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

N/A

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

Grading and Recommendations

It is recommended that the property remain in the Heritage Overlay as an individual Heritage Place (HO165). It is recommended that the 'Heritage place name' column within the Schedule to the Heritage Overlay be updated to:

Residence
24 Murphy Street, South Yarra

It is recommended that notice and review requirements be triggered for the front fence as it appears to be an original feature that contributes to the significance of the place.

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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?*	Yes (front cast iron fence)
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

No change. Heritage Overlay extent to remain to the property boundaries.

Previous Assessment

City of Stonnington Heritage Overlay Report, Bryce Raworth Pty Ltd, 1998

City of Prahran Conservation Review, Context Pty Ltd, 1993

References

Bryce Raworth Pty Ltd, *City of Stonnington Heritage Overlay Report*, 1998.

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

Melbourne Metropolitan Board of Works (MMBW) Detail Plan No 946, City of Prahran, 1895.

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

Prahran Rate Books (RB), as cited.