City of STONNINGTON

Alexandra Avenue Precinct

Prepared by: GJM Heritage (March 2025)

Address: Alexandra Avenue, Caroline Street, Darling Street, Dobson Street, Lawson Street and Punt Road, South Yarra

Name:	Alexandra Avenue Precinct	**Review Date:**	June 2024
Place Type:	Residential Precinct	**Architect/Designer:**	Howard, E H and H D Lawson - 119 Caroline St, 122 Caroline St, 73 Alexandra Ave / 124 Caroline St, 65 Alexandra Ave, 75 Alexandra Ave, 77 Alexandra Ave, 79 Alexandra Ave, 1 Lawson Gve, 2 Lawson Gve
Grading:	See grading table	**Builder:**	Various
Extent of the Overlay:	See Figure 5	**Construction Date(s):**	1920s-1940s



Figure 1. 'Dorrington House', 73 Alexandra Avenue



Figure 2. 'Kildare', 77 Alexandra Avenue



Figure 3. 'Bona Vista', 56 Darling Street



Figure 4. 'The Manor', 2 Lawson Grove

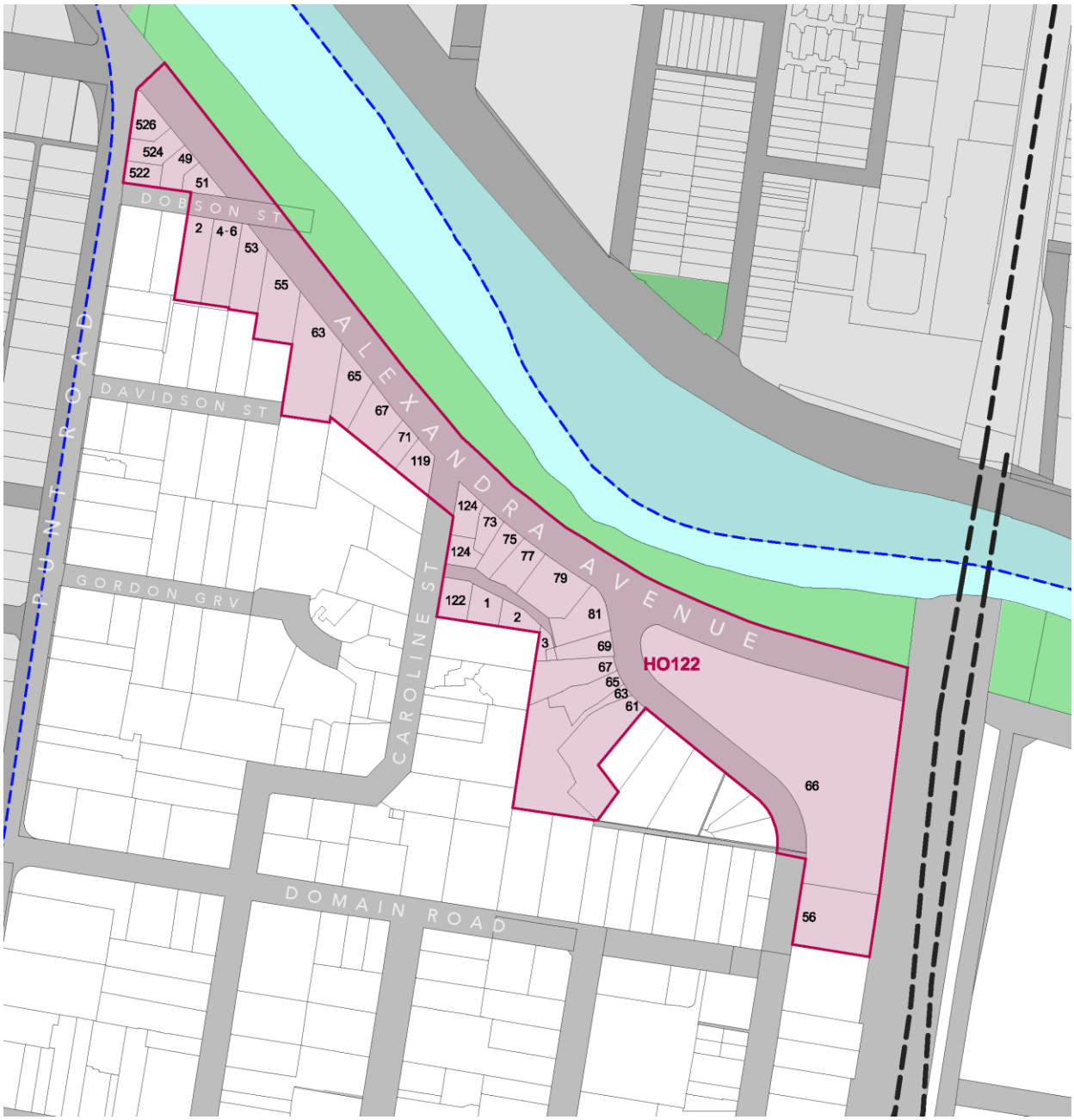


Figure 5. Alexandra Avenue Precinct, South Yarra (GJM Heritage, July 2024)

Statement of Significance

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).

Historical Context

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

2 Altering the environment

- 2.1.3 Making roads and railways

8 Building suburbs

- 8.1.3 The end of an era - mansion estate subdivisions in the twentieth century.
- 8.6.2 Developing apartment living
- 8.6.3 Architect designed apartments

Place History

The following history is drawn from John Statham's Citation for the Alexandra Avenue Precinct, South Yarra, 2013, with additional information as cited.

The area bounded by Punt Road, the Yarra River, Toorak Road and the Sandringham Railway line comprises four of the six lots sold in the first sale of Crown lands in 1840. These large allotments originally extended from Gardiner's Creek (now Toorak) Road in the south to the Yarra River (Figure 6).

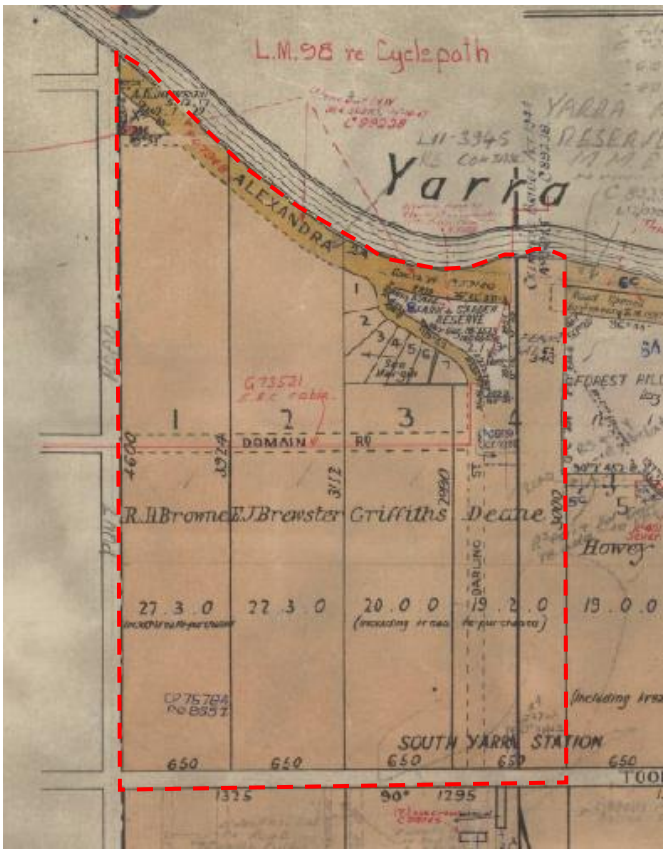


Figure 6. Detail of parish plan showing Lots 1-4 overlaid with later notations; plan dates to c1880 (Source: Public Record Office Victoria)

Several houses were constructed on elevated sites to the north of the present-day alignment of Domain Road following the Crown land sales. This included 'Yarra Bank', the 1843 home of Major Alexander Davidson (since demolished) and 'Avoca', the c1848 residence of William Montgomerie Bell, a wealthy

merchant, which remains in Gordon Grove. Lot 3 was purchased by G R Griffiths but remained undeveloped for some years. It was sold to wine merchant John Robert Murphy who planted a vineyard along the northern slopes above the river. Lot 4 (to the east of present-day Darling Street) was less readily developed, terminating in a steep escarpment above swampy land adjacent to the Yarra.

Subdivision of these extensive properties occurred from the 1850s, resulting in the creation of residential allotments between Domain Road and Toorak Road. The early residences were separately retained on large sites set close to the river, reflecting the affluence of the area. This is evidenced in an 1855 plan of Melbourne which shows the early residences set back from the river with gardens extending to the riverbank (Figure 7).

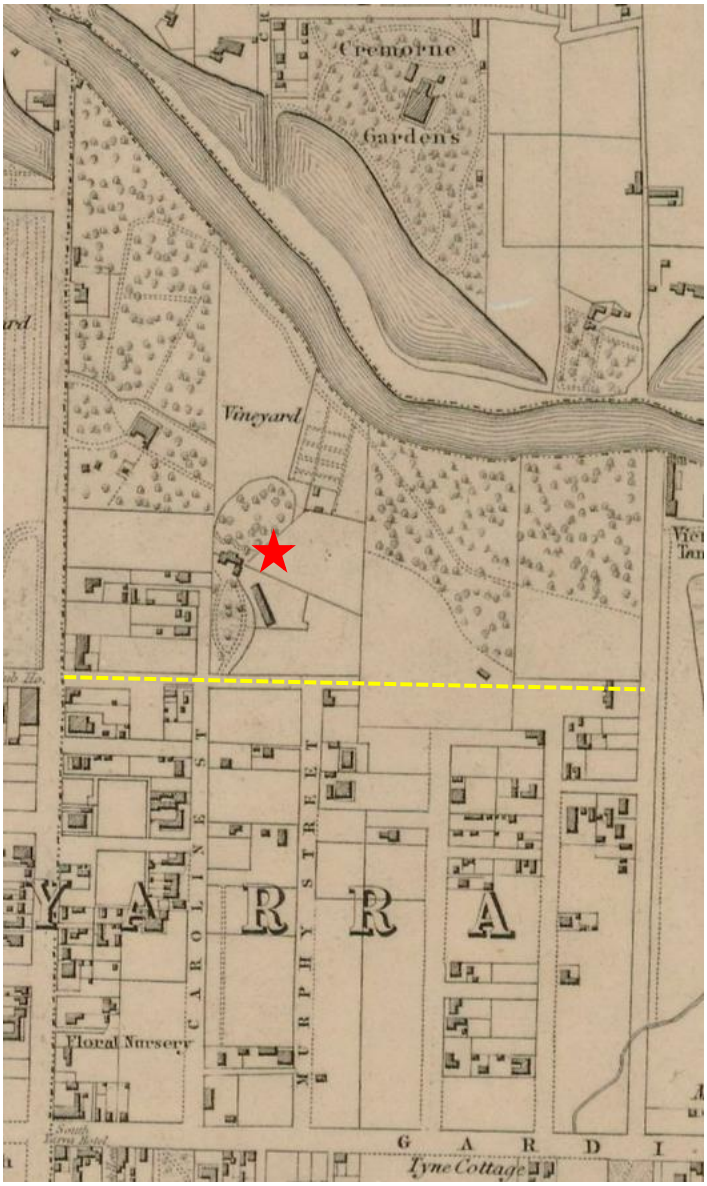


Figure 7. Detail of plan of Melbourne and its suburbs, compiled by James Kearney, 1855 showing subdivision to the south of present-day Domain Road (indicated by yellow dashed line) and the large land holdings to the north. The mansion 'Avoca' is indicated by the red star (Source: State Library of Victoria)

Domain Road was extended eastward to Darling Street in 1887. Swampy ground and difficult terrain proved a challenge to subdivision and impeded development of land fronting the Yarra River. An 1895 Melbourne and Metropolitan Board of Works (MMBW) plan shows the lack of development, with land along the escarpment dominated by the early residence, *Avoca* (Figure 8). A racecourse occupied land in the northern sections of Lots 3 and 4.

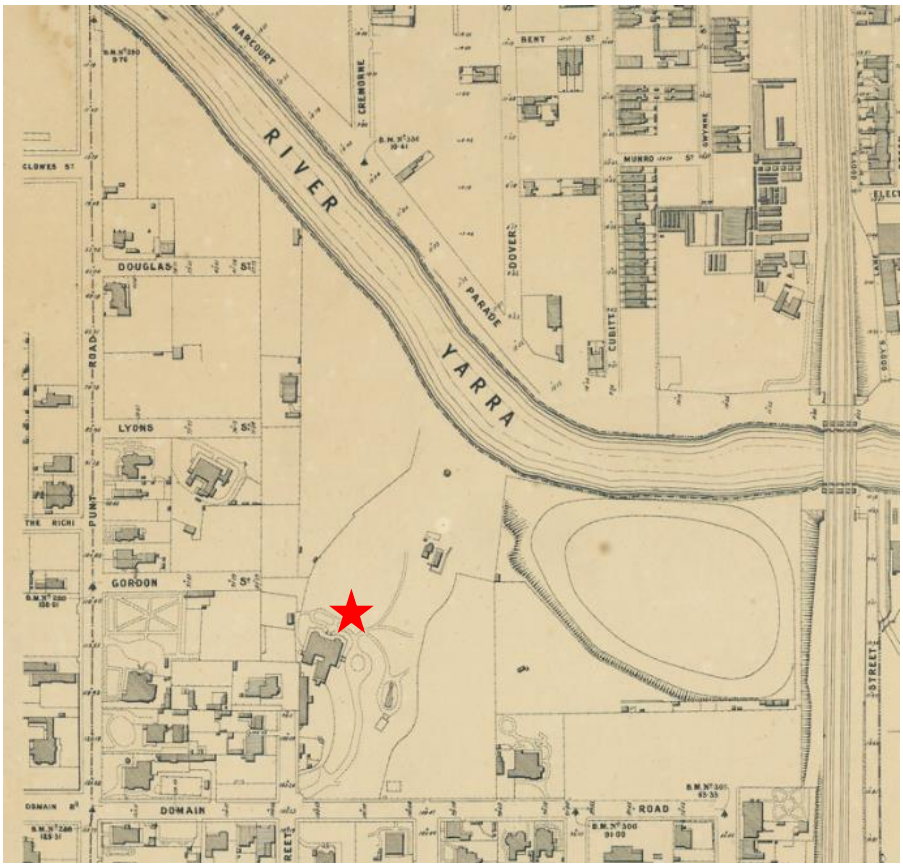


Figure 8. Detail from MMBW Plan 37, City of Prahran, 1895; the mansion 'Avoca' is indicated by the red star (Source: State Library of Victoria)

From 1896, the Yarra Improvement Act empowered the MMBW to undertake major widening and realignment works of the Yarra River (Context 2006, revised 2009:20). The first section of Alexandra Avenue, comprising land on the south bank of the river adjacent to Princes Bridge, was opened by the Duke of Cornwall and York in 1901 (*The Age*, 29 November 1901:1). In the ensuing years the Avenue was extended east through to Anderson Street to create a picturesque boulevard alongside the Botanic Gardens. Extension of the Avenue east to Darling Street had been partially formed by 1906 (*The Age,* 27 June 1906:10). Despite an agreement between the Government and Prahran Council stating that the Public Works Department would 'complete, metal and channel the avenue from Anderson-street bridge to Darling-street, adjacent to the South Yarra railway line', funds for improvements were withdrawn and no further works subsequently undertaken (*The Age,* 27 June 1906:10). The stretch of Alexandra Avenue between Anderson Street to Darling Street and extending under the South Yarra railway bridge to Chapel Street remained neglected into the early 1910s (*Leader,* 4 May 1912:26; Figure 9).

In 1916, the Prahan Council's public works committee recommended that 'the work of constructing the Alexandra Avenue between Punt Road and Chapel Street be proceeded with' (*Prahran Chronicle,* 15 July 1915:5). This provided the impetus to extend Caroline and Darling Streets through to Alexandra Avenue and land in these streets and along the riverside thoroughfare was subsequently subdivided for sale (Figure 10). Many of these allotments were purchased by architect and developer, Howard R Lawson, and his business partner, Reginald W Biffen, for the construction of flats. Other allotments, on the north/east side of Darling Street, were purchased by the City of Prahran to form the Darling Gardens.

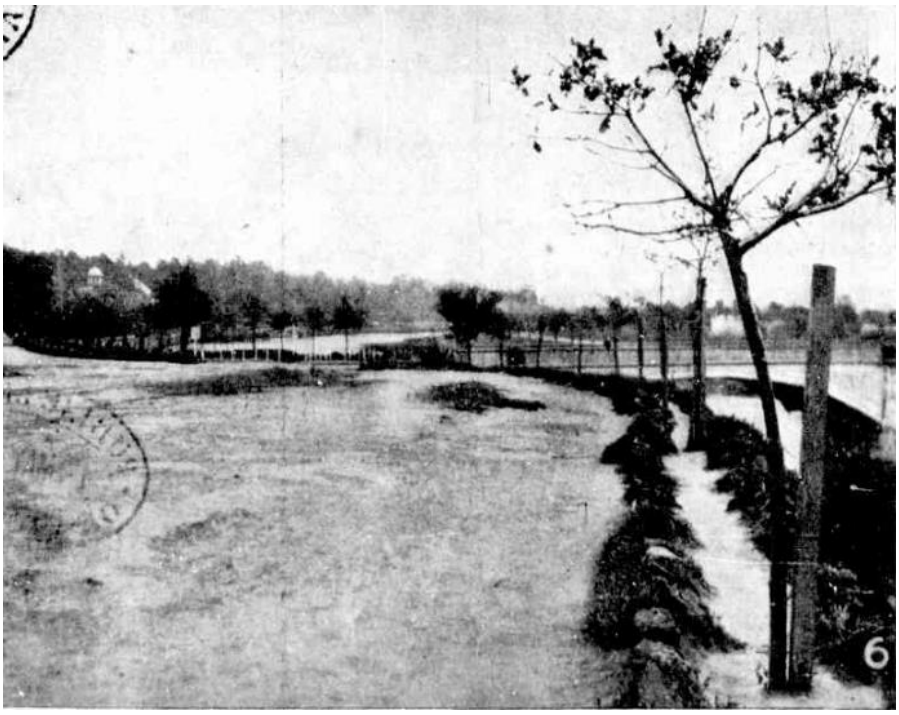


Figure 9. The Anderston Street end of Alexandra Avenue, with view of the Temple of the Wings in the Botanic Gardens. In the foreground the stunted oaks represent the beginning of the neglected section, which extends under the South Yarra railway bridge to Chapel Street' (Source: Leader, 4 May 1912:26)

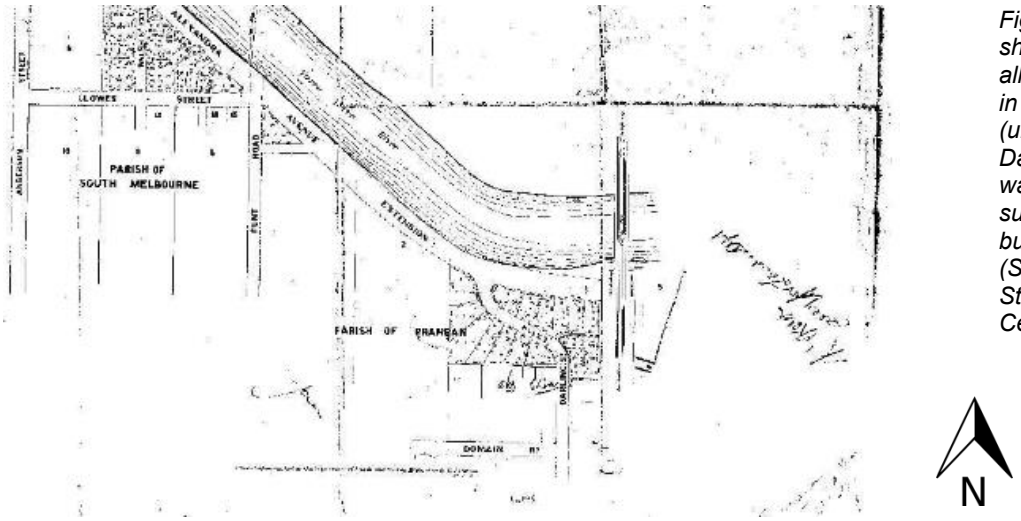


Figure 10. Plan showing building allotments for sale in Darling Street (undated). Note that Darling Gardens was originally subdivided as building allotments (Source: Stonnington History Centre)

Howard R Lawson originally practiced as an architect before moving into property development, promoting himself as the 'architect who builds'. His work included a substantial number of bungalows and flats in Melbourne's inner and southern suburbs, largely dating from the 1910s and 1920s. Despite his prolific output, Lawson's role as a developer was viewed unfavourably by the architectural profession and his applications for registration as an architect in 1923 and 1924 were rejected.

Lawson was declared bankrupt from 1930 until 1945, largely as the result of failed theatre and dance hall enterprises (*Commonwealth of Australia Gazette,* 17 July 1930:1387; *Commonwealth of Australia Gazette,* 12 July 1945:1527). During this period, Lawson's sons, E H and H D Lawson assumed responsibility of their father's business, though newspaper reports suggest that Lawson retained involvement with the family pursuit of flat design through this period (*Argus,* 23 May 1939:4).

A 1922 oblique aerial photograph shows the lack of development along Alexandra Avenue in the post-World War I years, with a handful of buildings constructed near the Punt Road intersection and an additional few in Darling Street (Figure 11). Vacant land along Alexandra Avenue, to the west and east of

Caroline Street, was advertised for sale as the Alexandra Avenue Estate in 1923 (Figure 12). The Estate was described in the *Australian Home Builder* as:

> *'25 riverside home sites…elevated blocks in a select locality, surrounded by beautiful homes. Convenient to cable and electric trams…Frontages to Alexandra Avenue, the most beautiful riverside drive in the southern hemisphere. The last subdivision Melbourne side of Church Street Bridge.*

The advertisement also promoted the Estate's proximity to trams and the South Yarra Railway Station (*Australian Home Builder*, No 4, May 1923:5).



Figure 11. Aerial view of Alexandra Avenue, South Yarra looking south from Richmond, 1922 (Source: State Library of Victoria)



Figure 12. Land for sale as part of the Alexandra Avenue Estate, 1923 (Source: Stonnington History Centre)

The Depression prevented any immediate large-scale development of the precinct at the time, with the most substantial development occurring from the early 1930s. This commenced with an ambitious undertaking by Lawson's sons, E H and H D Lawson, who designed and built fifteen blocks of flats in 1933. Described as 'one of the most extensive flat-building projects in Melbourne', the development, located on land to the west and east of Caroline Street where it meets Alexandra Avenue, comprised the

construction of 'one block of flats on the western allotment ('*Durham Hall'*, 119 Caroline Street), another on the same allotment, one on the eastern allotment high up in Caroline Street' ('*Devonshire House*', 122 Caroline Street), three more blocks 'staggered' around the eastern corner of the two streets ('*Dorrington House*', 73 Alexandra Avenue and 124 Caroline Street); followed by another group of three blocks further east ('*York House*', 75 Alexandra Avenue; '*Kildare*', 77 Alexandra Avenue; and '*Narooma*', 79 Alexandra Avenue)' (*Argus*, 16 February 1933:5). As described in the *Argus*:

> *'Although similar in general design and appearance, the blocks of flats will differ sufficiently to prevent dull uniformity. Some will be of four stories, others will be less. The buildings will be of brick, faced with coloured cement and sheltered by overhanging eaves and a roof of colour-blended tiles.*' (*Argus*, 16 February 1933:5)

Subsequent development included the construction of '*Granada Mews*' (65 Alexandra Avenue), '*Warwick Lodge*' (1 Lawson Grove) and '*The Manor*' (2 Lawson Grove), which all utilised standard precast concrete decorative details to enliven simple, block-like forms.

This phase of development culminated with '*Beverly Hills*' (61 & 63 Darling Street, 1935-36), which comprised three blocks located on a precipitous site rising from Darling Street. It was extraordinary in terms of its scale, form and detailing and for its landscaped setting using the Darling Gardens and the broader Yarra environs to create a unified and dramatic setting for the buildings. The development incorporated a range of exotic details drawn from the architecture of Los Angeles and Hollywood and popularised locally by magazines. References to Hollywood were heightened by the incorporation of a pool for tenants into the design.

Several other blocks of flats were built on the remaining lots in Alexandra Avenue and Darling Street from 1940. This included '*Maritama*' (81 Alexandra Avenue), '*Stratton Heights*' (63 Alexandra Avenue) and 56 '*Bona Vista'* (56 Darling Street). These flats are more Moderne in form and detailing but, in the case of *'Maritama'* and *'Stratton Heights',* retain some of the Mediterranean character of the earlier designs in the precinct through architectural features such as classical balusters and sweeping balconies.

The precinct was fully developed by the mid-twentieth century, as evidenced by a 1945 aerial photograph of the area (Figure 13). A later c.1950-60 oblique aerial photograph shows the imposing '*Beverly Hills*' development and several other flats, including '*Dorrington House*', set against the landscaped setting of Darling Gardens (Figure 14).



Figure 13. Aerial photograph of the precinct, showing development along Alexandra Avenue and the surrounding streets, 1945 (precinct indicated) (Source: Landata Victoria)



Figure 14. Detail of aerial photograph showing Darling Gardens, Darling Street, Lawson Street and part of Alexandra Avenue, c1950-60. 'Beverly Hills' is clearly visible at the centre of the image (Source: State Library of Victoria)

Description

The Alexandra Avenue Precinct, South Yarra is located on the south side of the Yarra River, between Punt Road and the elevated railway line which crosses the Yarra River to the west of Yarra Street. The majority of properties are located on the south side of Alexandra Avenue, others are located in smaller streets to the south – Dobson Street, Caroline Street, Darling Street and Lawson Street – and the east side of Punt Road at the western boundary of the precinct. Located on the Yarra River escarpment, the precinct includes the Darling Gardens at the east end of the precinct and borders the southern bank of the Yarra River. The precinct is dominated by medium to large blocks of predominantly three to four-storey flats in Alexandra Avenue, Caroline Street, Darling Street and Lawson Street and includes a small number of individual interwar houses. 67 Alexandra Avenue and 69 Darling Street, South Yarra are newer built form and do not contribute to the heritage values of the precinct. Buildings are located on irregular shaped sites, many of which slope steeply up the escarpment to the south. The escarpment is partially exposed in Alexandra Avenue between Caroline Street and Dobson Street, with stone retaining walls and access paths/stairs leading to blocks of flats.

Predominantly constructed in the 1930s, the blocks of flats are highly consistent in form and materiality and are constructed in a variety of popular interwar architectural styles, with Mediterranean, Moderne and Arts and Craft influences. The Mediterranean style buildings are constructed of brick and finished with cement render. The multistorey building forms have broad-eaved hipped roofs which are tile-clad. Elevations incorporate recessed balconies and staircases and typically display detailing such as intricately patterned surface decoration, precast concrete screens and balustrading, twisted columns, inset and oriel windows. Other buildings demonstrate Arts and Craft influences with broad-eaved, tile-clad, hipped roofs, brick or roughcast rendered walls, recessed balconies and either recessed or external staircases. A small number of buildings draw on the Moderne style with face or rendered brickwork, some with contrasting brick detailing, and curved walls, windows and balustrading. The small group of single interwar residential buildings are two-storey brick houses or maisonettes with pitched roofs, box-framed windows, some with face brickwork or roughcast render finish.

A number of front boundaries have low random stone walls, and a low brick fence lines the Moderne-style property at 56 Darling Street.

Key Features:

- 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 Craft 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, 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, 81 Alexandra Avenue, 119 Caroline Street, 61 and 63 Darling Street) and brick wall (56 Darling Street) at the street boundaries
- Landscape setting of Darling Gardens.



Figure 15. St Arno', 53 Alexandra Avenue



Figure 16. 'Edgecliff', 55 Alexandra Avenue



Figure 17. 'Stratton Heights', 63 Alexandra Avenue



Figure 18. 'Granada Mews', 65 Alexandra Avenue



Figure 19. 'Durham Hall', 119 Caroline Street



Figure 20. 'Dorrington House', 73 Alexandra Avenue & 124 Caroline Street



Figure 21. 'York House', 75 Alexandra Avenue



Figure 22. 'Kildare', 77 Alexandra Avenue



Figure 23. 'Narooma', 79 Alexandra Avenue



Figure 24. 'Maritama', 81 Alexandra Avenue



Figure 25. 'Bona Vista', 56 Darling Street



Figure 26. 'Beverly Hills', 61 Darling Street



Figure 27. Darling Gardens



Figure 28. 'Warwick Lodge', 1 Lawson Grove



Figure 29. 'The Manor', 2 Lawson Grove

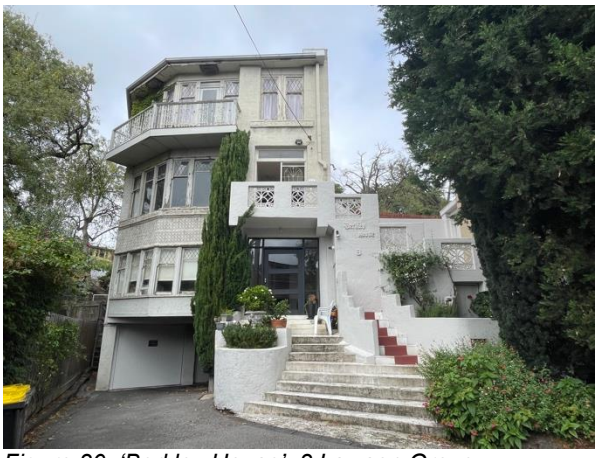


Figure 30. 'Berkley House', 3 Lawson Grove



Figure 31. 'Myryny', 526 Punt Rd



Figure 32. 'Karlsbrook', 2 Dobson St



Figure 33. 4-6 Dobson St

Intactness and Integrity

The Alexandra Avenue Precinct remains very highly intact to its period of construction and retains a remarkably high degree of integrity in interwar fabric, form and detail. While the residences have undergone some minor alterations (particularly to windows, some hard landscaping and fencing), these changes do not diminish the ability to understand and appreciate the place as a richly detailed and highly cohesive precinct of flats, apartments and single residential buildings dating from the 1920s to the 1940s.

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 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 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).*

N/A

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

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 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

280-286 Domain Road, South Yarra are late nineteenth or early twentieth century residences that fall outside the period of significance for the precinct and do not share the values of the precinct. Given their location at the boundary of the precinct, it is considered appropriate to remove these properties from HO122 as future redevelopment will not compromise the values of the balance of the precinct (see Figure 34).

49/49A-59 Darling Street, South Yarra are a run of buildings that are either of more recent construction or are modest and more heavily altered examples of interwar development than the balance of the precinct. Given the extent of this group and their location at the edge of the precinct, it is considered appropriate to

remove these properties from HO122 as future redevelopment will not compromise the values of the balance of the precinct (see Figure 34).

The historical development of the railway and the railway infrastructure to the east of the precinct does not relate to the significance of the precinct and it is considered appropriate to remove this from HO122 (see Figure 34).

While forming part of the general setting for the Alexandra Avenue Precinct, the bank of the Yarra River does not contain any heritage fabric or contribute to the identified heritage values of HO122. It is considered appropriate to remove this from HO122 (see Figure 34).

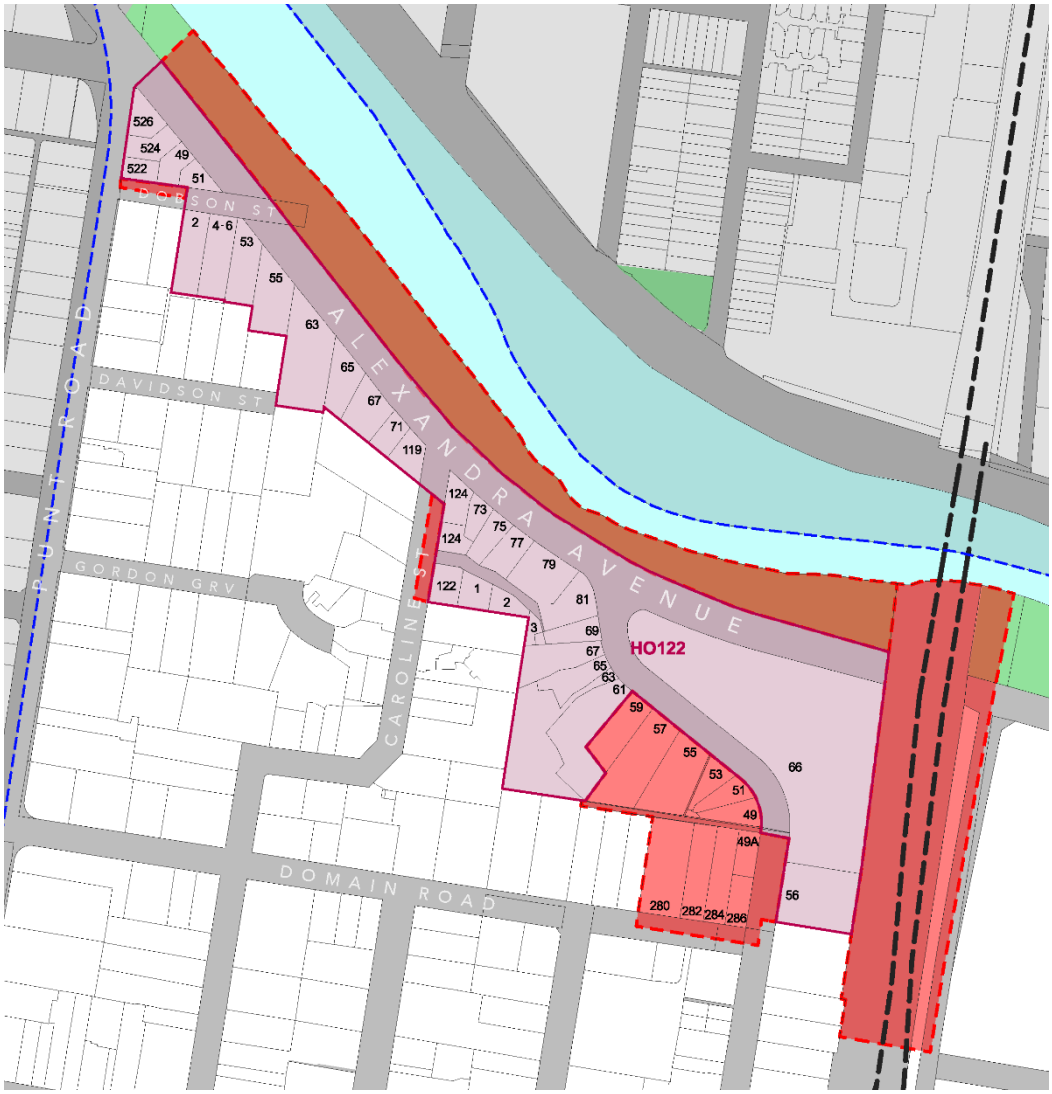


Figure 34. Map showing recommended changes to precinct boundary.

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It is recommended that the balance of the properties remain in the Heritage Overlay as a Heritage Precinct, known as *Alexandra Avenue Precinct* (HO122) with gradings as set out in the table below and Figure 35.

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 – early low stone and brick boundary walls
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 35:

No.	Address	Name/alternate address	Grading
49	Alexandra Avenue	*Larnark*	Contributory
51	Alexandra Avenue		Contributory
53	Alexandra Avenue	*St Arno*	Contributory
55	Alexandra Avenue	*Edgecliff*	Contributory
63	Alexandra Avenue	*Stratton Heights*	Significant
65	Alexandra Avenue	*Granada Mews*	Contributory
67	Alexandra Avenue		Non-contributory

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71	Alexandra Avenue	*Blue Haze*	Contributory
73	Alexandra Avenue	*Dorrington House* / 124 Caroline Street	Significant
75	Alexandra Avenue	*York House*	Significant
77	Alexandra Avenue	*Kildare*	Significant
79	Alexandra Avenue	*Narooma*	Significant
81	Alexandra Avenue	*Maritama*	Significant
119	Caroline Street	*Durham Hall*	Significant
122	Caroline Street	*Devonshire House*	Significant
124	Caroline Street	*Dorrington House* / 73 Alexandra Avenue	Significant
56	Darling Street	*Bona Vista*	Significant
61	Darling Street	*Beverly Hills*	Significant
63	Darling Street	*Beverly Hills*	Significant
65	Darling Street		Contributory
66	Darling Street	*Darling Gardens*	Contributory
67	Darling Street		Contributory
69	Darling Street		Non-contributory
2	Dobson Street	*Karlsbrook*	Contributory
4-6	Dobson Street		Contributory
1	Lawson Grove	*Warwick Lodge*	Significant
2	Lawson Grove	*The Manor*	Significant
3	Lawson Grove	*Berkley House*	Significant
522	Punt Road	*Kensington*	Contributory
524	Punt Road		Contributory
526	Punt Road	*Myryny*	Contributory

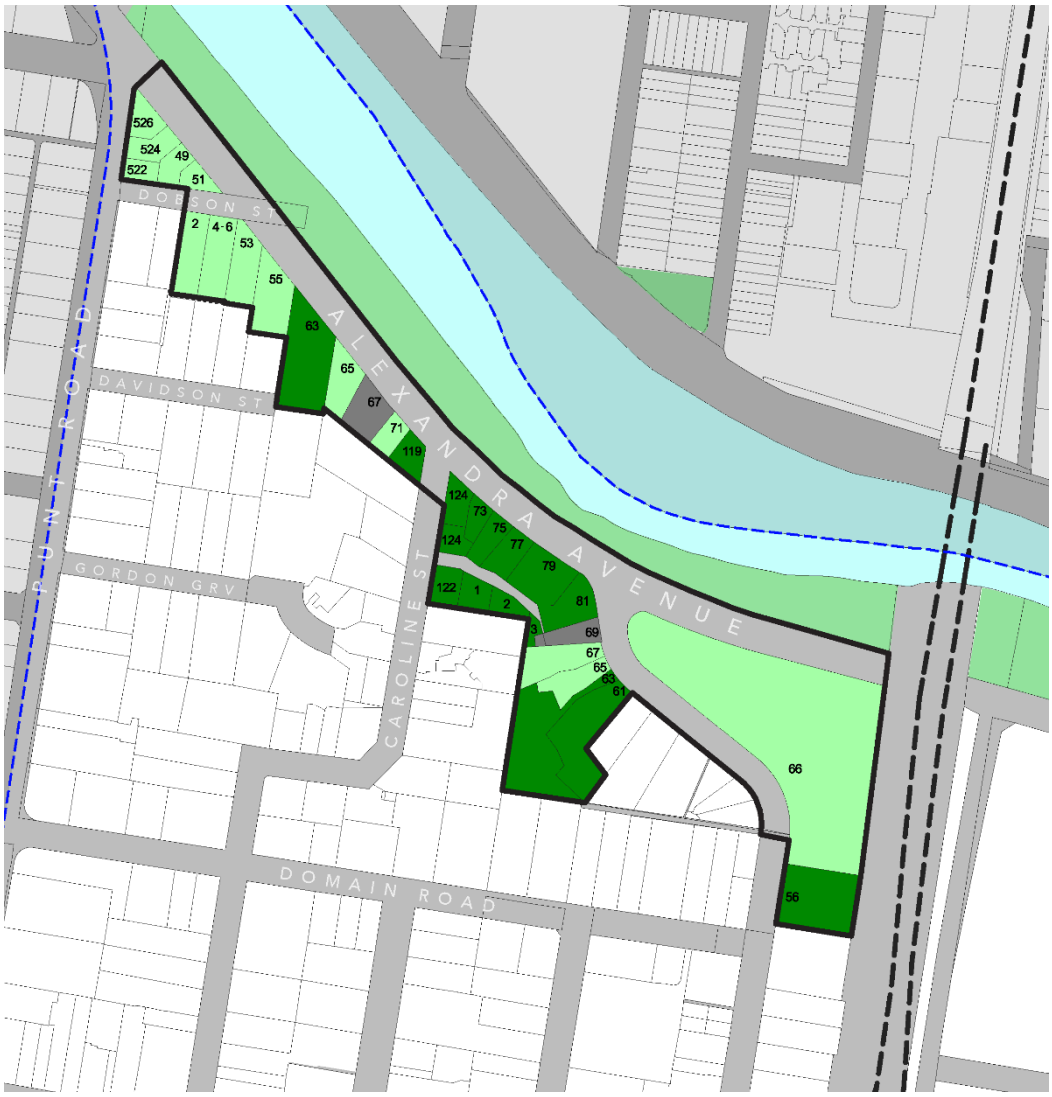


Figure 35. Grading map.

Previous Assessments

The Alexandra Avenue Precinct Heritage Place Citation, John Statham, Heritage Advisor, City of Stonnington, May 2011 (updated June 2013)

Prahran Conservation Study, Nigel Lewis and Associates, 1983

References

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State Library of Victoria, map collection.

State Library of Victoria, picture collection.

Statham, John, *The Alexandra Avenue Precinct Heritage Place Citation,* May 2011 (updated June 2013).

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