Statement of Significance: Kelvin Grove Precinct, Prahran (June 2026)

Heritage Place:	Kelvin Grove Precinct Prahran	**PS ref no:**	HO139



Figures 1-6: *Examples of residences included in the precinct (L-R, starting at the top) 24, 28, 34, 36, 38, and 40 Kelvin Grove, Prahran* (City of Stonnington, February 2020).

What is significant?

The Kelvin Grove Precinct, comprising a group of Edwardian and Federation style dwellings on Kelvin Grove, Prahran, is locally significant.

The precinct is wholly characterised by contributory graded buildings.

Character elements that contribute to the significance of the precinct include:

- The distinctive pattern of the 1890s-1910 development;
- A relatively high degree of integrity arising from the same construction period and absence of modern infill within the curtilage;
- The regularity and harmony of the single-storey detached and semi-detached Edwardian and Federation era houses primarily characterised by single or double fronted façades, projecting gable ends with half timbering, face red brick, terracotta Marseilles tiled hipped roofs- some with crested terracotta ridge capping and finials, verandahs embellished with timber fretwork, brackets and valance, brick chimneys – some with terracotta pots and harling render, and timber framed triple casement windows; and
- The uniformity of allotments, siting, setbacks and building heights across the precinct.

Later alterations and additions to the properties are not significant, including unsympathetic and obscuring fences.

How is it significant?

The Kelvin Grove Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Kelvin Grove Precinct is historically significant as a fine collection of Edwardian and Federation era houses that were developed following the 1887 subdivision of the Merville Estate, which continued the initial Boom-Era urban development of the metropolitan area with character changes that precipitated Prahran's shift from sparsely developed paddocks and Victorian era mansion estates to a suburban middle-class enclave. However, though part of the late nineteenth century subdivisions in the City of Stonnington, on account of the economic crash of the 1890s, the development of the precinct was delayed. All the dwellings within this precinct were erected during this delayed developmental phase from the 1890s to 1910s, representing the historical early twentieth century recovery from the 1890s economic crash. With this, the Kelvin Grove Precinct forms a tangible link to this seminal transitional period of suburban development in Prahran. (Criterion A)

The Kelvin Grove Precinct is aesthetically significant as a visually cohesive area characterised by single-storey freestanding and duplex Edwardian and Federation era dwellings. The buildings retain a high degree of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, detailing, heights, scale, allotment sizes and setbacks. Physical elements which contribute to the aesthetic significance of the precinct include: the repeated roof forms; use of Marseille terracotta tiling; the form and scale of the dwellings, the use of timber fenestration and render; intact chimneys with repeated designs; projecting decorative gable ends and intact verandahs. (Criterion E)

Primary source

Prahran and Windsor Heritage Review (Extent Heritage, April 2024).

Precinct map



Gradings schedule

Street address	Grading
20 Kelvin Grove, PRAHRAN	Contributory
22 Kelvin Grove, PRAHRAN	Contributory
24 Kelvin Grove, PRAHRAN	Contributory
26 Kelvin Grove, PRAHRAN	Contributory
28 Kelvin Grove, PRAHRAN	Contributory
30 Kelvin Grove, PRAHRAN	Contributory
32 Kelvin Grove, PRAHRAN	Contributory
34 Kelvin Grove, PRAHRAN	Contributory
36 Kelvin Grove, PRAHRAN	Contributory
38 Kelvin Grove, PRAHRAN	Contributory
40 Kelvin Grove, PRAHRAN	Contributory