City of
STONNINGTON

Residence

Prepared by: GJM Heritage (March 2025)

Address: 30 Macfarlan Street, South Yarra

Name:	Residence	**Survey Date:**	April 2024
Place Type:	Residential	**Architect/Designer:**	Not known
Grading:	Significant (HO74)	**Builder:**	Not known
Extent of the Overlay:	To property boundaries	**Construction Date(s):**	1861



30 Macfarlan Street, South Yarra (GJM Heritage, June 2024)

Statement of Significance

What is significant?

The residence at 30 Macfarlan Street, South Yarra, constructed 1861.

Elements that contribute to the significance of the place include:

- Single storey mid-Victorian timber house
- Hipped roof form, clad with slate to the principal elevation and corrugated sheet metal to the balance
- Symmetrical front elevation
- Convex hipped verandah with simple timber posts and timber floor
- Central timber-framed entrance with panelled timber door and flanking full-height shuttered windows
- Rendered chimney to north side of roof.

Later alterations and additions to the rear of the building do not contribute to the significance of the place. The front timber fence does not contribute to the significance of the place.

How is it significant?

The residence at 30 Macfarlan Street, South Yarra is of local historical and representative (architectural) significance to the City of Stonnington.

Why is it significant?

The residence at 30 Macfarlan 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 residence at 30 Macfarlan Street, South Yarra is a substantially intact representative example of a mid-Victorian timber house. It displays typical characteristics of the Italianate style of the mid-Victorian period, including hipped roof with slate-cladding to the principal elevation, rendered chimney to the north, symmetrical front elevation with timber post supported verandah, central entrance and flanking full-height window openings (Criterion D).

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 30 Macfarlan Street, South Yarra was constructed in 1861 as a slate-roofed timber residence with five rooms (RB 1861-1863).

The property formed part of Crown Allotment 38 in the Parish of Prahran, located to the south of Gardiners Creek Road (later renamed Toorak Road) and east of Hoddle Street (Punt Road). Acquired by Peter Davis in 1850, the 53 acre (21.4 hectare) allotment was subdivided in 1854.

Robert Gavin owned the subject site fronting Davis Street (later renamed Macfarlan Street) in 1861 and Rate Books recorded a ‘Building in course of erection’ that year (RB). Gardener Thomas Morrison owned the adjacent property, also with a five-roomed timber house, and purchased the adjoining property from Gavin in 1872 (RB 1872). By 1880, the subject property was numbered 12 Davis Street and was owned and occupied by Robert Morrison whose brother Thomas continued as the owner and occupant of the adjacent house at 10 Davis Street (RB 1880).

The Melbourne Metropolitan Board of Works (MMBW) Detail Plan No. 949 shows the subject property in 1895 (Figure 1). Renumbered 30 Davis Street in the early twentieth century, the house remained in Robert Morrison’s ownership and was let to William Dunn, carter, for a number of years (S&M, RB). The house remained in the ownership of the Morrison estate until 1926 (RB 1926) and was renamed 30 Macfarlan Street in the 1940s (S&M).

In 1992, 30, 34 and 36 Macfarlan Street were offered for sale, advertised as a ‘Magnificent residential development site’ (Figure 2). At this time 30 Macfarlan Street remained a timber house with slate roof (RB 1992). The properties were purchased by the City of Prahran, before the subject site was sold back into private ownership.

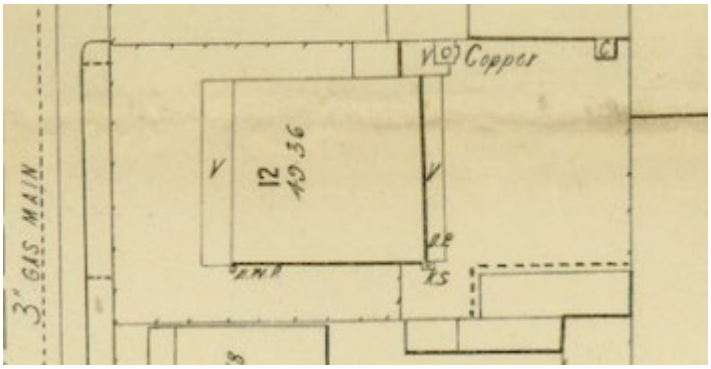


Figure 1. Melbourne Metropolitan Board of Works (MMBW) Detail Plan No 949, 1895 (Source: State Library of Victoria)

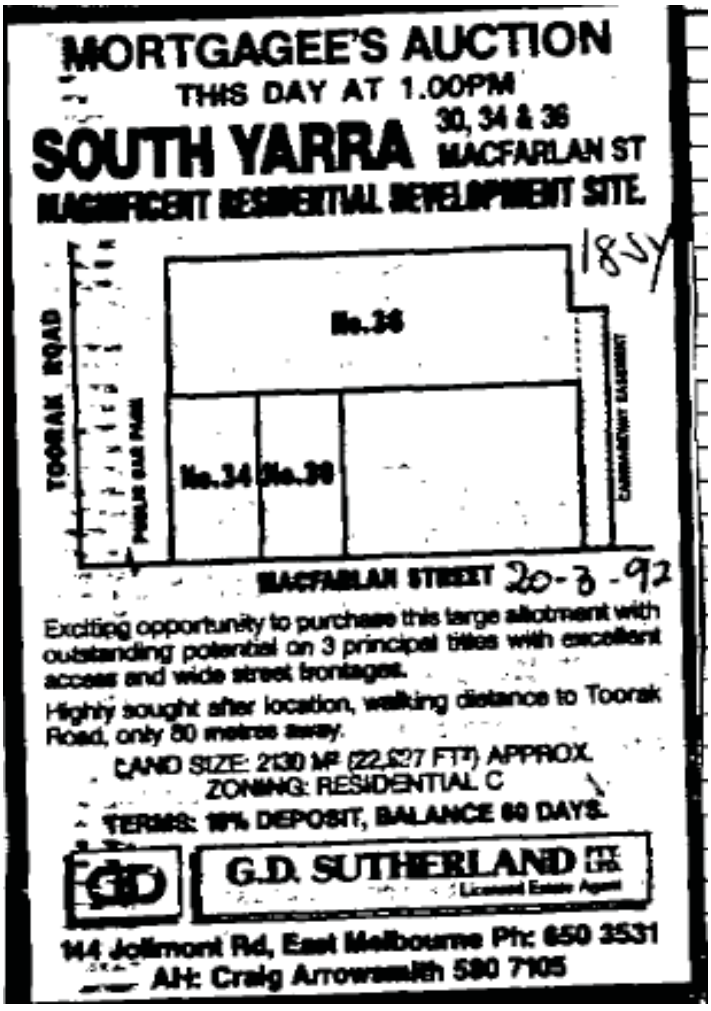


Figure 2. Mortgagee’s Auction notice for land at 30, 34 and 36 Macfarlan Street, March 1992 (Source: Prahran Valuation Records)

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Description

The house at 30 Macfarlan Street, South Yarra is located on the east side of Macfarlan Street, south-east of the main intersection of Punt Road and Toorak Road. The small rectangular site is accessed by a driveway at the southern end of the street boundary and the house is situated close to the front boundary.

The single-storey house is timber-clad with a U-shaped hipped roof, with (new) slate cladding to the principal elevation and corrugated sheet metal cladding to the remainder of the roof. A single rendered chimney is located at the north side of the roof. A convex hipped verandah lines the symmetrical front elevation, with simple timber posts, decorative metal frieze and brackets (later additions) and timber floor. A central timber-framed entrance with panelled timber door is flanked by full-height shuttered windows.

A second storey has been recently added to the house, comprising a rectangular form with gabled roof which runs across the rear of the main roof. This has rendered walls with corrugated sheet metal roof cladding. A timber picket fence with central gate lines the street boundary.

Key Features:

- Single storey mid-Victorian timber house
- Hipped roof form, clad with slate to the principal elevation and corrugated sheet metal to the balance
- Symmetrical front elevation
- Convex hipped verandah with simple timber posts and timber floor
- Central timber-framed entrance with panelled timber door and flanking full-height shuttered windows
- Rendered chimney to north side of roof.



Figure 3. Principal elevation to Macfarlan Street (Source: GJM Heritage, June 2024).



Figure 4. Oblique view to Macfarlan Street (Source: GJM Heritage, April 2024).

Intactness and Integrity

The front portion of the residence at 30 Macfarlan Street, South Yarra remains substantially intact to its original phase of construction in its form and detailing. A substantial rooftop addition has impacted the property's overall level of intactness. Despite the addition, the place remains readily legible as a modest Victorian residence, retaining a moderate degree of integrity.

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 residence at 30 Macfarlan 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

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).*

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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 known as *Residence, 30 Marcfarlan Street, South Yarra* (HO74).

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

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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 Prahran Conservation Review, Context Pty Ltd, 1993

References

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

Melbourne Metropolitan Board of Works (MMBW) Detail Plan No 949, 1895.

Prahran Rate Books (RB), as cited.

Prahran Valuation Records.

Sands and McDougall Directories (S&M), various.