City of
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Fawkner Street and Davis Avenue Precinct

Prepared by: GJM Heritage (March 2025)

Address: Davis Avenue, Fawkner Street, Osborne Street and Punt Road, South Yarra

Name:	Fawkner Street and Davis Avenue 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, 1900s (334 Punt Road) 1910s (4 Fawkner Street)



Figure 1. 22 Davis Street



Figure 2. 39 Fawkner Street



Figure 3. 85 Osborne Street



Figure 4. 348 Punt Road

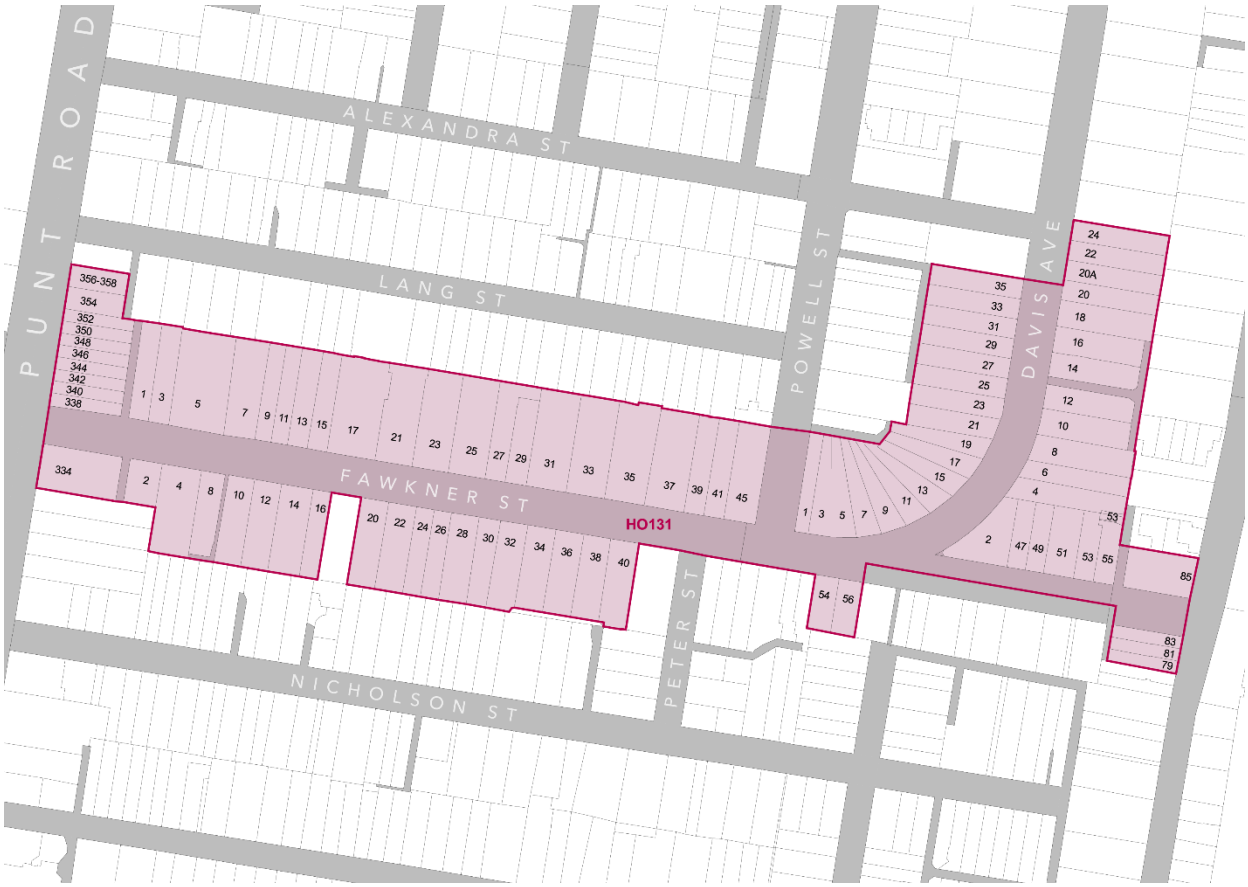


Figure 5. Fawkner Street and Davis Avenue Precinct, South Yarra (GJM Heritage, July 2024)

Statement of Significance

What is significant?

The Fawkner Street and Davis Avenue Precinct, South Yarra, a predominantly 1880s subdivision containing a large collection of Victorian-style houses and a row of Victorian-style shops with some later houses dating from the first decade of the twentieth century.

The precinct includes:

- Davis Avenue (nos. 1-35 odd only, 2-24 even only)
- Fawkner Street (nos. 1-55 odd only; 2-16, 20-40 and 54-56 even only)
- Osborne Street (nos. 79-85 odd only)
- Punt Road (nos. 334-360 even only).

Elements which contribute to the significance of the precinct include:

- Single-storey brick and timber houses, predominantly from the Victorian period
- Two-storey brick houses from the Victorian period
- Rectangular forms, typically detached and single or double-fronted, the latter with symmetrical principal elevations or asymmetrical principal elevations with projecting side bays
- Some pairs and terrace rows of houses
- Hipped roof forms clad with corrugated metal sheet or slate
- Bracketed eaves
- Verandahs to principal elevations with varied profile, typically supported on timber posts or cast-iron columns and decorated with cast iron friezes and brackets
- Block-fronted timber and polychromatic brick principal elevations

- Red, dichromatic or rendered brick chimneys with corbelled capping
- Timber-framed sash windows either single, paired or in tripartite arrangements
- Small number of Edwardian-era houses dating from the early twentieth century with detailing including dominant gable ends with roughcast render finish and half-timbering effect, bay windows, exaggerated bracketing, and timber fretwork
- Two-storey commercial premises from the Victorian period with rendered brick elevations, dividing pilasters, decorative parapet including two pediments with nameplates, decorative hood-moulding to tripartite and pairs of first floor windows
- Shopfront (No. 350 Punt Road) with angled ingress, window framing and lead lighting to the shopfront highlight and first floor tripartite window.

Later front fences, vehicle accommodation, overpainting or rendering of brickwork, rear additions and later shopfronts do not contribute to the significance of the precinct. The properties at 6 and 14 Davis Street and 7, 14, 20 and 37 Fawkner Street are non-contributory places within the precinct.

How is it significant?

The Fawkner Street and Davis Avenue Precinct, South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Fawkner Street and Davis Avenue Precinct, South Yarra has strong associations with the development of South Yarra in the boom-years of the 1880s and early 1890s, when land was subdivided and sold for middle-class residential development and commercial development to support the growth in housing. As a substantially intact precinct of modestly-scaled, middle-class houses and two-storey shop/residences constructed in the late-nineteenth and early twentieth century, the Fawkner Street and Davis Avenue Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Fawkner Street and Davis Avenue Precinct is a cohesive collection of fine and substantially intact representative examples of late nineteenth and early twentieth century residences. The majority of houses in the precinct display typical features of the Victorian period, including brick or timber construction, hipped roofs clad in corrugated metal or slate, bracketed eaves, front verandahs with decorative cast iron detailing and prominent brick chimneys. A smaller number of houses display typical features of the Edwardian period, including dominant gable ends with roughcast render finish and half-timbering effect, bay windows, exaggerated bracketing, and timber fretwork. The precinct also includes a cohesive group of fine and substantially intact representative examples of Victorian two-storey shop/residences with decorative parapets, pediments with nameplates, dividing pilasters, tripartite or paired first floor windows with hood moulds and a substantially intact shopfront to no. 350 Punt Road with angled ingress, window framing and leadlighting to the shopfront highlights (Criterion D).

The Fawkner Street and Davis Avenue Precinct forms a highly unified group of residences dating to the late nineteenth and early twentieth century. The precinct demonstrates a high degree of consistency in plan form, scale, materiality and detailing and creates a cohesive streetscape with a 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):

3 Settling the land

- 3.3.3 Speculation and land boomers – subdivision from 1880 onwards

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8 Building suburbs

- 8.2 Middle class suburbs and the suburban ideal

Place History

The following history is drawn from John Statham's Citation for the Fawkner Street and David Avenue Precinct, South Yarra, 2014, with additional information as cited.

The land included in the Fawkner Street and Davis Avenue Precinct was first offered for sale as part of the early Crown land sales in 1849 and 1850. The large tract of land, bounded by Punt Road to the west, Gardiners (now Toorak) Road to the north, Chapel Street to the east and Commercial Road to the south, was divided into three long rectangular blocks, each of about 52 acres, and purchased by Peter Davis, a real estate agent (Figure 6). While the land benefited from having frontages to four major roads, its development potential was limited by a large swamp, known as Clifford's Paddock, occupying the central section and extending south to Commercial Road. Davis quickly sold off the suitably drained land – in particular the higher ground to the north – typically offering smaller farm allotments for sale. Some of these allotments were subsequently subdivided for residential development with narrow streets and small building lots.

Kearney's map of Melbourne and suburbs, dating to 1855, indicates that Fawkner Street and Davis Avenue had not been laid out by this time (Figure 7). The Prahran Rate Books suggest that Davis Avenue (known at that time as Great Davis Street) was established shortly after; though the marshy land in Clifford's Paddock hindered its extension and remained an impediment to development.

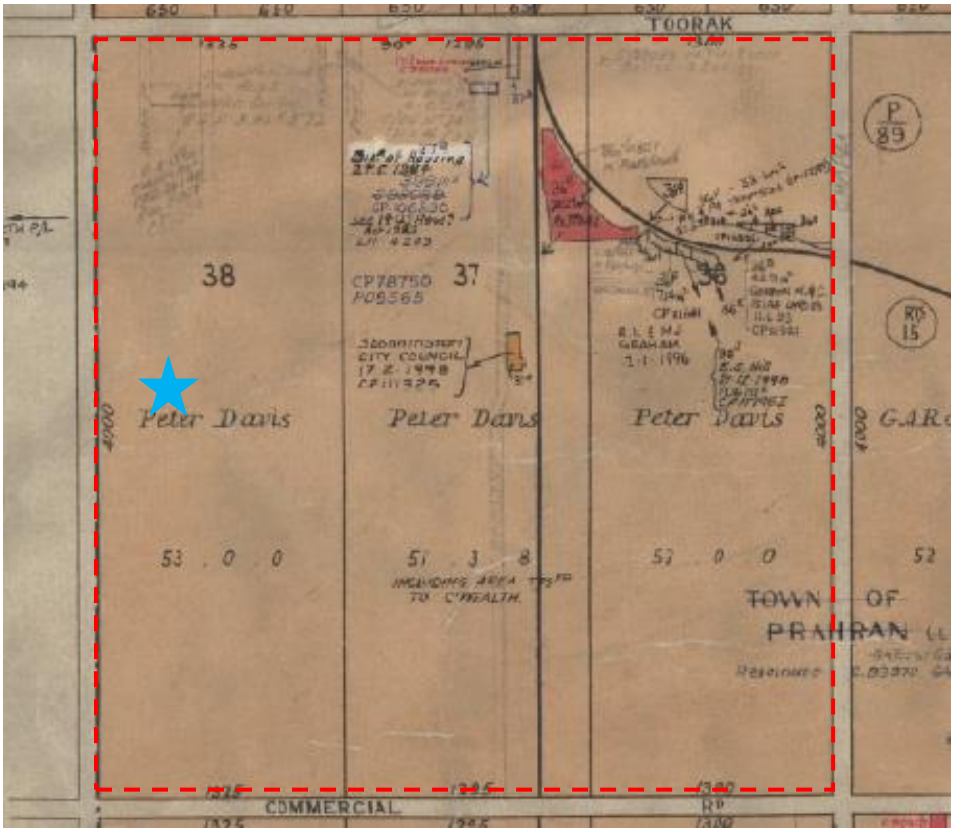


Figure 6. Detail of parish plan, showing lots purchased by Peter Davis overlaid with later notations; plan dates to c1880. Approximate area of precinct indicated by blue star (Source: Public Record Office Victoria)

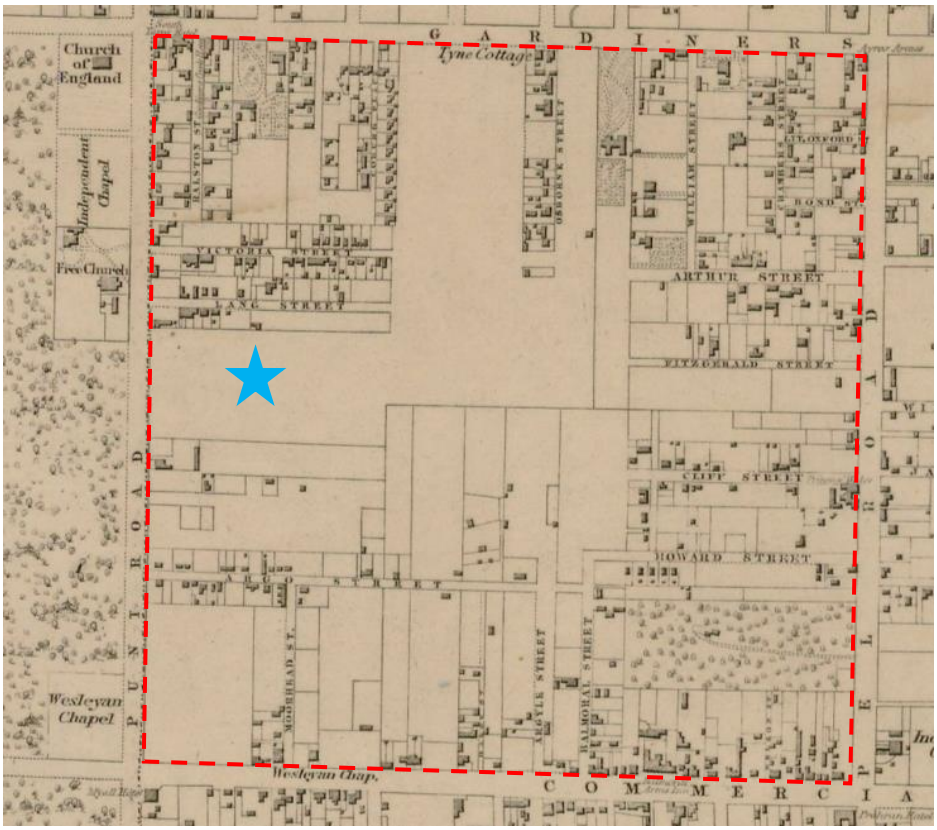


Figure 7. Detail of plan of Melbourne and its suburbs, compiled by James Kearney, 1855 showing Lots 36-38. Approximate area of precinct indicated by blue star (Source: State Library of Victoria)

An attempt was made to drain the swamp in 1858. Davis had channels dug to drain rainwater into a gully running along Osborne Street and across Gardiners Creek (now Toorak) Road to swampy land near the Yarra River. Davis' efforts were unsuccessful and had the unintended consequence of diverting stormwater into Great Davis Street. In the years after the establishment of the municipal district of Prahran in 1855, draining the swamps became a priority. Drainage works were substantially completed in the early 1860s, though stormwater management in Great Davis Street remained problematic into the 1880s.

A subdivision plan of c1875 provides the first record of the subdivision that would result in the current arrangement of streets within the precinct (Figure 8). The subdivision centred on Great Davis Street, which was to extend south as a broad thoroughfare, before curving across the former swamp to meet Punt Road to the west. The thoroughfare was lined with substantial allotments for middle class residences and the curving layout includes a fan-like arrangement of tapering building allotments at the bend. The thoroughfare was linked to Osborne Street by way of Fawkner Park Terrace.

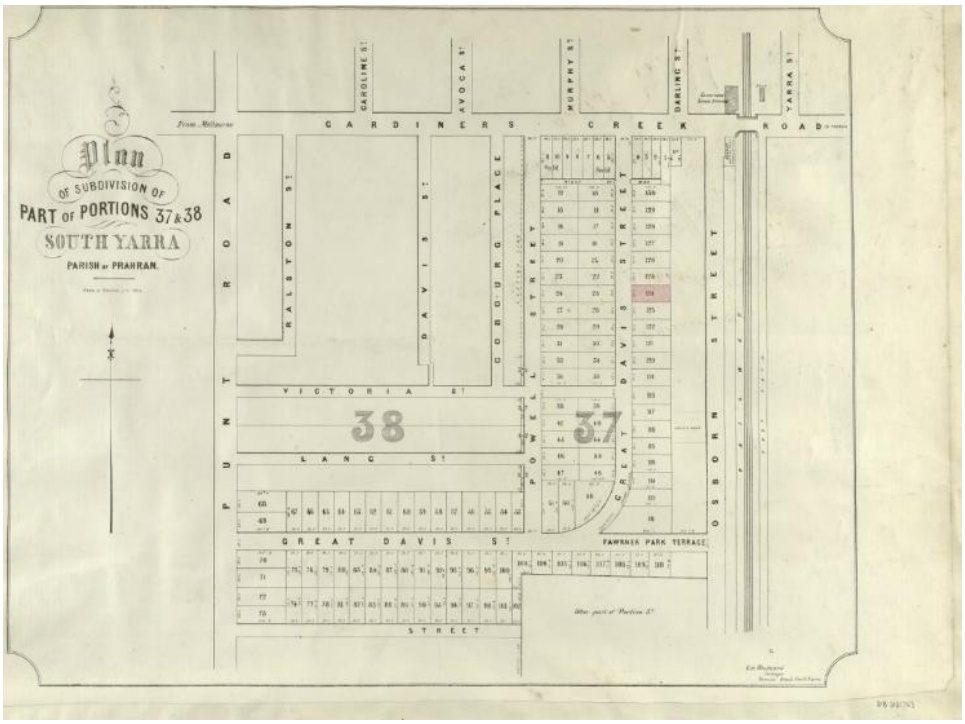


Figure 8. Plan of subdivision of part of portions 37 and 38, South Yarra in the Parish of Prahran, c1875 (Source: State Library of Victoria)

The Melbourne and Metropolitan Board of Works (MMBW) Drainage Plan of 1895 shows the area generally in its current form (Figure 9). By this time, the use of the name Great Davis Street was limited only to the north/south section of the thoroughfare. The east/west section of Great Davis Street and Fawkner Park Terrace had been combined under the single street name of Fawkner Street. The plan shows that the land included in the precinct was almost fully developed by this time with small cottages and villas. Only two lots, at 334 Punt Road and 4 Fawkner Street, remained undeveloped; residences were constructed on these sites in the 1900s and 1910s respectively (RB). The Prahran Rate Books indicate that the area was home to gentlemen and professionals with few of the labourers, tradesmen and artisans that had characterised this section of South Yarra a generation earlier.

During the early 1900s, the names Great Davis Street and Davis Street were used interchangeably. The thoroughfare was known simply as Davis Avenue from about 1910.

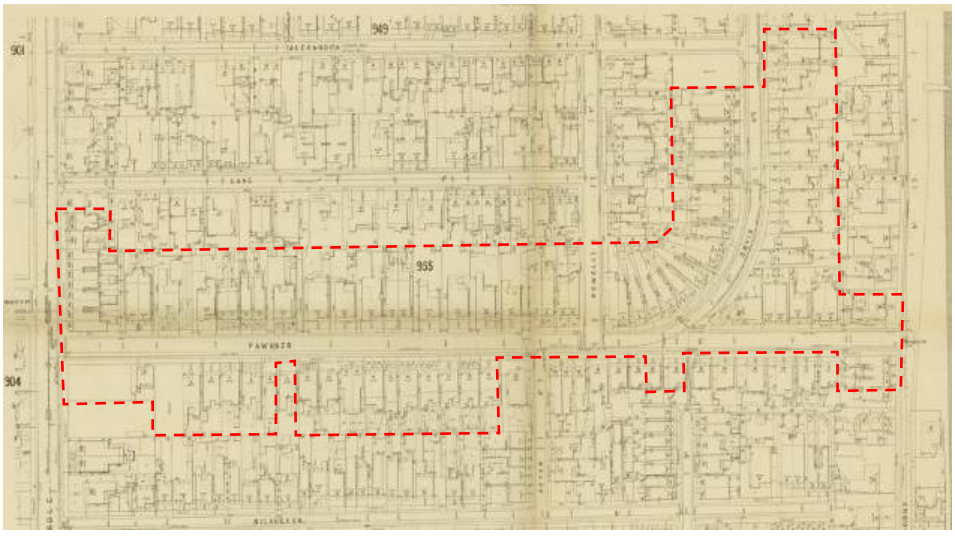


Figure 9. MMBW Plan 955, City of Prahran, 1896 (precinct boundary indicated) (Source: State Library of Victoria)

The houses within the precinct can be seen in an oblique aerial photograph dating to c1925 (Figure 10). A 1951 aerial photograph shows the fully developed precinct in the mid-twentieth century (Figure 11). Some early dwellings were demolished and their sites redeveloped through the twentieth century. Flats at Nos 20/20A Davis Avenue were constructed during the interwar period while a more substantial modern apartment building was constructed at No 37 Fawkner Street during the c.1970s. The precinct has been subject to some change, with the construction of rear additions and the erection of tall front fences to several properties.



Figure 10. Aerial photograph looking south-east showing precinct, approximate area of precinct indicated c1925 (Source: State Library of Victoria)

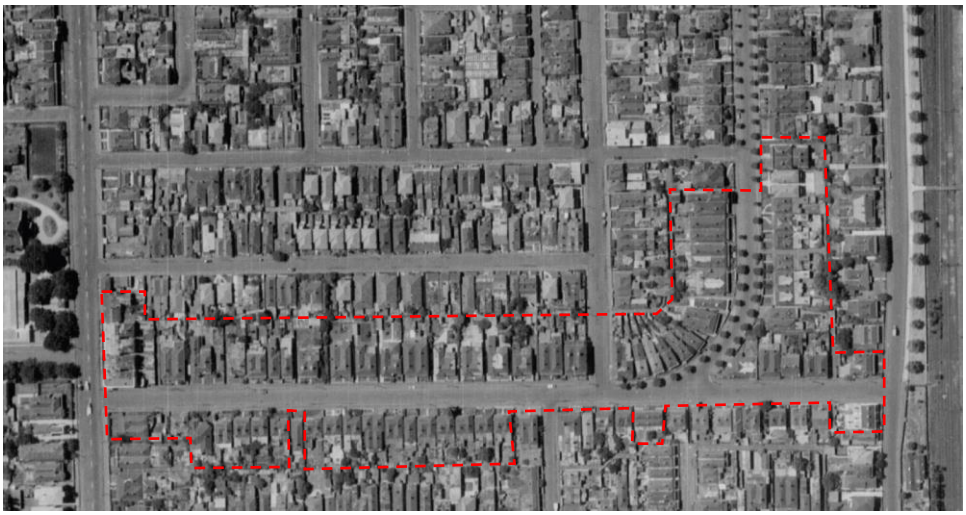


Figure 11. Aerial photograph showing the precinct in 1951 (precinct boundary indicated) (Source: Landata Victoria)

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Description

The Fawkner Street and Davis Avenue Precinct is located to the south-east of the main intersection of Punt Road and Toorak Road, South Yarra. It comprises Victorian-era houses on the north and south sides of Fawkner Street, the west and east sides of Davis Street, the west side of Osborne Street, Victorian-era commercial premises and houses on the east side of Punt Road and two houses dating from the first decade of the twentieth century at 4 Fawkner Steet and 334 Punt Road. Numbers 6 and 14 Davis Avenue, and 7, 12, 14, 20 and 37 Fawkner Street are newer built form or substantially altered Victorian houses. Houses are located on rectangular or wedge-shaped sites and are setback from the

street boundaries behind small front gardens. Stands of mature plane trees (*Platanus acerifolia*) line both sides of Davis Avenue.

The precinct consists predominantly of single-storey brick and timber houses, dating from the Victorian period. The houses are typically detached and single or double-fronted (either symmetrical or asymmetrical with projecting side bay), with some pairs and terrace rows, and are highly consistent in scale, materiality and detailing. The precinct contains a small number of two-storey Victorian-era houses (24 and 35 Davis Avenue, 43 Fawkner Street, 354 and 356-358 Punt Road). Houses are rectangular in form with hipped roofs, bracketed eaves and verandahs lining the principal elevations. Roofs are typically visible from the street, clad with corrugated sheet metal or slate, with front verandahs of varied profile and typically supported on timber posts or cast iron columns and decorated with cast iron friezes and brackets. Some principal elevations are of block-fronted timber, some are of polychromatic brickwork and chimneys are of red, dichromatic or rendered brick with corbelled capping. Sash windows are timber-framed, either single, paired or in tripartite arrangements. The single-storey brick Edwardian-era houses are similar in scale and materiality to the earlier houses, with the house at 4 Fawkner Street displaying typical characteristics of the Edwardian period including dominant gable ends with roughcast render finish and half-timbering effect, bay windows, exaggerated bracketing, and timber fretwork.

The eight commercial premises at the western boundary of the precinct (Nos. 338-352 Punt Road) are two-storey rendered brick buildings with parapets concealing corrugated sheet metal-clad roofs. Seven of the buildings form a group, divided by pilasters at party walls, and containing two elevations with pediments containing identical nameplates "*Sharp's Buildings 1888*" and tripartite first floor windows. Flanking elevations have decorative parapets with circular motifs and pairs of windows at the first floor, all have decorative hood-moulding. The corner building (No. 338) is simply detailed with plain parapet and pairs of first floor windows. Shopfronts have generally been substantially modifed with the shopfront at No. 350 retaining its angled ingress, window framing and lead lighting to the shopfront highlight and first floor tripartite window.

Within the precinct, some changes have been made to fenestration, roofs have been re-clad, brick walls rendered or overpainted and decorative ironwork removed and replaced, however the building forms are largely unaltered. Front boundaries are lined with later fences of various materials and designs, including a large number of high brick walls, and vehicle accommodation has modified the front setbacks of a number of properties.

Key Features:

- Single-storey brick and timber houses, predominantly from the Victorian period
- Two-storey brick houses from the Victorian period
- Rectangular forms, typically detached and single or double-fronted, the latter with symmetrical principal elevations or asymmetrical principal elevations with projecting side bays
- Some pairs and terrace rows of houses
- Hipped roof forms clad with corrugated metal sheet or slate
- Bracketed eaves
- Verandahs to principal elevations with varied profile, typically supported on timber posts or cast-iron columns and decorated with cast iron friezes and brackets
- Block-fronted timber and polychromatic brick principal elevations
- Red, dichromatic or rendered brick chimneys with corbelled capping
- Timber-framed sash windows either single, paired or in tripartite arrangements
- Small number of Edwardian-era houses dating from the early twentieth century with detailing including dominant gable ends with roughcast render finish and half-timbering effect, bay windows, exaggerated bracketing, and timber fretwork
- Two-storey commercial premises from the Victorian period with rendered brick elevations, dividing pilasters, decorative parapet including two pediments with nameplates, decorative hood-moulding to tripartite and pairs of first floor windows

- Shopfront (No. 350 Punt Road) with angled ingress, window framing and lead lighting to the shopfront highlight and first floor tripartite window.



Figure 12. 3 Davis Avenue



Figure 13. 15 Davis Avenue



Figure 14. 16 Davis Avenue



Figure 15. 18 Davis Avenue



Figure 16. 21-23 Davis Avenue



Figure 17. 22 and 24 Davis Avenue



Figure 18. 25 Davis Avenue

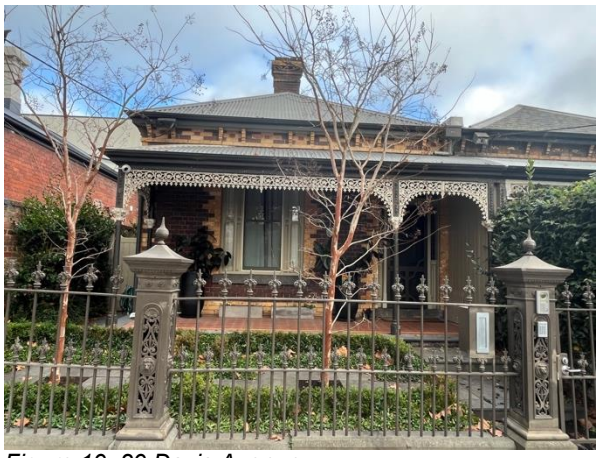


Figure 19. 29 Davis Avenue



Figure 20. 35 Davis Avenue



Figure 21. 4 Fawkner Street



Figure 22. 5 Fawkner Street



Figure 23. 13 Fawkner Street



Figure 24. 22 Fawkner Street



Figure 25. 26 Fawkner Street



Figure 26. 27 Fawkner St



Figure 27. 36 Fawkner St



Figure 28. 39 Fawkner Street



Figure 29. 45 Fawkner Street



Figure 30. 79-83 Osborne Street



Figure 31. 85 Osborne Street



Figure 32. 334 Punt Road



Figure 33. 338-344 Punt Road



Figure 34. 346-350 Punt Road



Figure 35. 354 & 356-8 Punt Road

Intactness and Integrity

The Fawkner Street and Davis Avenue Precinct remains substantially intact to its period of construction and retains a high degree of integrity to the late nineteenth and early twentieth century period in fabric, form and detail. While the individual residences and shops have undergone some alterations, including the construction of rear additions and the erection of tall front fences to residential properties, these

changes do not diminish the ability to understand and appreciate the place as a cohesive precinct of residences and shops dating predominantly to the late-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 Fawkner Street and Davis Avenue Precinct, South Yarra has strong associations with the development of South Yarra in the boom-years of the 1880s and early 1890s, when land was subdivided and sold for middle-class residential development and commercial development to support the growth in housing. As a substantially intact precinct of modestly-scaled, middle-class houses and two-storey shop/residences constructed in the late-nineteenth and early twentieth century, the Fawkner Street and Davis Avenue 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 Fawkner Street and Davis Avenue Precinct is a cohesive collection of fine and substantially intact representative examples of late nineteenth and early twentieth century residences. The majority of houses in the precinct display typical features of the Victorian period, including brick or timber construction, hipped roofs clad in corrugated metal or slate, bracketed eaves, front verandahs with decorative cast-iron detailing and prominent brick chimneys. A smaller number of houses display typical features of the Edwardian period, including dominant gable ends with roughcast render finish and half-timbering effect, bay windows, exaggerated bracketing, and timber fretwork. The precinct also includes a cohesive group of fine and substantially intact representative examples of Victorian two-storey shop/residences with decorative parapets, pediments with nameplates, dividing pilasters, tripartite or paired first floor windows with hood moulds and a substantially intact shopfront to no. 350 Punt Road with angled ingress, window framing and leadlighting to the shopfront highlights.

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

The Fawkner Street and Davis Avenue Precinct forms a highly unified group of residences dating to the late nineteenth and early twentieth century. The precinct demonstrates a high degree of consistency in plan form, scale, materiality and detailing and creates a cohesive streetscape with a 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

300 Punt Road, South Yarra is a vacant site at the edge of the precinct. As it contains no heritage fabric it is recommended that it be removed from HO131. 87 Osborne Street and 58 Fawkner Street, South Yarra are of recent construction at the edge of the precinct and do not contribute to the significance of the precinct. It is therefore recommended that they be removed from HO131. 42-52A Fawkner Street, South Yarra (even nos. only) create a run of predominantly non-contributory properties. Given the extent of the run and their location at the boundary of the precinct, it is considered appropriate to remove these properties from HO131 as future redevelopment will not compromise the values of the balance of the precinct (see Figure 36).

18 Fawkner Street, South Yarra is a post-war property currently included within HO131 but is recommended for inclusion in a site-specific Heritage Overlay. It is recommended that the property therefore be removed from HO131 (see Figure 36).

79, 81 and 83 Osborne Street, South Yarra are a row of Victorian style terraces which share the same historic and architectural values as the balance of the immediately adjacent precinct. It is recommended that they be included in the extent of HO131 (see Figure 36).

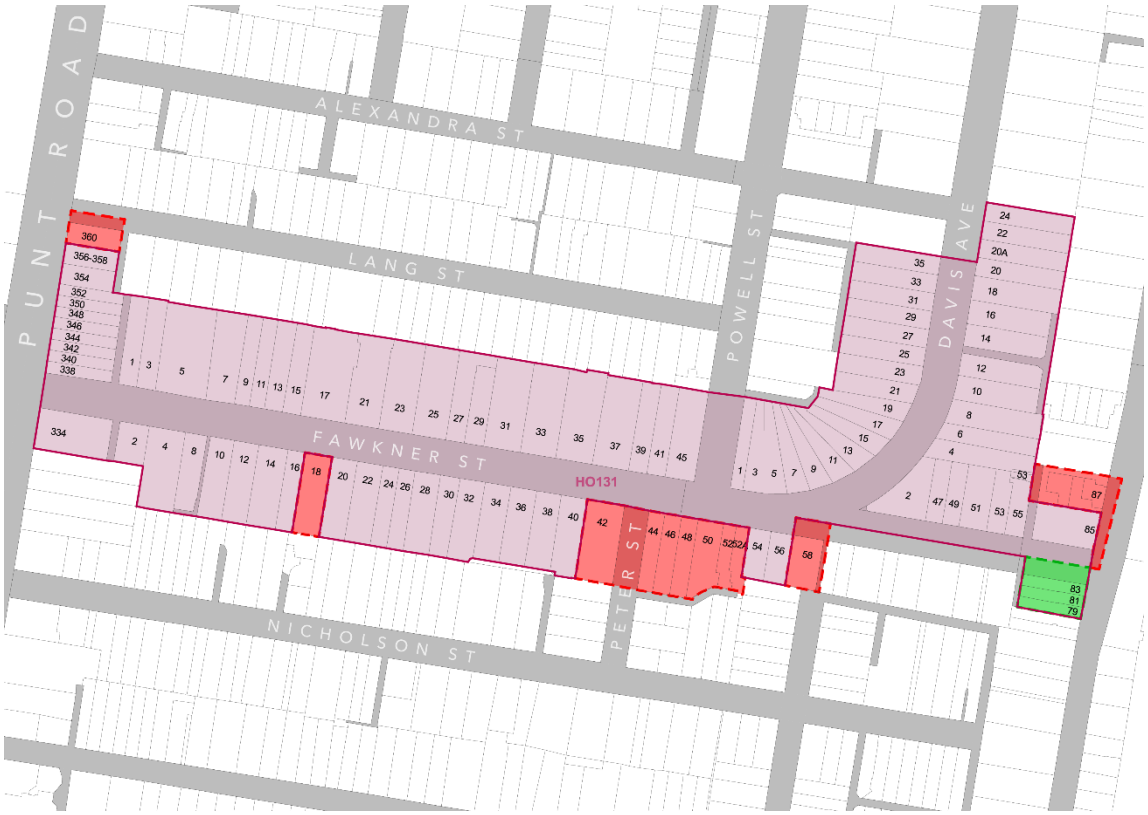


Figure 37. Recommended changes to extent of HO131

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It is recommended that the other properties remain in the Heritage Overlay as a Heritage Precinct, known as *Fawkner Street and Davis Avenue Precinct* (HO131) with the gradings set out in the table below and at Figure 37.

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 37:

No.	Address	Grading
1	Davis Avenue	Contributory
2	Davis Avenue	Contributory
3	Davis Avenue	Contributory
4	Davis Avenue	Contributory
5	Davis Avenue	Contributory
6	Davis Avenue	Non-contributory
7	Davis Avenue	Contributory
8	Davis Avenue	Contributory

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9	Davis Avenue	Contributory
10	Davis Avenue	Contributory
11	Davis Avenue	Contributory
12	Davis Avenue	Contributory
13	Davis Avenue	Contributory
14	Davis Avenue	Non-contributory
15	Davis Avenue	Contributory
16	Davis Avenue	Contributory
17	Davis Avenue	Contributory
18	Davis Avenue	Contributory
19	Davis Avenue	Contributory
20	Davis Avenue	Contributory
20A	Davis Avenue	Contributory
21	Davis Avenue	Contributory
22	Davis Avenue	Significant
23	Davis Avenue	Contributory
24	Davis Avenue	Significant
25	Davis Avenue	Contributory
27	Davis Avenue	Contributory
29	Davis Avenue	Contributory
31	Davis Avenue	Contributory
33	Davis Avenue	Contributory
35	Davis Avenue	Contributory
1	Fawkner Street	Contributory
2	Fawkner Street	Contributory
3	Fawkner Street	Contributory
4	Fawkner Street	Contributory
5	Fawkner Street	Contributory
7	Fawkner Street	Non-contributory
8	Fawkner Street	Contributory
9	Fawkner Street	Contributory
10	Fawkner Street	Contributory
11	Fawkner Street	Contributory
12	Fawkner Street	Non-contributory
13	Fawkner Street	Contributory
14	Fawkner Street	Non-contributory
15	Fawkner Street	Contributory
16	Fawkner Street	Contributory
17	Fawkner Street	Contributory
20	Fawkner Street	Non-contributory
21	Fawkner Street	Contributory
22	Fawkner Street	Contributory
23	Fawkner Street	Contributory
24	Fawkner Street	Contributory

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25	Fawkner Street	Contributory
26	Fawkner Street	Contributory
27	Fawkner Street	Contributory
28	Fawkner Street	Contributory
30	Fawkner Street	Contributory
31	Fawkner Street	Contributory
32	Fawkner Street	Contributory
33	Fawkner Street	Contributory
34	Fawkner Street	Contributory
35	Fawkner Street	Contributory
36	Fawkner Street	Contributory
37	Fawkner Street	Non-contributory
38	Fawkner Street	Contributory
39	Fawkner Street	Contributory
40	Fawkner Street	Contributory
41	Fawkner Street	Contributory
43	Fawkner Street	Contributory
45	Fawkner Street	Contributory
47	Fawkner Street	Contributory
49	Fawkner Street	Contributory
51	Fawkner Street	Contributory
53	Fawkner Street	Contributory
54	Fawkner Street	Contributory
55	Fawkner Street	Contributory
56	Fawkner Street	Contributory
79	Osborne Street	Contributory
81	Osborne Street	Contributory
83	Osborne Street	Contributory
85	Osborne Street	Contributory
334	Punt Road	Contributory
338	Punt Road	Contributory
340	Punt Road	Contributory
342	Punt Road	Contributory
344	Punt Road	Contributory
346	Punt Road	Contributory
348	Punt Road	Contributory
350	Punt Road	Contributory
352	Punt Road	Contributory
354	Punt Road	Significant
356-358	Punt Road	Significant

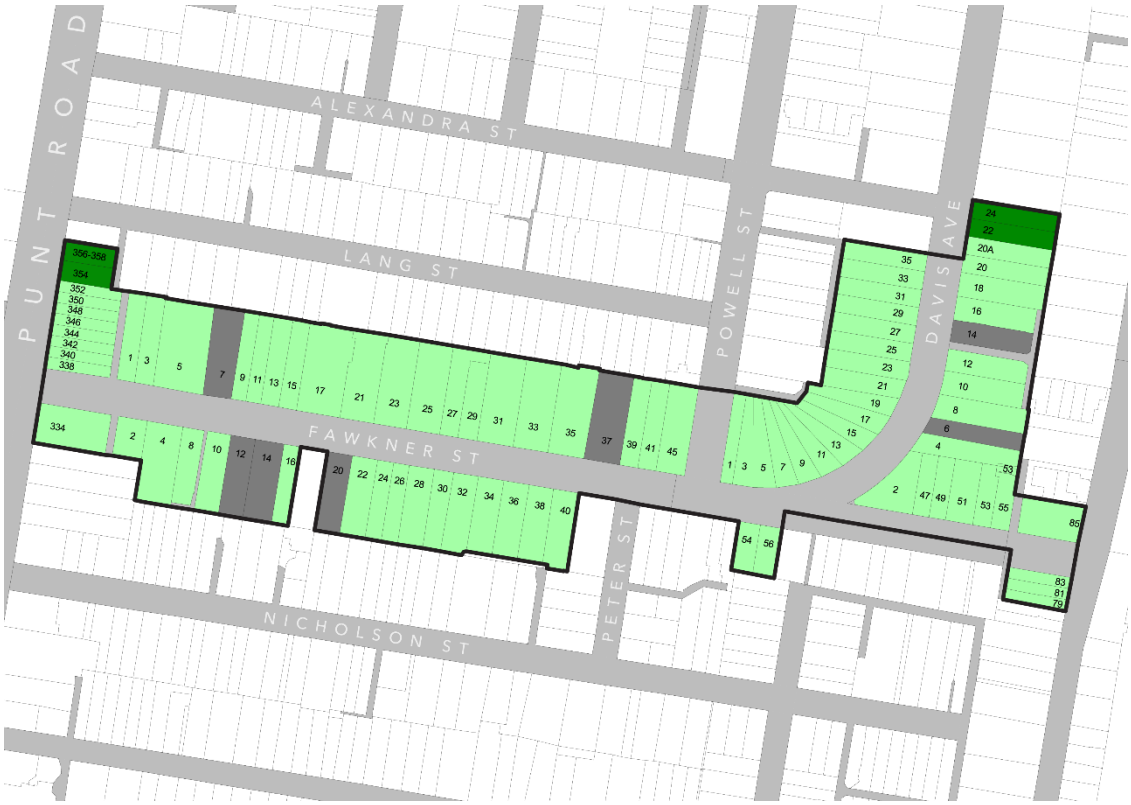


Figure 36.
Grading map.

Previous Assessments

Fawkner Street/Davis Avenue Precinct Heritage Place Citation, John Statham, Heritage Advisor, City of Stonnington, May 2014

City of Prahran Conservation Review, Context Pty Ltd, 1993

Prahran Character and Conservation Study, Nigel Lewis, 1992

Prahran Conservation Study, Nigel Lewis and Associates, 1983

References

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

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Lewis, Nigel, *Prahran Character and Conservation Study*, 1992.

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Nigel Lewis and Associates, *Prahran Conservation Study*, 1983.

Prahran Rate Books, as cited.

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

State Library of Victoria, map collection.

State Library of Victoria, picture collection.

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Statham, John, *Fawkner Street/Davis Avenue Precinct Heritage Place Citation*, May 2014.