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STONNINGTON

Tyrone and Margaret Streets Precinct

Prepared by: GJM Heritage (March 2025)

Address: Argo Street, Margaret Street and Tyrone Street, South Yarra

Name:	Tyrone and Margaret Streets 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):**	1860s-1910



Figure 1. 54 Argo Street


Figure 2. 'The Poplars', 4 Margaret Street


Figure 3. 16 Tyrone Street


Figure 4. 17 Tyrone Street



Figure 5. Tyrone and Margaret Streets Precinct, South Yarra (GJM Heritage, August 2024)

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Statement of Significance

What is significant?

The Tyrone and Margaret Streets Precinct, South Yarra, a residential precinct containing a collection of Victorian and Edwardian-era houses.

The precinct includes:
- Argo Street (no. 54)
- Commercial Road (nos. 21-29)
- Margaret Street (nos. 1-27 odd, 4-32 even)
- Tyrone Street (nos. 5-39 odd, 4-54 even).

Elements which contribute to the significance of the precinct include:
- Evidence of the 1850s land subdivision through the street layout and narrow street widths
- Single-storey modestly-scaled timber and brick houses, predominantly from the Victorian period and a smaller number from the Edwardian period
- Rectangular plan forms of either detached, attached pairs or terrace rows of houses
- Predominantly corrugated metal sheet-clad hipped and gabled roofs
- Projecting party and verandah wing walls
- Bracketed eaves
- Verandahs to principal elevations with varied profile, typically supported on timber posts or spanning between party walls and decorated with cast-iron friezes and brackets
- Plain or decorative parapets to some principal elevations
- Dichromatic brickwork (some overpainted or rendered) and block fronted timber principal elevations
- Red, dichromatic or rendered brick chimneys with corbelled capping
- Timber-framed sash windows either single, paired or in tripartite arrangements
- Half-timbered gable ends, finished in roughcast render, and timber verandah fretwork to Edwardian-era houses
- Two-storey brick building at 54 Argo Street with rendered parapet and rectangular windows with rendered surrounds.

Later front fences, overpainted or rendered brickwork and rear additions do not contribute to the significance of the precinct. The properties at 6 and 8 Margaret Street and 8 and 10 Tyrone Street, South Yarra are non-contributory places within the precinct.

How is it significant?

The Tyrone and Margaret Streets Precinct, South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Tyrone and Margaret Streets Precinct, 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, particularly for workers houses in the lower-lying areas of the suburb. It also clearly demonstrates the development of the suburb in the boom-years of the 1880s and early 1890s, and with the growth of the municipality in the first part of the twentieth century when development resumed following the economic recession of the 1890s. As a highly intact precinct of modestly-scaled houses constructed in the mid-to-late nineteenth century and early-twentieth century, the Tyrone and Margaret Streets Precinct clearly illustrates these important phases of development in the City of Stonnington (Criterion A).

The Tyrone and Margaret Streets Precinct is a cohesive collection of substantially intact representative examples of Victorian and Edwardian-era workers' houses. The majority of houses in the precinct display

typical features of the Victorian and Edwardian periods, including brick or timber construction, hipped or gabled roofs clad in corrugated iron, bracketed eaves, front verandahs with decorative cast-iron or timber fretwork, simple half-timbering, timber framed sash windows and prominent brick chimneys (Criterion D).

The Tyrone and Margaret Streets Precinct forms a highly unified group of modestly-scaled residences dating to the Victorian and Edwardian periods. The high degree of consistency in plan forms, setbacks, materials and detailing of the buildings along narrow streets creates a highly consistent and visually 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

8 Building suburbs

- 8.2 Middle class suburbs and the suburban ideal

- 8.5.1 'Struggletown' – working class housing in the nineteenth and early twentieth century

Place History

The following history is drawn from the Prahran Conservation Review, prepared by Context Pty Ltd in 1993, with additional information as cited.

The land included in the Tyrone and Margaret Streets 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, which occupied the central section and extended south to Commercial Road. Davis quickly sold the higher ground to the north, typically offering smaller farm allotments for sale in the south. Some of these allotments were subsequently subdivided for residential development with narrow streets and small building lots.

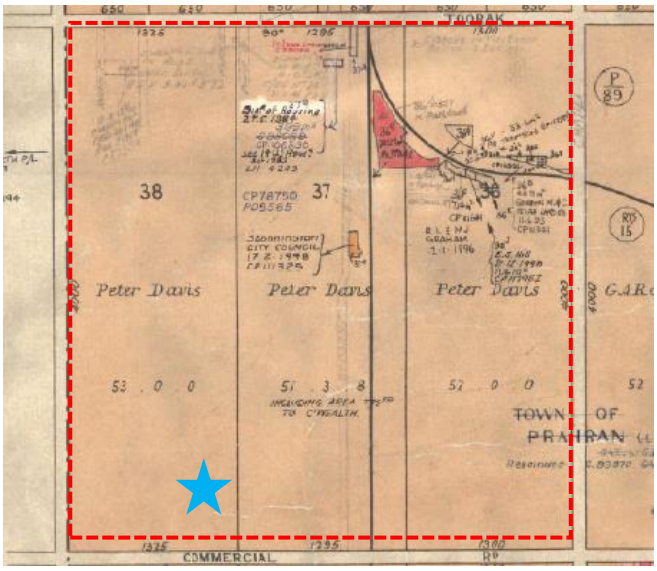


Figure 6. Detail of parish plan, showing lots purchased by Peter Davis (indicated) with later notations; plan dates to c1880. Approximate location of precinct indicated by blue star (Source: Public Record Office Victoria)

Kearney's map of Melbourne and suburbs, dating to 1855, indicates that Margaret Street – originally called Moorhead Street – had been laid out by this time (Figure 7). Tyrone Street had not been laid though a letter in the *Telegraph, St Kilda, Prahran and South Yarra Guardian* in 1873 notes that Tyrone Street had 'been a public one [street] for upwards of twelve years', indicating that it had been established by c1859 (*Telegraph, St Kilda, Prahran and South Yarra Guardian* 6 September 1873:3).

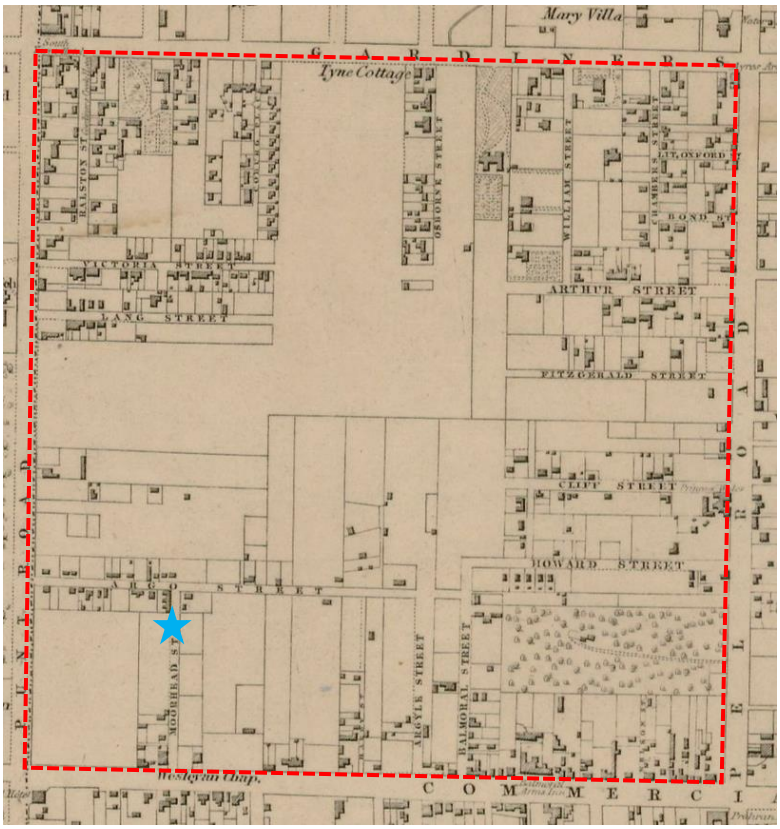


Figure 7. Detail of plan of Melbourne and its suburbs, compiled by James Kearney, 1855. Moorhead (later Margaret) Street is indicated by blue star (Source: State Library of Victoria)

The land on which Margaret and Tyrone streets are located was owned by Mr James Moorhead, one of the 'pioneer settlers in Melbourne district' (*Sun News-Pictorial,* 29 June 1939:21). Margaret Street was first listed in the Sands and McDougall Directories in 1866, at which time the street comprised a small number of properties (S&M). The Moorhead family resided at no. 4 Margaret Street. Originally comprising a five-roomed timber cottage, the residence was located on a large block of land near the corner of Margaret Street and Commercial Road (RB). The house was replaced with a solid red brick building, known as The Poplars, in 1908 (RB 1908). The Moorhead family continued to own several houses in Margaret Street into the early 1900s, renting to various occupants (RB). The Melbourne and Metropolitan Board of Works (MMBW) Plan dating to 1896 shows that Margaret Street was largely developed with timber houses, with some brick residences (Figure 8). Several of the timber cottages were replaced with brick houses in the early twentieth century.

Tyrone Street remained largely vacant in the 1860s, comprising solely land and market gardens (RB 1865). By 1880, four timber houses had been constructed at the southern end of the street (RB 1880). In 1883-84, Samuel Douglas purchased the remaining vacant land on the east side of Tyrone Street and erected 11 brick pairs, each with four rooms. The west side of Tyrone Street remained largely vacant at this time, with the exception of five houses at nos. 1-9 (RB 1883-84). The 1896 MMBW Plan (Figure 8) shows the long row of semi-detached houses constructed by Douglas on the east side of Tyrone Street. The brick building at 54 Argo Street, and the houses at nos. 1-9, on the west side of Tyrone Street, are also evident. The Sands and McDougall Street Directory indicates that the street was home to tradesmen and labourers, with houses occupied by butchers, gardeners and plasterers among others. In 1901, the remaining land on the west side of Tyrone Street was purchased by Joseph Baxter, who subsequently erected 14 brick cottages on the land (RB 1901).

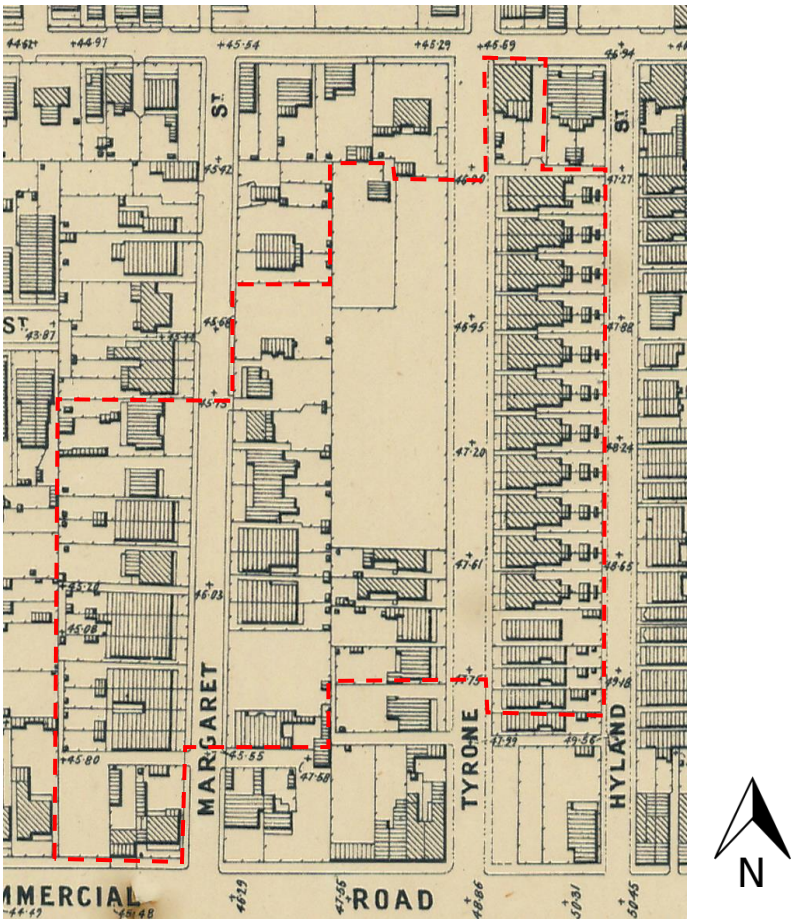


Figure 8. MMBW Plan 37, City of Prahran, 1896 (Source: State Library of Victoria)

The terrace row on Commercial Road, comprising nos. 21-29, was constructed in 1907 on land owned by the Moorhead family (RB 1907). The row comprised five single-storey brick houses with five rooms each (RB 1908), which were rented out to various occupants.

The houses within the precinct can be seen in an oblique aerial photograph dating to c1925 (Figure 9). A 1945 aerial photograph shows the fully developed precinct in the mid-twentieth century (Figure 10). The precinct has been subject to some change, with the construction of rear additions and the erection of tall front fences to several properties.

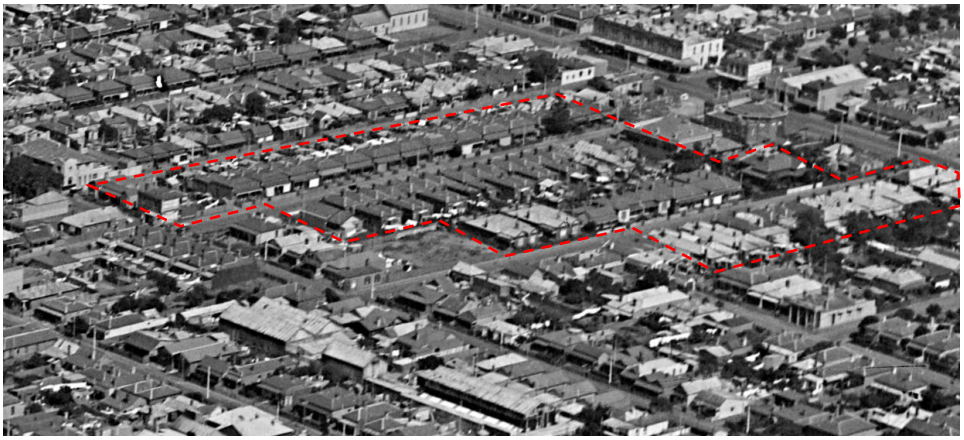


Figure 9. Aerial photograph looking south-east showing Tyrone and Margaret Streets Precinct, c1925 (general precinct area indicated) (Source: State Library of Victoria)



Figure 10. Aerial photograph showing the precinct in 1945 (precinct indicated) (Source: Landata Victoria)

Description

The Tyrone and Margaret Streets Precinct is located to the north-east of the main intersection of Punt Road and Malvern Road, South Yarra. It comprises Victorian and Edwardian-era properties on both sides of Tyrone and Margaret Streets, one property on the south side of Argo Street and five properties on the north side of Commercial Road. Houses are located on rectangular sites and are setback from the street boundaries behind small front gardens.

The precinct consists of modestly-scaled, single-storey timber and brick houses, predominantly dating from the Victorian period, with a smaller number dating from the Edwardian period. The houses are either detached, attached pairs or form terrace rows, are single or double-fronted and are highly consistent in scale, materiality and detailing. Houses are rectangular in form with hipped or gabled roofs, prominent party walls, bracketed eaves, and verandahs lining the principal elevations. Roofs are typically visible from the street and clad with corrugated sheet metal, with a small number of roofs concealed behind plain or decorative parapets. Verandahs are of varied profile and are typically supported on timber posts, or span between party walls, and are decorated with cast iron friezes and brackets. Some principal elevations are of dichromatic brickwork, and some are of block-fronted timber. Chimneys are of red, dichromatic or rendered brick with corbelled capping. Sash windows are timber-framed, either single, paired or in tripartite arrangements. Later houses from the Edwardian-era are of similar form and typically display half-timbered gable ends, finished in roughcast render, and timber fretwork to verandahs. A large detached brick Edwardian-era house at 4 Margaret Street has a slate-clad roof and asymmetrical elevation that contains the name ‘The Poplars’ in the rendered band beneath the projecting gable-ended bay.

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A two-storey brick building at 54 Argo Street, with rendered parapet and windows surrounds, is possibly a former corner shop with residence above. Converted to residential use, the remaining form and fabric of the building contributes to the precinct.

Within the precinct, some changes have been made to fenestration, roofs have been re-clad, brick walls rendered or overpainted and decorative ironwork and timberwork replaced, however the building forms are largely unaltered. Front boundaries are lined with later fences of various materials and designs, including a number of timber and metal picket fences and high brick walls.

Key Features:

- Evidence of the 1850s land subdivision through the street layout and narrow street widths
- Single-storey modestly-scaled timber and brick houses, predominantly from the Victorian period and a smaller number from the Edwardian period
- Rectangular plan forms of either detached, attached pairs or terrace rows of houses
- Predominantly corrugated metal sheet-clad hipped and gabled roofs
- Prominent party walls and verandah wing walls
- Bracketed eaves
- Verandahs to principal elevations with varied profile, typically supported on timber posts or spanning between party walls and decorated with cast-iron friezes and brackets
- Plain or decorative parapets to some principal elevations
- Dichromatic brickwork (some overpainted or rendered) and block fronted timber principal elevations
- Red, dichromatic or rendered brick chimneys with corbelled capping
- Timber-framed sash windows either single, paired or in tripartite arrangements
- Half-timbered gable ends, finished in roughcast render, and timber verandah fretwork to Edwardian-era houses
- Two-storey brick building at 54 Argo Street with rendered parapet and window surrounds.



Figure 11. 54 Argo Street


Figure 12. 'The Poplars', 4 Margaret Street


Figure 13. 9-13 Margaret Street


Figure 14. 12-14 Margaret Street



Figure 15. 16-18 Margaret Street



Figure 16. 17-19 Margaret Street



Figure 17. 22 Margaret Street



Figure 18. 21-23 Margaret Street



Figure 19. 26-28 Margaret Street



Figure 20. 4 Tyrone Street



Figure 21. 5 Tyrone Street


Figure 22. 6 Tyrone Street


Figure 23. 12 Tyrone Street


Figure 24.16 Tyrone Street


Figure 25. 17 Tyrone Street


Figure 26. 26 Tyrone Street



Figure 27. 33 Tyrone Street



Figure 28. 29 Commercial Road



Figure 29. 23 Commercial Road



Figure 30. 27 Commercial Road

Intactness and Integrity

The Tyrone and Margaret Streets Precinct remains highly intact to its period of construction and retains a high degree of integrity in fabric, form and detail. While the residences have undergone some alterations, including the construction of rear additions, the erection of tall front fences, some changes to windows, re-cladding of some roofs, rendering or overpainting of some brick walls and replacement of some decorative ironwork and timberwork, these changes do not diminish the ability to understand and appreciate the place as a finely detailed and cohesive precinct of residences dating to the late-nineteenth and early twentieth centuries.

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 Tyrone and Margaret Streets Precinct, 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, particularly for workers houses in the lower-lying areas of the suburb. It also clearly demonstrates the development of the suburb in the boom-years of the 1880s and early 1890s, and with the growth of the municipality in the first part of the twentieth century when development

resumed following the economic recession of the 1890s. As a highly intact precinct of modestly-scaled houses constructed in the mid-to-late nineteenth century and early-twentieth century, the Tyrone and Margaret Streets Precinct clearly illustrates these important phases 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 Tyrone and Margaret Streets Precinct is a cohesive collection of substantially intact representative examples of Victorian and Edwardian-era houses. The majority of houses in the precinct display typical features of the Victorian and Edwardian period, including brick or timber construction, hipped or gabled roofs clad in corrugated iron, bracketed eaves, front verandahs with decorative cast-iron or timber fretwork, simple half-timbering, timber framed sash windows and prominent brick chimneys.

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

The Tyrone and Margaret Streets Precinct forms a highly unified group of modestly-scaled residences dating to the Victorian and Edwardian periods. The high degree of consistency in plan forms, setbacks, materials and detailing of the buildings along narrow streets creates a highly consistent and visually 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

2 Tyrone Street and 1 Hyland Street, South Yarra are buildings of recent construction, currently included within HO151. The buildings are on the edge of the precinct and do not fall within the period of significance for the precinct. It is therefore recommended that they be removed from HO151 (see Figure 31).

1-27 (odd nos.) and 4-32 (even nos.) Margaret Street and 21-29 Commercial Road, South Yarra are residential properties immediately adjacent to the existing precinct, which share the same historic and architectural values as the balance of the precinct and retain the same level of integrity to their period of

construction as the existing precinct. It is recommended that they be included in the extent of HO151 (see Figure 31).



Figure 31. Recommended changes to extent of HO151

It is recommended that the balance of the properties remain in the Heritage Overlay as a Heritage Precinct (HO151) with gradings as set out in the table below and illustrated at Figure 32.

In recognition of the proposed inclusion of properties addressed to Margaret Street it is recommended that the 'Heritage place name' column within the Schedule to the Heritage Overlay be updated to:

Tyrone and Margaret Streets Precinct
South Yarra

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) to the Stonnington Planning Scheme:

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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 32:

No.	Address	Name/alternate address	Grading
54	Argo Street		Contributory
21	Commercial Road		Contributory
23	Commercial Road		Contributory
25	Commercial Road		Contributory
27	Commercial Road		Contributory
29	Commercial Road		Contributory
1	Margaret Street		Contributory
3	Margaret Street		Contributory
4	Margaret Street	*The Poplars*	Contributory
5	Margaret Street		Contributory
6	Margaret Street		Non-contributory
7	Margaret Street		Contributory
8	Margaret Street		Non-contributory
9	Margaret Street		Contributory

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11	Margaret Street		Contributory
12	Margaret Street		Contributory
13	Margaret Street		Contributory
14	Margaret Street		Contributory
15	Margaret Street		Contributory
16	Margaret Street		Contributory
17	Margaret Street		Contributory
18	Margaret Street		Contributory
19	Margaret Street		Contributory
20	Margaret Street		Contributory
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25	Margaret Street		Contributory
26	Margaret Street		Contributory
27	Margaret Street		Contributory
28	Margaret Street		Contributory
30	Margaret Street		Contributory
32	Margaret Street		Contributory
4	Tyrone Street		Contributory
5	Tyrone Street		Contributory
6	Tyrone Street		Contributory
7	Tyrone Street		Contributory
8	Tyrone Street		Non-contributory
9	Tyrone Street		Contributory
10	Tyrone Street		Non-contributory
11	Tyrone Street		Contributory
12	Tyrone Street		Contributory
13	Tyrone Street		Contributory
14	Tyrone Street		Contributory
15	Tyrone Street		Contributory
16	Tyrone Street		Contributory
17	Tyrone Street		Contributory
18	Tyrone Street		Contributory
19	Tyrone Street		Contributory
20	Tyrone Street		Contributory
21	Tyrone Street		Contributory
22	Tyrone Street		Contributory
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25	Tyrone Street		Contributory
26	Tyrone Street		Contributory
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28	Tyrone Street		Contributory
29	Tyrone Street		Contributory
30	Tyrone Street		Contributory
31	Tyrone Street		Contributory
32	Tyrone Street		Contributory
33	Tyrone Street		Contributory
34	Tyrone Street		Contributory
35	Tyrone Street		Contributory
36	Tyrone Street		Contributory
37	Tyrone Street		Contributory
38	Tyrone Street		Contributory
39	Tyrone Street		Contributory
40	Tyrone Street		Non-contributory
42	Tyrone Street		Contributory
44	Tyrone Street		Contributory
46	Tryone Street		Contributory
48	Tyrone Street		Contributory
50	Tyrone Street		Contributory
52	Tyrone Street		Contributory
54	Tyrone Street		Contributory



Figure 32. Gradings map.

Previous Assessments

City of Prahran Conservation Review, Context Pty Ltd, 1993

Prahran Character and Conservation Study, Nigel Lewis, 1992

References

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

Context Pty Ltd, *Stonnington Thematic Environmental History*, 2006.

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Melbourne Metropolitan Board of Works (MMBW) Plan No 37, Prahran,1896.

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

Prahran Rate Books (RB), as cited.

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

Sands and McDougall (S&M) Directory, various dates.

State Library of Victoria, map collection.

State Library of Victoria, picture collection.

Sun News-Pictorial.

Telegraph, St Kilda, Prahran and South Yarra Guardian.