Statement of Significance: Tyrone and Margaret Streets Precinct, South Yarra (June 2026)

Heritage Place:	Tyrone and Margaret Streets Precinct South Yarra	**PS ref no:**	HO151










Figures 1-8: *Examples of residences within the precinct* (L-R, starting from the top) *54 Argo Street, The Poplars at 4 Margaret Street, 16-18 Margaret Street, 4, 17 26 and 33 Tyrone Street, and 23 Commercial Road, South Yarra* (June 2024).

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).

Primary source

South Yarra Heritage Review (GJM Heritage, March 2025).

Precinct map



Gradings schedule

Street address	Name	Grading
54 Argo Street, SOUTH YARRA	-	Contributory
21 Commercial Road, SOUTH YARRA	-	Contributory
23 Commercial Road, SOUTH YARRA	-	Contributory
25 Commercial Road, SOUTH YARRA	-	Contributory
27 Commercial Road, SOUTH YARRA	-	Contributory
29 Commercial Road, SOUTH YARRA	-	Contributory

This is an incorporated document in the Stonnington Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.

1 Margaret Street, SOUTH YARRA	-	Contributory
3 Margaret Street, SOUTH YARRA	-	Contributory
4 Margaret Street, SOUTH YARRA	*The Poplars*	Contributory
5 Margaret Street, SOUTH YARRA	-	Contributory
6 Margaret Street, SOUTH YARRA	-	Non-Contributory
7 Margaret Street, SOUTH YARRA	-	Contributory
8 Margaret Street, SOUTH YARRA	-	Non-Contributory
9 Margaret Street, SOUTH YARRA	-	Contributory
11 Margaret Street, SOUTH YARRA	-	Contributory
12 Margaret Street, SOUTH YARRA	-	Contributory
13 Margaret Street, SOUTH YARRA	-	Contributory
14 Margaret Street, SOUTH YARRA	-	Contributory
15 Margaret Street, SOUTH YARRA	-	Contributory
16 Margaret Street, SOUTH YARRA	-	Contributory
17 Margaret Street, SOUTH YARRA	-	Contributory
18 Margaret Street, SOUTH YARRA	-	Contributory
19 Margaret Street, SOUTH YARRA	-	Contributory
20 Margaret Street, SOUTH YARRA	-	Contributory
21 Margaret Street, SOUTH YARRA	-	Contributory
22 Margaret Street, SOUTH YARRA	-	Contributory
23 Margaret Street, SOUTH YARRA	-	Contributory
24 Margaret Street, SOUTH YARRA	-	Contributory
25 Margaret Street, SOUTH YARRA	-	Contributory
26 Margaret Street, SOUTH YARRA	-	Contributory
27 Margaret Street, SOUTH YARRA	-	Contributory
28 Margaret Street, SOUTH YARRA	-	Contributory
30 Margaret Street, SOUTH YARRA	-	Contributory
32 Margaret Street, SOUTH YARRA	-	Contributory
4 Tyrone Street, SOUTH YARRA	-	Contributory
5 Tyrone Street, SOUTH YARRA	-	Contributory
6 Tyrone Street, SOUTH YARRA	-	Contributory
7 Tyrone Street, SOUTH YARRA	-	Contributory
8 Tyrone Street, SOUTH YARRA	-	Non-Contributory
9 Tyrone Street, SOUTH YARRA	-	Contributory
10 Tyrone Street, SOUTH YARRA	-	Non-Contributory

11 Tyrone Street, SOUTH YARRA	-	Contributory
12 Tyrone Street, SOUTH YARRA	-	Contributory
13 Tyrone Street, SOUTH YARRA	-	Contributory
14 Tyrone Street, SOUTH YARRA	-	Contributory
15 Tyrone Street, SOUTH YARRA	-	Contributory
16 Tyrone Street, SOUTH YARRA	-	Contributory
17 Tyrone Street, SOUTH YARRA	-	Contributory
18 Tyrone Street, SOUTH YARRA	-	Contributory
19 Tyrone Street, SOUTH YARRA	-	Contributory
20 Tyrone Street, SOUTH YARRA	-	Contributory
21 Tyrone Street, SOUTH YARRA	-	Contributory
22 Tyrone Street, SOUTH YARRA	-	Contributory
23 Tyrone Street, SOUTH YARRA	-	Contributory
24 Tyrone Street, SOUTH YARRA	-	Contributory
25 Tyrone Street, SOUTH YARRA	-	Contributory
26 Tyrone Street, SOUTH YARRA	-	Contributory
27 Tyrone Street, SOUTH YARRA	-	Contributory
28 Tyrone Street, SOUTH YARRA	-	Contributory
29 Tyrone Street, SOUTH YARRA	-	Contributory
30 Tyrone Street, SOUTH YARRA	-	Contributory
31 Tyrone Street, SOUTH YARRA	-	Contributory
32 Tyrone Street, SOUTH YARRA	-	Contributory
33 Tyrone Street, SOUTH YARRA	-	Contributory
34 Tyrone Street, SOUTH YARRA	-	Contributory
35 Tyrone Street, SOUTH YARRA	-	Contributory
36 Tyrone Street, SOUTH YARRA	-	Contributory
37 Tyrone Street, SOUTH YARRA	-	Contributory
38 Tyrone Street, SOUTH YARRA	-	Contributory
39 Tyrone Street, SOUTH YARRA	-	Contributory
40 Tyrone Street, SOUTH YARRA	-	Non-Contributory
42 Tyrone Street, SOUTH YARRA	-	Contributory
44 Tyrone Street, SOUTH YARRA	-	Contributory
46 Tyrone Street, SOUTH YARRA	-	Contributory
48 Tyrone Street, SOUTH YARRA	-	Contributory
50 Tyrone Street, SOUTH YARRA	-	Contributory

52 Tyrone Street, SOUTH YARRA	-	Contributory
54 Tyrone Street, SOUTH YARRA	-	Contributory