Linden Court/Jessamine Avenue/Kenleigh Grove Precinct

Heritage Place: Linden Court/Jessamine Avenue/Kenleigh Grove Precinct
Address: 1-7, 2, 2A-10 Linden Court; 1A, 1-5, 9-11 & 11A, 15-19, 2, 6-26 Jessamine Avenue; 1-11, 2-10 Kenleigh Grove, 18-22 Williams Road; 265, 271-275 Dandenong Road, Prahran

HO Reference: HO141
Citation status: Final
Date Updated: 12 August 2024

Designer: N/A
Builder: N/A

Year of Construction: 1927-c.1930s



Photograph of 2A Linden Court, Prahran (source: City of Stonnington, 2020).



Location map and extent of HO141.

Heritage Group: Residential buildings
Heritage Type: Residential precinct

Key Theme: Building suburbs
Key Sub-theme: The end of an era – mansion estate subdivisions in the twentieth century

Significance Level: Local

Controls:	☐	External paint controls	☐	Internal alteration controls	■	Tree controls
	☐	Include on Victorian Heritage Register	☐	Incorporated Plans	☐	Outbuildings and fences not exempt
	☐	Prohibited uses may be permitted	☐	Aboriginal Heritage Place	■	Solar energy system controls

Statement of Significance

What is significant?

The Linden Court/Jessamine Avenue/Kenleigh Grove Precinct, comprising properties on Linden Court, Jessamine Avenue, Kenleigh Grove, Williams Road and Dandenong Road, Prahran, is locally significant.

The precinct is characterised by contributory graded buildings, with a small number of non-contributory infill elements. Refer to the grading maps for designations.

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

- The generous allotments, subdivision pattern, cul-de-sacs and curved roadways established by the 1927 Linden Estate subdivision, 1927 subdivision of land between Linden Court and Kenleigh Grove and c.1930s subdivision of Warranook which combine to embody 'garden suburb' principles;
- The presence of a large group of intact contributory buildings of generous scale and varying Interwar styles, including Old English, Spanish Mission Revival, Art Deco and Streamline Moderne, reflecting the middle class architectural tastes of the interwar period;
- The high integrity of the contributory buildings when viewed from the street. Dwellings typically survive with their presentation to the street largely unaltered, retaining original elements such as hipped and gabled roof forms clad with terracotta tiling, timber framed sash windows- some with leadlight, profiled chimneys, and various Interwar style detailing including Streamline forms, exposed rafter tails, shingling, arched loggias and clinker brickwork;
- The regularity and harmony of the predominantly two-storey freestanding and duplex building stock;
- Consistency in front setbacks on each individual street;
- Buildings characterised by brick, render, tile and timber joinery, as well as hipped and gabled roofs;
- Building designs responding to the popularity of the motor car;
- Original or period appropriate low brick and rendered brick fences; and
- A 'garden suburb' character enhanced by well-maintained mature Ash (*Fraxinus*) and sweet gum (*Liquidambar*) street trees set within grassy verges along Jessamine Avenue.

Later alterations and additions to the properties are not significant.

How is it significant*?*

The Linden Court/Jessamine Avenue/Kenleigh Grove Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Linden Court/Jessamine Avenue/Kenleigh Grove Precinct is historically significant as an interwar residential area established following the 1927 Linden Estate subdivision, 1927 subdivision of land between Linden Court and Kenleigh Grove, and c.1930s subdivision of Warranook, which saw the creation of cul-de-sacs and curved roadways modelled off 'garden suburb' principles. These subdivisions, along with the subsequent development of substantial

freestanding dwellings designed in a variety of fashionable interwar styles, not only reflect middle-class ideals and tastes of the interwar period, but also illustrate the wealthier subdivision and development patterns that were taking place on former Victorian mansion estates located towards the more affluent suburb of St Kilda East. (Criterion A)

The Linden Court/Jessamine Avenue/Kenleigh Grove Precinct is aesthetically significant as an intact and visually cohesive group of streetscapes in the City of Stonnington for this period of development. The streetscapes consist of a large number of fine, well-detailed and cohesive freestanding dwellings and duplexes from the interwar era. As a group, they display cohesion through form, materials, setbacks and heights, as well as a strong 'garden suburb' character established by curved roadways, cul-de-sacs and mature ash (*Fraxinus*) and sweetgum (*Liquidambar*) street trees set within wide grassy verges along Jessamine Avenue. These features, along with the presence of original or sympathetic low front boundary fences combine to create harmonious and attractive streetscapes. (Criterion E)

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	The Linden Court/Jessamine Avenue/Kenleigh Grove Precinct is historically significant as an interwar residential area established following the 1927 Linden Estate subdivision, 1927 subdivision of land between Linden Court and Kenleigh Grove, and c.1930s subdivision of Warranook, which saw the creation of cul-de-sacs and curved roadways modelled off 'garden suburb' principles. This, along with the subsequent development of substantial freestanding dwellings designed in a variety of fashionable Interwar styles not only reflect middle-class ideals and tastes of the interwar period, but also illustrates the wealthier subdivision and development patterns that were taking place on former Victorian mansion estates located towards the more affluent suburb of St Kilda East.
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	This place does not meet this criterion.
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	This place does not meet this criterion.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	This place does not meet this criterion.

E	*Importance in exhibiting particular aesthetic characteristics*	The Linden Court/Jessamine Avenue/Kenleigh Grove Precinct is aesthetically significant as an intact and visually cohesive group of streetscapes in the City of Stonnington for this period of development. The streetscapes consist of a large number of fine, well-detailed and cohesive freestanding dwellings and duplexes from the interwar era. As a group, they display cohesion through form, materials, setbacks and heights, as well as a strong 'garden suburb' character established by curved roadways, cul-de-sacs and mature ash (Fraxinus) and sweetgum (Liquidambar) street trees set within wide grassy verges along Jessamine Avenue. These features, along with the presence of original or sympathetic low front boundary fences combine to create harmonious and attractive streetscapes.
F	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	This place does not meet this 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 the continuing and developing cultural traditions*	This place does not meet this criterion.
H	*Special association with the life or works of a person, or group of persons, of importance in our history.*	This place does not meet this criterion.

Description

- ### Physical Analysis

The Linden Court/Jessamine Avenue/Kenleigh Grove Precinct consists of a group of residences fronting the eastern and western side of Jessamine Avenue and Kenleigh Grove, and the northern and southern side of Linden Court. Jessamine Avenue extends north from Dandenong Road, curving slightly eastward at two points along the precinct. The precinct is generally bounded by Dandenong Road to the south, Lumley Park to the north and Williams Road to the west.

Jessamine Street, Kenleigh Grove and Linden Court are narrow bi-directional streets laid with concrete kerb, guttering, footpaths and crossovers. Jessamine Street includes wide nature strips planted with a variety of mature trees including Ash (*Fraxinus*) and Liquidambar (*Liquidambar styraciflua*) trees. The dense tree canopy and the curving road combine to form inward facing visually enclosed vistas. Kenleigh Grove has the widest nature strips on the eastern side, planted with a variety of deciduous trees. The western side of Kenleigh Grove includes a narrow verge, heavily planted with shrubs and Lilly Pilly (*Syzygium*) trees. A mature Canary Island Date Palm tree (*Phoenix canariensis*) flanks the western side of the street close to the junction with Dandenong Road. Linden Court is also aligned with a slight curve and is planted with a variety of trees including mature Melaleuca (*Melaleuca*) and young Birch (*Betula*) trees. Two cast concrete lamp posts are located along the eastern and western extent of Linden Court. The lamps have since been removed from the fluted stands.

The Linden Court/Jessamine Avenue/Kenleigh Grove Precinct contains a diverse group of residences from the interwar period. The residences range from single-storey freestanding residences of a domestic scale to larger mansions. The precinct also features a number of two-storey interwar era multi-dwelling apartment buildings.

Residences that drawn upon the Spanish Revival Style include 1, 11A, 8 and 20 Jessamine Avenue and 20 Williams Road. They are characterised by the distinct use of shaped gable facades and elements like Cordova tile coping, multi-paned windows with semi-circular heads, and barley-twist columns and pilasters.

Jessamine Avenue includes a fine group of Old English Revival style residences at 12, 14 and 17 Jessamine Avenue. They are characterised by their layered gable facades dominated by high-pitched roofs. Additional elements typical of the style include the face brick materiality, contrasting brick dressings, and expressed chimney breasts.

Most represented within the precinct are residences that are drawn from Georgian Revival sources with key characteristics including a symmetrical form, portico entrance, arched fenestration and Classical order detailing. Examples can be seen at 1, 5, 6, 7, 8 and 10 Linden Court, 10 and 22 Jessamine Avenue, 11 Kenleigh Grove, and 14 Williams Road.

The precinct contains examples of Moderne inspired apartments and residences, including 8 Jessamine Avenue, 1 Kenleigh Grove and 275 Dandenong Road, which are characterised by curvilinear forms with restrained detailing employed in the form of brick motifs or contrasting courses. Art Deco examples are mostly concentrated along Kenleigh Grove and the southern extent of Jessamine Avenue. Examples include 2-4 Jessamine Avenue, 2-3 and 4-9 Kenleigh Grove, which are characterised by a distinct stepped parapet, elongated vertical elements and fenestration.

The residence at 18 Williams Road features a more restrained and compact form, characteristic of the Mediterranean influences but includes a portico with a shaped gable common to the Spanish Mission Revival style.

16 Jessamine Avenue was originally constructed as a single-storey residence and was altered to include a second storey and garage in the postwar years (refer to further images below). While the building appears to present the characteristics of the precinct, there is little to no heritage fabric remaining.

Overall, the residences present consistent setbacks along their specific streets. A number of front gardens and front boundary fences strongly relate to the design and period of the interwar residences. Intact or sympathetic fences generally comprise low brick or rendered fences and promote a widened visual vista along Jessamine Avenue. The low front brick fences at the Art-Deco style apartments along Kenleigh Grove have also been retained, as are most of the low, matching brick and render fences along Linden Court.

The Linden Court/Jessamine Avenue/Kenleigh Grove Precinct presents as a group of highly varied interwar era residences with diverse yet distinct styles of the period. As an expression of a singular estate and subdivision, the streetscape character is coherent overall owing to the same period of development. The curved concrete roadways of Jessamine Avenue and Linden Court are a unique feature of the precinct. The curved alignment and wide setting of Jessamine Avenue creates a generous but enclosed vista, enhanced by the front gardens and low fences found along the street. Most residences have largely retained their original form, massing and detailing with only a few post-war and contemporary infill residences found within the precinct. The Linden Court/Jessamine Avenue/Kenleigh Grove Precinct is considered to be in good condition overall and with high integrity.

- Alterations and Additions

- Post-war infill development at 5-7 and 15 Jessamine Avenue.
- Major post-war alterations to 16 Jessamine Avenue.
- Contemporary infill development at 1A Jessamine Avenue.
- Garage addition visible from the public domain at 6 and 8 Linden Court.
- Unsympathetic front fence at 11 Jessamine Avenue.
- Second storey rear addition visible from the public domain at 20 Jessamine Avenue.

History

- Historical Context

The area presently known as Stonnington is the traditional home of the Wurundjeri Woi Wurrung and Bunurong peoples of the East Kulin Nation. Formerly characterised by pre-contact plains, grassy woodland and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot) and Hawksburn Creek (now channelised), this once thriving habitat provided Traditional Owners access to a range of water, plant and animal resources integral to their way of life. The onset of colonialism not only saw the transformation of these landscapes, but also Woi wurrung and Bunurong displacement through violence and land dispossession, as is evident in the establishment of George Langhorne's Aboriginal Mission Station Reserve along the southern banks of the Yarra River in present day Prahran and Toorak. Operating under the guise of 'protection', this reserve ultimately became a focal point for segregation, dislocation and colonial control of Aboriginal people's lives (Context Pty Ltd 2009, 31).

Despite decades of ongoing dispossession, the rich cultural heritage of Traditional Owners in Stonnington has an enduring presence to this day. Through continued resistance and the passing down of Indigenous knowledge, the Wurundjeri Woi Wurrung and Bunurong people maintain an ongoing connection to, and care for Country.

European settlement in what would become the suburb of Prahran grew gradually following the 1849-1850 Crown Land Sales, which saw the subdivision of land bounded by present day

Toorak Road, Orrong Road, Dandenong Road and Punt Road into fifty-one allotments (Context Pty Ltd 2009, 39). George Langhorne, the Commissioner of an 1837 Aboriginal mission in the area south of the Yarra River around Punt Hill, called this area 'Pura-ra-ran', a compound of two Bunurong words believed to mean land partially surrounded by water (O'Callaghan 1922, 54). In 1840 the name was changed to Prahran for official use.

While higher ground overlooking the Yarra to the north of Prahran was quickly acquired and settled by the colonial elite following the 1840 Crown Land Sales, the majority of present day Prahran, being of poorly drained low-lying land characterised by wetlands, was primarily purchased by land speculators. These areas were subsequently and re-sold for farming, industry and housing the working classes. The high level of natural deposits of alluvial clay in the area meant that pockets of low-lying land were used as brickyards (Context Pty Ltd 2009, 17). By 1856, the land encompassing Prahran was primarily characterised by a scattered series of timber and brick workers cottages set on narrow allotments to the west of Williams Road, while land to the east and south remained undeveloped or in use as paddocks (Surveyor-General's Department 1856). The area was also distinguished by its strong market garden character during this period, with much of the land awaiting development being used for cultivation during the 1850s and 1860s (Malone 1983, 12).

The area underwent a period of rapid change following the 1880s land boom, which spurred the replacement of many small, mid-nineteenth century cottages with more ornate, single-fronted Victorian and Edwardian style terraces that could house the influx of factory workers as part of the area's growing brick manufacturing, food processing and textiles industries around Chapel Street and Commercial Road. Additionally, upper-middle class enclaves and mansion estates in the formerly undeveloped area of eastern Prahran were also developed to house the wealthy settling adjacent to the suburb of Armadale (Malone 2000, 20).Comprising higher ground with no major drainage problems, this area attracted comparably wealthier residents (Malone 2003, 1). These transformations were also compounded by the construction of impressively detailed shops along Chapel Street, solidifying the strip as a popular retail and commercial centre by the late nineteenth century (Allom Lovell 2000, 45).

Pockets of the suburb continued to be used as a centre for small-scale manufacturing into the early- and mid-twentieth centuries. Although business restructuring and trade liberalisation in the late twentieth century ultimately resulted in the closure and demolition of many of these factories, built remnants of this era can be seen at the c.1910 Former Kia-ora Cordial factory chimney at 181-187 High Street, Prahran and at the former milliner factory at Grattan Street, Prahran (Context Pty Ltd 2009, 95). Today, Prahran's working-class history is best represented through the relatively modest late nineteenth and early twentieth century single fronted cottages and dwellings that dominate the suburb's building stock. Meanwhile, traces of late nineteenth century middle-class residential development are best seen in the grand Victorian dwellings adjacent to Armadale along Grandview Grove.

- ## Place History

The Linden Court/Jessamine Avenue/Kenleigh Grove Precinct comprised Lot 63 during the 1849-1859 Crown Land Sales (Surveyor-General's Department 1849). Consisting of approximately thirty acres of land bounded by Dandenong Road, Williams Road, the line of Barnato Grove and Michie Mews, the allotment was purchased speculatively by colonial official

and ‘Chief Protector of Aborigines’ George Augustus Robinson. Characterised by fairly level land that drained naturally to the bay rather than to the Yarra, the allotment was considered prime residential and commercial land that was distinct from the poorly drained land that dominated a significant portion of what is now present day Prahran. Despite the quality of the land, its distance from the city centre meant that the area was slow to develop. Consequently, with the exception of several villas on Dandenong Road and Mount Erica Hotel sited at the north-west corner of the allotment, Portion 63 largely consisted of vacant land (Surveyor-General’s Department 1856) (see Figure 1)

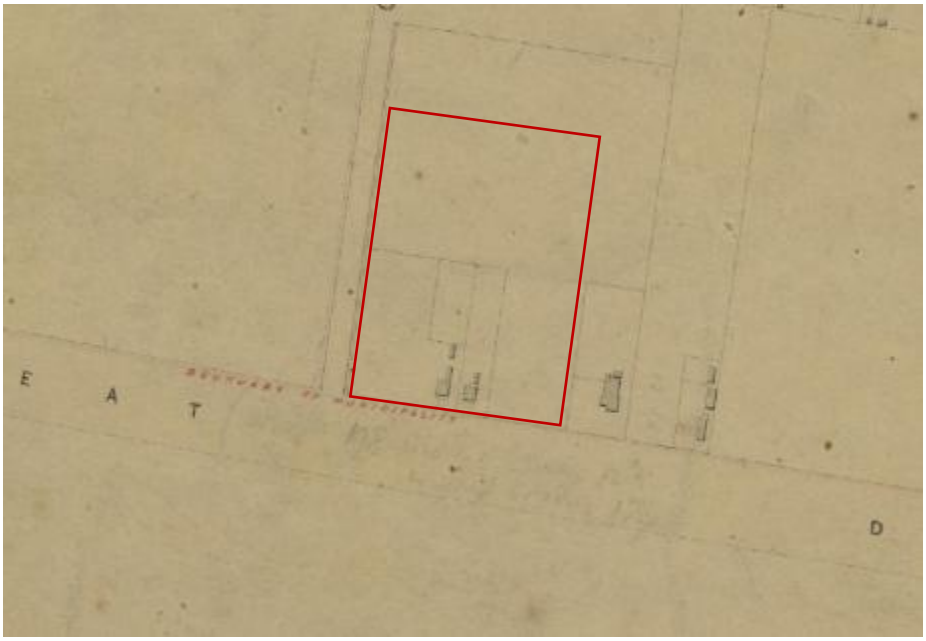


Figure 1. 1856 map showing the approximate location of present day Linden Court/Jessamine Avenue/Kenleigh Grove Precinct (then predominantly vacant) in red. *Source:* Public Record Office Victoria.

The area was gradually transformed following the late 1870s and early 1880s boom period, which saw the subdivision of Lot 63 into smaller plots of land. As a new suburban area with well drained land that was in close proximity to St Kilda, the area attracted wealthy businessman as well as several members of the legal profession (Malone 2003, 36). Consequently, several estates and mansions were developed on these new allotments by 1900, including John Thomson’s twenty-roomed two-storey mansion known as Closeburn (1884) to the west of Chomley Street, a smaller estate known as Warranooka on the site of present day Kenleigh Grove, as well as the large Linden Estate (1870s) situated on two and a half acres of land encompassing present day Linden Court (Malone 2003, 40-43). Development quickly stalled following the depression of the 1890s, however. With the exception of several scattered boom era properties then, the area remained relatively sparse by the turn of the century (MMBW 1900) (see Figure 2).

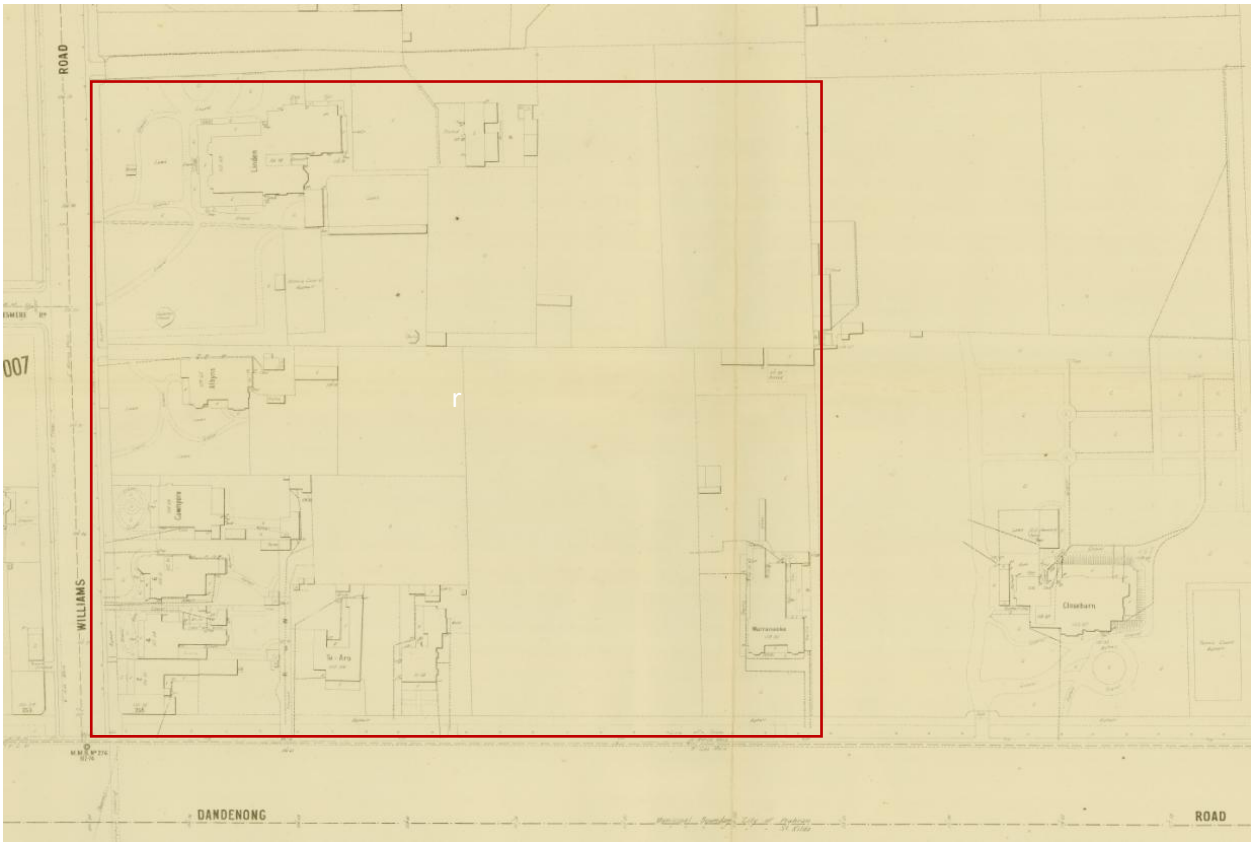


Figure 2. 1900 MMBW detail plan 1003 showing Victorian mansions and freestanding villas in present day Linden Court/Jessamine Avevnue/Kenleigh Grove Precinct. *Source:* State Library of Victoria.

Major development in the precinct took place during the interwar era following a series of subdivisions to several boom era estates. While this pattern of subdivision was taking place before this period, rising labour costs following World War I made the cost of servants and other workers to maintain the estates prohibitive (Context Pty Ltd 2006). This resulted in the formation of several streets characterised by generously sized allotments. Subdivisions relevant to the precinct included the 1927 subdivision of Linden Estate, which created Linden Court, as well as the c.1930s subdivision of Warranooka, which resulted in the formation of the Kenleigh Grove cul-de-sac (The Herald 1927, 15; Prahran Rate Books, Windsor Ward). Meanwhile, Jessamine Avenue was created following the 1927 subdivision of vacant land in between the newly formed Linden Court and Kenleigh Grove (MMBW 1900; Context Pty Ltd 1993).

With their generous allotment sizes and cul-de-sacs, the area, then formerly part of the more affluent St Kilda East, was modelled on ‘garden suburb’ planning principles (The Herald 1927, 15) (see Figure 3). These features, along with the newly developed electric tramway along the adjacent Dandenong Road, meant that residential land was quickly bought up by the affluent middle class.

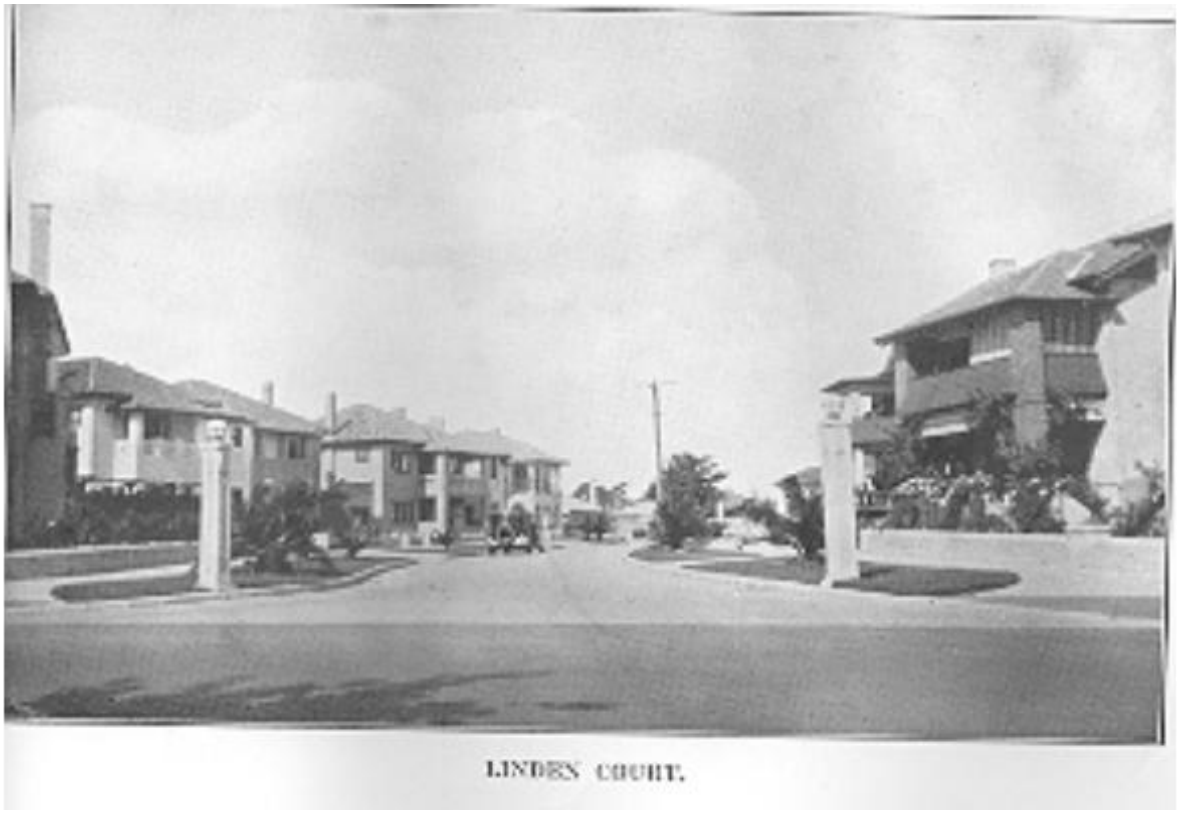


Figure 3. c.1930 photograph of interwar era dwellings along the newly created Linden Court. Source: Stonnington History Centre.

Notably, an impressive Spanish Mission Revival style exhibition home designed by Leslie J. W. Reed was erected at the corner of Linden Court and Williams Road in 1927 to attract buyers (present day 14 Williams Road, Prahran) (The Herald 1927, 15) (see Further Images). Derived from American town planning principles, one newspaper article offered the following description of the model dwelling:

> 'The architecture, which is of a varied design has been carried out by Mr Leslie J Reed, who was succeeded in attaining a very pleasant garden suburb effect, and one that compares with the latest American model town planning ventures' (The Herald 1927, 15).

Other noted interwar dwellings erected along this new development include the Art Deco style residences at 4 and 9 Kenleigh Grove, the Moderne stye residences at 1 Kenleigh Grove and 275 Dandenong Road, and the Interwar Old English style residences at 12 and 14 Jessamine Avenue. Street tree plantings were also established on Linden Court by 1930 (see Figure 3), however these have since been removed. Street trees consisting of Ash (Fraxinus) and sweet gum (Liquidambar) street plantings also appear to have been established on Jessamine Avenue a few decades later between 1951 and the early 1990s (see Further Images), a number of which are still extant today.

With the exception of alterations and additions, the housing stock and garden suburb character of this precinct has largely remained intact with very little later infill development. Today, the properties continue to be used as private residential homes.

Comparative Analysis

Illustrative of interwar suburban development modelled on garden city principles, the Linden Court/Jessamine Avenue/Kenleigh Grove Precinct exemplifies the middle-class ideals of suburban living that emerged following World War I. Its wealthy housing estate character and incorporation of various interwar era styles is largely distinct from contemporaneous development in the areas to the north and west, which were typically more modest owing to its working-class demographic. With this, the precinct is best compared to interwar upper-middle class housing estates situated within the wealthier suburbs of Malvern and Toorak. Comparative examples include:

- **Montalto Avenue Precinct (HO143).** Developed during the interwar period, the Montalto Avenue Precinct is directly comparable to the Linden Court/Jessamine Avenue/Kenleigh Grove Precinct as a collection of two-storey interwar residential buildings modelled off garden city principles. While larger than the Linden Court/Jessamine Avenue/Kenleigh Grove Precinct and more impressive in terms of the several individually significant architect designed homes, it nevertheless shares several key similarities. These include its mixture of Revival style derived dwellings, including Old English, Georgian Revival and Spanish Mission, the intactness of dwellings to their original states, a consistency in setback, siting, height and form, as well as a picturesque streetscape setting created by cul-de-sacs.
- **Stanley Gardens Precinct (HO388).** The Stanley Gardens Precinct comprises an interwar residential development predominantly characterised by a mixture of contributory single-storey and two-storey interwar villas in garden settings, as well as its aesthetic arrangement of streets radiating from a central intersection. It shares a series of noted comparable features, including a variety in architectural character and expression within a uniform scale and form, a garden estate character stemming from its generous setbacks and garden settings, the intactness of dwellings to their original states, a consistency in materials, a picturesque streetscape setting created by its unique subdivision and allotment pattern. As opposed to the mixture of interwar styles at Linden Court/Jessamine Avenue/Kenleigh Grove Precinct, the Stanley Gardens Precinct is chiefly comprised of Bungalow style homes.
- **Kooyong Precinct (HO181).** The Kooyong Precinct comprises a relatively intact and visually cohesive group of freestanding dwellings from the Federation and interwar eras. With respect to the Linden Court/Jessamine Avenue/Kenleigh Grove Precinct, it is similarly characterised by a mixture of bungalows and interwar styles including Old English, Spanish Mission and Moderne, a picturesque streetscape setting created by its unique subdivision and allotment pattern, a garden estate character stemming from its generous setbacks and garden settings, and a consistency in settings and setbacks. While it has several significant graded buildings, it is less cohesive overall due to the presence of contemporary infill in some streets.

As demonstrated in the above comparative analysis, the Linden Court/Jessamine Avenue/Kenleigh Grove Precinct comprises a fine and intact collection of freestanding interwar dwellings constructed during a period of rapid subdivision and development following World War I. It is particularly notable as a middle-class pocket within a predominantly working-class area

due to its proximity to St Kilda, and is directly comparable to other residential areas modelled off garden city principles in terms of its unique subdivision and development pattern. While it does not feature individually significant properties, it is favourable in terms of the overall consistency of its building stock and relative lack of infill.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Note: the Style/era column follows the architectural style categories set out in Heritage Victoria's HERMES Orion heritage database and does not necessarily reflect the date of construction. For details on construction era(s) where available, refer to the Place History section.

Street address	*Place type*	*Style/era*	*Grading*
1 Linden Court, Prahran	House	Interwar period (c.1910-c.1940)	C
2 Linden Court, Prahran	House	Interwar period (c.1910-c.1940)	C

Street address	Place type	Style/era	Grading
2A Linden Court, Prahran	House	Interwar period (c.1910-c.1940)	C
3 Linden Court, Prahran	House	Interwar period (c.1910-c.1940)	C
4 Linden Court, Prahran	House	Interwar period (c.1910-c.1940)	C
5 Linden Court, Prahran	House	Interwar period (c.1910-c.1940)	C
6 Linden Court, Prahran	House	Interwar period (c.1910-c.1940)	C
7 Linden Court, Prahran	House	Interwar period (c.1910-c.1940)	C
8 Linden Court, Prahran	House	Interwar period (c.1910-c.1940)	C
10 Linden Court, Prahran	House	Interwar period (c.1910-c.1940)	C
1A Jessamine Avenue, Prahran	House	Post-war period (1945-1965)	NC
1 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
2 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
3 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
5 Jessamine Avenue, Prahran	House	Post-war period (1945-1965)	NC
6 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
8 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
9 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
10 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
11 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
11A Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
12 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C

Street address	Place type	Style/era	Grading
14 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
15 Jessamine Avenue, Prahran	House	Post-war period (1945-1965)	NC
16 Jessamine Avenue, Prahran	House	Post-war period (1945-1965)	NC
17 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
18 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
19 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
20 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
22 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
24 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
26 Jessamine Avenue, Prahran	House	Interwar period (c.1910-c.1940)	C
1 Kenleigh Grove, Prahran	House	Interwar period (c.1910-c.1940)	C
2 Kenleigh Grove, Prahran	House	Interwar period (c.1910-c.1940)	C
3 Kenleigh Grove, Prahran	House	Interwar period (c.1910-c.1940)	C
4 Kenleigh Grove, Prahran	House	Interwar period (c.1910-c.1940)	C
5 Kenleigh Grove, Prahran	House	Interwar period (c.1910-c.1940)	C
6 Kenleigh Grove, Prahran	House	Interwar period (c.1910-c.1940)	C
7 Kenleigh Grove, Prahran	House	Interwar period (c.1910-c.1940)	C
8 Kenleigh Grove, Prahran	House	Interwar period (c.1910-c.1940)	C
9 Kenleigh Grove, Prahran	House	Interwar period (c.1910-c.1940)	C
10 Kenleigh Grove, Prahran	House	Interwar period (c.1910-c.1940)	C

Street address	Place type	Style/era	Grading
11 Kenleigh Grove, Prahran	House	Interwar period (c.1910-c.1940)	C
18 Williams Road, Prahran	House	Interwar period (c.1910-c.1940)	C
19 Williams Road, Prahran	House	Interwar period (c.1910-c.1940)	C
20 Williams Road, Prahran	House	Interwar period (c.1910-c.1940)	C
21 Williams Road, Prahran	House	Interwar period (c.1910-c.1940)	C
22 Williams Road, Prahran	House	Interwar period (c.1910-c.1940)	C
265 Dandenong Road, Prahran	House	Interwar period (c.1910-c.1940)	C
271 Dandenong Road, Prahran	House	Interwar period (c.1910-c.1940)	C
273 Dandenong Road, Prahran	House	Interwar period (c.1910-c.1940)	C
275 Dandenong Road, Prahran	House	Interwar period (c.1910-c.1940)	C

References

City of Prahran Rate Books, Windsor Ward.

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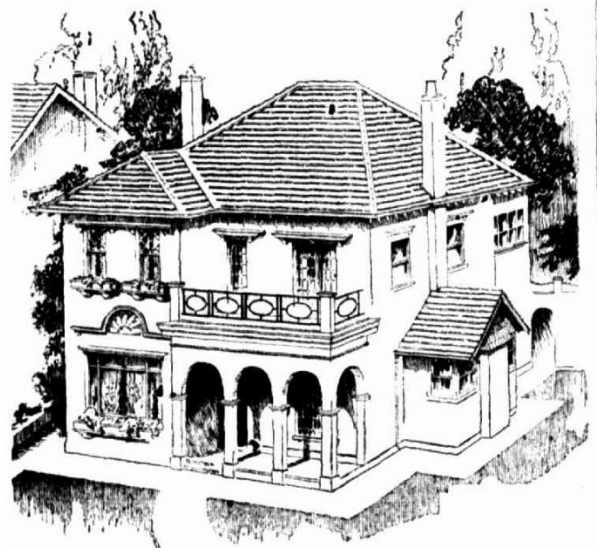
The Herald. 1927. 'NOVEL BUILDING AND PLANNING SCHEME.' *The Herald,* 14 September, 1927.

The Prahran Telegraph. 1928. 'JESSAMINE AVENUE, WINDSOR.' *The Prahran Telegraph,* 11 June, 1928.

Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain as well as desktop resources.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Images

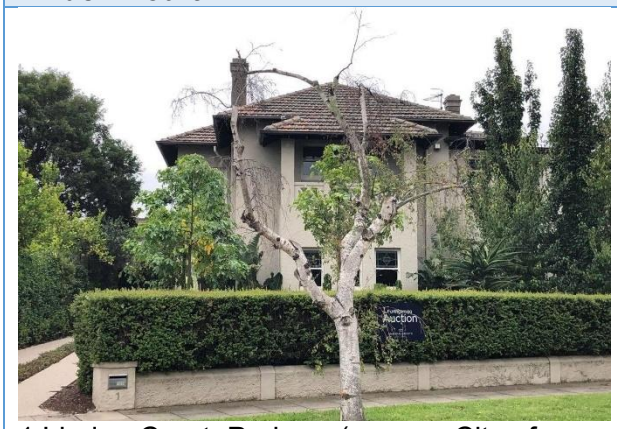


c.1927 sketch of 14 Williams Road, Prahran (source: The Herald. 1927. 'NOVEL BUILDING AND PLANNING SCHEME.' *The Herald,* 14 September, 1927).



Auction notice for 16 Jessamine Avenue showing single storey building prior to major changes (source: Advertising (1994, February 25). The Australian Jewish News (Melbourne, Vic. : 1935 - 1999), p. 5).

Linden Court



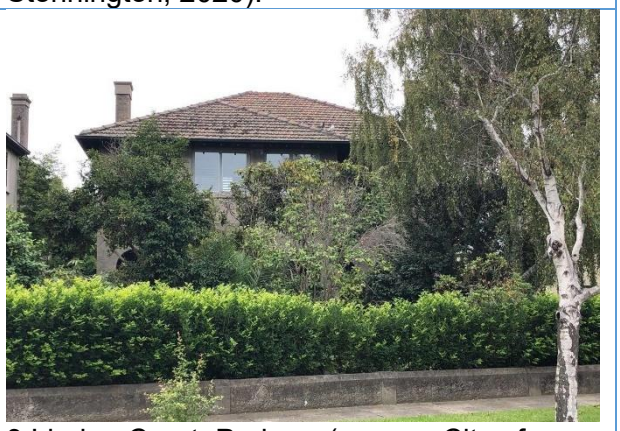
1 Linden Court, Prahran (source: City of Stonnington, 2020).



2 Linden Court, Prahran (source: City of Stonnington, 2020).



2A Linden Court, Prahran (source: City of Stonnington, 2020).



3 Linden Court, Prahran (source: City of Stonnington, 2020).



4 Linden Court, Prahran (source: City of Stonnington, 2020).



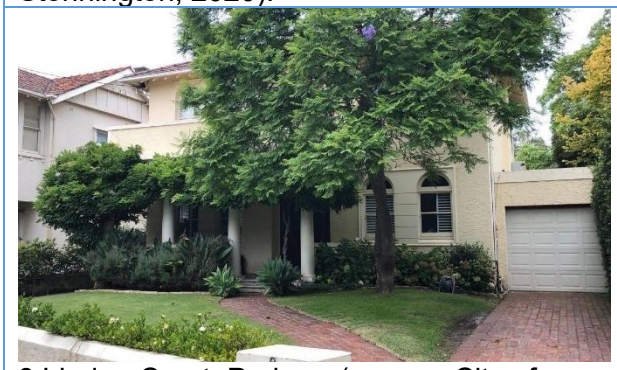
5 Linden Court, Prahran (source: City of Stonnington, 2020).



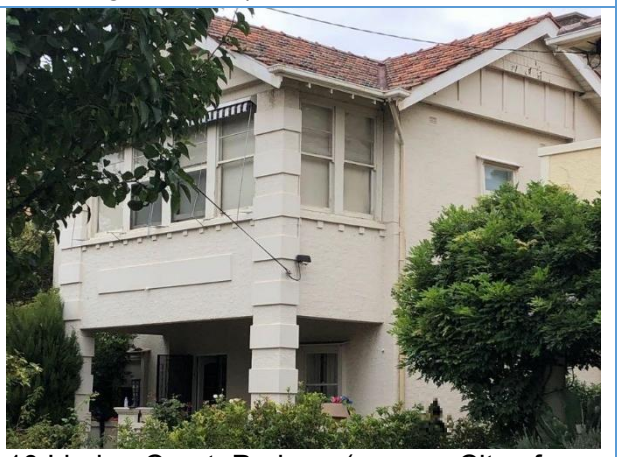
6 Linden Court, Prahran (source: City of Stonnington, 2020).



7 Linden Court, Prahran (source: City of Stonnington, 2020).



8 Linden Court, Prahran (source: City of Stonnington, 2020).



10 Linden Court, Prahran (source: City of Stonnington, 2020).

Jessamine Avenue



1 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



1A Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



2 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



3 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



5 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



6 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



8 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



9 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



10 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



11 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



11A Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



12 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



14 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



15 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



16 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



17 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



18 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



19 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



20 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



22 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).

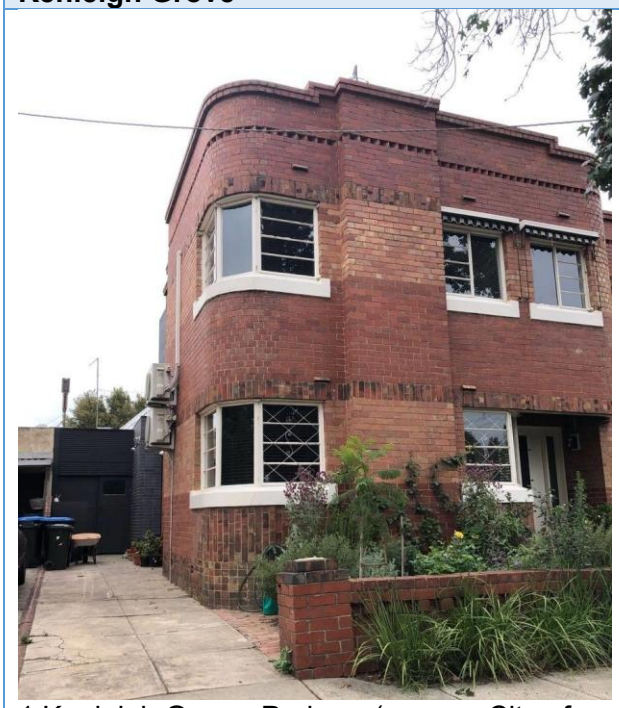


24 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).



26 Jessamine Avenue, Prahran (source: City of Stonnington, 2020).

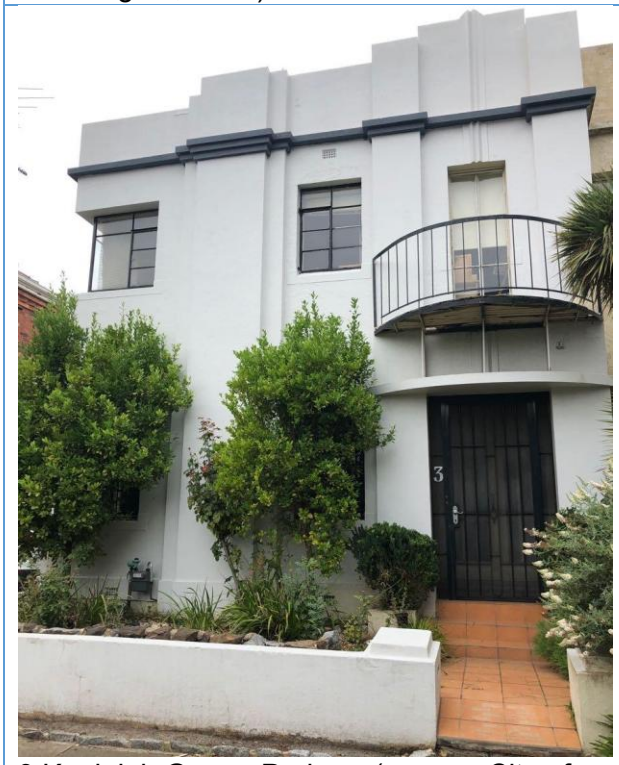
Kenleigh Grove



1 Kenleigh Grove, Prahran (source: City of Stonnington, 2020).



2 Kenleigh Grove, Prahran (source: City of Stonnington, 2020).



3 Kenleigh Grove, Prahran (source: City of Stonnington, 2020).



4 Kenleigh Grove, Prahran (source: City of Stonnington, 2020).



5 Kenleigh Grove, Prahran (source: City of Stonnington, 2020).



6 Kenleigh Grove, Prahran (source: City of Stonnington, 2020).



7 Kenleigh Grove, Prahran (source: City of Stonnington, 2020).



8 Kenleigh Grove, Prahran (source: City of Stonnington, 2020).



9 Kenleigh Grove, Prahran (source: City of Stonnington, 2020).



10 Kenleigh Grove, Prahran (source: City of Stonnington, 2020).



11 Kenleigh Grove, Prahran (source: City of Stonnington, 2020).

Williams Road



18 Williams Road, Prahran (source: City of Stonnington, 2020).

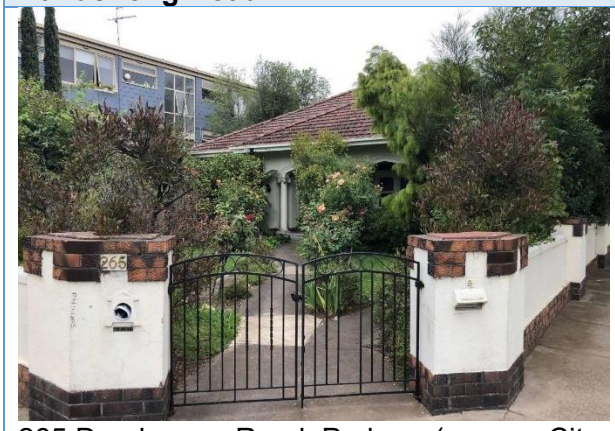


20 Williams Road, Prahran (source: City of Stonnington, 2020).



22 Williams Road, Prahran (source: City of Stonnington, 2020).

Dandenong Road



265 Dandenong Road, Prahran (source: City of Stonnington, 2020).



271 Dandenong Road, Prahran (source: City of Stonnington, 2020).



273 Dandenong Road, Prahran (source: City of Stonnington, 2020).



275 Dandenong Road, Prahran (source: City of Stonnington, 2020).

Authors

Former citation prepared by: Context Pty Ltd, 1993.
Updated citation prepared by: Extent Heritage Pty Ltd (Vivian Lu and Reuel Balmadres, 2022).
Quality assurance review conducted by: Corinne Softley, 2022.