City of
STONNINGTON

Residence

Prepared by: GJM Heritage (March 2025)

Address: 15 Darling Street, South Yarra

Name:	Residence	**Review Date:**	April 2024
Place Type:	Residential	**Architect/Designer:**	Not known
Grading:	Significant (HO32)	**Builder:**	Not known
Extent of the Overlay:	To property boundaries	**Construction Date(s):**	1865



15 Darling Street, South Yarra (GJM Heritage, April 2024)

Statement of Significance

What is significant?

The residence at 15 Darling Street, South Yarra, constructed 1865.

Elements that contribute to the significance of the place include:

- Single-storey brick house, typical of Italianate houses of the mid-Victorian period
- Slate-clad hipped roof
- Set above ground level on bluestone base
- Symmetrical principal elevation
- Concave hipped front verandah with finely-detailed timber columns, geometric frieze and curved brackets
- Timber-floored verandah with central bluestone access stairs

- Timber-framed front entrance with sidelights and highlight, and flanking timber-framed sash windows
- Brick chimney, with rendered capping and two elaborate cast iron chimney pots, to the north behind the front ridgeline
- Cast iron picket fence to front and front south side boundaries, set in a rough-hewn bluestone and brick base with elaborate stanchions and centrally placed pedestrian gate.

Later alterations and additions to the rear of the building do not contribute to the significance of the place. The overpainting of the brickwork does not contribute to the significance of the place. The front verandah has been accurately reconstructed and contributes to the significance of the place.

How is it significant?

The residence at 15 Darling Street, South Yarra is of local historical and representative significance to the City of Stonnington.

Why is it significant?

The residence at 15 Darling Street, South Yarra has strong associations with the early European development phase of South Yarra, when Crown land was first subdivided and sold for residential development in the mid-nineteenth century. It is one of only a small number of substantially intact houses remaining in the suburb to clearly demonstrate this early phase of development in the City of Stonnington (Criterion A).

The residence at 15 Darling Street, South Yarra is a fine and substantially intact representative example of a mid-Victorian brick house. It displays typical characteristics of the Italianate style of the mid-Victorian period, including hipped slate-clad roof, symmetrical principal elevation with central access stairs, front verandah with decorative timberwork, brick chimney with rendered capping and cast iron picket fence, with elaborate stanchions and central pedestrian gate, to front and south boundaries (Criterion D).

Historical Context

This place is associated with the following historic theme(s) taken from the *Stonnington Thematic Environmental History* (2009):

3 Settling the land

- 3.3 Land speculation

8 Building suburbs

- 8.2 Middle-class suburbs and the suburban ideal

Place History

The house at 15 Darling Street, South Yarra was constructed in 1865 as a brick house with six rooms (RB 1865).

The property formed part of Crown Allotments 3 and 4 in the Parish of Prahran, sold at the first Crown land sales in 1840. The lots were two of a number of Crown allotments with frontages to Gardiners Creek Road (later renamed Toorak Road) and bounded by the Yarra River to the north. Subdivision occurred on the high southern ground in the 1850s and housing allotments were created in streets including Prahran Street (the former name of Darling Street).

Merchant and land speculator James Nation acquired two allotments on the west side of Prahran Street in 1863 and two houses were built on these allotments in 1865, including the subject property (RB 1865).

Although Rate Books indicate the property was owned by 'Denny' from 1865-1869, Nation was again listed as the owner from 1870-1873, and the house was tenanted from 1866 to 1874 (RB). Nation also acquired adjacent properties in Murphy Street and constructed houses at these properties at a similar time, including No.24 (HO165) (Figure 1, 2 and 3).

The property was sold to Clement Jarrett in 1875, at which time it was listed as number 11 Darling Street (RB; LV: V751/F004). The following year the McComas family acquired the property (LV: V884/F731) and retained ownership until 1889 when it passed to George Knipe (LV: V2147/F398) and was renumbered as 15 Darling Street (RB 1889). The property remained in the ownership of the Knipe family until 1948 (LV: V7187/F206).

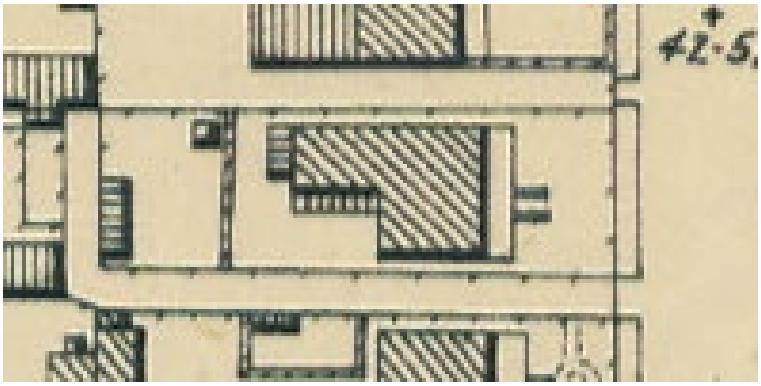


Figure 1. Detail of Melbourne and Metropolitan Board of Works (MMBW) City of Prahran Plan No 37, 1895 (Source: State Library of Victoria)

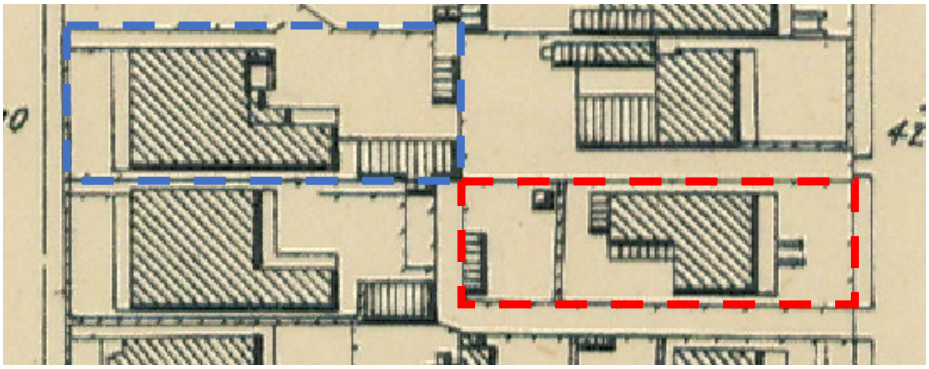


Figure 2. Detail of Melbourne and Metropolitan Board of Works (MMBW) City of Prahran Plan No 37, 1895, showing the close proximity of 24 Murphy Street (HO165) (blue outline) and 15 Darling Street (red outline) (Source: State Library of Victoria)

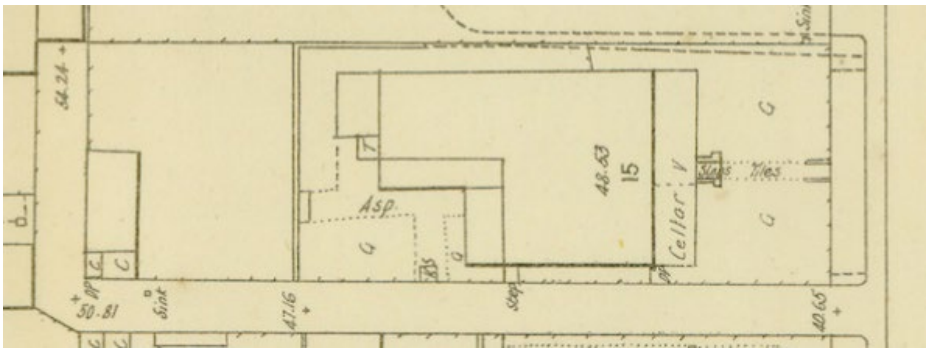


Figure 3. Detail of MMBW Detail Plan 946, 1895 showing footprint of 15 Darling Street (Source: State Library of Victoria)

Description

The house at 15 Darling Street, South Yarra is located on the west side of Darling Street, north-east of the main intersection of Toorak Road and Punt Road and west of the South Yarra railway station. A laneway runs along the southern boundary of the rectangular site and the house is setback behind a formal symmetrical garden with central path.

Set on a bluestone base, the single-storey house is constructed of brick (overpainted) with a slate-clad hipped roof (re-slated c2009). The principal elevation is symmetrical with a single brick chimney, with

rendered capping and two elaborate cast iron chimney pots, placed to the north behind the front ridgeline. The south elevation facing the lane is rendered with fine ashlar markings. A concave hipped verandah (completely reconstructed c2009) is clad with corrugated sheet metal and extends across the principal elevation, with finely-detailed timber columns, geometric frieze and curved brackets. Set above ground level, the reconstructed elevated timber-floored verandah is accessed by a central set of five bluestone steps and the central front entrance, with sidelights and highlight, is flanked by single timber-framed sash windows. A decorative cast iron picket fence, set in a rough-hewn bluestone and brick base, has large, elaborate cast iron piers and a centrally placed pedestrian gate is located along the front boundary and extends along the southern boundary to the house.

Recent additions have been made at the rear of the house and along the south boundary, including vehicular access via the lane to the south.

Key Features:

- Single-storey brick house, typical of Italianate houses of the mid-Victorian period
- Slate-clad hipped roof
- Set above ground level on bluestone base
- Symmetrical principal elevation
- Concave hipped front verandah with finely-detailed timber columns, geometric frieze and curved brackets
- Timber-floored verandah with central bluestone access stairs
- Timber-framed front entrance with sidelights and highlight, and flanking timber-framed sash windows
- Brick chimney, with rendered capping and two elaborate cast iron chimney pots, to the north behind the front ridgeline
- Cast iron picket fence to front and front south side boundaries, set in a rough-hewn bluestone and brick base with elaborate stanchions and centrally placed pedestrian gate.



Figure 4. Principal elevation to Darling Street (Source: GJM Heritage, April 2024).

Intactness and Integrity

The residence at 15 Darling Street, South Yarra retains a high degree of integrity as a Victorian residence. Recent additions to the rear of the residence are not visible from the streetscape and do not diminish the appreciation of the property as a single-storey Victorian residence. The entirety of the front verandah (comprising approaching stairs, floor, roofing, columns, frieze and brackets) has been

accurately reconstructed and the house overpainted. The residence is therefore of moderate intactness to its original construction.

Assessment Against Criteria

Criteria referred to in *Planning Practice Note No. 1: Applying the Heritage Overlay* (Department of Environment, Land, Water and Planning, August 2018), modified for the local context.

CRITERION A: *Importance to the course or pattern of the City of Stonnington's cultural or natural history (historical significance).*

The residence at 15 Darling Street, South Yarra has strong associations with the early European development phase of South Yarra, when Crown land was first subdivided and sold for residential development in the mid-nineteenth century. It is one of only a small number of substantially intact houses remaining in the suburb to clearly demonstrate this early phase of development in the City of Stonnington.

CRITERION B: *Possession of uncommon, rare or endangered aspects of the City of Stonnington's cultural or natural history (rarity).*

N/A

CRITERION C: *Possession to yield information that will contribute to an understanding of the City of Stonnington's cultural or natural history (research potential).*

N/A

CRITERION D: *Importance in demonstrating the principal characteristics of class of cultural or natural places or environments (representativeness).*

The residence at 15 Darling Street, South Yarra is a fine and substantially intact representative example of a mid-Victorian brick house. It displays typical characteristics of the Italianate style of the mid-Victorian period, including hipped slate-clad roof, symmetrical principal elevation with central access stairs, front verandah with decorative timberwork, brick chimney with rendered capping and cast iron palisade fence, with elaborate piers and central pedestrian gate, to front and south boundaries.

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

N/A

CRITERION F: *Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

CRITERION G: *Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing cultural traditions (social significance).*

N/A

CRITERION H: *Special association with the life or works of a period, or group of persons, of importance in the City of Stonnington's history (associative significance).*

N/A

City of
STONNINGTON

Grading and Recommendations

It is recommended that the property remain in the Heritage Overlay as an individual Heritage Place known as *Residence, 15 Darling Street, South Yarra* (HO32).

It is recommended that notice and review requirements be triggered for the front fence as it appears to be an original feature that contributes to the significance of the place.

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?*	Yes (front cast iron fence)
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

Extent of Overlay

No change. Heritage Overlay extent to remain to the property boundaries.

Previous Assessment

City of Prahran Conservation Review, Context Pty Ltd, 1993

Prahran Conservation Study, Nigel Lewis and Associates, 1983

City of
STONNINGTON

References

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

Landata Victoria (LV), Certificates of Title, as cited.

Melbourne Metropolitan Board of Works (MMBW) Detail Plan No 946, City of Prahran, 1895.

Melbourne and Metropolitan Board of Works (MMBW) City of Prahran Plan No 37, 1895.

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

Prahran Rate Books (RB), as cited.