City of
STONNINGTON

Residence

Prepared by: GJM Heritage (March 2025)

Address: 30 Darling Street, South Yarra

Name:	Residence	**Survey Date:**	April 2024
Place Type:	Residential	**Architect/Designer:**	Not known
Grading:	Significant (HO33)	**Builder:**	Not known
Extent of the Overlay:	To property boundaries	**Construction Date(s):**	1857



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

Statement of Significance

What is significant?

The residence at 30 Darling Street, South Yarra, constructed 1857.

Elements that contribute to the significance of the place include:

- Two-storey brick house, with render finish and quoining to front corners, typical of Italianate houses of the mid-Victorian period
- Slate-clad hipped roofs with four rendered brick capped chimneys placed at the sides (two each side)
- Symmetrical principal elevation

City of
STONNINGTON

- Two-storey convex hipped front verandah with cast iron columns and brackets, frieze at the ground floor verandah and balustrading at the first-floor balcony
- Central front entrance with sidelights and highlight, and flanking full-height openings containing pairs of French doors with glazed upper panes
- Central French doors in a full height opening on the first floor flanked by six-over-six timber sash windows with moulded frames symmetrically arranged above the lower openings.

Later alterations and additions to the rear of the building do not contribute to the significance of the place. The front timber fence does not contribute to the significance of the place.

How is it significant?

The residence at 30 Darling Street, South Yarra is of local historical and representative (architectural) significance to the City of Stonnington.

Why is it significant?

The residence at 30 Darling Street, 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. Constructed for John Thomas Smith, long-term Melbourne Town Councillor, it is one of only a small number of substantially intact houses remaining in the suburb to clearly demonstrate the early phase of development in the City of Stonnington (Criterion A).

The residence at 30 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, cement render finish with remnant quoining, symmetrical two-storey principal elevation with four rendered brick capped chimneys placed to the north and south elevations, two-storey verandah with decorative ironwork, central entrance with flanking full-height openings with French door and symmetrically-arranged openings to first floor (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 30 Darling Street, South Yarra was constructed in 1857 as a brick house with eight rooms (RB 1857).

The property formed part of Crown Allotment 4 in the Parish of Prahran, one of a number of Crown allotments sold at the first Crown land sales in 1840. The lot was one 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).

John Smith is identified as the owner and occupant in 1857 of an 8-roomed ‘house in progress’ valued at £30 in Prahran Street (Darling Street). The following year the house was described as an 8-roomed brick house with slate roof, owned by John Smith and valued at £180 (RB 1858).

John Thomas Smith was a publican and landowner who was elected to the first Melbourne Town Council in 1842 and served as a Councillor for the remainder of his life and seven times as Mayor between 1851 and 1864. He was a Member of the Legislative Assembly from 1856 to 1879.

Mrs Tripp occupied the house in 1860 and 1861, with owners listed as John Forsyth in 1860 and Mrs Kerr in 1861 (RB 1860, 1861). In 1861 the house was described as a 10-roomed brick, stone and slate house with coach house and stable, and was valued at £100 (RB 1861).

A series of school teachers owned and occupied the house from 1862 to 1878, including John Stevens Miller (c1862-1868), clergyman and teacher Richard Kirkwood Ewing (c1869-1873) and Reverend Henry Plow Kane (c1874-1878).

Initially numbered 28 Darling Street from c1874, the house was renumbered 30 Darling Street in 1889 (RB 1889). From the late 1870s the property was owned by Margaret Brown (c1878-1879) and ‘Hodgson’ (c1880-1881) before Lyell Christie held ownership for an extensive period from 1881 until c1925 (RB 1881-1925). The footprint of the house can be seen in Melbourne and Metropolitan Board of Works plans dating to 1895, which show two outbuildings which may be the original coach house and stable (Figures 1 and 2). A later 1974 photograph shows the facade of the house (Figure 3).

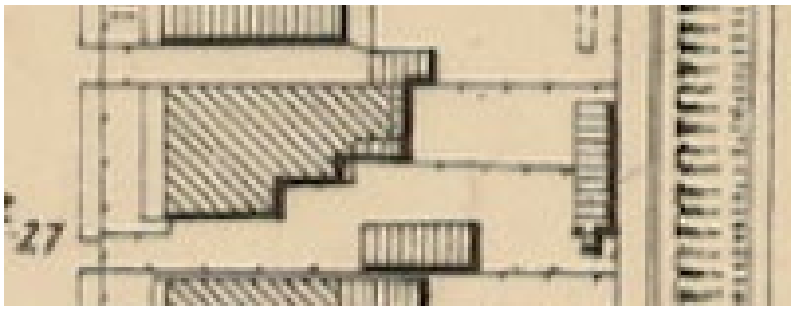


Figure 1. Melbourne and Metropolitan Board of Works (MMBW) City of Prahran Plan No 37, 1895 (Source: State Library of Victoria)

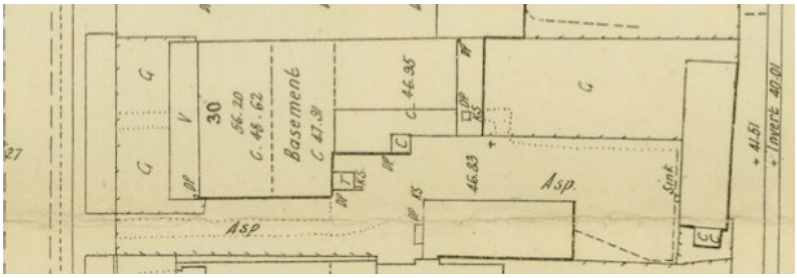


Figure 2. Melbourne and Metropolitan Board of Works (MMBW) Detail Plan No 946, 1895 (Source: State Library of Victoria)



Figure 3. The house at 30 Darling Street, 1974 (Source: Image by Vernon Jones, Stonnington History Centre)

City of
STONNINGTON

Description

The house at 30 Darling Street, South Yarra is located on the east side of Darling Street, north-east of the main intersection of Toorak Road and Punt Road, and adjacent to the Melbourne to Frankston railway line which forms the rear boundary. The rectangular site is accessed by a driveway at the southern end of the street boundary and the house is setback behind a front garden.

The two-storey house is constructed of brick (rendered) with partially quoined front corners and a slate-clad hipped roof. The principal elevation is symmetrical with pairs of rendered brick capped chimneys located at the sides (north and south) of the U-shaped hipped roof forms. A two-storey convex hipped verandah is clad with corrugated sheet metal and extends across the principal elevation, with cast iron columns and brackets at both levels, frieze at the ground floor verandah and balustrading at the first-floor balcony. The central front entrance, with sidelights and highlight, is flanked by openings which contain pairs of French doors with glazed upper panes. At the first-floor level, three full-height openings with moulded frames are symmetrically arranged above the lower openings.

A later capped timber picket fence, with centrally placed pedestrian gate and vehicular gates at the southern end, lines the front boundary.

Key Features:

- Two-storey brick house, with render finish and remnant quoining to front corners, typical of Italianate houses of the mid-Victorian period
- Slate-clad hipped roofs with four rendered brick capped chimneys placed at the sides (two each side)
- Symmetrical principal elevation
- Two-storey convex hipped front verandah with cast iron columns and brackets, frieze at the ground floor verandah and balustrading at the first-floor balcony
- Central front entrance with sidelights and highlight, and flanking full-height openings containing pairs of French doors with glazed upper panes
- Central French doors in a full height opening on the first floor flanked by six-over-six timber sash windows with moulded frames symmetrically arranged above the lower openings.



Figure 4. Front façade (Marshall White Real Estate, images dated 2023 via https://www.realestate.com.au/sold/property-house-vic-south+yarra-143388476)



Figure 5. Detail of front verandah and ground floor front facade (Marshall White Real Estate, images dated 2023 via https://www.realestate.com.au/sold/property-house-vic-south+yarra-143388476)

Intactness and Integrity

The house at 30 Darling Street, South Yarra remains substantially intact to its period of construction and retains a high degree of integrity as a substantial early Victorian residence. More 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 Victorian residence.

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 30 Darling Street, 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. Constructed for John Thomas Smith, long-term Melbourne Town Councillor, it is one of only a small number of substantially intact houses remaining in the suburb to clearly demonstrate the 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 30 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, cement render finish with quoining, symmetrical two-storey principal elevation with four rendered brick capped chimneys placed to the north and south elevations, two-storey verandah with decorative ironwork, central entrance with flanking full-height openings with French door and symmetrically-arranged openings to first floor.

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

Grading and Recommendations

It is recommended that the property remain in the Heritage Overlay as an individual Heritage Place known as *Residence, 30 Darling Street, South Yarra* (HO33).

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

City of
STONNINGTON

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

Prahran Conservation Study, Nigel Lewis and Associates, 1983

References

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

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.

National Trust of Australia (Victoria), File No. 1263, *Research into 30 Darling Street, South Yarra*, 1977.

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

Photograph of 30 Darling Street, Vernon Jones, 1974.

Prahran Rate Books (RB), as cited.