City of
STONNINGTON

Residence

Prepared by: GJM Heritage (March 2025)

Address: 68 Tyrone Street, South Yarra

Name:	Residence	**Survey Date:**	July 2024
Place Type:	Residential	**Architect/Designer:**	Not known
Grading:	Significant (HO805)	**Builder:**	Not known
Extent of the Overlay:	To property boundaries	**Construction Date(s):**	1866



Figure 1. 68 Tyrone Street, South Yarra (GJM Heritage, July 2024)

Statement of Significance

What is significant?

The house at 68 Tyrone Street, South Yarra, constructed 1866.

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 with a single corbelled brick chimney placed at the north ridgeline

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- Symmetrical principal elevation
- Convex hipped verandah with timber fretwork frieze, brackets, and turned timber columns
- Central front entrance with single sidelight, flanked by tall, timber-framed, multi-paned sash windows on either side.

Additions to the rear and the front fence do not contribute to the significance of the place.

How is it significant?

The house at 68 Tyrone Street, South Yarra is of local historical and representative significance to the City of Stonnington.

Why is it significant?

The residence at 68 Tyrone 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. 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 68 Tyrone 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 roof with slate-cladding, single corbelled brick chimney, symmetrical front elevation with timber post supported verandah, central entrance and flanking timber-framed sash windows. 68 Tyrone Street is highly legible as an early example of a mid-Victorian Italianate-style residence in the City of Stonnington (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 land that is now Tyrone Street 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 (21 hectares), and purchased by Peter Davis, a real estate agent (Figure 2). 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.

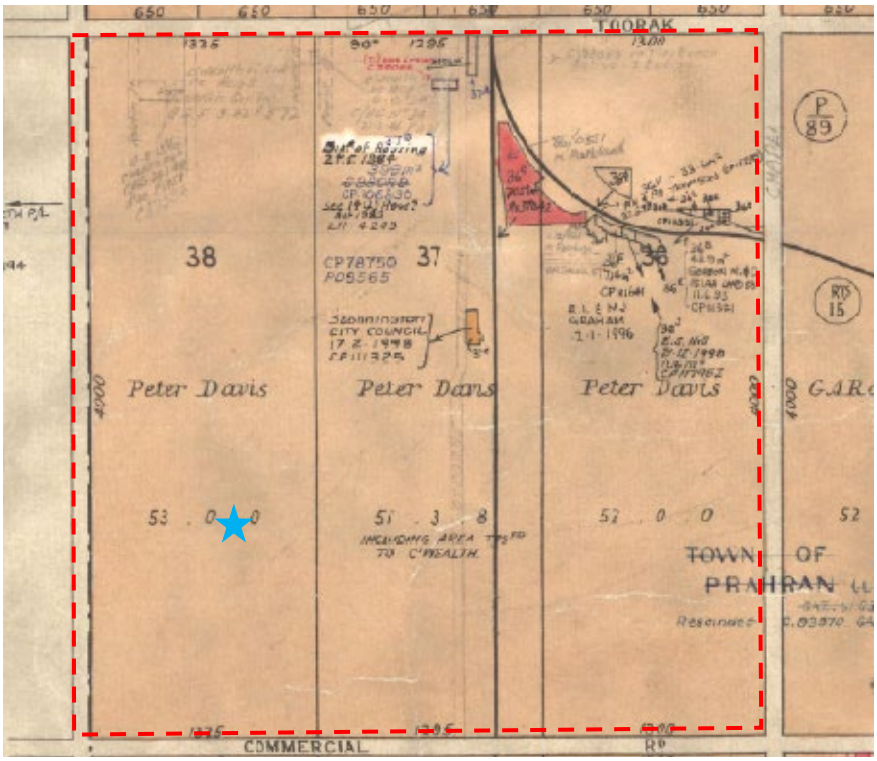


Figure 2. Detail of parish plan, showing lots purchased by Peter Davis (indicated) with later notations; plan dates to c1880. Approximate location of house indicated by blue star (Source: Public Record Office Victoria)

Kearney's map of Melbourne and suburbs, dating to 1855, indicates that Tyrone Street had not been laid out by this time (Figure 3). A letter in the *Telegraph, St Kilda, Prahran and South Yarra Guardian* in 1873 however, 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). An 1895 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan indicates that the section of Tyrone Street north of Argo Street was called Union Street at that time (Figure 4).

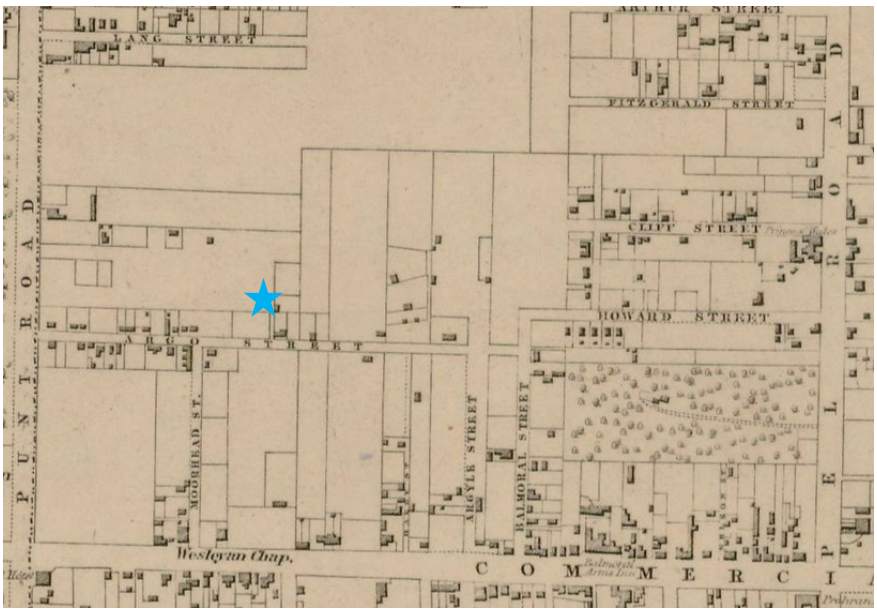


Figure 3. Detail of plan of Melbourne and its suburbs, compiled by James Kearney, 1855. The approximate location of 68 Tyrone Street is indicated by blue star (Source: State Library of Victoria)

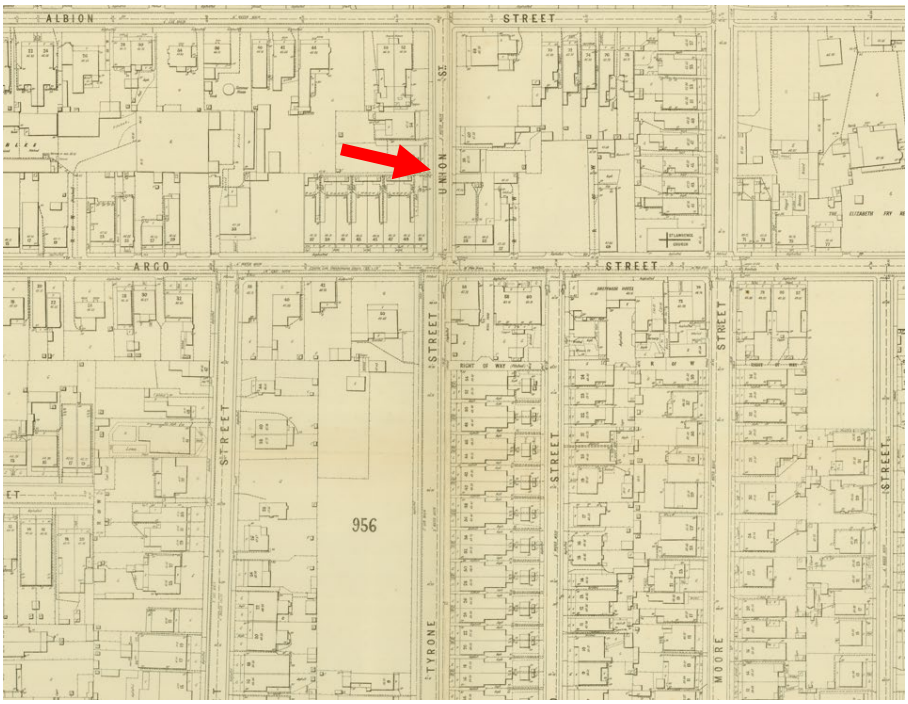


Figure 4. Melbourne and Metropolitan Board of Works (MMBW) Detail Plan No 956 of Prahran, 1895 showing the northern section of Tyrone Street named Union Street at this time – indicated by red arrow (Source: State Library of Victoria)

The house at 68 Tyrone Street, South Yarra was constructed in 1866 as a four-roomed brick and timber house for Edwin Litchfield, a carpenter (RB 1866). The house was originally addressed to Albion Street, which ran east-to west to the north of the property. Litchfield owned several properties in Albion Street at the time and the subject property was leased to Richard Craven, a clerk (RB 1866). Litchfield continued to own the property into the 1870s; by 1877, the property had been purchased by William Watkins. By 1889, the property comprised a five-room brick and timber house (RB 1889).

The MMBW Detail Plan of 1895 (Figure 5) shows the early footprint of the subject property, set on a large block at the corner of Tyrone (then Union) and Albion streets. At this time, the property remained addressed to Albion Street, as 68 Albion Street (RB 1895). A verandah extended across the front of the house and a shed and water closet were located on the rear (east) boundary. The address changed to 68 Tyrone Street by 1915 (SM). An oblique aerial photograph dating to c1925 (Figure 6) shows the front elevation –with sun protection blinds obscuring the façade – and roof form of the house; by this time the property had been subdivided to its existing dimensions. A 1945 aerial photograph shows the footprint of the house in the mid-twentieth century (Figure 6).

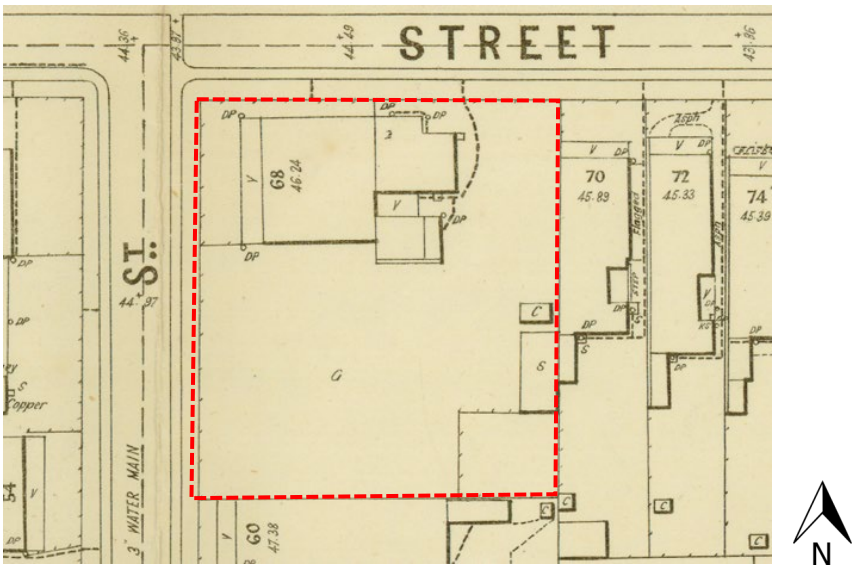


Figure 5. MMBW Detail Plan No 956 of Prahran, 1895 showing the footprint of the subject property (Source: State Library of Victoria)



Figure 6. Detail of a c1925 oblique aerial photograph looking east showing the house at 68 Tyrone Street; note the sun protection blinds obscuring the front façade (Source: State Library of Victoria)



Figure 7. Aerial photograph showing the house at 68 Tyrone Street in 1945, indicated by red arrow (Source: Landata Victoria)

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Alterations and additions were made to the house in 1984 (Prahran Valuation Records). This included the construction of a separate studio/bedroom with ensuite to the rear and the erection of a pergola over the rear courtyard. A proposed extension to the family room was not undertaken (Prahran Record of Building Inspections). The house comprised two bedrooms, living room, dining room, kitchen, family room, bathroom and laundry at this time (Figure 8). The timber front fence was erected in 1988 (Prahran Valuation Records; Figures 9 and 10). The house was known as 'Lucille' at this time (*The Age,* 12 November 1988:105). A storeroom and laundry were constructed in 1993 (Prahran Record of Building Inspections).

The face-brick walls of the house were overpainted at some point during the twentieth century.

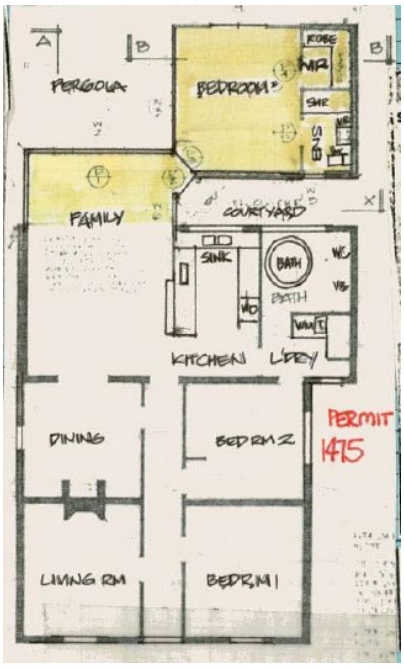


Figure 8. Floor plan showing proposed alterations and additions to house, 1984 (Source: Prahran Valuation Records)



Figure 9. Illustration of 68 Tyrone Street accompanying a sales advertisement, 1985 prior to the erection of the new front fence (Source: The Age, 22 August 1985:12)

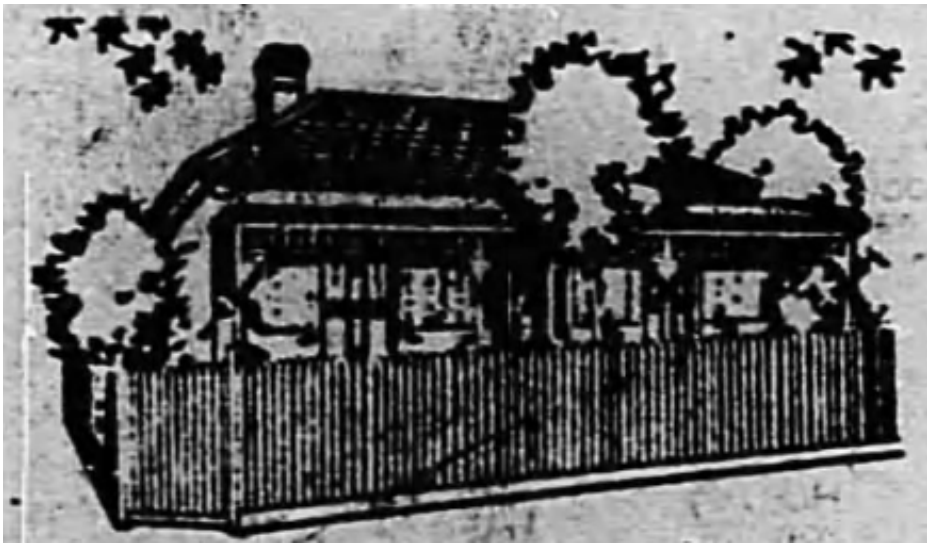


Figure 10. Illustration of 68 Tyrone Street accompanying a sales advertisement, 1988 following erection of new front fence (Source: The Age, 12 November 1988:105)

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Description

The house at 68 Tyrone Street, South Yarra is located on the east side of Tyrone Street, at the intersection of Albion Street, south-east of the main intersection of Punt Road and Toorak Road and west of the Sandringham railway line. The rectangular site is accessed by a rear driveway from Albion Street, with pedestrian access via a gate at the north-west corner. The house is setback from Tyrone Street behind a front garden.

The single-storey house is constructed of face brick (overpainted) with a slate-clad U-shaped hipped roof and single corbelled brick chimney at the north ridgeline. The principal elevation is symmetrical with a convex corrugated sheet metal-clad hipped verandah, decorated with timber fretwork frieze and brackets and supported on turned timber posts, extending across the principal elevation. The central front entrance, with sidelight to one side only, is flanked by tall, timber-framed, multi-paned sash windows on either side.

A later timber picket fence lines the front boundaries and various additions and alterations were made to the rear in the late twentieth century.

Key Features:

- Single-storey brick house, typical of Italianate houses of the mid-Victorian period
- Slate-clad hipped roof with a single corbelled brick chimney placed at the north ridgeline
- Symmetrical principal elevation
- Convex hipped verandah with timber fretwork frieze, brackets, and turned timber columns
- Central front entrance with single sidelight, flanked by tall, timber-framed, multi-paned sash windows on either side.



Figure 11. Aerial photograph of 68 Tyrone Street, South Yarra (Source: Nearmap, dated 9 October 2024



Figure 12. Detail of verandah and entrance to 68 Tyrone Street, South Yarra

Intactness and Integrity

The residence at 68 Tyrone Street, South Yarra remains substantially intact to its period of construction and retains a high degree of integrity as a mid-Victorian residence. The face brick walls of the house were overpainted at some time during the twentieth century. 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 mid-Victorian-era residence.

Comparative Analysis

The residence at 68 Tyrone Street, South Yarra is an example of a Victorian house constructed in the City of Stonnington in the mid-nineteenth century.

The western part of the City of Stonnington, including South Yarra, was first surveyed and sold by the Crown from 1840 to 1850, only three years after Melbourne. The close proximity to the village of Melbourne and the favourable topography of the high ground overlooking the Yarra quickly established it as a desirable place for settlement. Cycles of speculation and development continued in South Yarra from the 1840s into the 1880s, when Melbourne experienced a period of unprecedented prosperity, growth and development (Context 2006:37-41). A small number of mid-Victorian houses, built largely in the 1860s, remain in the municipality, in varying states of intactness, to demonstrate this historic period.

A number of Victorian houses constructed in the mid-nineteenth century are included in the Heritage Overlay of the Stonnington Planning Scheme on an individual basis. Those located within the City of Stonnington that are comparable to 68 Tyrone Street include:

15 Darling Street, South Yarra (HO32)



Figure 13. 15 Darling Street, South Yarra (Source: GJM Heritage, April 2024)

30 Darling Street, South Yarra (HO33)



Figure 14. 30 Darling Street, South Yarra (Source: GJM Heritage, April 2024)

30 Macfarlan Street, South Yarra (HO74)



Figure 15. 30 Macfarlan Street, South Yarra (Source: GJM Heritage, June 2024)

24 Murphy Street, South Yarra (HO165)



Figure 16. 24 Murphy Street, South Yarra (Source: GJM Heritage, April 2024)

Like 68 Tyrone Street, South Yarra, the above houses were constructed in what is now the City of Stonnington in the mid-nineteenth century. These houses exhibit a range of characteristics representative of housing of the mid-Victorian period, including double-fronted symmetrical facades, hipped roof forms, prominent chimneys, simple timber of brick construction, timber-framed windows, and post-supported verandahs. Like the above examples, 68 Tyrone Street retains a high degree of integrity to its period of construction and remains substantially intact to demonstrate a range of characteristics of the mid-Victorian Italianate style in the City of Stonnington. Similar to the mid-Victorian houses included in in the Heritage Overlay of the Stonnington Planning Scheme, 68 Tyrone Street clearly demonstrates an important phase in the historical development of the City of Stonnington.

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 68 Tyrone 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. 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 68 Tyrone 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 roof with slate-cladding, single corbelled brick chimney, symmetrical front elevation with timber post supported verandah, central entrance and flanking timber-framed sash windows. 68 Tyrone Street is highly legible as an early example of a mid-Victorian Italianate-style residence in the City of Stonnington.

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

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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 place be included in the Heritage Overlay of the Stonnington Planning Scheme as a locally significant heritage place (HO805).

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
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

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Extent of Overlay

To the extent of the property boundary, as shown in Figure 17 below.



References

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

Landata Victoria, Central Plan Office, Historical Aerial Photography, 1945.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan No 956, City of Prahran, 1895.

Nearmap.

Prahran Rate Books (RB), South Yarra Ward, as cited.

Prahran Record of Building Inspections.

Prahran Valuation Records.

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

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

State Library of Victoria, map collection.

The Age.