City of
STONNINGTON

Moore, Hardy and Osborne Streets Precinct

Prepared by: GJM Heritage (March 2025)

Address: Argo, Hardy, Moore and Osborne Streets, South Yarra

Name:	Moore, Hardy and Osborne Streets Precinct	**Review Date:**	June 2024
Place Type:	Residential Precinct	**Architect/Designer:**	Not known
Grading:	See grading table	**Builder:**	Not known
Extent of the Overlay:	See Figure 5	**Construction Date(s):**	1850s-1900s



Figure 1. 31 Hardy Street



Figure 2. 32 Moore Street



Figure 3. 25 Osborne St



Figure 4. 35A &37 Osborne St



Figure 5. Moore, Hardy and Osborne Streets Precinct, South Yarra (GJM Heritage, June 2024)

Statement of Significance

What is significant?

The Moore, Hardy and Osborne Streets Precinct, South Yarra, a residential precinct containing a collection of modestly-scaled Victorian and Edwardian-era cottages.

The precinct includes:

- Argo Street (nos. 76-80-82 even)
- Hardy Street (nos. 2-40 even, 9-49 odd)
- Moore Street (nos. 8-36 even, 1-25 odd)
- Osborne Street (nos. 21-43 odd)

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, but broadly adopting a Victorian style
- Rectangular forms, typically detached and single or double-fronted houses, with some pairs and terrace rows
- Predominantly corrugated metal sheet-clad hipped and gabled roofs, with a small number of slate-clad roofs
- Bracketed eaves
- Verandahs to principal elevations with varied profile, typically supported on timber posts and decorated with cast-iron friezes and brackets
- Plain or decorative parapets to some principal elevations
- Some 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.

Later front fences, overpainted brickwork and rear additions do not contribute to the significance of the precinct. The properties at 13, 16, 18, 29, 32/32A and 36/36A Hardy Street, 7 and 11 Moore Street and 29 Osborne Street, South Yarra are non-contributory places within the precinct.

How is it significant?

The Moore, Hardy and Osborne Streets Precinct, South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Moore, Hardy and Osborne 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 has strong associations with 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 Moore, Hardy and Osborne Streets Precinct clearly illustrates these important phases of development in the City of Stonnington (Criterion A).

The Moore, Hardy and Osborne Streets Precinct is a cohesive collection of representative examples of Victorian and early Edwardian-era workers' houses. The majority of houses in the precinct display typical features of the Victorian and Edwardian period, including brick or timber construction, hipped or gabled roofs clad in corrugated sheet metal or slate, 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 Moore, Hardy and Osborne 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 picturesque and cohesive streetscape with a distinctive architectural character (Criterion E).

Historical Context

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

3 Settling the land

- 3.3.3 Speculation and land boomers – subdivision from 1880 onwards

8 Building suburbs

- 8.2 Middle class suburbs and the suburban ideal

- 8.5.1 'Struggletown' – working class housing in the nineteenth and early twentieth century

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Place History

The following history is drawn from the Prahran Conservation Review, prepared by Context Pty Ltd in 1993, with additional information as cited.

The land included in the Moore, Hardy and Osborne Streets Precinct 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, and purchased by Peter Davis, a real estate agent (Figure 6). 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.

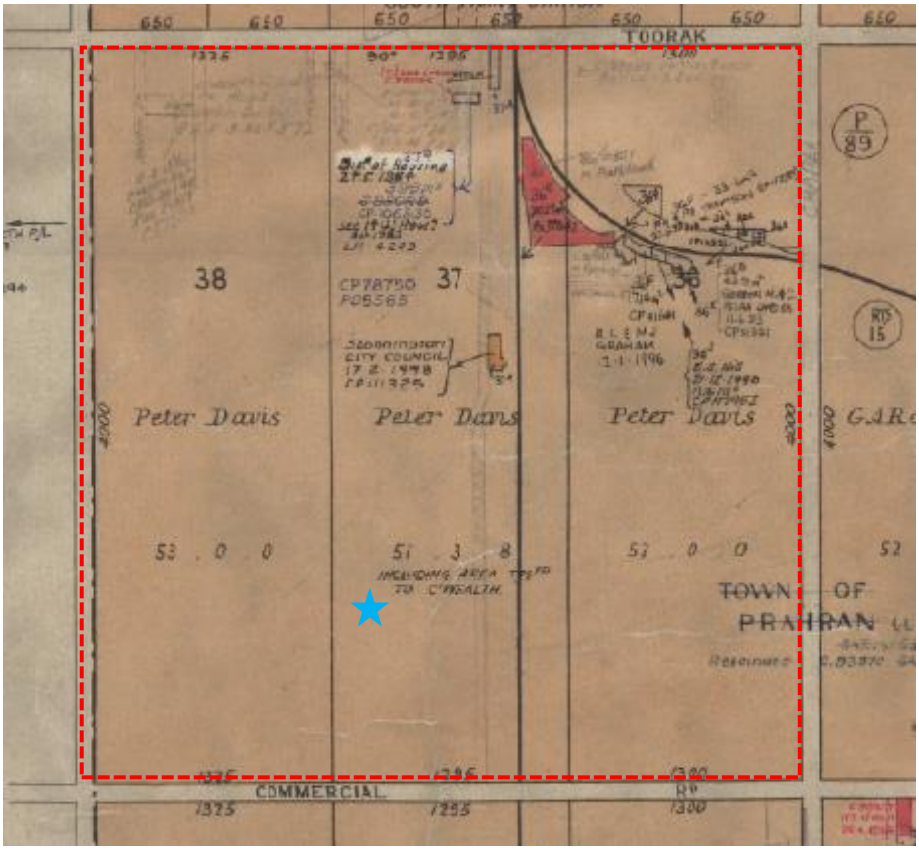


Figure 6. Detail of parish plan, showing lots purchased by Peter Davis (indicated) with later notations; plan dates to c1880. Approximate location of precinct indicated by blue star (Source: Public Record Office Victoria)

Kearney's map of Melbourne and suburbs, dating to 1855, indicates that Moore Street had not been laid out by this time (Figure 7). Hardy Street had been partly laid out as a narrow roadway at this stage; the Township of Prahran Rate Book notes that several small cottages, generally comprising two rooms, had been constructed in Hardy Street by the following year (RB 1856). Tenders were called for the formation of Hardy Street in 1858 (*Argus,* 17 November 1858:7). Osborne Street had also been laid out by 1855, though at this time it was known as Argyle Street. Several cottages had been constructed in the street by 1864 (S&M).

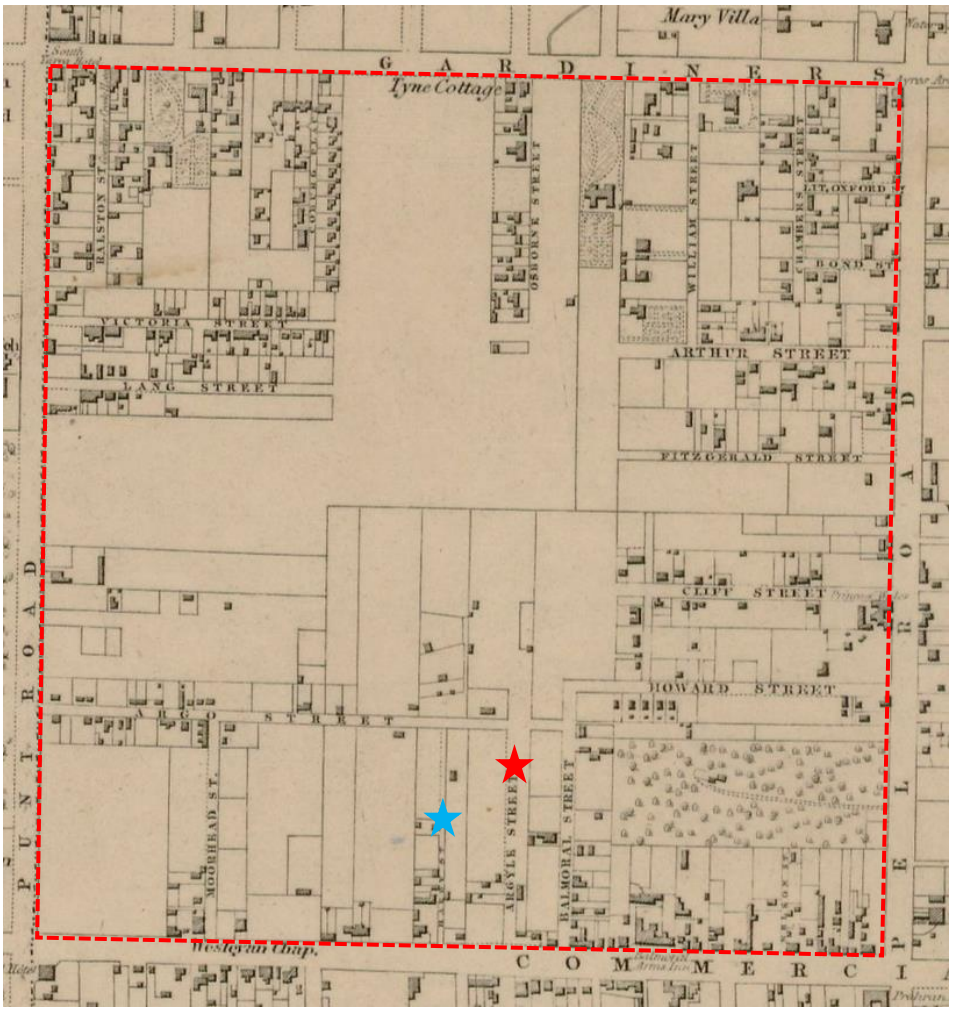


Figure 7. Detail of plan of Melbourne and its suburbs, compiled by James Kearney, 1855. Hardy Street is indicated by blue star, Argyle (later Osborne) Street by red star (Source: State Library of Victoria)

Moore Street was first listed in the Township of Prahran Rate Books in 1872, at which time three small timber cottages had been constructed (RB 1872). The remaining vacant land in Moore Street was owned by Mr Henry Moorhead. By 1880, Hardy and Moore streets had some development. Moore Street comprised seven timber cottages while Hardy Street comprised 12 houses of predominantly timber construction. Meanwhile, Osborne Street was largely developed by this time. The Rate Books indicate that all three streets were home to tradesmen and labourers, with cottages occupied by carpenters, gardeners, bricklayers and butchers among other trades. The precinct was largely developed by the end of the 1880s. At this time, Moore, Hardy and Argyle (now Osborne) streets comprised predominantly four-roomed timber cottages, with a small number of brick houses (RB 1888).

The Melbourne and Metropolitan Board of Works (MMBW) Plan dating to 1896 shows the rows of timber and brick cottages addressing Moore, Hardy and Argyle streets (Figure 8). Vacant land remained at the north-western end of Hardy Street. The terrace row occupying this land was constructed in 1909 (RB 1909). Argyle Street was renamed Osborne Street in the 1890s. Several of the cottages in Osborne Street were replaced with brick residences in the early twentieth century.

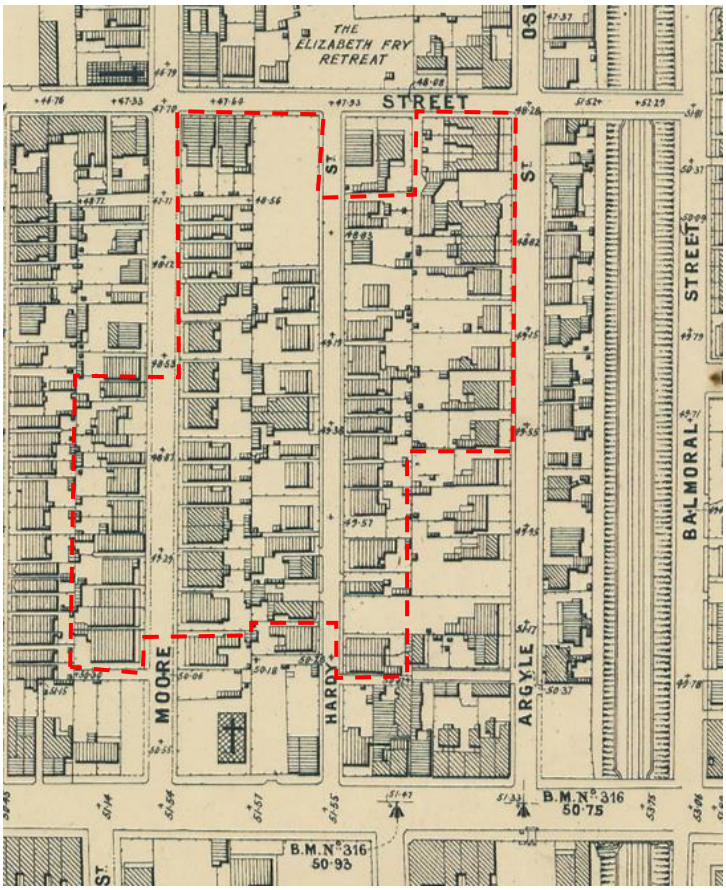


Figure 8. MMBW Plan 37, City of Prahran, 1896 (precinct boundary indicated in red) (Source: State Library of Victoria)

The houses within the precinct can be seen in an oblique aerial photograph dating to c1925 (Figure 9). A later 1945 aerial photograph shows the fully developed precinct in the mid-twentieth century (Figure 10). The precinct has been subject to some change, with the construction of rear additions and the erection of tall front fences to several properties.

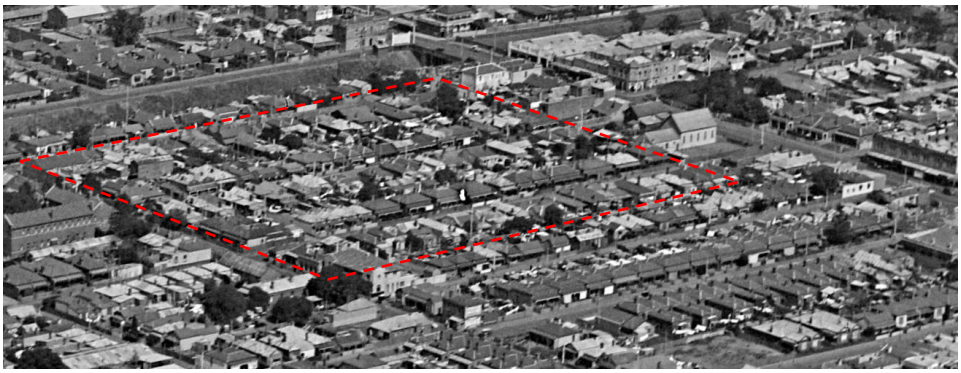


Figure 9. Detail of aerial photograph looking south-east showing houses within the Moore, Hardy and Osborne Streets Precinct, c1925 (general precinct area indicated) (Source: State Library of Victoria)



Figure 10. Aerial photograph showing the precinct in 1945 (precinct boundary indicated) (Source: Landata Victoria)

Description

The Moore, Hardy and Osborne Streets Precinct is located to the north-east of the main intersection of Punt Road and Malvern Road, South Yarra. It comprises Victorian and Edwardian-era properties on both sides of Moore and Hardy Streets, the west side of Osborne Street and the south side of Argo Street. Houses are located on rectangular sites and are setback from the street boundaries behind small front gardens.

The precinct consists of modestly-scaled single-storey timber and brick houses, predominantly dating from the Victorian period, with a smaller number dating from the early 1900s. The houses are typically detached and single or double-fronted, with some pairs and terrace rows, and are highly consistent in scale, materiality and detailing. Houses are rectangular in form with hipped or gabled roofs, bracketed eaves and verandahs lining the principal elevations. Roofs are typically visible from the street and clad with corrugated sheet metal or occasionally slate, with a small number of roofs concealed behind plain or decorative parapets. Verandahs are of varied profile and are typically supported on timber posts and decorated with cast-iron friezes and brackets. Some principal elevations are of block-fronted timber and chimneys are of red, dichromatic or rendered brick with corbelled capping. Sash windows are timber-framed, either single, paired or in tripartite arrangements. Later houses from the early 1900s are of similar form and typically display half-timbered gable ends, finished in roughcast render, and timber fretwork to verandahs.

Within the precinct, some changes have been made including changes to some fenestration, re-cladding of some roofs, some rendering or overpainting of brick walls, and replacement of some decorative ironwork and timberwork, however the building forms are largely unaltered. Front boundaries are lined

with later fences of various materials and designs, including a number of timber picket fences and high brick walls.

Key Features:

- 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, but broadly adopting a Victorian style
- Rectangular forms, typically detached and single or double-fronted houses, with some pairs and terrace rows
- Predominantly corrugated metal sheet-clad hipped and gabled roofs, with a small number of slate-clad roofs
- Bracketed eaves
- Verandahs to principal elevations with varied profile, typically supported on timber posts and decorated with cast-iron friezes and brackets
- Plain or decorative parapets to some principal elevations
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- Half-timbered gable ends, finished in roughcast render, and timber verandah fretwork to Edwardian-era houses.



Figure 11. 76-82 Argo Street



Figure 12. 21 Hardy Street



Figure 13. 20 Hardy Street



Figure 14. 24 Hardy Street



Figure 15. 25 Hardy Street



Figure 16. 31 Hardy Street



Figure 17. 35 Hardy Street



Figure 18.43 Hardy Street



Figure 19. 40 Hardy St



Figure 20. 9 Moore St



Figure 21. 12 Moore Street



Figure 22. 18 Moore Street



Figure 23. 22 Moore Street



Figure 24. 24 Moore Street



Figure 25. 32 Moore Street



Figure 26. 23 Osborne Street



Figure 27. 25 Osborne Street



Figure 28. 27 Osborne Street



Figure 29. 29 Osborne Street



Figure 30. 35A &37 Osborne Street



Figure 31. 39-43 Osborne Street

Intactness and Integrity

The Moore, Hardy and Osborne Streets Precinct remains highly intact to its period of construction and retains a high degree of integrity in fabric, form and detail. While the residences have undergone some alterations, including the construction of rear additions, changes to some fenestration, re-cladding of some roofs, some rendering or overpainting of brick walls, and replacement of some decorative ironwork

and timberwork, these changes do not diminish the ability to understand and appreciate the place as a finely detailed and highly cohesive precinct of residences dating predominantly to the mid-to-late Victorian period and the early twentieth century.

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 Moore, Hardy and Osborne 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 has strong associations with 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 Moore, Hardy and Osborne Streets Precinct clearly illustrates these important phases 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 Moore, Hardy and Osborne Streets Precinct is a cohesive collection of representative examples of Victorian and early Edwardian-era workers' houses. The majority of houses in the precinct display typical features of the Victorian and Edwardian period, including brick or timber construction, hipped or gabled roofs clad in corrugated sheet metal or slate, bracketed eaves, front verandahs with decorative cast iron or timber fretwork, simple half-timbering, timber-framed sash windows and prominent brick chimneys.

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

The Moore, Hardy and Osborne 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 picturesque and cohesive streetscape with a distinctive architectural character.

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

Gradings and Recommendations

27-35 Moore Street, South Yarra (odd nos only) create a run of predominantly recently constructed or heavily altered properties. Given the extent of the run and their location at the boundary of the precinct, it is considered appropriate to remove these properties from HO144 as future redevelopment will not compromise the values of the balance of the precinct (see Figure 32).

1-3 and 34-36 Moore Street, 9-25 and 43-49 (odd nos.) and 2-28 (even nos.) Hardy Street, 76-82 (even nos.) Argo Street and 21-48 (odd nos.) Osborne Street, South Yarra are residential properties immediately adjacent to the existing precinct, which share the same historic and architectural values as the balance of the precinct and retain the same level of integrity to their period of construction as the existing precinct. It is recommended that they be included in the extent of HO144 (see Figure 32).



Figure 32. Recommended changes to extent of HO144

It is recommended that the balance of the properties remain in the Heritage Overlay as a Heritage Precinct (HO144) with the gradings set out in the table below and in Figure 33.

In recognition of the proposed inclusion of properties addressed to Osborne Street, it is recommended that the 'Heritage place name' column within the Schedule to the Heritage Overlay be updated to:

Moore, Hardy and Osborne Streets Precinct
South Yarra

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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

Gradings of individual properties within the precinct are recommended as follows and as shown in Figure 33:

No.	Address	Grading
76	Argo Street	Contributory
78	Argo Street	Contributory
80-82	Argo Street	Contributory
2	Hardy Street	Contributory
4	Hardy Street	Contributory
6	Hardy Street	Contributory
8	Hardy Street	Contributory
9	Hardy Street	Contributory
10	Hardy Street	Contributory
11	Hardy Street	Contributory
12	Hardy Street	Contributory

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13	Hardy Street	Non-contributory
14	Hardy Street	Contributory
15	Hardy Street	Contributory
16	Hardy Street	Non-contributory
17	Hardy Street	Contributory
18	Hardy Street	Non-contributory
20	Hardy Street	Contributory
21	Hardy Street	Contributory
22	Hardy Street	Contributory
23	Hardy Street	Contributory
24	Hardy Street	Contributory
25	Hardy Street	Contributory
26	Hardy Street	Contributory
28	Hardy Street	Contributory
29	Hardy Street	Non-contributory
30	Hardy Street	Contributory
31	Hardy Street	Contributory
32	Hardy Street	Non-contributory
32A	Hardy Street	Non-contributory
33	Hardy Street	Contributory
34	Hardy Street	Contributory
35	Hardy Street	Contributory
36	Hardy Street	Non-contributory
36A	Hardy Street	Non-contributory
37	Hardy Street	Contributory
38	Hardy Street	Contributory
39	Hardy Street	Contributory
40	Hardy Street	Contributory
41	Hardy Street	Contributory
43	Hardy Street	Contributory
45	Hardy Street	Contributory
47	Hardy Street	Contributory
49	Hardy Street	Contributory
1	Moore Street	Contributory
3	Moore Street	Contributory
5	Moore Street	Contributory
7	Moore Street	Non-contributory
8	Moore Street	Contributory
9	Moore Street	Contributory
10	Moore Street	Contributory
11	Moore Street	Non-contributory
12	Moore Street	Contributory
13	Moore Street	Contributory
14	Moore Street	Contributory

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15	Moore Street	Contributory
16	Moore Street	Contributory
17	Moore Street	Contributory
18	Moore Street	Contributory
19	Moore Street	Contributory
20	Moore Street	Contributory
21-23	Moore Street	Contributory
22	Moore Street	Contributory
24	Moore Street	Contributory
25	Moore Street	Contributory
26	Moore Street	Contributory
28	Moore Street	Contributory
30	Moore Street	Contributory
32	Moore Street	Contributory
34	Moore Street	Contributory
36	Moore Street	Contributory
21	Osborne Street	Contributory
23	Osborne Street	Contributory
25	Osborne Street	Contributory
27	Osborne Street	Contributory
29	Osborne Street	Contributory
31	Osborne Street	Contributory
33	Osborne Street	Contributory
35	Osborne Street	Contributory
35A	Osborne Street	Contributory
37	Osborne Street	Contributory
39	Osborne Street	Contributory
41	Osborne Street	Contributory
43	Osborne Street	Contributory



Figure 33. Grading map.

Extent of Overlay

Previous Assessments

City of Prahran Conservation Review, Context Pty Ltd, 1993

Prahran Character and Conservation Study, Nigel Lewis, 1992

References

Argus.

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

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

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

Lewis, Nigel, *Prahran Character and Conservation Study*, 1992.

Melbourne Metropolitan Board of Works (MMBW) Plan No 37, Prahran,1896.

Prahran Rate Books (RB), as cited.

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

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

State Library of Victoria, map collection.

State Library of Victoria, picture collection.