
Wilson Street Precinct



Victorian villas and cottages on the north side of Wilson Street



St Martin's Anglican Church



St Martin's Anglican church vicarage



Surrey Terrace, Surrey Road



Victorian terrace, 66-74 Wilson Street



Victorian cottages, 46-48 Surrey Road

Location

Cromwell Road, Surrey Road, Wilson Street SOUTH YARRA, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO379

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

What is significant?

The Wilson Street Precinct, South Yarra, is a residential area of late nineteenth and early twentieth century buildings developed around St Martin's Anglican Church. This development almost exclusively occurred during the 1880s land boom and was encouraged in part by the opening of the nearby Hawksburn railway station in 1879 and the construction of St Martin's Church in 1883. The precinct was fully developed by c1905 with a series of modest workers cottages and grander double-storey terraces and detached villas. The precinct remains highly intact to its c1905 state with no modern infill buildings to detract from its early character. Elements which contribute to the significance of the precinct include:

- High degree of intactness of the area to its c.1905 state and the extent to which its development in one main era is apparent.
- The late nineteenth and early twentieth century housing including the double-storey terrace rows coexisting with modest detached or semi-detached dwellings.
- Fine grained pattern of subdivision illustrating high densities often achieved in Prahran and South Yarra during the late-nineteenth and early twentieth centuries
- Individually noteworthy buildings of high architectural quality, including Surrey Terrace, St Martin's Church and its associated vicarage.
- The consistent, modest scale of the built form on the north side of Wilson Street and northern end of Surrey Road.
- Intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining verandahs and decorative detailing.
- Absence of modern infill development and prominent additions and alterations including vehicle accommodation and car parking areas in front setbacks.
- Generally uniform front setbacks and modest side setbacks.
- Face brick, timber or render materiality and roofscapes with chimneys and pitched roof forms clad in corrugated galvanised steel or slate tiles.
- Bluestone kerbs, channels and laneways.

How is it significant?

The Wilson Street Precinct, South Yarra, is of local historical and aesthetic significance.

Why is it significant?

The Wilson Street Precinct, South Yarra, is of historical significance as evidence of the surge of urban development which swept across South Yarra, Prahran and Melbourne more generally during the 1880s land boom (*Historic Themes: 3.3.3 Speculation and land boomers - subdivision from 1880 onwards*). The area also demonstrates the important role of the church as a focal point for the community (*Historic Theme: 10.2.3 Churches as an illustration of key phases of suburban development*). In addition, the precinct provides an illustration of the way in which rapid and unplanned speculative development in the 1880s often produced high density streetscapes of modest workers housing in close proximity to grander middle class villas and terraces.

The Wilson Street Precinct is of aesthetic significance for its highly intact collection of late nineteenth and early twentieth century building stock. The precinct contains representative examples of modest cottages and villas of the period as well and individually noteworthy terraces. St Martin's Church is of particular significance as fine Victorian Gothic style design with elaborately patterned brickwork. The adjacent vicarage is a rare and highly intact example of a domestic building in the Gothic style. The precinct's topography, intact Victorian housing stock, prominent ecclesiastical buildings and the fine grain pattern of subdivision all combine to create a unique

late-nineteenth century urban landscape.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Gap Study - Heritage Overlay Precincts Final Report, Bryce Raworth P/L, 2009;
Hermes Number	104947
Property Number	

Physical Description 1

The Wilson Street precinct is a small residential area centred on St Martin's Anglican Church and its associated vicarage. Simple cottages such as 46, 48 and 50 Surrey Road, intact villas at 38, 40 and 42 Surrey Road and the unbroken streetscape of Victorian dwellings along the northern side of Wilson Street all draw from a range of understated Italianate details including steeply pitched roof forms with bracketed eaves and ornamental verandahs to the street. Generally speaking, these buildings are of limited individual significance but they are remarkably intact as a group and provide a context for grander buildings such as St Martin's Church and Vicarage and the terrace rows. Surrey Terrace is of particular note for its scale and arcaded facade.

The precinct retains its early character to a very high degree of integrity and is notable for the absence of modern infill development and intrusive modern additions.

Historical Australian Themes

The following themes are drawn from the *Stonnington Thematic Environmental History* (Context Pty Ltd, 2006, Addendum March 2009).

3.3.3 Speculation and land boomers - subdivision from 1880 onwards

10.2.3 Churches as an illustration of key phases of suburban development

Local Historical Themes

3.3.3 Speculation and land boomers - subdivision from 1880 onwards 10.2.3 Churches as an illustration of key phases of suburban development

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>