
HOUSE (FORMER DAIRY DEPOT)



41 Perth Street Prahran



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Location

41 Perth Street PRAHRAN, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO625

Heritage Listing

Stonnington City

Statement of Significance

Last updated on - January 1, 1900

What is significant?

The Federation house at 41 Perth Street, Prahran, a two-storey dwelling built in 1905-07.

Elements that contribute to the significance of the place include (but are not limited to):

. The house's original external form, materials and detailing

. The house's high level of integrity to its original design.

Later alterations and additions, such as the rear addition, are not significant.

How is it significant?

The house at 41 Perth Street, Prahran is of local historical and architectural significance to the City of Stonnington.

Why is it significant?

The Federation house at 41 Perth Street, Prahran has historical significance for its long association with the local dairy industry in the established suburb of Prahran from 1905 to 1944 and demonstrates the family-run operation of dairies, with owners living on site (Criterion A).

The Federation house at 41 Perth Street, Prahran is a rare surviving example of a building associated with the dairy depots which were established in Prahran and across Melbourne more broadly in the late nineteenth and early twentieth centuries (Criterion B).

The house at 41 Perth Street, Prahran is a fine example of a Federation house which displays typical features of the period. These include the use of materials such as red brick, roughcast render, terracotta roof tiles, decorative roof ridge capping and finial and half-timbering to the front projecting gable (Criterion D).

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| Heritage Study/Consultant | Stonnington - City of Stonnington Federation Houses Study, GJM Heritage Pty Ltd, 2017; |
| Construction dates | 1905, |
| Other Names | 41 Perth Street, |
| Hermes Number | 201760 |
| Property Number | |

Physical Description 1

The dwelling at 41 Perth Street is a substantial double-storey detached dwelling, built to the boundary on the north, south and east of the site. In both form and detail, the dwelling is a transitional design, reflecting the earlier Victorian period in form and plan and Federation period in its detail. Constructed between 1905 and 1907, the dwelling remains in good condition.

The house comprises one main hip roof with prominent street facing gable end, creating an L shaped plan, and a rear portion with a hipped roof. Two chimneys, one red brick with roughcast render (overpainted) capping and terracotta pot and one overpainted brick with brick corbelling, survive. The wall construction is tuckpointed red brick, with a moulded rendered band delineating first floor level. The roof is clad in interlocking Marseilles tiles, with decorative terracotta ridge cappings and dragon finial to the gable peak (Figure 5). A separate, low pitched roof is located over the two-storey verandah that is slightly recessed behind the gable bay. The verandah has an encaustic tile floor, decorative timber wave frieze and ornate timber brackets on both ground and first floor, with metal palisade fence to ground floor and cast lacework balustrade panels (modern) to first floor (Figure 6). The prominent gable end is finished in roughcast render (overpainted) with vertical timber strapping creating a half-timbered effect (Figure 5). The roughcast render continues in a moulded band to the arched window head below. Double hung windows to the ground floor have rendered window heads (overpainted) and bullnose brick sills, while windows under the verandah have rendered sills. The main first floor window is an ornate tripartite arched window with rendered hood mould and head stops (overpainted), and a Juliet balcony with palisade rail

supported on a deep corbel table (Figure 5). The front door, recessed under a rendered archway (Figure 1), is a timber panel door with fanlights, and half panelled, half glazed sidelights set in a decorative timber frame with dentilated lintel. A modern timber screen door has been installed.

Modern garaging is located at the rear, accessed off the adjacent laneway, and a high brick fence encloses the side boundary.

Integrity

The house retains a high degree of integrity to its construction date, in fabric, form and detail. While the house has undergone some alterations and additions, these do not diminish the ability to understand and appreciate the place as an intact example of a dairy depot residence from the early twentieth century.

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/>