
Tivoli Road/Malcolm Street Precinct

Location

Tivoli Road SOUTH YARRA, Stonnington City

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO149

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

The Tivoli Urban Conservation Area has significance as a residential area resulting from the subdivision of the Tivoli Estate that illustrates the historical development pattern of this locality close to the Yarra. Architecturally the Tivoli Urban Conservation Area reflects classed-based distinctions in housing size and location in relation to the landform, and illustrates a diversity of Victorian housing forms.

The retention of traditional kerb and guttering materials which were typical of streets constructed in the nineteenth and early twentieth centuries is also significant for this precinct's characteristics.

Heritage Study/Consultant	Stonnington - Conservation Review City of Prahran Volume 3: Urban Conservation Areas, Context Pty Ltd, 1993;
Construction dates	1880,

Other Names	Tivoli Road, South Yarra,
Hermes Number	30780
Property Number	

Physical Description 1

The Tivoli Urban Conservation Area is a Victorian residential locality, relatively densely settled, and resulting from the subdivision of the Tivoli Estate.

The buildings along Tivoli Road are quite diverse in form and architectural character, ranging from smaller timber Victorian houses on the lower part of the hill up to two storey detached 'terrace' houses towards the crest, presumably the latter exploiting views to the north and across the Yarra to Melbourne.

The character of the streetscape is predominantly Victorian due to the nature of the buildings along the street. There are, however, a number of later buildings, predominantly from the 1930s and 40s, and these include the block of flats which close the vista at the northern end of Tivoli Road. These flats are not within the Urban Conservation Area. Most of the buildings are located close to the street and therefore contribute substantially to the character of the streetscape. Many buildings have been altered to some extent. While a number of higher front fences have been built in the street, many houses still retain lower timber picket or iron palisade fences, revealing some of the garden as well as the majority of the house facade.

The overall form of the street and the Plane tree street plantings enhance the residential character. Bluestone kerb and gutters have been retained but reset at some stage with wide mortar joints. The Plane trees are largest at the southern end with their branches enclosing the roadway. At the northern end the trees are smaller, probably later plantings.

Local Historical Themes

8.1.3 The end of an era - mansion estate subdivisions in the twentieth century 8.2 Middle-class suburbs and the suburban ideal 8.6.2 Developing Apartment living 8.2.1 Mansion estates and the high ground

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/>