

Cranmore Estate and Environs Precinct Statement of Significance, August 2020

Heritage Place: Cranmore Estate and Environs Precinct, Hawthorn

PS ref no: HO774



GRADING

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

What is significant?

The Cranmore Estate & Environs Precinct comprising: 238-272 & 302-326 Barkers Road; 2-32 & 1-15 Elphin Grove; 3-65 & 71-95, 60-82 & 96-104 Liddiard St; Churchill Grove, Salisbury Grove, Sercombe Grove, York Street, Bowen Street, 2-6 Vicars Street, Carrington Street, Percy Street, Moir Street, Haines Street, Bell Street, Edward Street, Hull Street, and 7-33, 4-38 Johnson Street, is significant.

How is it significant?

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

The Cranmore Estate & Environs is of local historic, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Cranmore Estate & Environs Precinct is historically significant as a representative of the development in Hawthorn in the Barkers Road area in the 1880s, especially after the construction of the Victoria Street Bridge across the Yarra River in 1884. The bridge provided an impetus for development east of the river through better transport links. The precinct demonstrates the practice of subdivision through a series of land sales, often taking in the pre-existing large land holdings of mansion houses. The Cranmore Estate & Environs Precinct demonstrates the former location of the larger estates and the many land sales through its street alignments and pattern, developed over a short eleven-year period from 1879 to 1890.

The precinct is historically significant, being formed from the following land subdivisions:

- Liddiard Street and Bowen Street, 1879
- Liddiard, Bell, Moir and Edwards Streets – Edwards Paddock 1883
- Bowen Estate: Bowen Street, Vicars Street, Carrington Street and Hull Street, 1888, incorporating 'Mr Edwards house and garden'
- Cranmore Estate: Percy Street, Barkers Road, Haines Street and Edwards Street, 1885-88, and incorporating Cranmore House
- Payne's Paddock: Barkers Road, Sercombe Grove, Salisbury Grove and Churchill Grove, 1885-87
- Irwell Estate: Barkers Road and Elphin Grove, 1885-86
- Falmouth Estate: Liddiard Street (part of south side), 1886
- Goss's Orchard: Edward Steer and Haines Street, 1888
- York Estate: Barkers Road and York Street, 1890

The precinct is historically significant for the few shops that are in Bell and Haines Street that indicate a past era of a more mixed neighbourhood combining both shops and residences closely related, including:

- 2, 38 and 48 Bell Street
- 6 Haines Street
- 302-304 Barkers Road (Cnr Haines Street)

The precinct is also historically significant for commercial buildings in upper Glenferrie Road that demonstrate later development of the strip shopping centre along Glenferrie Road, which is significant as the major shopping centre in Hawthorn. (Criterion A)

Historically the Hull Street Reserve is a modest version of the reserves provided in more well-to-do areas of Hawthorn such as St James Park.

The Cranmore Estate & Environs Precinct demonstrates a largely Victorian era precinct of worker's housing. Whilst predominantly exhibiting Victorian-era residential development, a number of Edwardian and interwar examples are located in Liddiard Street. The precinct generally demonstrates key characteristics including small allotment size, single and double-fronted (but generally small and single-storey) houses, both attached and detached, and predominantly of timber construction. It is comparable to the large precinct of West Hawthorn (HO220), both precincts providing evidence of the range of house types provided for the lower middle classes built singly and in pairs, terraces and groups. Two boundaries of the precinct are

well defined by Glenferrie Road and Barkers Road, both major roads through Boroondara. Development in Liddiard Street is of more variety with paired Edwardian and interwar housing and some larger allotments with Victorian, Edwardian and interwar bungalows. (Criterion D)

The Cranmore Estate & Environs precinct is aesthetically significant for the range and consistency of its Victorian-era workers' housing, and its places of individual significance in Liddiard Street, Barkers and Salisbury Roads, and Elphin Grove. The patterns of development are evident in the different forms of houses that utilise Victorian (and to a lesser extent) Federation elements. Hipped and gabled roof forms in various combinations, verandahs of timber and cast iron construction with forms of fretwork and friezes, windows, including bay windows, form repetitive elements across the precinct.

Liddiard Street and Barkers Road provide opportunity for larger and later villas, some with a higher degree of detail and more individuality in design. Several of these currently have individual heritage status. Several substantial interwar bungalows exhibit typical features of plain red brick with terra cotta tiles roofs and shingle gable detail. New places identified with particularly high aesthetic value or unusual design features include:

- 15 Elphin Grove, whilst typical in form, displays stucco work of a high quality
- 1 Salisbury Road demonstrates sophisticated timber joinery and design

The internal streets of the precinct are aesthetically significant for their consistent scale and use of materials (weatherboard, block-fronted weatherboard, red and polychrome brickwork, slate and corrugated iron). Examples include 5, and 7-17 Churchill Grove, which feature pedimented parapets and bichrome brickwork.

The precinct is aesthetically significant for the bluestone paved laneways that form a secondary circulation route, including:

- Front of 1-3 Moir Street through to York Street
- Between the rear of 19 Moir Street and the rear of 34 Haines Street (behind 3 & 5 Percy Street)
- Liddiard St through to Bowen Street (not bluestone paved) – linked to a bluestone laneway to Hull Street
- Rear of 11 Bowen Street and the back of 15 Carrington Street – bluestone paved
- At the rear of 2 Sercombe Grove through to Glenferrie Rd
- From Barkers Road, next to Elphin Mews
- Along the north side of 1 Elphin Grove, then south behind 1-13 Elphin Grove

The Cranmore Estate & Environs Precinct derives its aesthetic value from its density of development with similar patterns of houses repeated throughout, often in groups clearly built by the same builder at the same time. The precinct benefits from a low level of non-contributory places and lack of major alterations to its many contributory elements. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 3: Hawthorn (Context Pty Ltd, 20 July 2020)

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	238	Barkers Road	Significant (HO437)	
	240	Barkers Road	Significant (HO437)	
	242	Barkers Road	Significant (HO437)	

BOROONDARA PLANNING SCHEME

Name	Number	Street	Grading	Built Date
	244	Barkers Road	Significant (HO437)	
	248	Barkers Road	Contributory	
	250	Barkers Road	Contributory	
	254	Barkers Road	Significant (HO439)	
	256	Barkers Road	Contributory	
	258	Barkers Road	Non-contributory	Contemporary
	260	Barkers Road	Contributory	
	262	Barkers Road	Contributory	
	1/266	Barkers Road	Contributory	
	268	Barkers Road	Contributory	
	270	Barkers Road	Contributory	
	272	Barkers Road	Contributory	
Shop	302	Barkers Road	Contributory	
Shop	304	Barkers Road	Contributory	
	306	Barkers Road	Contributory	
	308	Barkers Road	Contributory	
	310	Barkers Road	Contributory	
Elphin Mews	312-326	Barkers Road	Contributory	1899 & 1936
Shop	1	Bell Street	Contributory	
	2	Bell Street	Contributory	
	3	Bell Street	Contributory	
	4	Bell Street	Non-contributory	Contemporary
	5	Bell Street	Contributory	
	6	Bell Street	Non-contributory	
	7	Bell Street	Contributory	
	8	Bell Street	Non-contributory	
	9	Bell Street	Contributory	
	10	Bell Street	Contributory	
	11	Bell Street	Contributory	
	12	Bell Street	Contributory	
	13	Bell Street	Contributory	
	14	Bell Street	Contributory	
	15	Bell Street	Contributory	
	16	Bell Street	Contributory	
	17	Bell Street	Contributory	
	18	Bell Street	Contributory	
	19	Bell Street	Contributory	
	20	Bell Street	Contributory	
	21	Bell Street	Non-contributory	
	23	Bell Street	Non-contributory	
	25	Bell Street	Non-contributory	
	26	Bell Street	Contributory	
	27	Bell Street	Non-contributory	
	28	Bell Street	Contributory	
	29	Bell Street	Non-contributory	
	30	Bell Street	Contributory	
	31	Bell Street	Contributory	
	32	Bell Street	Contributory	
	33	Bell Street	Contributory	
	34	Bell Street	Contributory	
	35	Bell Street	Contributory	
	36	Bell Street	Contributory	

BOROONDARA PLANNING SCHEME

Name	Number	Street	Grading	Built Date
	37	Bell Street	Contributory	
	38	Bell Street	Contributory	
	39	Bell Street	Contributory	
	40	Bell Street	Contributory	
	41	Bell Street	Contributory	
	42	Bell Street	Contributory	
	43	Bell Street	Contributory	
	44	Bell Street	Contributory	
	46	Bell Street	Non-contributory	Contemporary
Shop	48	Bell Street	Contributory	
	50	Bell Street	Contributory	
	52	Bell Street	Contributory	
	54	Bell Street	Contributory	
	1	Bowen Street	Contributory	
	2	Bowen Street	Contributory	
	3	Bowen Street	Contributory	
	4	Bowen Street	Contributory	
	5	Bowen Street	Non-contributory	
	6	Bowen Street	Contributory	
	7	Bowen Street	Contributory	
	8	Bowen Street	Contributory	
	9	Bowen Street	Contributory	
	10	Bowen Street	Contributory	
	11	Bowen Street	Contributory	
	12	Bowen Street	Contributory	
	14	Bowen Street	Non-contributory	c1890 altered
	15	Bowen Street	Contributory	
	16	Bowen Street	Non-contributory	c1890 altered
	18	Bowen Street	Contributory	
	19	Bowen Street	Contributory	
	20	Bowen Street	Contributory	
	22	Bowen Street	Contributory	
	24	Bowen Street	Contributory	
	26	Bowen Street	Contributory	
	28	Bowen Street	Contributory	
	30	Bowen Street	Contributory	
	32	Bowen Street	Contributory	
	1	Carrington Street	Contributory	
	2A	Carrington Street	Non-contributory	Contemporary
	2	Carrington Street	Non-contributory	Contemporary
	3	Carrington Street	Contributory	
	4	Carrington Street	Non-contributory	
	5	Carrington Street	Contributory	
	6	Carrington Street	Contributory	
	7	Carrington Street	Contributory	
	8	Carrington Street	Contributory	
	9	Carrington Street	Contributory	
	10	Carrington Street	Contributory	
	11	Carrington Street	Contributory	
	13	Carrington Street	Contributory	
	1	Churchill Grove	Contributory	
	2	Churchill Grove	Contributory	

BOROONDARA PLANNING SCHEME

Name	Number	Street	Grading	Built Date
	3	Churchill Grove	Contributory	
	4	Churchill Grove	Contributory	
	5	Churchill Grove	Significant	1888
	6	Churchill Grove	Contributory	
	7	Churchill Grove	Significant	1888
	8	Churchill Grove	Contributory	
	9	Churchill Grove	Significant	1888
	10	Churchill Grove	Contributory	
	11	Churchill Grove	Significant	1888
	12	Churchill Grove	Non-contributory	c1890 much altered
	13	Churchill Grove	Significant	1888
	14	Churchill Grove	Contributory	
	15	Churchill Grove	Significant	1888
	16	Churchill Grove	Contributory	
	17	Churchill Grove	Significant	1888
	18	Churchill Grove	Contributory	
	19	Churchill Grove	Contributory	
	20	Churchill Grove	Contributory	
	21	Churchill Grove	Contributory	
	22	Churchill Grove	Contributory	
	23	Churchill Grove	Contributory	
	24	Churchill Grove	Contributory	
	25	Churchill Grove	Contributory	
	26	Churchill Grove	Contributory	
	27	Churchill Grove	Contributory	
	28	Churchill Grove	Contributory	
	30	Churchill Grove	Contributory	
	32	Churchill Grove	Contributory	
	1	Edward Street	Contributory	
	2	Edward Street	Non-contributory	Contemporary
	3	Edward Street	Contributory	
	4	Edward Street	Contributory	
	5	Edward Street	Contributory	
	6	Edward Street	Contributory	
	7	Edward Street	Contributory	
	8	Edward Street	Contributory	
	9	Edward Street	Non-contributory	Contemporary
	10	Edward Street	Contributory	
	10A	Edward Street	Contributory	
	11-13	Edward Street	Contributory	
	12	Edward Street	Non-contributory	Contemporary
	14	Edward Street	Contributory	
	15	Edward Street	Non-contributory	1940s
	16	Edward Street	Contributory	
	17	Edward Street	Contributory	
	18	Edward Street	Contributory	
	19	Edward Street	Contributory	
	20	Edward Street	Contributory	
	21	Edward Street	Contributory	
	22	Edward Street	Contributory	
	23	Edward Street	Contributory	

BOROONDARA PLANNING SCHEME

Name	Number	Street	Grading	Built Date
	24	Edward Street	Contributory	
	25	Edward Street	Contributory	
	27	Edward Street	Contributory	
	29	Edward Street	Contributory	
	1	Elphin Grove	Contributory	
	2	Elphin Grove	Non-contributory	Contemporary
	3	Elphin Grove	Contributory	
	4	Elphin Grove	Non-contributory	c1890 much altered
	5	Elphin Grove	Contributory	
	6	Elphin Grove	Contributory	
	7	Elphin Grove	Significant (HO425)	
	8	Elphin Grove	Non-contributory	c1890 two storey- extension
	9	Elphin Grove	Contributory	
	10	Elphin Grove	Contributory	
	11	Elphin Grove	Contributory	
	12&12A	Elphin Grove	Non-contributory	Contemporary
	13	Elphin Grove	Contributory	
	14	Elphin Grove	Contributory	
	15	Elphin Grove	Significant	1887-1892
	16	Elphin Grove	Contributory	
	18	Elphin Grove	Contributory	
	20	Elphin Grove	Contributory	
	22	Elphin Grove	Contributory	
	24	Elphin Grove	Non-contributory	Contemporary
	26	Elphin Grove	Contributory	
	28	Elphin Grove	Contributory	
	30	Elphin Grove	Contributory	
	32	Elphin Grove	Contributory	
	1	Haines Street	Contributory	
	2	Haines Street	Contributory	
	3	Haines Street	Contributory	
	4	Haines Street	Contributory	
	5	Haines Street	Contributory	
Shop	6	Haines Street	Contributory	
	7	Haines Street	Contributory	
	9	Haines Street	Contributory	
	10	Haines Street	Contributory	C1915-19
	11	Haines Street	Contributory	
	12	Haines Street	Contributory	C1915-19
	13	Haines Street	Contributory	
	14	Haines Street	Contributory	C1915-19
	15	Haines Street	Contributory	
	16	Haines Street	Contributory	C1915-19
	16A	Haines Street	Contributory	C1915-19
	17	Haines Street	Contributory	
	18A	Haines Street	Contributory	C1915-19
	18	Haines Street	Contributory	
	20	Haines Street	Contributory	
	22	Haines Street	Contributory	
	23	Haines Street	Non-contributory	Contemporary

BOROONDARA PLANNING SCHEME

Name	Number	Street	Grading	Built Date
	24	Haines Street	Contributory	
	25	Haines Street	Non-contributory	Contemporary
	26	Haines Street	Non-contributory	c1940
	28	Haines Street	Non-contributory	c1940
	29	Haines Street	Non-contributory	c1920 much altered
	30	Haines Street	Non-contributory	c1940
	31	Haines Street	Contributory	
	32	Haines Street	Non-contributory	c1940
	33	Haines Street	Contributory	
	34	Haines Street	Non-contributory	c1940
	35	Haines Street	Non-contributory	c1950
	36	Haines Street	Contributory	
	37	Haines Street	Contributory	
	38	Haines Street	Contributory	
	39	Haines Street	Contributory	
	40	Haines Street	Contributory	
	41	Haines Street	Contributory	
	42	Haines Street	Contributory	
	43	Haines Street	Contributory	
	44	Haines Street	Contributory	
	45	Haines Street	Contributory	
	46	Haines Street	Contributory	
	47	Haines Street	Contributory	
	48	Haines Street	Contributory	
	49	Haines Street	Contributory	
	50	Haines Street	Contributory	
	51	Haines Street	Contributory	
	52	Haines Street	Contributory	
	53	Haines Street	Contributory	
	54	Haines Street	Contributory	
	55	Haines Street	Contributory	
	56	Haines Street	Contributory	
	57	Haines Street	Contributory	
	58	Haines Street	Non-contributory	Contemporary
	59	Haines Street	Non-contributory	c1940
	61	Haines Street	Contributory	
	63	Haines Street	Contributory	
	65	Haines Street	Contributory	
	67	Haines Street	Contributory	
	69	Haines Street	Contributory	
	71	Haines Street	Contributory	
	73	Haines Street	Contributory	
	75	Haines Street	Contributory	
	77	Haines Street	Non-contributory	Contemporary
	79	Haines Street	Non-contributory	Contemporary
	81	Haines Street	Contributory	
	83	Haines Street	Contributory	
	85	Haines Street	Contributory	
	87	Haines Street	Contributory	
	2	Hull Street	Contributory	
	3	Hull Street	Non-contributory	Contemporary

BOROONDARA PLANNING SCHEME

Name	Number	Street	Grading	Built Date
	4	Hull Street	Contributory	
	5	Hull Street	Non-contributory	C1900 much altered
	6	Hull Street	Contributory	
	7	Hull Street	Contributory	
	8	Hull Street	Contributory	
	9	Hull Street	Contributory	
	10	Hull Street	Contributory	
	15	Hull Street	Contributory	
	17	Hull Street	Contributory	
	19	Hull Street	Contributory	
	21	Hull Street	Contributory	
	23	Hull Street	Non-contributory	Contemporary
	4	Johnson Street	Contributory	
	6	Johnson Street	Contributory	
	7	Johnson Street	Contributory	
	8	Johnson Street	Contributory	
	9	Johnson Street	Contributory	
	10	Johnson Street	Contributory	
	11	Johnson Street	Contributory	
	12	Johnson Street	Contributory	
	13	Johnson Street	Non-contributory	Contemporary
	14	Johnson Street	Contributory	
	15	Johnson Street	Non-contributory	Contemporary
	16	Johnson Street	Contributory	
	17	Johnson Street	Contributory	
	18	Johnson Street	Contributory	
	19	Johnson Street	Non-contributory	c1940
	20	Johnson Street	Contributory	
	21	Johnson Street	Contributory	
	22	Johnson Street	Non-contributory	
	23	Johnson Street	Contributory	
	24	Johnson Street	Contributory	
	25	Johnson Street	Non-contributory	Rebuilt in 2004
	26	Johnson Street	Contributory	
	27	Johnson Street	Contributory	
	28	Johnson Street	Contributory	
	29	Johnson Street	Contributory	
	30	Johnson Street	Contributory	
	31	Johnson Street	Contributory	
	32-34	Johnson Street	Non-contributory	
	33	Johnson Street	Non-contributory	Contemporary
	36	Johnson Street	Non-contributory	c1920 altered
	38	Johnson Street	Non-contributory	
	3	Liddiard Street	Contributory	
	5	Liddiard Street	Contributory	
	7	Liddiard Street	Contributory	
	9	Liddiard Street	Contributory	
	11	Liddiard Street	Contributory	
	13	Liddiard Street	Contributory	
	15	Liddiard Street	Contributory	
	17	Liddiard Street	Contributory	

BOROONDARA PLANNING SCHEME

Name	Number	Street	Grading	Built Date
	19	Liddiard Street	Contributory	
	21	Liddiard Street	Contributory	
	23	Liddiard Street	Contributory	
	25	Liddiard Street	Contributory	
	27	Liddiard Street	Contributory	
	29-31	Liddiard Street	Non-contributory	c1960
	33	Liddiard Street	Contributory	
	35	Liddiard Street	Contributory	
	37	Liddiard Street	Contributory	
	39	Liddiard Street	Contributory	
	41	Liddiard Street	Contributory	
	45	Liddiard Street	Significant (HO80)	1885
	47	Liddiard Street	Non-contributory	
	49	Liddiard Street	Contributory	
	51	Liddiard Street	Significant (HO81)	1876
	53	Liddiard Street	Contributory	
	55	Liddiard Street	Contributory	
	57	Liddiard Street	Contributory	
	59	Liddiard Street	Contributory	
	60	Liddiard Street	Non-contributory	Contemporary
	62	Liddiard Street	Contributory	
	63	Liddiard Street	Contributory	
	64	Liddiard Street	Contributory	
	65	Liddiard Street	Contributory	
	66	Liddiard Street	Contributory	
	68, 68A, 68B	Liddiard Street	Non-contributory	Contemporary
	70	Liddiard Street	Contributory	
	71	Liddiard Street	Significant (HO82)	
	72	Liddiard Street	Contributory	
	73	Liddiard Street	Contributory	
	74	Liddiard Street	Contributory	
	75	Liddiard Street	Contributory	
	76	Liddiard Street	Contributory	
	77	Liddiard Street	Contributory	
	78	Liddiard Street	Contributory	
	79	Liddiard Street	Contributory	
	81	Liddiard Street	Contributory	
	82	Liddiard Street	Contributory	
	83	Liddiard Street	Contributory	
	85	Liddiard Street	Contributory	
	87	Liddiard Street	Contributory	
	89	Liddiard Street	Contributory	
	91	Liddiard Street	Contributory	
	93	Liddiard Street	Contributory	
	95	Liddiard Street	Contributory	
	96	Liddiard Street	Contributory	
	98	Liddiard Street	Contributory	
	100	Liddiard Street	Contributory	
	102	Liddiard Street	Contributory	
	104	Liddiard Street	Contributory	
	1	Moir Street	Contributory	

BOROONDARA PLANNING SCHEME

Name	Number	Street	Grading	Built Date
	3	Moir Street	Contributory	
	5	Moir Street	Contributory	
	7	Moir Street	Contributory	
	9	Moir Street	Contributory	
	11	Moir Street	Contributory	
	13	Moir Street	Contributory	
	15	Moir Street	Contributory	
	17	Moir Street	Contributory	
	19	Moir Street	Non-contributory	Contemporary
	2	Percy Street	Contributory	
	3	Percy Street	Contributory	
	4	Percy Street	Contributory	
	5	Percy Street	Contributory	
	6	Percy Street	Contributory	
	8	Percy Street	Contributory	
	9	Percy Street	Contributory	
	10	Percy Street	Non-contributory	c1940
	10A	Percy Street	Non-contributory	c1940
	11	Percy Street	Contributory	
	13	Percy Street	Contributory	
	14	Percy Street	Contributory	
	15	Percy Street	Contributory	
	16	Percy Street	Contributory	
	17	Percy Street	Non-contributory	c1890 much altered
	18	Percy Street	Contributory	
	19	Percy Street	Non-contributory	c1890 much altered
	20	Percy Street	Non-contributory	
	21	Percy Street	Contributory	
	22	Percy Street	Contributory	
	23	Percy Street	Contributory	
	24	Percy Street	Contributory	
	1	Salisbury Grove	Significant	c1886-1892
	3	Salisbury Grove	Contributory	
	5	Salisbury Grove	Contributory	
	6	Salisbury Grove	Contributory	
	7	Salisbury Grove	Contributory	
	8	Salisbury Grove	Contributory	
	9	Salisbury Grove	Contributory	
	10	Salisbury Grove	Contributory	
	11	Salisbury Grove	Contributory	
	12	Salisbury Grove	Contributory	
	13	Salisbury Grove	Contributory	
	14	Salisbury Grove	Contributory	
	15	Salisbury Grove	Contributory	
	16	Salisbury Grove	Contributory	
	17	Salisbury Grove	Contributory	
	1	Sercombe Grove	Contributory	
	2	Sercombe Grove	Contributory	
	3	Sercombe Grove	Contributory	
	4	Sercombe Grove	Contributory	

BOROONDARA PLANNING SCHEME

Name	Number	Street	Grading	Built Date
	5	Sercombe Grove	Contributory	
	6	Sercombe Grove	Contributory	
	7	Sercombe Grove	Contributory	
	8	Sercombe Grove	Contributory	
	9	Sercombe Grove	Contributory	
	10	Sercombe Grove	Non-contributory	Contemporary
	11	Sercombe Grove	Contributory	
	12	Sercombe Grove	Contributory	
	13	Sercombe Grove	Contributory	
	14	Sercombe Grove	Contributory	
	15	Sercombe Grove	Contributory	
	16	Sercombe Grove	Contributory	
	17	Sercombe Grove	Contributory	
	18	Sercombe Grove	Contributory	
	19	Sercombe Grove	Contributory	
	20	Sercombe Grove	Contributory	
	21	Sercombe Grove	Contributory	
	22	Sercombe Grove	Contributory	
	23	Sercombe Grove	Contributory	
	24	Sercombe Grove	Contributory	
	25	Sercombe Grove	Contributory	
	26	Sercombe Grove	Contributory	
	27	Sercombe Grove	Contributory	
	28	Sercombe Grove	Contributory	
	29	Sercombe Grove	Contributory	
	30	Sercombe Grove	Contributory	
	31	Sercombe Grove	Contributory	
	32	Sercombe Grove	Contributory	
	33	Sercombe Grove	Contributory	
	2	Vicars Street	Contributory	
	4	Vicars Street	Contributory	
	6	Vicars Street	Contributory	
	1	York Street	Contributory	
	2A	York Street	Non-contributory	Contemporary
	2	York Street	Contributory	
	3	York Street	Contributory	
	4	York Street	Contributory	
	5	York Street	Contributory	
	6	York Street	Contributory	
	7	York Street	Contributory	
	8	York Street	Contributory	
	9	York Street	Contributory	
	10	York Street	Contributory	
	11	York Street	Contributory	
	12	York Street	Contributory	
	13	York Street	Contributory	
	14	York Street	Non-contributory	Contemporary
	15	York Street	Non-contributory	Contemporary
	16	York Street	Contributory	
	17	York Street	Contributory	
	18	York Street	Contributory	
	19	York Street	Non-contributory	1915 Two storey

BOROONDARA PLANNING SCHEME

Name	Number	Street	Grading	Built Date
				extension
	20	York Street	Contributory	
	21	York Street	Contributory	
	22	York Street	Contributory	
	23	York Street	Contributory	
	24	York Street	Contributory	
	25	York Street	Contributory	
	26	York Street	Contributory	
	27	York Street	Non-contributory	c1915 Much altered
	28	York Street	Contributory	
	29	York Street	Non-contributory	Contemporary
	30	York Street	Contributory	
	32	York Street	Non-contributory	Contemporary