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# KELVIN MANSIONS, 325 Dandenong Road, Prahran

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## Location

325 DANDENONG ROAD, PRAHRAN, STONNINGTON CITY

## Municipality

STONNINGTON CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO31

## Heritage Listing

Stonnington City

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## Statement of Significance

Last updated on -

'Kelvin Mansions' is a fine surviving example of early mansion blocks which were developed after World War I along the major public transport routes. The large flats originally in the block were characteristic of the better quality units built along prestigious roads, such as St. Kilda and Dandenong Roads.

Heritage Study/Consultant	Stonnington - Prahran Conservation Study Identification of Buildings & Areas of Major Significance, Nigel Lewis & Associates, 1983; Stonnington - Conservation Review City of Prahran Volume 2: Individual Buildings (A1), Context Pty Ltd, 1993;
Construction dates	1922, 1932,
Architect/Designer	Ruck, Edwin J,
Other Names	Luxury Flats,
Hermes Number	30521
Property Number	

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## Physical Description 1

The three-storey brick and stucco building has a terracotta tile roof with elaborate terracotta ridge tiling and finials.

Bay windows and balconies flank the central curved, stuccoed balconies about which the front elevation is symmetrical. The upper two stories are identical while the ground floor has porthole windows in place of the balconies above. Although the symmetrical front is a common design for flats of this period, 'Kelvin Mansions' is unusual in that the entrances to the flats was from the side rather than the more common front entrances. While the building presents a facade to Dandenong Road, it imparts a domestic character through the use of the multiple hipped and gabled roof and the elegantly detailed canopies to the curved bay windows and balconies.

## Local Historical Themes

### 8.6.3 Architect-designed apartments

*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/>*