
Linden Crt/Jessamine Ave/Kenleigh Grv

Location

Jessamine Avenue PRAHRAN, Stonnington City

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO141

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

The Linden Court / Jessamine Avenue / Kenleigh Grove Precinct has significance as a remarkably cohesive and intact 1920s-40s precinct resulting from the development of the large mansion estates and containing an impressive grouping of substantial houses set in landscaped grounds and streetscapes of the period.

The key heritage characteristics of the Jessamine Avenue Urban Conservation Area are:

- . as an expression of a singular estate and sub-division design with a coherent street character created at the point of subdivision and reinforced by the development period of the houses
- . the Ash and Liquidambar street tree plantings set within wide grassy verges in Jessamine Avenue
- . the curved concrete roadways of Jessamine Avenue and Linden Court
- . the large upper middle class two storey houses each of a distinctive character but collectively reflecting the styles and tastes of the inter-war period
- . the gardens and fences of these houses

Heritage Study/Consultant	Stonnington - Conservation Review City of Prahran Volume 3: Urban Conservation Areas, Context Pty Ltd, 1993;
Construction dates	1925,
Other Names	Centred on Jessamine Avenue, Prahran,
Hermes Number	30762
Property Number	

Physical Description 1

The Jessamine Avenue subdivision reflects the middle class aspirations of those able to build during the inter-war period. The street curves at both ends, creating a closed and inward looking precinct filled with large, predominantly two storey houses each of an individual style. The character of the urban conservation area is largely created by this sweeping concrete roadway, the curved form of the subdivision and the well developed street plantings of Ash and Liquidambar species. The roadway appears to remain intact as a concrete road, an unusual feature within this part of the City of Prahran. Likewise the kerb and guttering, however sections of the footpath appear to have been replaced.

Architecturally the houses along the street demonstrate a diversity of the styles common in the inter-war period and demonstrate the influence of revival styles. The forms include buildings with strong Spanish Mission influences, and the modernist movement. Two blocks of flats at the south end of Jessamine Avenue are particularly well developed examples of the modern period with No.5 retaining large curved glassed windows as does the detached dwelling opposite. In Kenleigh Grove there is also intense flat development typical of the later 1930s and comparable with the southern section of Jessamine Avenue.

Also contributory to the streetscape are the garden plantings and fences, many of which relate strongly to the design and period of the house.

Like Jessamine Avenue, Linden Court comprises interwar development along a curved concrete street lined with trees, in this instances Melaleucas and more recent Birches. It results from the subdivision of a mansion house of the same name in the 1920s and 30S. 184 The form of development is also detached two storey houses on somewhat smaller allotments. The houses are all rendered in rough cast and retain low fences with similar detailing. In form they approach the conventional hipped roof but are enlivened by the use of Romanesque arches reminiscent of Georgian Revival and Spanish Mission. Some of the rendered houses remain unpainted, an unusual and significant feature. Most have two storey porticos forming the main entrance, and all have entry driveways most retaining the concrete strip form. Two concrete lamp standards remain; one on Williams Road and the other at the head of the court; neither carries a lamp today.

Kenleigh Grove has been developed for flats probably in the 1930s-40 and today comprises a series of flats reflecting the modern architectural movement. These buildings combine render and clinker brick work. The streetscape is developed on one side, the east side only, with the west side heavily planted with Lilly Pillys. At the corner of Kenleigh and Dandenong Road is a block of red and cream brick flats slightly later in period.

Local Historical Themes

8.2 Middle-class suburbs and the suburban ideal 8.1.3 The end of an era - mansion estate subdivisions in the 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/>