

# Airlie Avenue Precinct, Prahran Statement of Significance June 2020

Heritage Place: Airlie Avenue Precinct, Prahran

PS ref no: HO178

## Precinct map



### Grading

- Significant
- Contributory
- Non-contributory
- Precinct Boundary

## What is significant?

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

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The Airlie Avenue Precinct, comprising 1-51 & 2-44 Airlie Avenue, 74-94 Chomley Street, 566-614 High Street, 1-67 & 2-46 Highbury Grove, 27-35 & 30-48 Irving Avenue, 2-18 Kelvin Grove, 1-21 & 236 Larnook Street, and 1-5 & 2-28 Willis Street, Prahran, is significant.

Streets and allotments in the precinct were created by successive subdivisions of the Merville Estate and Victoria Estate from 1879 to 1910. The earliest house in the precinct is the bichrome brick villa 'Cathcart' at 568 High Street of 1880. Residential development dating from 1880-90 characterises the northern half of the precinct, as well as two rows of shops of this era on High Street. Federation/Edwardian era residential predominates in the southern half, in keeping with its later subdivision dates.

Elements which contribute to the significance of the precinct include:

- The high degree of intactness of the precinct to its c1930 state, due to the low level of later redevelopment;
- The intactness of the buildings to their original state, with buildings typically retaining with their street presentation largely unaltered, apart from some changes to verandahs and windows;
- The single-storey scale of the residential streets, and the mixed single- and double-storey scale of the High Street section;
- The use of hipped roofs, timber, bichrome face brick or cement-render cladding to Victorian era buildings, with a shift to gable-fronts and red face brick in the Federation and early interwar periods;
- The irregular subdivision pattern which demonstrates the piecemeal creation and extension of streets over a 30 year period, and whose boundaries are often indicated by east-west running laneways;
- The presence of laneways, many of them retaining their bluestone pitches, which not only provided access to nightsoil carts prior to the introduction of sewers c1900, but also provided pedestrian access between the cul-de-sacs;
- Mature street trees, particularly the London Planes in Larnook Street.

### **How is it significant?**

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The Airlie Avenue Precinct, Prahran, is of local historical and aesthetic significance.

### **Why is it significant?**

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The precinct is of historical significance for its illustration of the ad hoc nature of late nineteenth-century and early twentieth-century subdivisions of large estates into suburban streets and allotments, resulting in an irregular street pattern and a number of cul-de-sacs linked by pedestrian laneways. The successive subdivisions are readily apparent due to the almost complete physical separation of the two principle eras – Victorian and Federation – sometimes at either end of a single street. The relatively modest means of many of Prahran's residents are illustrated by the many timber Victorian single-fronted cottages, as well as semi-detached Federation dwellings. These are interspersed with a number of more substantial, double-fronted houses of both eras. The need for local shops in preautomobile residential areas is illustrated by two rows of Victorian shops on High Street. (Criterion A)

The precinct is of aesthetic significance due to the regular rhythms created by identical rows of detached houses – for example Victorian timber cottages on Willis Street and rendered and timber villas on Airlie Avenue – and rows of asymmetrical semi-detached and symmetrical Edwardian and early interwar dwellings – for example on Highbury Grove, Airlie Avenue, Larnook Street and Irving Avenue. This rhythm is supported by the very consistent use of red face brick for both the Federation era and inter-war era dwellings in the precinct. The aesthetic significance of the precinct is further enhanced by dwellings with unusual forms of ornamentation, such as the row of timber

Victorian houses with pedimented front windows at 5-9 & 15 Airlie Avenue, and the single-fronted Victorian house at 84 Chomley Street with highly decorative cast-cement enrichments. The two rows of Victorian shops on High Street are enhanced by their shopfronts: with the original timber shopfronts at 602-610 High Street and Federation-era Brooks & Robinson shopfronts with Art Nouveau leadlights at 546-552 High Street. (Criterion E)

## Grades

1-1A	Airlie Avenue	Significant (B)
3	Airlie Avenue	Significant (B)
5	Airlie Avenue	Significant (B)
7	Airlie Avenue	Significant (B)
9	Airlie Avenue	Significant (B)
11	Airlie Avenue	Non-contributory
13	Airlie Avenue	Significant (B)
15	Airlie Avenue	Significant (B)
17	Airlie Avenue	Contributory
19	Airlie Avenue	Contributory
21	Airlie Avenue	Contributory
23/25	Airlie Avenue	Contributory
27/29	Airlie Avenue	Contributory
31/33	Airlie Avenue	Contributory
35/37	Airlie Avenue	Contributory
39/41	Airlie Avenue	Contributory
43	Airlie Avenue	Contributory
45	Airlie Avenue	Contributory
47	Airlie Avenue	Contributory
49	Airlie Avenue	Contributory
51	Airlie Avenue	Contributory
	Cramond Lane	Contributory
2	Airlie Avenue	Significant (B)
1-3/4	Airlie Avenue	Non-contributory
6	Airlie Avenue	Non-contributory
8	Airlie Avenue	Non-contributory
10/10A	Airlie Avenue	Contributory
12/12A	Airlie Avenue	Contributory
14	Airlie Avenue	Contributory
16	Airlie Avenue	Significant (B)
18	Airlie Avenue	Non-contributory
20	Airlie Avenue	Contributory
22/24	Airlie Avenue	Contributory
26/28	Airlie Avenue	Contributory
30/32	Airlie Avenue	Contributory
34	Airlie Avenue	Significant (B)
36/38	Airlie Avenue	Contributory
40	Airlie Avenue	Contributory
1/42	Airlie Avenue	Significant (B)
2/42	Airlie Avenue	Non-contributory
44	Airlie Avenue	Significant (B)
74	Chomley Street	Contributory

STONNINGTON PLANNING SCHEME

76	Chomley Street	Contributory
78	Chomley Street	Contributory
80	Chomley Street	Contributory
82	Chomley Street	Contributory
84	Chomley Street	Significant (B)
86	Chomley Street	Non-contributory
88	Chomley Street	Contributory
90	Chomley Street	Contributory

92	Chomley Street	Contributory
94	Chomley Street	Contributory
566	High Street	Contributory
568	High Street	Significant (B)
574	High Street	Non-contributory
2/574	High Street	Non-contributory
574A	High Street	Non-contributory
576	High Street	Contributory
578	High Street	Contributory
580	High Street	Contributory
582	High Street	Contributory
584	High Street	Contributory
586	High Street	Significant (B)
588	High Street	Significant (B)
602-610	High Street	Significant (B)
612/614	High Street	Contributory
	North of No. 1	Contributory
1	Highbury Grove	Contributory
3	Highbury Grove	Contributory
5/7	Highbury Grove	Significant (B)
9/11	Highbury Grove	Contributory
13	Highbury Grove	Contributory
15	Highbury Grove	Non-contributory
17	Highbury Grove	Contributory
19	Highbury Grove	Contributory
21	Highbury Grove	Non-contributory
23	Highbury Grove	Contributory
25	Highbury Grove	Contributory
27	Highbury Grove	Contributory
29	Highbury Grove	Contributory
31	Highbury Grove	Contributory
33	Highbury Grove	Contributory
35	Highbury Grove	Contributory
37	Highbury Grove	Contributory
39/41	Highbury Grove	Contributory
43/45	Highbury Grove	Contributory
47/49	Highbury Grove	Contributory
51	Highbury Grove	Contributory
53/55	Highbury Grove	Contributory
57/59	Highbury Grove	Contributory
61/63	Highbury Grove	Contributory
65/67	Highbury Grove	Contributory

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	North of No. 2	Contributory
2	Highbury Grove	Significant (B)
2A	Highbury Grove	Contributory
4	Highbury Grove	Contributory
6	Highbury Grove	Contributory
1-4/8	Highbury Grove	Non-contributory
10	Highbury Grove	Non-contributory

14	Highbury Grove	Non-contributory
16	Highbury Grove	Contributory
18	Highbury Grove	Contributory
20	Highbury Grove	Non-contributory
	North side of No. 22	Contributory
22	Highbury Grove	Contributory
24	Highbury Grove	Contributory
26/26A	Highbury Grove	Contributory
28	Highbury Grove	Contributory
30	Highbury Grove	Contributory
32	Highbury Grove	Contributory
34	Highbury Grove	Contributory
36	Highbury Grove	Contributory
38/40	Highbury Grove	Contributory
42/44	Highbury Grove	Contributory
46	Highbury Grove	Contributory
27	Irving Avenue	Significant (B)
29/31	Irving Avenue	Significant (B)
33/35	Irving Avenue	Contributory
30/32	Irving Avenue	Contributory
34/36	Irving Avenue	Contributory
38/40	Irving Avenue	Contributory
42	Irving Avenue	Contributory
44	Irving Avenue	Contributory
46/48	Irving Avenue	Contributory
	Rear of 2 Kelvin Grove	Contributory
2	Kelvin Grove	Significant (B)
4	Kelvin Grove	Significant (B)
6	Kelvin Grove	Significant (B)
8-10	Kelvin Grove	Non-contributory
12	Kelvin Grove	Contributory
16	Kelvin Grove	Contributory
18	Kelvin Grove	Significant (B)
1	Larnook Street	Significant (B)
3/5	Larnook Street	Contributory
7/9	Larnook Street	Contributory
11	Larnook Street	Contributory
13	Larnook Street	Contributory
15	Larnook Street	Contributory
17	Larnook Street	Contributory
19	Larnook Street	Contributory

STONNINGTON PLANNING SCHEME

21	Larnook Street	Contributory
2/4	Larnook Street	Contributory
6/8	Larnook Street	Contributory
10/12	Larnook Street	Contributory
14/16	Larnook Street	Contributory
18/20	Larnook Street	Contributory
22/24	Larnook Street	Contributory
26/28	Larnook Street	Contributory
30/32	Larnook Street	Contributory
34/36	Larnook Street	Contributory
1	Willis Street	Non-contributory
3	Willis Street	Contributory
5	Willis Street	Contributory
7	Willis Street	Non-contributory
2	Willis Street	Contributory
4	Willis Street	Contributory
6	Willis Street	Contributory
8	Willis Street	Contributory
10	Willis Street	Contributory
12	Willis Street	Contributory
14	Willis Street	Contributory
16	Willis Street	Contributory
18	Willis Street	Contributory
20	Willis Street	Contributory
22	Willis Street	Contributory
24	Willis Street	Contributory
26	Willis Street	Contributory
28	Willis Street	Non-contributory

**Primary source**

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*Airlie Avenue Precinct, Prahran Heritage Citation Report, Landmark Heritage Pty Ltd, June 2020.*