

# Chomley Street Precinct, Prahran Statement of Significance June 2020

Heritage Place: Chomley Street Precinct, Prahran

PS ref no: HO386

Precinct map



**GRADING**

- Significant
- Contributory
- Non-contributory
- Precinct Boundary

## What is significant?

The Chomley Street Precinct, comprising 7-95 Chomley Street and 15-21 & 34-38 Packington Place, Prahran, is significant.

It is an Edwardian residential streetscape developed in a remarkably short period of time between c1911 and c1913. This period marked a renewed surge of development across the broader municipality following the hiatus in building activity caused by the 1890s depression. Building stock in the precinct mainly comprises semi-detached cottage pairs, a smaller number of single-fronted detached cottages, and also includes a reasonably rare hybrid example of an Edwardian corner store and attached residence.

Elements which contribute to the significance of the precinct include (but are not limited to):

- high degree of intactness of the area to its c1913 state arising from the near absence of modern infill;
- all Edwardian building stock including the shop and attached residence at 69-71 Chomley Street;
- the extent to which the development over a single time period is apparent;
- the overall regularity of the built form, including groups of houses by a single developer, and subtle variety in the character and expression of individual housing stock;
- the public domain elements created in relation to Packington Place, including the widened cul-de-sac at its east end and the pedestrian link to Chomley Street;
- intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining verandahs and decorative render and timber detailing;
- the consistent, modest single-storey scale of the built form;
- the generally uniform front setbacks and modest side setbacks;
- red face brick, render and timber materiality, with some cast-iron verandah ornament typical of the 1910s, and gabled or hipped roofscapes with chimneys and terracotta or slate tile cladding;
- the almost complete absence of on-site vehicle accommodation; and
- consistent low front fence height in most sections of the streetscape.

**How is it significant?**

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The Chomley Street Precinct is of local historical and aesthetic significance.

**Why is it significant?**

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The Chomley Street Precinct is of historical significance as evidence of the major phase of suburban development which took place in the municipality in the first two decades of the twentieth century as the economy recovered after the 1890s depression (Historical theme: 3.3.5 Recovery and Infill 1900-1940). The precinct also demonstrates a rare pattern of settlement in Prahran as a complete and uninterrupted Edwardian streetscape resulting from a 1910s subdivision. This includes unusual aspects of private subdivision including the widened cul-de-sac of Packington Place and pedestrian link between it and Chomley Street. In this part of the municipality, Edwardian dwellings more typically occur as infill development in partially complete 1880s subdivisions. In addition, the precinct highlights the important role of the corner shop in serving local neighbourhoods prior to the advent of the motor car and supermarkets (Historical theme: 7.1 Serving local communities). (Criterion A)

The precinct is of aesthetic significance for its remarkably intact and cohesive collection of Edwardian semi-detached and villa housing. While individual buildings are reasonably typical of the period, the repetitive rhythm established by the concentration of broadly similar facade designs is of particular significance. (Criterion E)

**Grades**

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7	Chomley Street	Contributory
9/11	Chomley Street	Contributory
13/15	Chomley Street	Contributory

STONNINGTON PLANNING SCHEME

17/19	Chomley Street	Contributory
21/23	Chomley Street	Contributory
25/27	Chomley Street	Contributory
29/31	Chomley Street	Contributory
33/35	Chomley Street	Contributory
37/39	Chomley Street	Contributory
41	Chomley Street	Contributory
43/45	Chomley Street	Contributory
47/49	Chomley Street	Contributory
51/53	Chomley Street	Contributory
55/57	Chomley Street	Contributory
59/61	Chomley Street	Contributory
63	Chomley Street	Contributory
65/67	Chomley Street	Contributory
69-71	Chomley Street	Contributory
73	Chomley Street	Non-contributory
75/77	Chomley Street	Contributory
79/81	Chomley Street	Contributory
83	Chomley Street	Contributory
85	Chomley Street	Contributory
87/89	Chomley Street	Contributory
91/93/95	Chomley Street	Contributory
15	Packington Place	Contributory
17	Packington Place	Contributory
19	Packington Place	Contributory
21	Packington Place	Contributory
34	Packington Place	Contributory
36	Packington Place	Contributory
38	Packington Place	Contributory

**Primary source**

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