Airlie Avenue Precinct

Heritage Place: Airlie Avenue Precinct
Address: 1-51 and 2-44 Airlie Avenue, 74-94 Chomley Street, 546-614 and 575-601 High Street, 1-67 and 2-46 Highbury Grove, 27-35 and 30-49 Irving Avenue, 2-18 Kelvin Grove, 1-21 and 236 Larnook Street, and 1-5 and 2-28 Wills Street, Prahran

HO Reference: HO178
Citation status: Final
Date Updated: 12 August 2024

Designer: Unknown
Builder: Unknown

Year of Construction: c.1880-1920



Photograph of Larnook Street, Prahran (source: Extent Heritage Pty Ltd, 2024)



Location map and extent of the Airlie Avenue Precinct

Heritage Group: Residential Buildings
Heritage Type: Residential Precinct

Key Theme: Building suburbs
Key Sub-theme: Developing higher density living

Significance Level: Local

Controls:	☐	External paint controls	☐	Internal alteration controls	■ Tree controls
	☐	Include on Victorian Heritage Register	☐	Incorporated Plans	☐ Outbuildings and fences not exempt
	☐	Prohibited uses may be permitted	☐	Aboriginal Heritage Place	■ Solar energy system controls

Statement of Significance

What is significant?

The Airlie Avenue Precinct, comprising 1-51 & 2-44 Airlie Avenue, 74-94 Chomley Street, 566-614 & 575-601 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. Significant properties include:

- 1-1A, 2, 3, 5, 7, 13, 15, 16, 34, 42, and 44 Airlie Avenue. Prahran;
- 2, 4, 6, and 18 Kelvin Grove, Prahran;
- 2, 5, and 7 Highbury Grove, Prahran;
- 27, 29, and 31 Irving Avenue, Prahran;
- 1 Larnook Street, Prahran;
- 84 Chomley Street, Prahran;
- 568, 586, 588, and *Grandview Terrace*, 602-610 High Street, Prahran.

The precinct is largely characterised by a collection of mostly contributory graded buildings.

Elements which contribute to the significance of the precinct include:

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. Further, the following elements also contribute, including:

- 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 high degree of intactness of the precinct to its pre-World War II state, due to the low level of later redevelopment;
- 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; and
- 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; and
- Mature street trees comprising the London Plane plantings (*Platanus* × *acerifolia*) along Larnook Street.

How is it significant?

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

Why is it significant?

The Airlie Avenue 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 principal 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 pre-automobile residential areas is illustrated by Victorian and Federation shops on High Street. (Criterion A)

The Airlie Avenue 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 interwar era dwellings in the precinct, as well as the mature interwar era London Plane plantings (*Platanus* × *acerifolia*) along Larnook Street, the latter of which lends the southern half of the precinct a distinct garden suburb character. 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 commercial development on High Street, comprising Victorian shops with original timber shopfronts and iron lacework at 602-610 High Street and Federation-era commercial shops distinguished by pedimented parapets and at 575-579 High Street also contribute to the aesthetic qualities of the precinct by demonstrating the application of Victorian and Federation era detailing to commercial properties. The scale and degree of expressive decoration exhibited on the boom-era terrace stores at Grandview Terrace speak to the contributing aesthetic significance of 602-610 High Street, featuring a deep stepped awning on cast iron pillars, decorative renderwork and an intact and repeated parapet design with rendered festoon details and urns. The Federation-era stores at 575-579, while smaller than Grandview Terrace, are established on a prominent corner siting at the intersection of Grandview Grove and High Street, with a design emphasis addressing the corner entrance. The parapet detailing has restrained ornamentation in keeping with early twentieth century, with rendered pilasters separating each storefront and a parapet with a rendered drip mould visually supported by slightly protruding dentils. A key unorthodox element of 575-579 High Street are its eaves projecting through the parapet, producing a visually striking and interesting design adding to the aesthetic significance of the precinct. (Criterion E)

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	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 principal 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 pre-automobile residential areas is illustrated by two rows of Victorian and Federation shops on High Street.
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	This place does not meet this criterion.
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	This place does not meet this criterion.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	This place does not meet this criterion.
E	*Importance in exhibiting particular aesthetic characteristics*	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 interwar era dwellings in the precinct, as well as the mature interwar era London Plane plantings (*Platanus* × *acerifolia*) along Larnook Street, the latter of which lends the southern half of the precinct a distinct garden suburb character. 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 commercial development on High Street, comprising Victorian shops with original timber shopfronts and iron lacework at 602-610 High Street and Federation-era commercial shops distinguished by pedimented parapets and at 575-579 High Street also contribute to the aesthetic qualities of the precinct by demonstrating the application of Victorian and Federation era detailing to commercial properties. The scale and degree of expressive decoration exhibited on the boom-era terrace stores at Grandview Terrace speak to the contributing aesthetic significance of 602-610 High Street, featuring a deep stepped awning on cast iron pillars, decorative renderwork and an intact and repeated parapet design with rendered festoon details and urns. The Federation-era stores at 575-579, while smaller than Grandview Terrace, are established on a prominent corner siting at the intersection of Grandview Grove and High Street, with a design emphasis addressing the corner entrance. The parapet detailing has restrained ornamentation in keeping with early twentieth century, with rendered pilasters separating each storefront and a parapet with a rendered dripmould visually supported by slightly protruding dentils. A key unorthodox element of 575-579 High Street are its eaves projecting through the parapet, producing a visually striking and interesting design adding to the aesthetic significance of the precinct.
F	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	This place does not meet this criterion.
G	*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to*	This place does not meet this criterion.

	Indigenous peoples as part of the continuing and developing cultural traditions	
H	*Special association with the life or works of a person, or group of persons, of importance in our history.*	This place does not meet this criterion.

Description

- ### Physical Analysis

The Airlie Avenue Precinct primarily comprises a residential area featuring dwellings from the Victorian, Federation and early interwar era, as well as adjacent shops and houses along High Street. There is also a small number of early interwar dwellings scattered across these two areas. The buildings are situated across the streets of High Street, Willis Street, Highbury Grove, Airlie Avenue, Kelvin Grove and Larnook Street, several of which comprise bluestone guttering and kerbing and rear, bluestone-pitched laneways.

Airlie Avenue comprises a gently sloping cul-de-sac, positioned on the southern stretch of High Street in Prahran. Kelvin Grove veers off from Airlie Avenue near the High Street intersection, curving to follow a similar path in parallel. Kelvin Grove terminates at a T-junction with Larnook Street, which then leads to Irving Street. On the west side of the vicinity, the street layout becomes more regular, featuring Highbury Grove and Chomley Street extending south from High Street. These streets intersect roughly midway down Highbury Grove, linked by Willis Street. There are also a number of pedestrian lanes and walkways that have been established in response to the prevalence of cul-de-sacs, which extend westward from the southern end of Airlie Avenue to the northern tip of Irving Avenue, then continuing from the southern end of Highbury Grove until reaching Chomley Street.

With the exception of Chomley Street and High Street, the majority of streets within the Airlie Avenue Precinct do not serve as through-routes. Larnook Street also features mature Plane trees along the northern side, while the southern side boasts predominantly features smaller-sized native trees.

Building stock within the precinct can roughly be understood as two groups, with Victorian Italianate era dwellings characterising the northern half of the streets (roughly north of the line of Willis Street, excluding High Street), and the Federation era dwellings characterising the southern half of the streets (roughly south of the line of Willis Street).

Victorian Italianate dwellings range from stately masonry double fronted villas, as evidenced in the polychrome villa known as Cathcart at 568 High Street, and the stucco masonry villas at 2, 10, 14, 16 and 20 Airlie Avenue, to more modest, single fronted timber cottages along Highbury Grove, Willis Street and Chomley Street. These stately double fronted villas generally feature an asymmetrical composition, projecting room and/or projecting bay windows, hipped roof forms clad with slate tiling, masonry chimneys, front verandahs with cast iron lacework, and ornate detailing in the form of moulded ornaments, vermiculated panels and/or quoining. Other dwellings within this group that are of particular note include the group of Victorian residences at 5-9 and 13 Airlie Avenue owing to their incorporation of pedimented temple fronts derived from Renaissance Revival sources.

Meanwhile, the latter group of more modest dwellings can be readily observed at 29-35 Highbury Grove, 4-26 Willis Street and typically comprise freestanding weatherboard cottages distinguished by hipped roof forms clad with corrugated iron, masonry chimneys and front verandahs with cast iron lacework. The exception to this is the highly ornate single-fronted Victorian house at 84 Chomley Street, which is distinguished by its elaborate, ornamented parapets with pre-cast finials.

Federation era dwellings situated along the southern half of the precinct generally range from double-fronted Queen Anne style villas with complex, Marseille-tiled roofs and ornate, timber verandahs, as can be seen at 1, 3, 34, 42 and 44 Airlie Avenue, 27 Irving Avenue and 2 and 18 Kelvin Grove, to more modest, Queen Anne style semi-detached single-fronted dwellings at 22-32 Airlie Avenue, 612-614 and 595-601 High Street, and 2-36 Larnook Street. Despite variances in scale, forms and degree of ornamentation, these dwellings are all generally distinguished by their face red brick, timber fretwork derived from Art Nouveau sources, intersecting hipped and gable roof forms clad with terracotta tiles, finials and/or ridge cappings, masonry chimneys, and timber battens to gable ends.

In addition to the Federation Queen Anne style residences, Airlie Avenue Precinct also features a number of c.1920s Bungalow style residences that exemplify the transition between Federation and interwar era styles. This can be seen at the California Bungalows at 678 High Street and 11-17 Larnook Street, which retain some elements associated with the Federation era, including intersecting gable roofs clad with terracotta tiling, an asymmetrical composition and face red brick finishes. More fully realised examples of the Bungalow style, typically dating to the 1930s, can be seen at 19-21 Larnook Street, and are distinguished by their classic double-fronted forms with wide spreading gable-fronted roof panes, masonry verandah piers and wide eaves with exposed rafters.

Commercial buildings feature along 602-610 and 575-579 High Street, and date to both the Victorian and Federation eras. 602-610 High Street comprises a row of two-storey late Victorian terrace shops distinguished by their parapets with arched pediments and urns and intact timber shop fronts. Meanwhile, the shops at 575-579 High Street comprise one-storey Federation era shops distinguished by pedimented parapets. These shops have been overpainted and feature a non-original awning, however they maintain their overall form, composition and detailing, and illustrate the extent of commercial development in the early twentieth century in this area of the precinct.

Overall, the Airlie Avenue Precinct comprises a group of intact and visually harmonious Victorian, Federation and early interwar era housing and commercial stock that share consistencies in terms of materials, styles, building heights, scale, setbacks and detailing. The degree of intactness across the precinct is generally high, with the most common alterations being the overpainting of face brick, replacement of windows, and loss of verandah detailing. Rear extensions are visible in some places, but are typically recessive with sufficient setbacks. While several multi-storey houses and blocks of flats have also been built in the northern half of the precinct, the southern half primarily consists of unbroken and interwar era development. The Airlie Avenue Precinct is considered to be in good condition and is of high integrity.

- Alterations and Additions

- Original face brick overpainted at 40, 41, 43, 46 Airlie Avenue; 39, 42, 43, 45, 46, 51, 53, and 67 Highbury Grove; 2, 3, 4, 5, 6, 8, 13, 14, 15, 16, 18, 26 and 28 Larnook Street; and 574 High Street.
- Impermeable and high boundary fence at 566-574B High Street; 16-18 Kelvin Grove; and 84 and 90 Chomley, Prahran.
- Timber detailing, roughcast, fenestration and string course repainted black at 28, 30, 34, and 45 Airlie Avenue; 38, 40, 41, 42 and 49 Highbury Grove, Prahran.
- Some front fences replaced with varied timber picket or metal fencing.
- 23 Highbury Grove demolished, with the exception of the façade.

History

- Historical Context

The area presently known as Stonnington is the traditional home of the Wurundjeri Woi Wurrung and Bunurong peoples of the East Kulin Nation. Formerly characterised by pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot) and Hawksburn Creek (now channelised), this once thriving habitat provided Traditional Owners access to a range of water, plant and animal resources integral to their way of life. The onset of colonialism not only saw the transformation of these landscapes, but also Woi wurrung and Bunurong displacement through violence and land dispossession, as is evident in the establishment of George Langhorne's Aboriginal Mission Station Reserve along the southern banks of the Yarra River in present day Prahran and Toorak. Operating under the guise of 'protection', this reserve ultimately became a focal point for segregation, dislocation, and colonial control of Aboriginal people's lives (Context Pty Ltd 2009, 31).

Despite decades of ongoing dispossession, the rich cultural heritage of Traditional Owners in Stonnington has an enduring presence to this day. Through continued resistance and the passing down of Indigenous knowledge, the Wurundjeri Woi Wurrung and Bunurong people maintain an ongoing connection to, and care for Country.

European settlement in what would become the suburb of Prahran grew gradually following the 1849-1850 Crown Land Sales, which saw the subdivision of land bounded by present day Toorak Road, Orrong Road, Dandenong Road and Punt Road into fifty-one allotments (Context Pty Ltd 2009, 39). George Langhorne, the Commissioner of an 1837 Aboriginal mission in the area south of the Yarra River around Punt Hill, called this area 'Pura-ra-ran', a compound of two Bunurong words believed to mean land partially surrounded by water (O'Callaghan 1922, 54). In 1840 the name was changed to Prahran for official use.

While higher ground overlooking the Yarra to the north of Prahran was quickly acquired and settled by the colonial elite following the 1840 Crown Land Sales, the majority of present-day Prahran, being of poorly drained low-lying land characterised by wetlands, was primarily purchased by land speculators. These areas were subsequently and re-sold for farming, industry and housing the working classes. The high level of natural deposits of alluvial clay in the area meant that pockets of low-lying land were used as brickyards (Context Pty Ltd 2009, 17). By 1856, the land encompassing Prahran was primarily characterised by a scattered series of timber and brick workers cottages set on narrow allotments to the west of Williams Road,

while land to the east and south remained undeveloped or in use as paddocks (Surveyor-General's Department 1856). The area was also distinguished by its strong market garden character during this period, with much of the land awaiting development being used for cultivation during the 1850s and 1860s (Malone 1983, 12).

The area underwent a period of rapid change following the 1880s land boom, which spurred the replacement of many small, mid-nineteenth century cottages with more ornate, single-fronted Victorian and Edwardian style terraces that could house the influx of factory workers as part of the area's growing brick manufacturing, food processing and textiles industries around Chapel Street and Commercial Road. Additionally, upper-middle class enclaves and mansion estates in the formerly undeveloped area of eastern Prahran were also developed to house the wealthy settling adjacent to the suburb of Armadale (Malone 2000, 20). Comprising higher ground with no major drainage problems, this area attracted comparably wealthier residents (Malone 2003, 1). These transformations were also compounded by the construction of impressively detailed shops along Chapel Street, solidifying the strip as a popular retail and commercial centre by the late nineteenth century (Allom Lovell 2000, 45).

Pockets of the suburb continued to be used as a centre for small-scale manufacturing into the early- and mid-twentieth centuries. Although business restructuring and trade liberalisation in the late twentieth century ultimately resulted in the closure and demolition of many of these factories, built remnants of this era can be seen at the c.1910 Former Kia-ora Cordial factory chimney at 181-187 High Street, Prahran and at the former milliner factory at Grattan Street, Prahran (Context Pty Ltd 2009, 95). Today, Prahran's working-class history is best represented through the relatively modest late nineteenth and early twentieth century single fronted cottages and dwellings that dominate the suburb's building stock. Meanwhile, traces of late nineteenth century middle-class residential development are best seen in the grand Victorian dwellings adjacent to Armadale along Grandview Grove.

- ## Place History

The Airlie Avenue Precinct as it is understood today is located on former Lots 53, 54, 63 and 64 originally sold in the 1849-1850 Crown Land Sales (Raworth, 2019). Airlie Avenue, Kelvin Grove, Highbury Place, Chomley Street, Irving Avenue and Larnook Street are the results of several phases of subdivisions at Merville, the Victoria Park Estate, the Lalbert Estate and the Larnook Estate dating from the late 1870s to the early twentieth century.

Prior to these subdivisions, Prahran was an extensive landscape populated by substantial mansions set in manicured grounds. This is illustrated by below in Figure 1 which shows both the Lalbert Mansion to the far left and Kilbryde Mansion, which both neighboured Merville. The c.1885 painting is oriented looking north on Orrong Road towards High Street and Melbourne in the distance.



Figure 1. The mansion estates of Prahran, on Orrong Road looking north in c.1885. Source: Deutscher and Hackett, 2009.

Merville, the former 1850 home of Mary Elizabeth Chomley, was advertised for sale in 1867, and was described by The Argus as comprising a ‘very pretty three floored chateau… situate between Williams and the Orrong roads… to which will be added nearly six acres of building and landscape-gardening land’ (The Argus, 19 March 1867, 2). The advertisement additionally states that whoever purchased the mansion would also have first bid on the remaining 15 acres associated with the estate. The estate was bordered by Orrong Road, High Street, as well as present day Larnook Street and Highbury Grove (Raworth 1999,4). Following the death of Mary Chomley in 1868, the mansion and six-acre grounds of Merville were sold, including the further 15 acres. Ownership of the estate in the 1870s passed to J W White, who developed the mansion estate as the Merville Estate, with the first lots being sold from June 1879 (The Age, 31 May 1879, 2). This subdivision comprised eleven 'elegant villa sites' advertised for sale fronting High Street and Orrong Road. Several years later in 1881, ownership of the estate passed to Charles Martin and George Taylor, managers of the Land Credit Bank, and following this in 1887 George Hammond owned the property (The Argus, 27 February 1892,13; Raworth 1999, 4).

A further subdivision of the estate was undertaken in January 1888, forming the northern end of Airlie Avenue and Kelvin Grove, with 19 building allotments created in Airlie Avenue (Figure 2 and Figure 3). By 1890, ten identical brick houses were present on the west side of Airlie Avenue, with eight timber residences and one brick house (number 21) present on the eastern side of the street (Raworth 1999, 5). The property named ‘Chilwell’ at number 13 Airlie Avenue, was constructed with a deeper set-back than the neighbouring properties, as it was constructed

by owner/builder, William Samuel Lyon who with his brother constructed several buildings on Highbury Grove between 1898 and 1910 (Raworth 1999, 5; Lewis 2013).

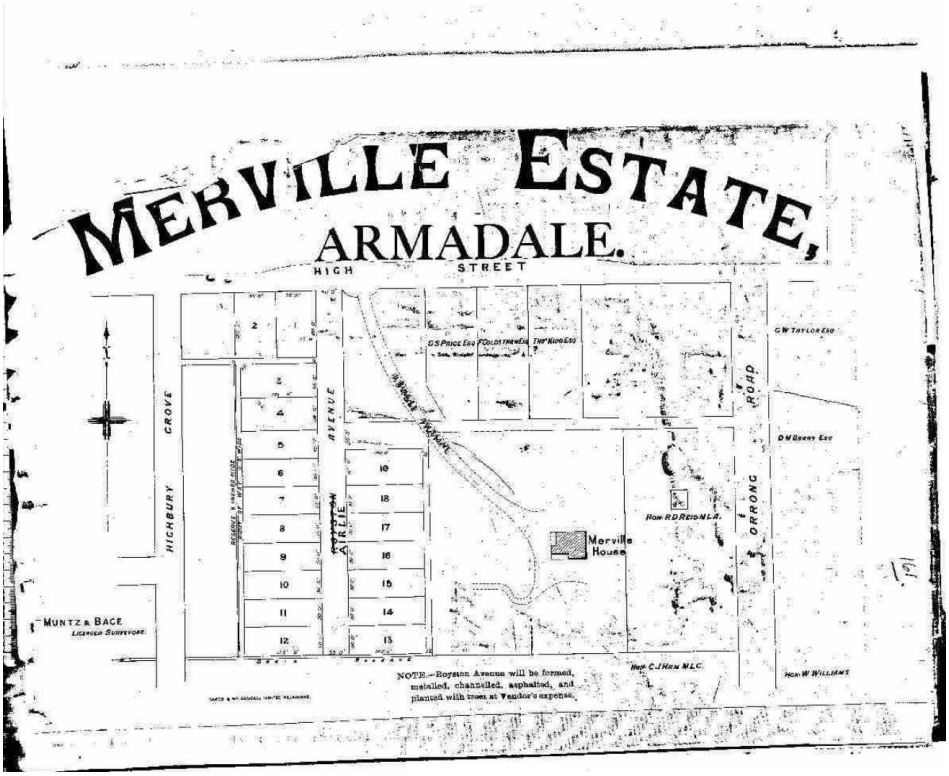


Figure 2. 1888 Subdivision of the Merville Estate. Source: Stonnington History Centre, PH11212.

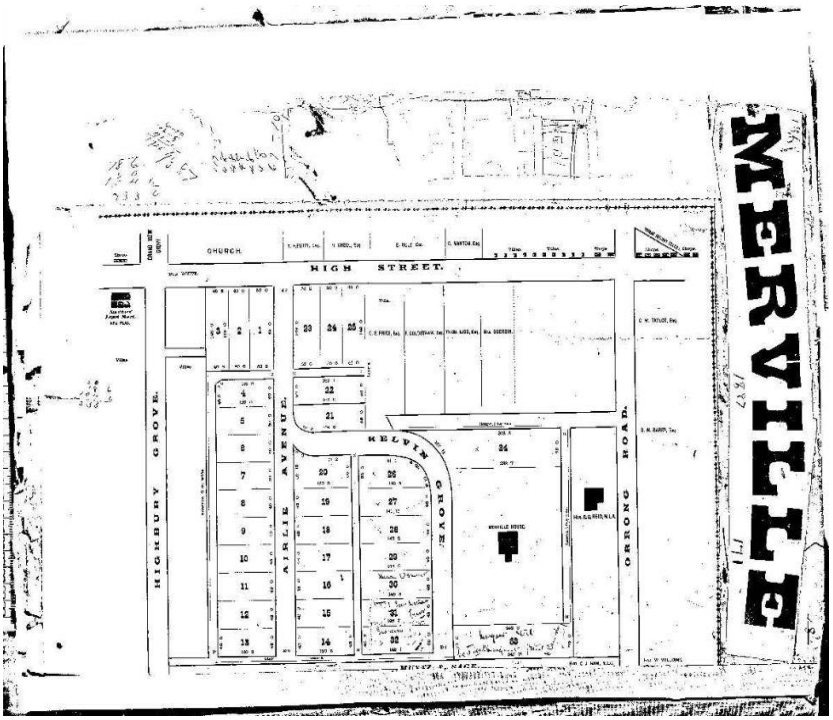


Figure 3. 1888 subdivision of the Merville Estate, showing the formation of Airlie Avenue and Kelvin Grove. Source: Stonnington History Centre PH11222

Happening concurrently with the Merville Estate subdivision was the subdivision of the Victoria Park Estate, first subdivided for development following its sale in 1879, where it was advertised by The Age as:

> *"SATURDAY, 1ST FEBRUARY. At Three o'Clock. On the Ground. VICTORIA-PARK ESTATE, HIGHBURY, and adjoining MERVILLE, The Residence of J.H. White, Esq. For POSITIVE AND ABSOLUTE SALE, By PUBLIC AUCTION." – The Age, 18 Jan 1879, 2)*

In March of 1879, 50 lots in Highbury Grove were auctioned. These included 33 lots attributed to the Mount Grandview Estate subdivision, and 23 from the Victoria Park Estate subdivision (The Age, 8 February 1879, 2; The Age, 27 February 1879, 4).

Lots from the Victoria Park Estate were continually sold throughout 1879, with additional advertising in March of 1879 of 24 allotments (The Herald, 26 March 1879, 3) as well as another 24 lots in Chomley Street, High Street, and Highbury Grove in October. 15 more lots in the same streets were sold in November of 1879 (The Argus, 16 October 1879, 2; The Argus, 7 November 1879, 2).

The following year in 1880, The Age advertised:

> *"TWENTY CHOICE VILLA ALLOTMENTS, Being the Unsold Portion of the Victoria Park Estate. This is fast Becoming one of the Best Districts out of Melbourne, and the Character of the Surrounding Buildings (many being in course of erection) is a Sufficient Guarantee as to the Estimation in which it is held by all who have already purchased (The Age, 9 March 1880, 4)* (see *Figure 5*).

Additionally, the following year in 1881, a mortgagee auction of 20 allotments fronting Highbury Grove and Chomley Street was advertised (Figure 5) (The Argus, 2 February 1881, 2). In 1883, an additional 24 lots were sold. Within the precinct, one of the earliest houses constructed was the Late-Victorian villa at 568 High Street, named 'Cathcart', constructed in 1880. The portion of the precinct included on High Street was developed sporadically, but is representative of the dispersed waves of development associated with the broader Highbury Park Estate development. This is evidenced by the 1885 Highbury Estate auction notice (Figure 6) which shows the broader subdivision of Grandview Grove, High Street, and Wynnstay Road which includes the allotments that would later be developed with the duplexes at 589-601 High Street.

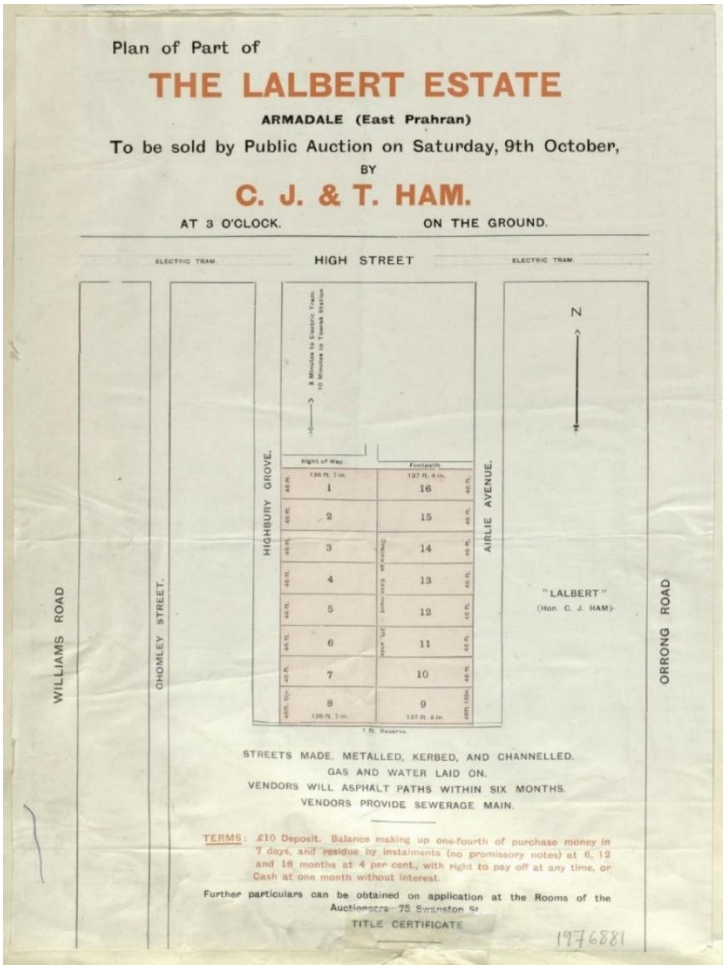


Figure 4. The 1909 southern subdivision of Airlie and Highbury Grove from the Lalbert Estate subdivision, constituting the early twentieth century subdivision and development of the precinct. Source: SLV, *Lalbert Estate, Armadale (East Prahran) [cartographic material]* (1909).

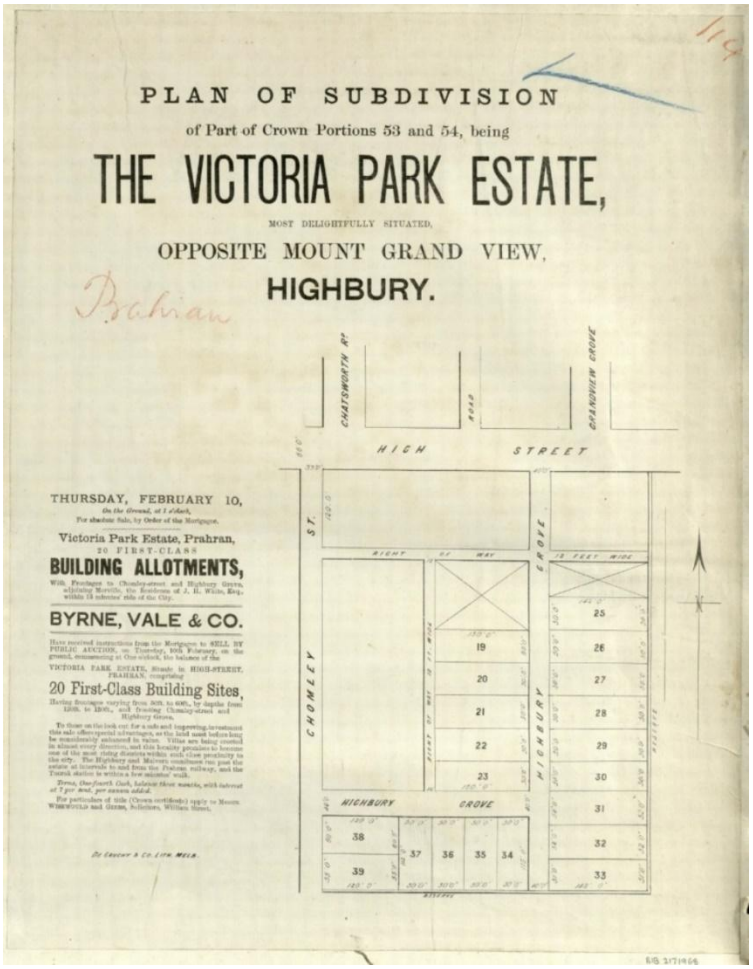


Figure 5. The 1880 Highbury, Chomley and Willis Street subdivision. Source: SLV, *Plan of subdivision of part of Crown portions 53 and 54, being the Victoria Park Estate [cartographic material].* (1880). Melbourne: De Gruchy & Co. Lith.



Figure 6. 1885 subdivision plan for the Highbury Park Estate and Mount Grandview Estate, showing the allotments on the corner of Grandview Grove and High Street. Source: Stonnington History Centre PH11784.

Following the subdivisions and land releases, a carpenter named William Shepherd Gray living at 19 Highbury Grove advertised several six-roomed wooden houses for sale through the 1880s (The Age, 15 February 1882,8; The Age, 18 July 1885,11; The Age, 9 February 1884,1; The Telegraph, St Kilda, Prahran and South Yarra Guardian, 26 March 1887, 4). These structures were likely constructed on Willis Street, as William Gray and one Joseph Hewitt were the joint owners of the land on which 14-20 Willis Street is located.

By 1890, all residences in Willis Street were present (Sands and McDougall Street Directories, 1890) and are shown in the 1900 Melbourne and Metropolitan Board of Works plan. On High Street in 1900, the only properties recorded are the commercial stores at 546-552, three villas at 554, 568 and 570, and the terrace row named ‘Grandview Terrace’ comprising properties at 602-610. In 1905, the commercial property at 579 High Street is recorded, occupied by a dentist (Sands and McDougall, 1905). By 1910, the commercial properties at 546-554 are recorded in the Sands and McDougall directory including the properties at 568 and 574. The 1915 Sands

and McDougall directory records the properties at 589-601 on the northern side of High Street, east of Grandview Grove. 612-614 High Street are recorded in 1920, but 578-588 are not recorded till 1925.

Following the economic collapse of the 1890s and the somewhat short-lived economic resurgence in the early twentieth century, the southern extent of Airlie Avenue and Highbury Grove were subdivided and auctioned in 1909 (Figure 4), and the Larnook Estate located south of the former location of Merville and Lalbert was extensively subdivided (Figure 7). The Prahran Telegraph advertised:

> *"Saturday, 16th March at 3 o'Clock. On the Ground, PRAHRAN, FIRST SUBDIVISION AUCTION of The Larnook Estate. Which is choicely situated between ORRONG-ROAD and IRVING AVENUE, and which has been subdivided into first class building lots, with frontages to above roads and to the two new roads, LARNOOK AND VAIL STREETS, running through the estate, which streets will be made, and water and sewerage mains laid by the Vendors. THE FIRST SUBDIVISION, will comprise 51 SELECT SITES, each about 42 ft. by 100 ft., and the fact that the recent subdivisions in Airlie-avenue, Kelvin-grove and Irving-avenue are now covered by modern villas is proof that THE DEMAND FOR LAND in this locality is still unsatisfied and urgent…" (The Prahran Telegraph, 9 March 1912, 6).*



Figure 7. The 1912 Larnook Estate subdivision, with allotments fronting Larnook and Vail Streets, and Irving Avenue. Source: Stonnington History Centre PH342

This subdivision accounts for the residences located within the precinct fronting Irving Avenue and Larnook Street. The mature London Plane (*Platanus* × *acerifolia*) street tree plantings along the northern half of Larnook Street were also established during the interwar period, and appear as semi-mature plantings by 1951 (see Figure 7). Today, the broader precinct is still predominantly a residential precinct, however there are several commercial properties fronting High Street.



Figure 7. 1951 aerial showing semi-mature street trees along Larnook Street. *Source:* Landata.

Comparative Analysis

The Airlie Avenue Precinct comprises a substantially intact area of Victorian and Federation era buildings that were established as speculative developments throughout the late nineteenth and early twentieth centuries following the gradual subdivision and development of land attributed to several large Victorian mansion estates. In the 1870s and 1880s, during a major boom in the City of Stonnington's development, extensive suburbs were constructed following the mass subdivision of the wealthy mansion estates, permanently altering the built landscape of Prahran and surrounding suburbs. Comparable examples include:

- **Fern Avenue Precinct, Windsor (HO132).** The Fern Avenue Precinct (HO132) comprises a small group of near identical Federation-era dwellings characterised by open gables with decorative half-timbering, terracotta tiling, face red brick and sympathetic low front fences. The buildings exhibit a high degree of integrity, however, unlike HO178, a number of buildings have lost their original face red brick detailing due to overpainting. Overall, the Fern Avenue Precinct significantly smaller than HO178, however it exhibits the same degree of integrity and is representative of the historical early twentieth century infill subdivisions present across the City of Stonnington. Key differences however also include the lack of representation of earlier Victorian structures within the Fern Avenue Precinct.
- **Kelvin Grove Precinct, Prahran (HO139).** The Kelvin Grove Precinct compares to the nominated precinct extension as a small group of Edwardian and Federation style dwellings primarily developed during the early twentieth century as part of the same period of development which informed the subdivision of HO178. With the same degree of decoration as HO178, both precincts are characterised by the larger scale of the included residences, the timber fretwork and complex roof forms – however Kelvin Grove's cohesiveness is

diminished by the presence of tall, unsympathetic front fences. However, like HO132, the buildings within Kelvin Grove Precinct do not represent the earlier nineteenth century development representative of the boom-era period of the late nineteenth century. Yet, though larger and more varied in design, both HO178 and HO139 are still comparable as neighbouring precincts with shared developmental histories – however, HO178 is considered to be more significant, on account of its scale and variety of development.

- **Vail Street Precinct, Prahran (HO152).** Developed between 1912 and 1915, the Vail Street Precinct comprises a fine collection of Federation-era dwellings consistently characterised by half-timbered gables, face red brick and terracotta ridge capping and finials. It is smaller in scale than HO178, however the dwellings are of equal significance in extent of decoration, demonstrating a mutual high standard of integrity to their original states. Vail Street was subdivided and planned concurrently with the Larnook Street and Irving Avenue release, sharing a concurrent development history. However, the Vail Street Precinct is less visually harmonious overall owing to slight variations in form, detailing and arrangement across its dwellings as well as the lack of earlier representation that is readily evident in HO178.
- **Banole Estate Precinct, Prahran (HO385).** As addressed in the 2020 assessment completed by Landmark Heritage, the Federation-era components of HO178 compare well with the HO385 Banole Estate Precinct, which contains mostly Federation semi-detached residences as well as interwar houses. The semi-detached dwellings in HO385 however are overall simpler in detail and design than those in HO178 Airlie Avenue Precinct. There is a fine row of interwar bungalows along High Street in HO385, which compare to the row of bungalows at 11-21 Larnook Street. However, comparing both precincts, the Banole Estate Precinct is significantly smaller than HO178 and does not offer the same architectural variety as the Airlie Avenue Precinct, exclusively comprising Federation and Interwar residences.

The above comparative analysis shows the presence of early twentieth century federation-era subdivisions within the City of Stonnington and the suburb of Prahran. However, the above analysis also indicates a lack of precincts with shared representation of built styles – rather, there are few examples with both Victorian and Federation dwellings represented equally. This sets HO178 apart from the other precincts as a highly significant and intact visual representation of the gradual development and expansion of the late nineteenth century and early twentieth century subdivisions.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Note: the Style/era column follows the architectural style categories set out in Heritage Victoria's HERMES Orion heritage database and does not necessarily reflect the date of construction. For details on construction era(s) where available, refer to the Place History section.

Street address	*Place type*	*Style/era*	*Grading*
Airlie Avenue			
1-1A Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	S
2 Airlie Avenue	House	Victorian Period (c.1854-1901)	S
3 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	S
4 Airlie Avenue	Townhouses	Contemporary	NC

Street address	Place type	Style/era	Grading
5 Airlie Avenue	House	Victorian Period (c.1854-1901)	S
6 Airlie Avenue	Flats	Contemporary	NC
7 Airlie Avenue	House	Victorian Period (c.1854-1901)	S
8 Airlie Avenue	Flats	Contemporary	NC
9 Airlie Avenue	House	Victorian Period (c.1854-1901)	S
10 Airlie Avenue	House	Victorian Period (c.1854-1901)	C
11 Airlie Avenue	House	Contemporary	NC
12 Airlie Avenue	House	Victorian Period (c.1854-1901)	C
13 Airlie Avenue	House	Victorian Period (c.1854-1901)	S
14 Airlie Avenue	House	Victorian Period (c.1854-1901)	C
15 Airlie Avenue	House	Victorian Period (c.1854-1901)	S
16 Airlie Avenue	House	Victorian Period (c.1854-1901)	S
17 Airlie Avenue	House	Victorian Period (c.1854-1901)	C
18 Airlie Avenue	Flats	Contemporary	NC
19 Airlie Avenue	House	Victorian Period (c.1854-1901)	C
20 Airlie Avenue	House	Victorian Period (c.1854-1901)	C
21 Airlie Avenue	House	Victorian Period (c.1854-1901)	C
22 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
23 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
24 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
25 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
26 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C

Street address	Place type	Style/era	Grading
27 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
28 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
29 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
30 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
31 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
32 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
33 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
34 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	S
35 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
36 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
37 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
38 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
39 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
40 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
41 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
42 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	S
43 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
44 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	S
45 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
47 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
49 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C

Street address	Place type	Style/era	Grading
51 Airlie Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
Kelvin Grove			
2 Kelvin Grove	House	Federation/Edwardian Period (1902 – c.1918)	S
4 Kelvin Grove	House	Victorian Period (c.1854-1901)	S
6 Kelvin Grove	House	Victorian Period (c.1854-1901)	S
8-10 Kelvin Grove	Flats	Contemporary	NC
12 Kelvin Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
16 Kelvin Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
18 Kelvin Grove	House	Federation/Edwardian Period (1902 – c.1918)	S
Highbury Grove			
1 Highbury Grove	House	Victorian Period (c.1854-1901)	C
2 Highbury Grove	House	Victorian Period (c.1854-1901)	S
2A Highbury Grove	House	Victorian Period (c.1854-1901)	C
3 Highbury Grove	House	Victorian Period (c.1854-1901)	C
4 Highbury Grove	House	Victorian Period (c.1854-1901)	C
5 Highbury Grove	House	Victorian Period (c.1854-1901)	S
6 Highbury Grove	House	Victorian Period (c.1854-1901)	C
7 Highbury Grove	House	Victorian Period (c.1854-1901)	S
8 Highbury Grove	House	Contemporary	NC
9 Highbury Grove	House	Victorian Period (c.1854-1901)	C
10 Highbury Grove	Flats	Contemporary	NC
11 Highbury Grove	House	Victorian Period (c.1854-1901)	C
13 Highbury Grove	House	Victorian Period (c.1854-1901)	C

Street address	Place type	Style/era	Grading
14 Highbury Grove	Flats	Contemporary	NC
15 Highbury Grove	House	Contemporary	NC
16 Highbury Grove	House	Victorian Period (c.1854-1901)	C
17 Highbury Grove	House	Victorian Period (c.1854-1901)	C
18 Highbury Grove	House	Victorian Period (c.1854-1901)	C
19 Highbury Grove	House	Victorian Period (c.1854-1901)	C
20 Highbury Grove	House	Contemporary	NC
21 Highbury Grove	House	Contemporary rear subdivision of No. 23	NC
22 Highbury Grove	House	Victorian Period (c.1854-1901)	C
23 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
24 Highbury Grove	House	Victorian Period (c.1854-1901)	C
25 Highbury Grove	House	Victorian Period (c.1854-1901)	C
26 - 26A Highbury Grove	House	Interwar Period (c. 1910 – c. 1940)	NC
27 Highbury Grove	House	Victorian Period (c.1854-1901)	C
28 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
29 Highbury Grove	House	Victorian Period (c.1854-1901)	C
30 Highbury Grove	House	Victorian Period (c.1854-1901)	C
31 Highbury Grove	House	Victorian Period (c.1854-1901)	C
32 Highbury Grove	House	Victorian Period (c.1854-1901)	C
33 Highbury Grove	House	Victorian Period (c.1854-1901)	C
34 Highbury Grove	House	Victorian Period (c.1854-1901)	C
35 Highbury Grove	House	Victorian Period (c.1854-1901)	C

Street address	Place type	Style/era	Grading
36 Highbury Grove	House	Victorian Period (c.1854-1901)	C
37 Highbury Grove	House	Victorian Period (c.1854-1901)	C
38 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
39 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
40 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
41 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
42 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
43 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
44 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
45 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
46 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
47 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
49 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
51 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
53 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
55 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
57 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
59 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
61 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
63 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
65 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C

Street address	Place type	Style/era	Grading
67 Highbury Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
Irving Avenue			
27 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	S
29 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	S
30 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
31 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	S
32 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
33 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
34 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
35 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
36 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
37 Irving Avenue	House	Contemporary	NC
38-40 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
42 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
44 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
46 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
48 Irving Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
Larnook Street			
1 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	S
2 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
3 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
4 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C

Street address	Place type	Style/era	Grading
5 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
6 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
7 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
8 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
9 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
10 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
11 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
12 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
13 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
14 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
15 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
16 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
17 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
18 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
19 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
20 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
21 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
22 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
24 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
26 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
28 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C

Street address	Place type	Style/era	Grading
30 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
32 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
34 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
36 Larnook Street	House	Federation/Edwardian Period (1902 – c.1918)	C
Willis Street			
1 Willis Street	House	Victorian Period (c.1854-1901)	NC
2 Willis Street	House	Victorian Period (c.1854-1901)	C
3 Willis Street	House	Victorian Period (c.1854-1901)	C
4 Willis Street	House	Victorian Period (c.1854-1901)	C
5 Willis Street	House	Victorian Period (c.1854-1901)	C
6 Willis Street	House	Victorian Period (c.1854-1901)	C
7 Willis Street	House	Contemporary	NC
8 Willis Street	House	Victorian Period (c.1854-1901)	C
10 Willis Street	House	Victorian Period (c.1854-1901)	C
12 Willis Street	House	Victorian Period (c.1854-1901)	C
14 Willis Street	House	Victorian Period (c.1854-1901)	C
16 Willis Street	House	Victorian Period (c.1854-1901)	C
18 Willis Street	House	Victorian Period (c.1854-1901)	C
20 Willis Street	House	Victorian Period (c.1854-1901)	C
22 Willis Street	House	Victorian Period (c.1854-1901)	C
24 Willis Street	House	Victorian Period (c.1854-1901)	C
26 Willis Street	House	Victorian Period (c.1854-1901)	C

Street address	*Place type*	*Style/era*	*Grading*
28 Willis Street	House	Victorian Period (c.1854-1901)	NC
Chomley Street			
74 Chomley Street	House	Victorian Period (c.1854-1901)	C
76 Chomley Street	House	Victorian Period (c.1854-1901)	C
78 Chomley Street	House	Victorian Period (c.1854-1901)	C
80 Chomley Street	House	Victorian Period (c.1854-1901)	C
82 Chomley Street	House	Victorian Period (c.1854-1901)	C
84 Chomley Street	House	Victorian Period (c.1854-1901)	S
86 Chomley Street	House	Contemporary	NC
88 Chomley Street	House	Victorian Period (c.1854-1901)	C
90 Chomley Street	House	Victorian Period (c.1854-1901)	C
92 Chomley Street	House	Victorian Period (c.1854-1901)	C
94 Chomley Street	House	Victorian Period (c.1854-1901)	C
High Street			
566 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C
568 High Street	House	Victorian Period (c.1854-1901)	S
574 High Street	House	Victorian Period (c.1854-1901)	NC
574A High Street	Former warehouse	Victorian Period (c.1854-1901)	NC
575-579 High Street	Shops	Federation/Edwardian Period (1902 – c. 1918)	C
576 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C
578 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C
580 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C

Street address	Place type	Style/era	Grading
582 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C
584 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C
586 High Street	House	Federation/Edwardian Period (1902 – c.1918)	S
588 High Street	House	Federation/Edwardian Period (1902 – c.1918)	S
589 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C
591 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C
593 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C
595 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C
597 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C
599 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C
601 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C
602 High Street	Terrace	Victorian Period (c.1854-1901)	S
604 High Street	Terrace	Victorian Period (c.1854-1901)	S
606 High Street	Terrace	Victorian Period (c.1854-1901)	S
608 High Street	Terrace	Victorian Period (c.1854-1901)	S
610 High Street	Terrace	Victorian Period (c.1854-1901)	S
612 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C
614 High Street	House	Federation/Edwardian Period (1902 – c.1918)	C

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Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain as well as desktop resources.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Images

Airlie Avenue



1-1A Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



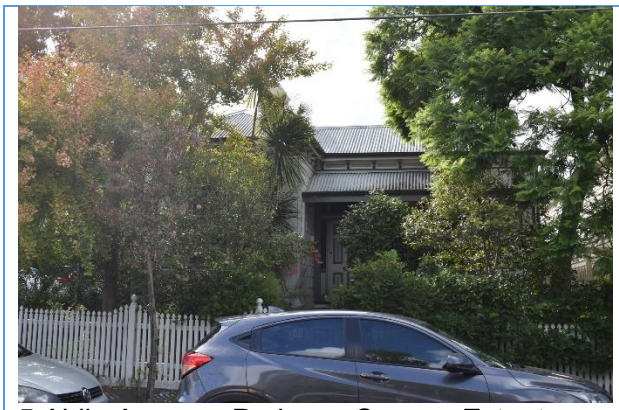
2 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



3 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



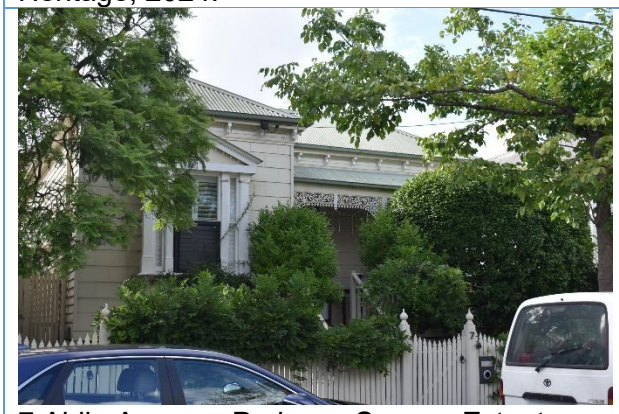
4 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



5 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



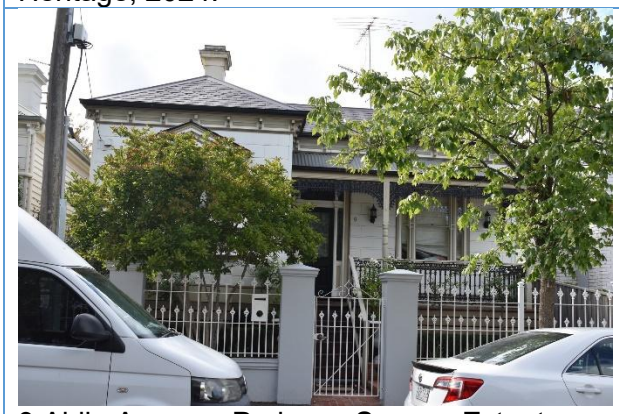
6 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



7 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



8 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



9 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



10 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



11 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



12 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



13 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



14 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



15 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



16 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



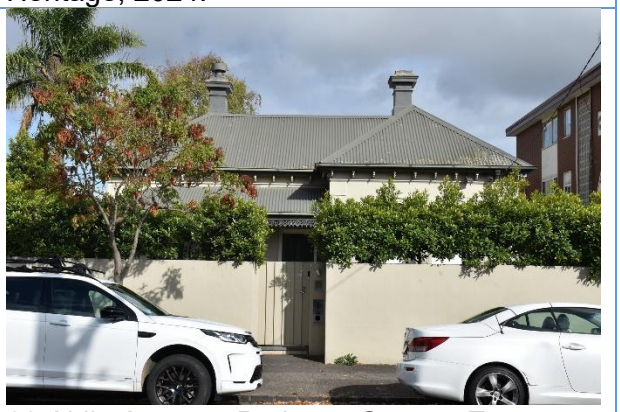
17 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



18 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



19 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



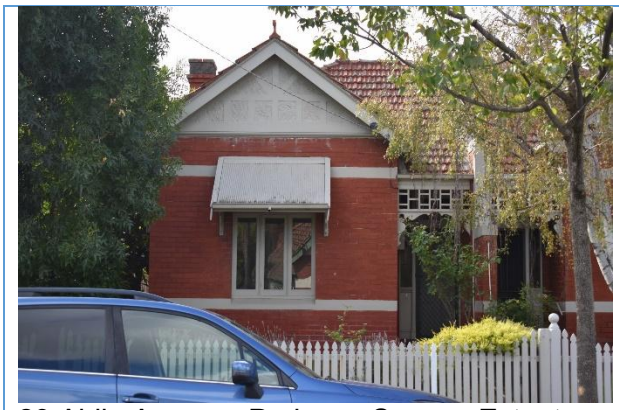
20 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



21 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



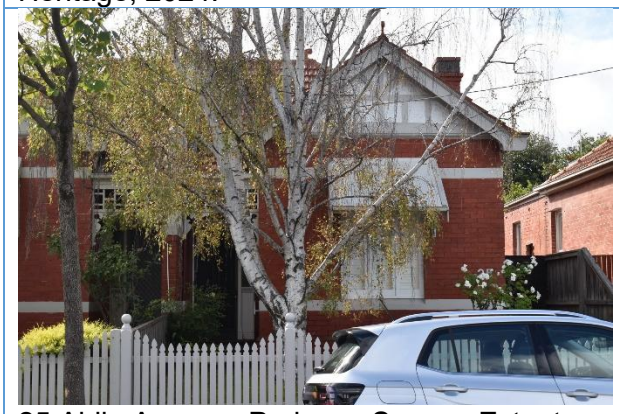
22 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



23 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



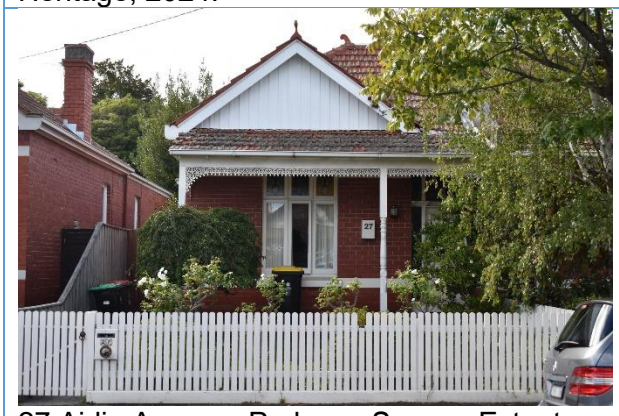
24 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



25 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



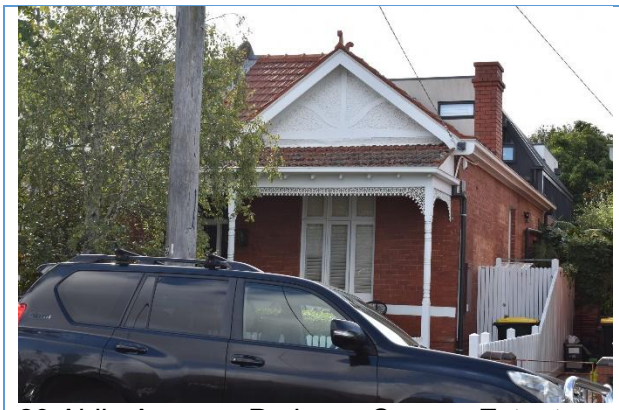
26 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



27 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



28 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



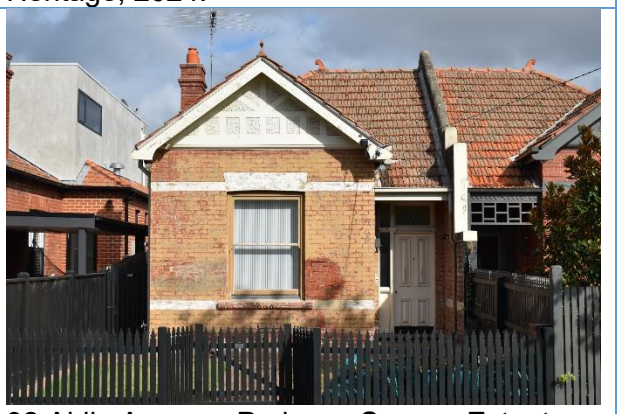
29 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



30 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



31 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



32 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



33 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



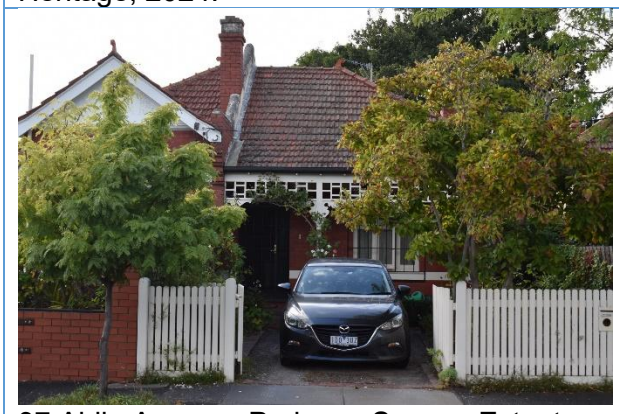
34 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



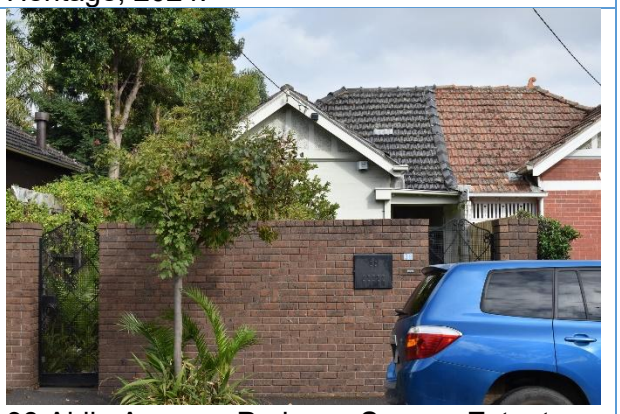
35 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



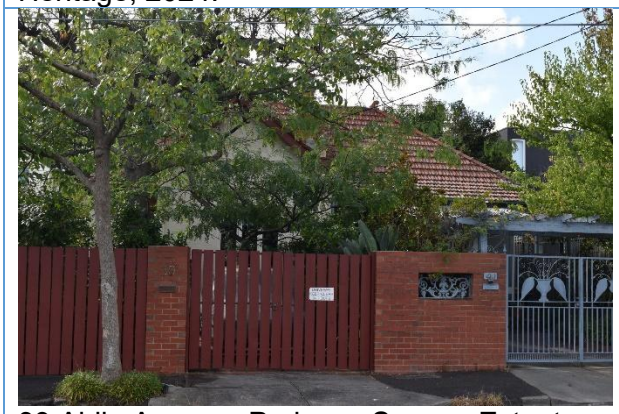
36 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



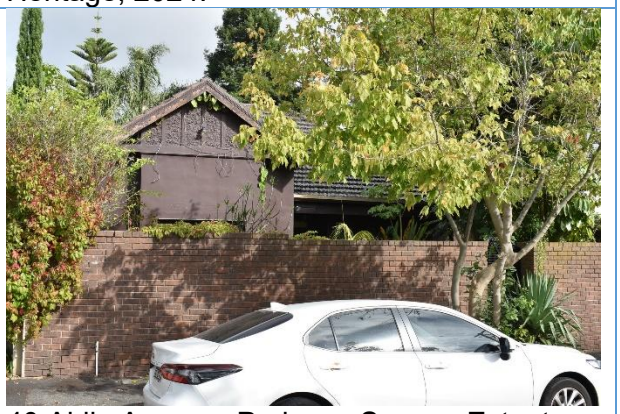
37 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



38 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



39 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



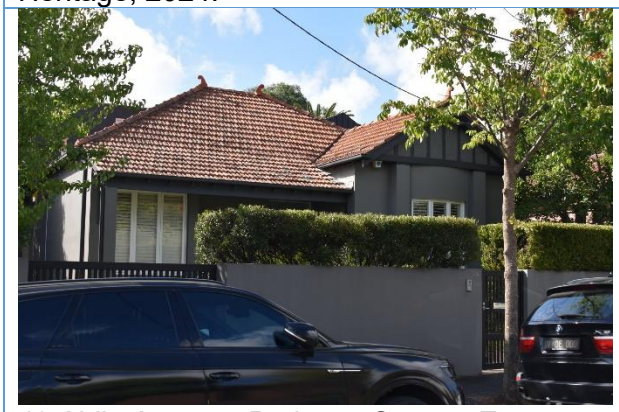
40 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



41 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



42 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



43 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



44 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



45 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



47 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



49 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.



51 Airlie Avenue, Prahran. *Source*: Extent Heritage, 2024.

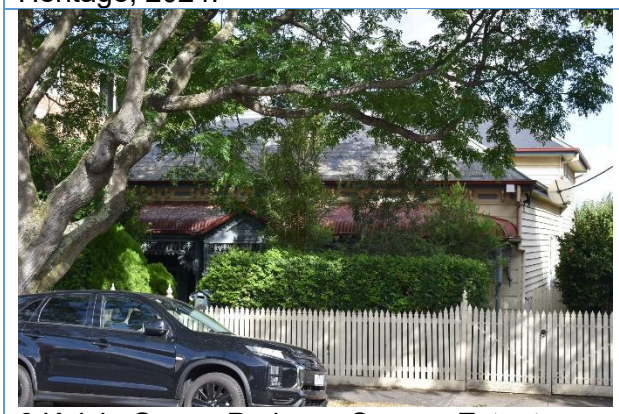
Kelvin Grove



2 Kelvin Grove, Prahran. *Source:* Extent Heritage, 2024.



4 Kelvin Grove, Prahran. *Source:* Extent Heritage, 2024.



6 Kelvin Grove, Prahran. *Source:* Extent Heritage, 2024.



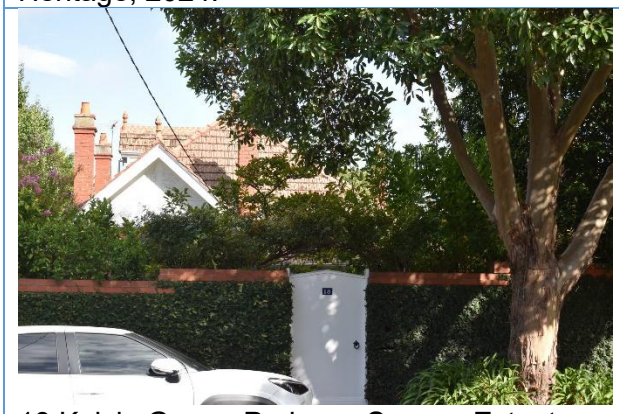
8-10 Kelvin Grove, Prahran. *Source:* Extent Heritage, 2024.



12 Kelvin Grove, Prahran. *Source:* Extent Heritage, 2024.



16 Kelvin Grove, Prahran. *Source:* Extent Heritage, 2024.



18 Kelvin Grove, Prahran. *Source:* Extent Heritage, 2024.



Oblique streetscape of Kelvin Grove, Prahran, looking east from Airlie Avenue. *Source:* Extent Heritage, 2024.

Highbury Grove



1 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



2 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



2A Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



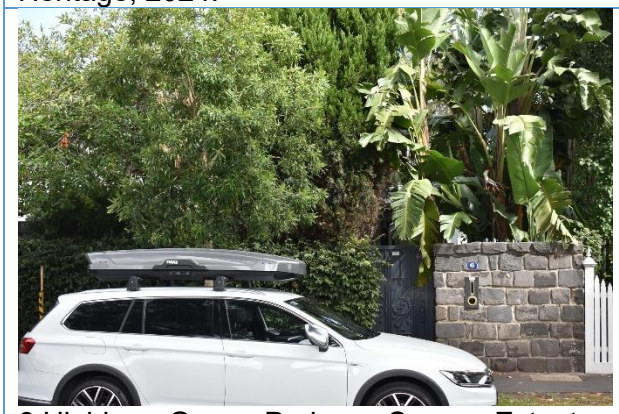
3 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



4 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



5 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



6 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



7 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



8 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



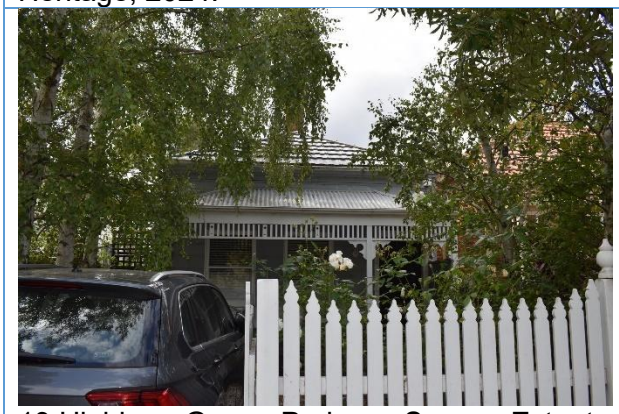
9 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



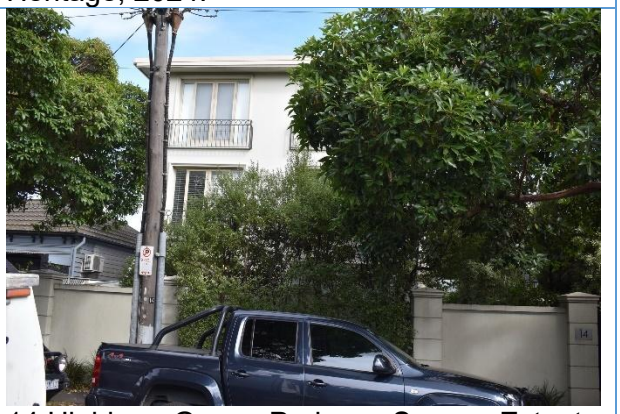
10 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



11 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



13 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



14 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



15 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



16 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



17 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



18 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



19 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



20 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



22 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



21-23 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



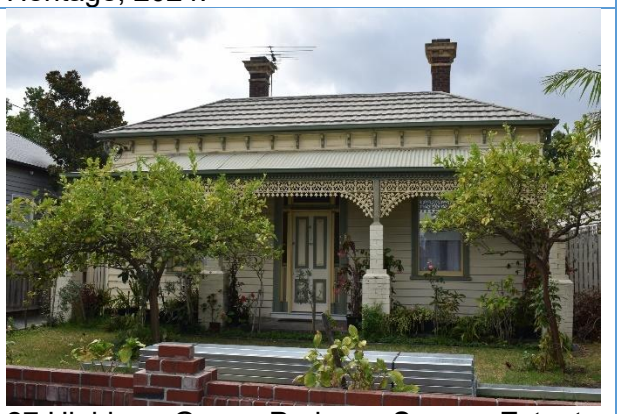
24 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



25 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



26-26A Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



27 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



28 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



29 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



30 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



31 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



32 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



33 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



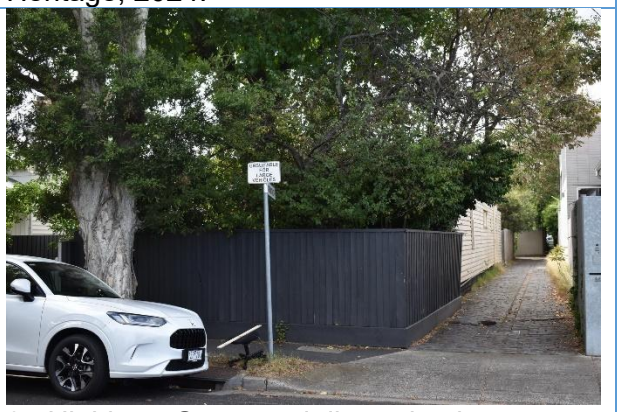
34 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



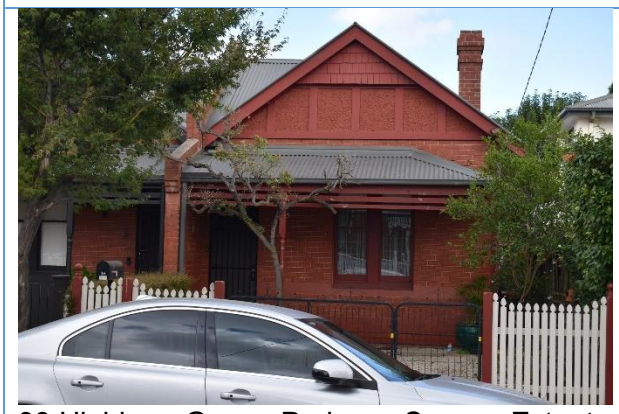
35 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



36 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



37 Highbury Grove and dissecting laneway joining Highbury Grove with Airlie Avenue, Prahran. *Source:* Extent Heritage, 2024.



38 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



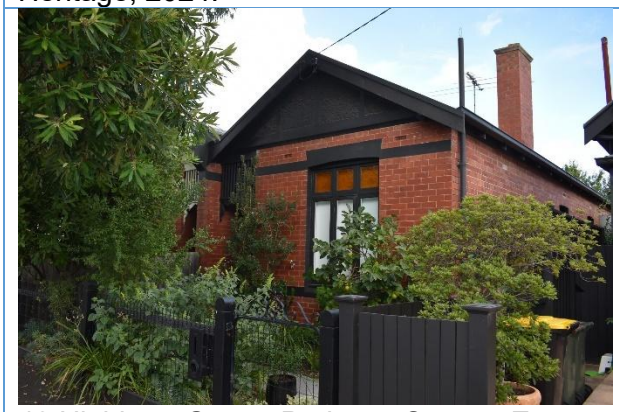
39 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



40 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



41 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



42 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



43 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



44 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



45 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



46 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



47 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



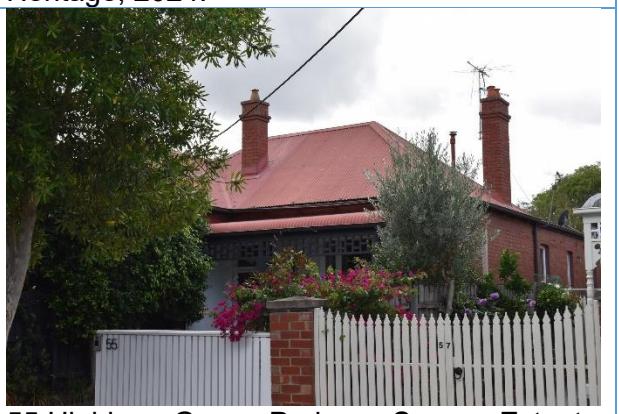
49 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



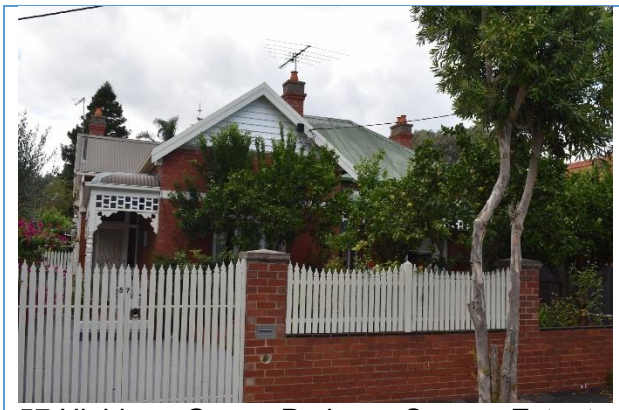
51 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



53 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.



55 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.

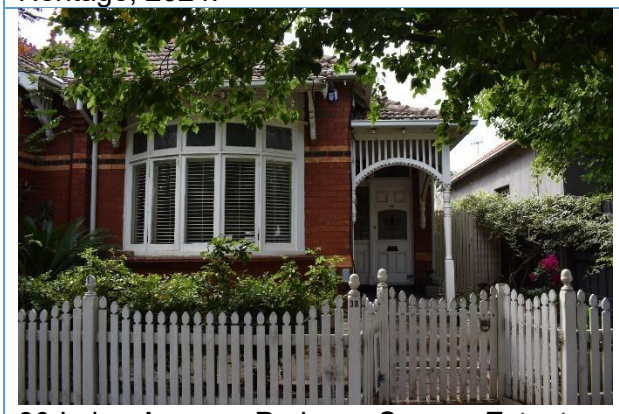
 57 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.	 59 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.
 61 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.	 63 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.
 65 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.	 67 Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.
Irving Avenue	



27 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



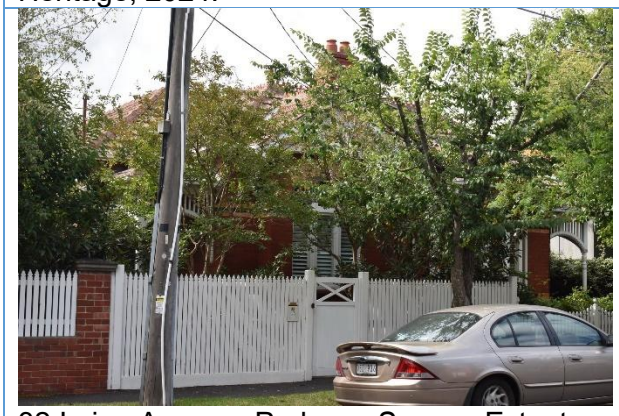
29 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



30 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



31 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



32 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



33 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



34 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



35 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



36 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



37 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



38-40 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



42 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



44 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



46 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



48 Irving Avenue, Prahran. *Source:* Extent Heritage, 2024.



Oblique streetview of Irving Avenue looking southeast towards the intersection with Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



Western laneway connecting Irving Avenue with Highbury Grove, Prahran. *Source:* Extent Heritage, 2024.

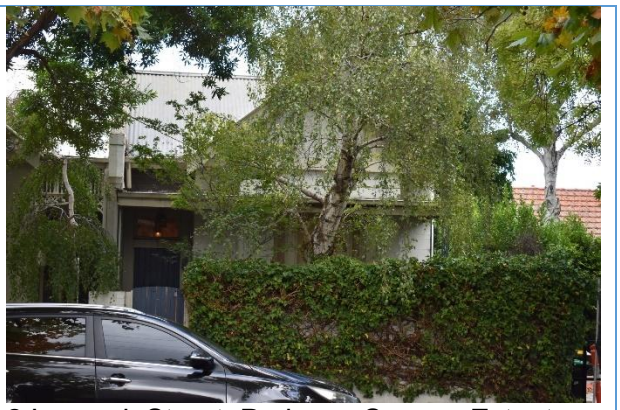


Eastern laneway connecting Irving Avenue with Airlie Avenue, Prahran. *Source:* Extent Heritage, 2024.

Larnook Street



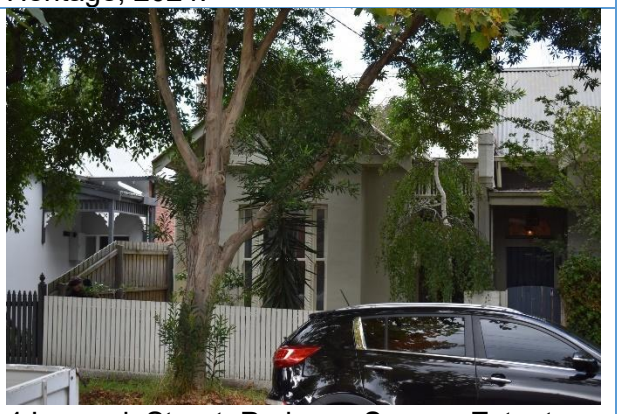
1 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



2 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



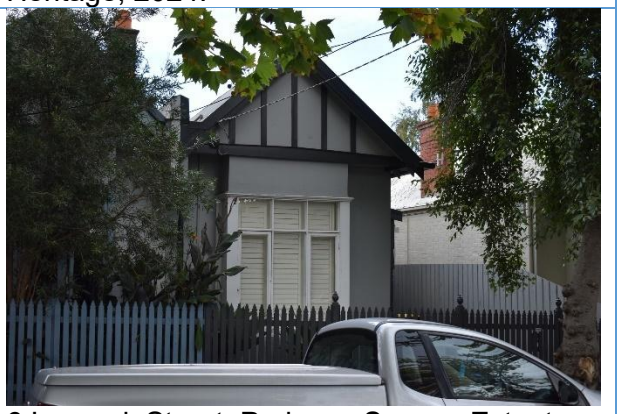
3 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



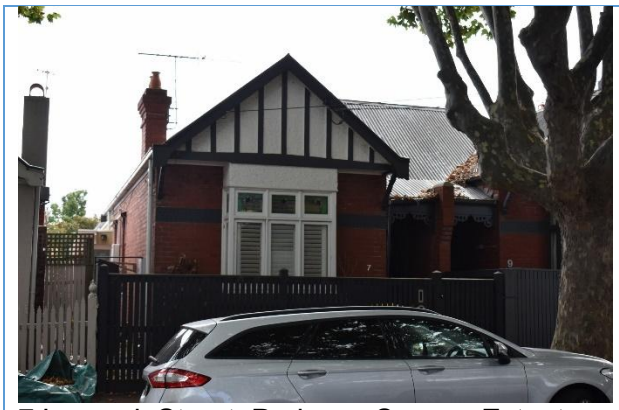
4 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



5 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



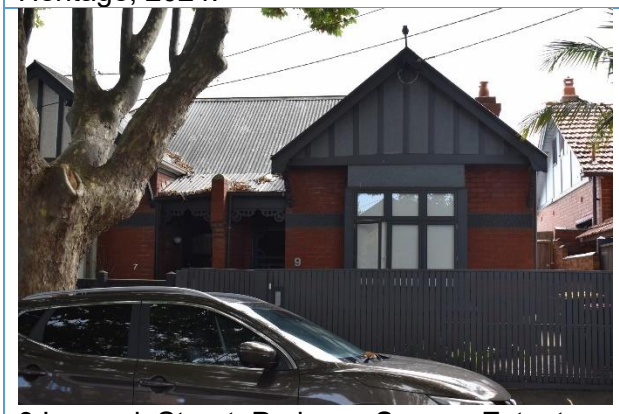
6 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



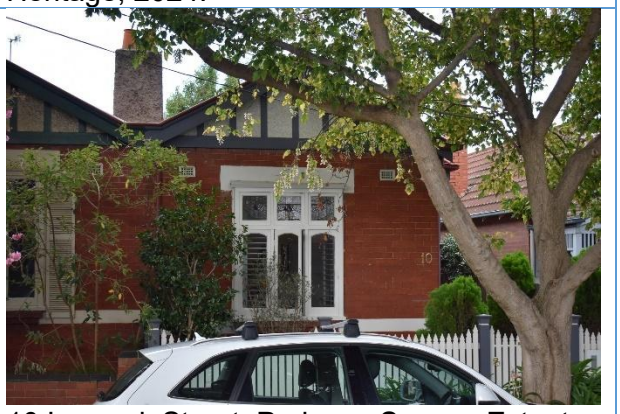
7 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



8 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



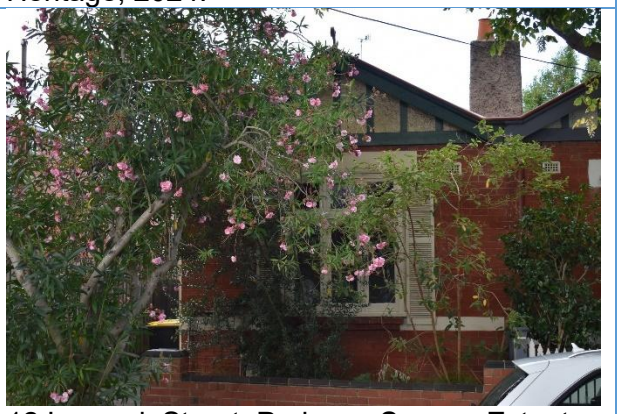
9 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



10 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



11 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



12 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



13 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



14 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



15 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



16 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



17 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



18 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



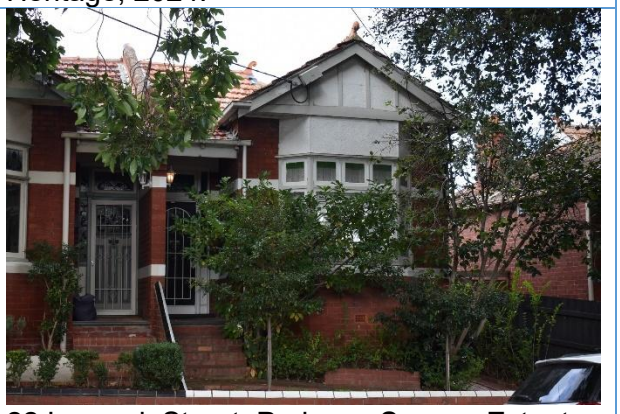
19 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



20 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



21 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



22 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



24 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



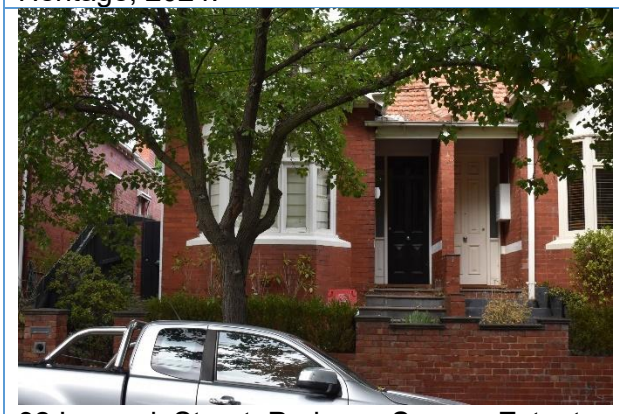
26 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



28 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



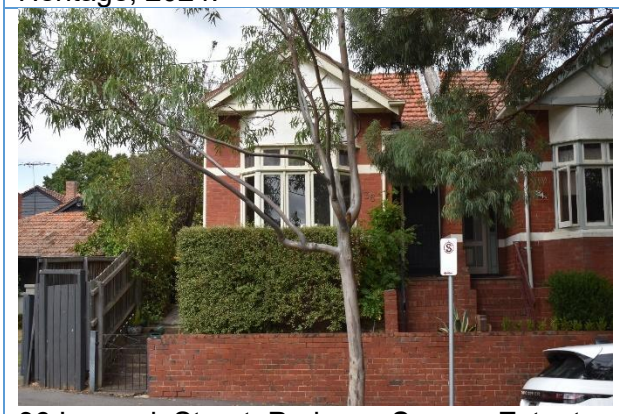
30 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



32 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



34 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



36 Larnook Street, Prahran. *Source:* Extent Heritage, 2024.



Oblique view of 22-36 Larnook Street, looking southwest, showing street patterns.

Willis Street



1 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



2 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



3 Willis Street, Prahran. Note, northern axial laneway connecting to Chomley Street and Highbury Grove lanes. *Source:* Extent Heritage, 2024.



4 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



5 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



6 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



7 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



8 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



10 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



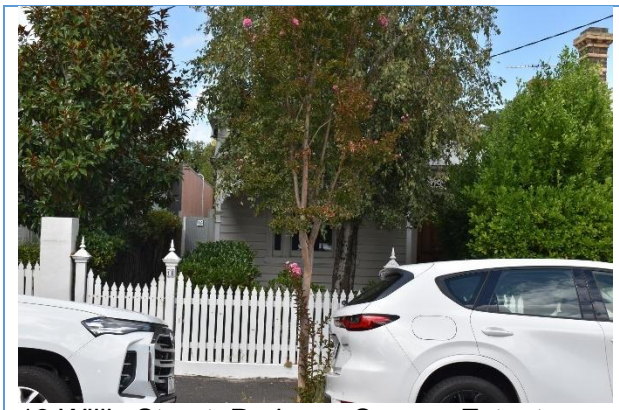
12 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



14 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



16 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



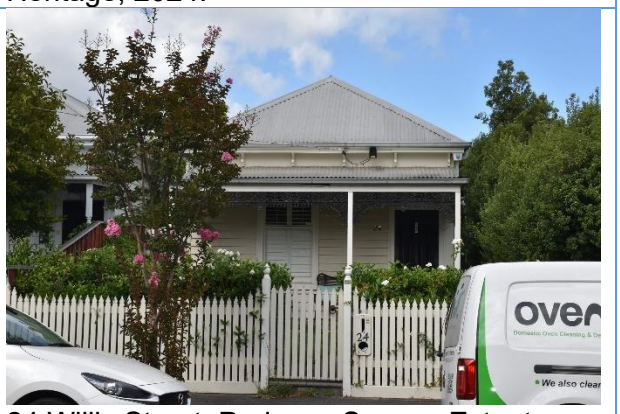
18 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



20 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



22 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



24 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



26 Willis Street, Prahran. *Source:* Extent Heritage, 2024.



28 Willis Street, Prahran. *Source:* Extent Heritage, 2024.

Chomley Street



74 Chomley Street, Prahran. *Source:* Extent Heritage, 2024.



76 Chomley Street, Prahran. *Source:* Extent Heritage, 2024.



78 Chomley Street, Prahran. *Source:* Extent Heritage, 2024.



80 Chomley Street, Prahran. *Source:* Extent Heritage, 2024.



82 Chomley Street, Prahran. *Source:* Extent Heritage, 2024.



84 Chomley Street, Prahran. *Source:* Extent Heritage, 2024.



86 Chomley Street, Prahran. *Source:* Extent Heritage, 2024.



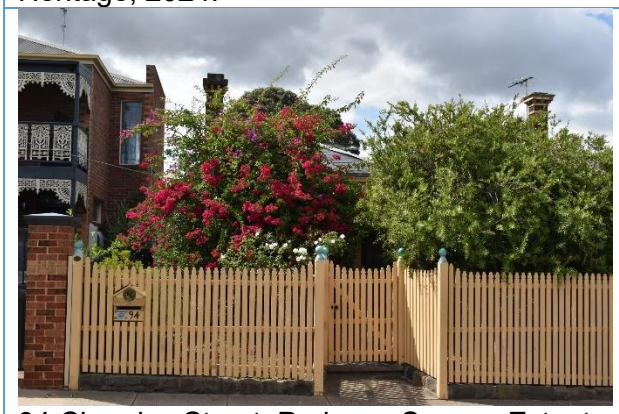
88 Chomley Street, Prahran. *Source:* Extent Heritage, 2024.



90 Chomley Street, Prahran. *Source:* Extent Heritage, 2024.



92 Chomley Street, Prahran. *Source:* Extent Heritage, 2024.



94 Chomley Street, Prahran. *Source:* Extent Heritage, 2024.



Streetview of Chomley Street, looking southeast.

High Street



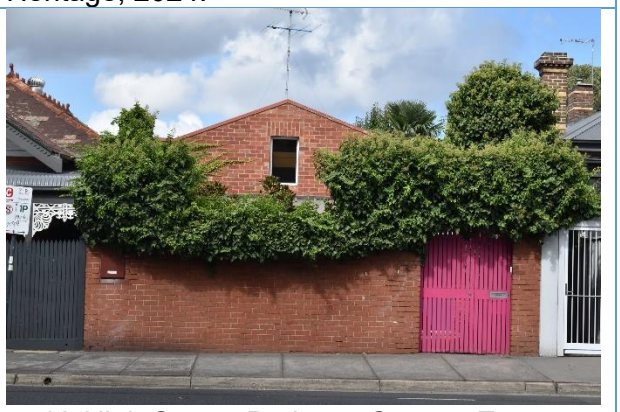
566 High Street, Prahran. *Source:* Extent Heritage, 2024.



568 High Street, Prahran. *Source:* Extent Heritage, 2024.



574 High Street, Prahran. *Source:* Extent Heritage, 2024.



574A High Street, Prahran. *Source:* Extent Heritage, 2024.



576 High Street, Prahran. *Source:* Extent Heritage, 2024.



578 High Street, Prahran. *Source:* Extent Heritage, 2024.



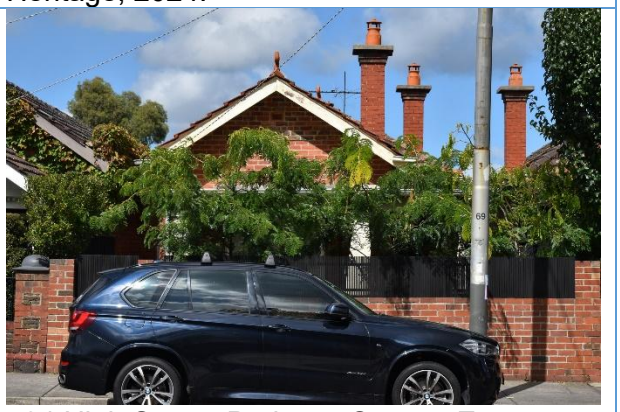
575-579 High Street, Prahran. *Source:* Extent Heritage, 2024.



580 High Street, Prahran. *Source:* Extent Heritage, 2024.



582 High Street, Prahran. *Source:* Extent Heritage, 2024.



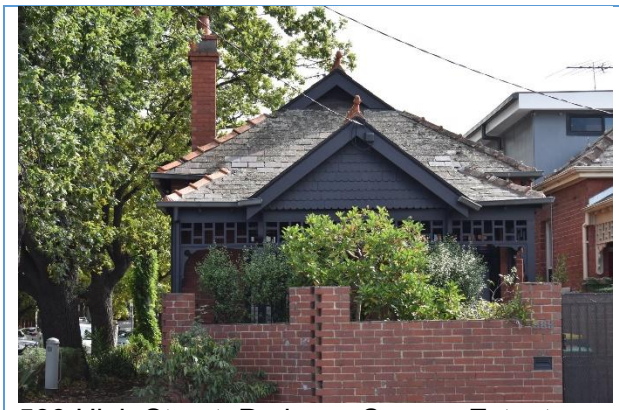
584 High Street, Prahran. *Source:* Extent Heritage, 2024.



586 High Street, Prahran. *Source:* Extent Heritage, 2024.



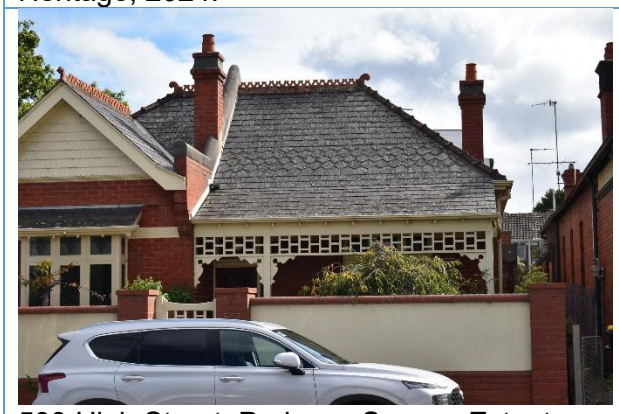
588 High Street, Prahran. *Source:* Extent Heritage, 2024.



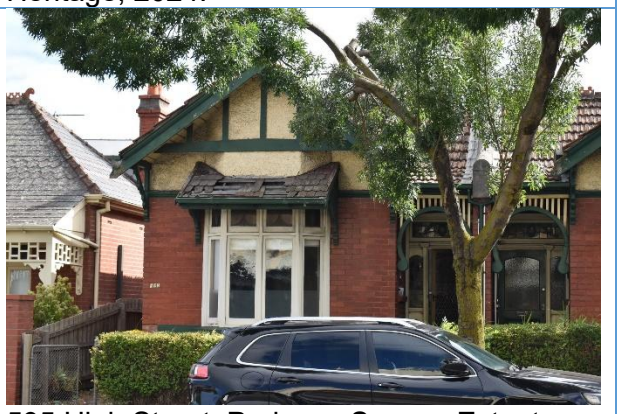
589 High Street, Prahran. *Source:* Extent Heritage, 2024.



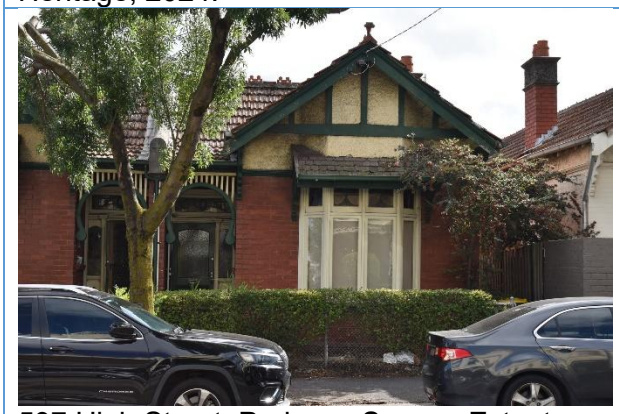
591 High Street, Prahran. *Source:* Extent Heritage, 2024.



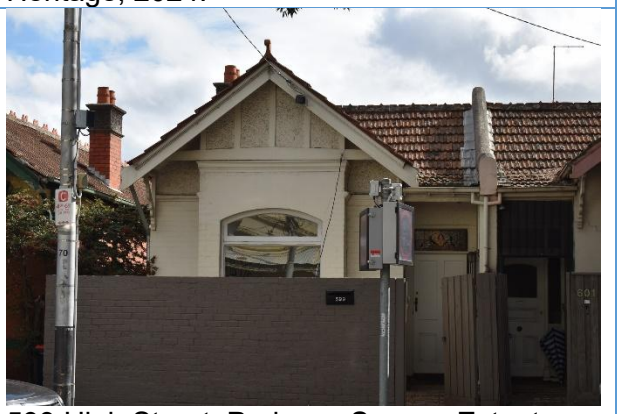
593 High Street, Prahran. *Source:* Extent Heritage, 2024.



595 High Street, Prahran. *Source:* Extent Heritage, 2024.



597 High Street, Prahran. *Source:* Extent Heritage, 2024.



599 High Street, Prahran. *Source:* Extent Heritage, 2024.



601 High Street, Prahran. *Source:* Extent Heritage, 2024.



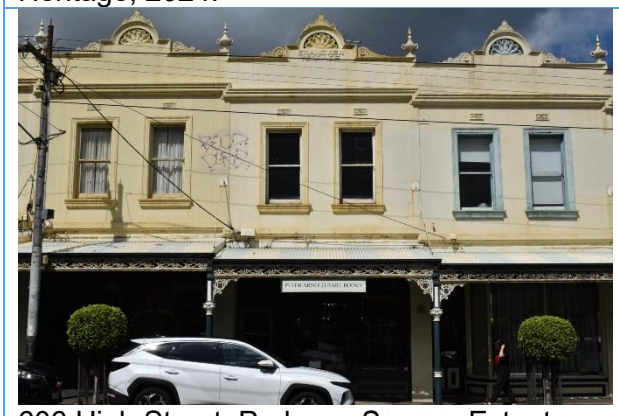
Grandview Terrace, looking southeast. *Source:* Extent Heritage, 2024.



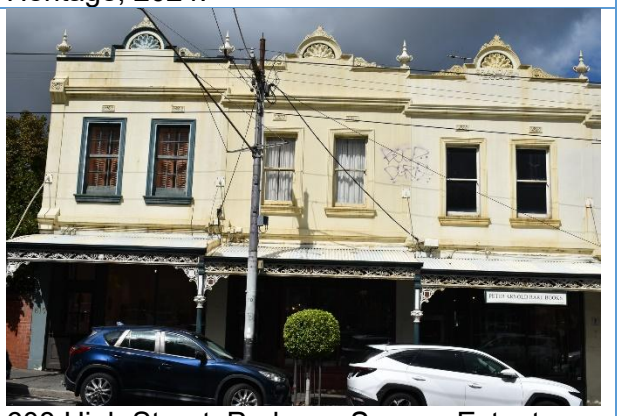
602 High Street, Prahran. *Source:* Extent Heritage, 2024.



604 High Street, Prahran. *Source:* Extent Heritage, 2024.



606 High Street, Prahran. *Source:* Extent Heritage, 2024.



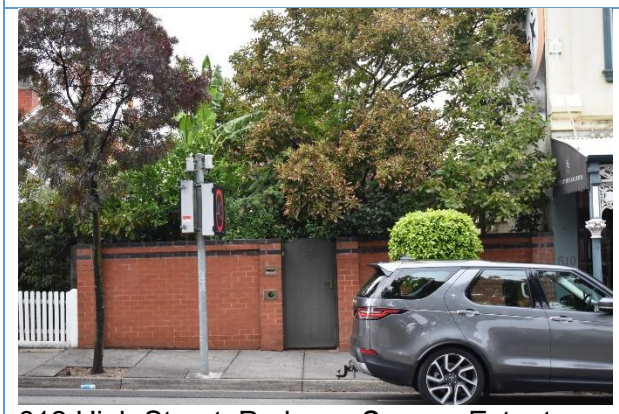
608 High Street, Prahran. *Source:* Extent Heritage, 2024.



610 High Street, Prahran. *Source:* Extent Heritage, 2024.



Oblique view of Grandview Terrace and the High Street streetscape, looking west. *Source:* Extent Heritage, 2024.



612 High Street, Prahran. *Source:* Extent Heritage, 2024.



614 High Street, Prahran. *Source:* Extent Heritage, 2024.

Authors

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