Vail Street Precinct, Prahran

Heritage Place: Vail Street Precinct
Address: 16-18 Irving Avenue, 20-28 Irving Avenue, 1-27 Vail Street, 2-28 Vail Street, Prahran

HO Reference: HO152
Citation status: Final
Date Updated: 5 April 2024

Designer: Unknown
Builder: Unknown

Year of Construction: 1912-1915



Photograph of 8 Vail Street, Prahran (source: City of Stonnington, 2020).



Location map and extent of HO152.

Heritage Group: Residential buildings
Heritage Type: Residential precinct

Key Theme: Building suburbs
Key Sub-theme: The end of an era – mansion estate subdivisions in the twentieth century

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 Vail Street Precinct, comprising a group of Federation style dwellings on Irving Avenue and Vail Street, is locally significant.

The precinct is wholly characterised by contributory graded buildings.

Character elements that contribute to the significance of the precinct include:

- The distinctive pattern of the 1912 Larnook Estate T-shaped subdivision and subsequent development created by the group of Federation era buildings;
- A relatively high degree of intactness arising from the same construction period and absence of modern infill within the curtilage;
- The regularity and harmony of the single-storey detached and semi-detached Federation era houses primarily characterised by single or double fronted façades, projecting gable ends with half timbering, face red brick, terracotta Marseilles or slat tiled hipped roofs - some with crested terracotta ridge capping and finials, verandahs embellished with timber fretwork, brackets and valance, brick chimneys – some with terracotta pots, and timber framed triple casement windows;
- The uniformity of allotments, siting, setbacks and building heights across the precinct;
- The sloping landform created by the lie of the land;
- The retention of original bluestone kerbing along Vail Street;
- The retention of some original and sympathetic low timber picket and brick fencing.

Later alterations and additions to the properties are not significant.

How is it significant?

The Vail Street Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Vail Street Precinct is historically significant as a fine collection of Federation era houses that were developed following the 1912 subdivision of the 1880s Larnook Estate, which resumed the initial 1880s urban character changes that precipitated this area of Prahran's shift from sparsely developed paddocks and Victorian era mansion estates to a suburban middle-class enclave. All the dwellings within this precinct were erected during this distinct developmental phase, being the economic recovery of the early twentieth century following the 1890s recession. With this, the Vail Street Precinct forms a tangible link to this period of suburban development. (Criterion A)

The Vail Street Precinct is aesthetically significant as a visually cohesive area characterised by single-storey Federation era dwellings. The buildings retain a high degree of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, detailing, heights, scale, allotment sizes and setbacks. The unified character is further enhanced the sloping landform emphasising the visual consistency of housing stock, as well as the retention of original and sympathetic low timber picket and brick fencing, and bluestone kerbing along Vail Street. (Criterion E)

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	The Vail Street Precinct is historically significant as a fine collection of Federation era houses that were developed following the 1912 subdivision of the 1880s Larnook Estate, which resumed the initial 1880s urban character changes that precipitated this area of Prahran's shift from sparsely developed paddocks and Victorian era mansion estates to a suburban middle-class enclave. All the dwellings within this precinct were erected during this distinct developmental phase, being the economic recovery of the early twentieth century following the 1890s recession. With this, the Vail Street Precinct forms a tangible link to this period of suburban development.
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 Vail Street Precinct is aesthetically significant as a visually cohesive area characterised by single-storey Federation era dwellings. The buildings retain a high degree of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, detailing, heights, scale, allotment sizes and setbacks. The unified character is further enhanced the sloping landform emphasising the visual consistency of housing stock, as well as the retention of original and sympathetic low timber picket and brick fencing, and bluestone kerbing along Vail Street.

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 Indigenous peoples as part of the continuing and developing cultural traditions*	This place does not meet this criterion.
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 Vail Street Precinct consists of twenty-seven residences located at the northern and southern side of Vail Street, and six residences on the eastern side of Irving Street. Vail Street is a wide bi-directional street with street parking on both sides, oriented on an east-west axis. Vail Street is laid with bitumen with bluestone kerb and guttering, nature strip, bitumen laid footpaths on both sides. Freestanding residences generally include concrete crossovers. The street is planted with young fruit (Prunus) trees. The topography of Vail Street gradually slopes upward towards the eastern extent of the street.

The residences within the Vail Street Precinct consist of detached and semi-detached single-storey Federation style residences of face red brick construction laid with a stretcher bond. The semi-detached residences present with asymmetrical façades, with one side presenting with both a projecting open gable and side verandah, and the neighbouring side presenting with a single fronted façade containing a verandah. This creates an overall form that is otherwise similar to the freestanding residences.

While the freestanding and semi-detached residences present a consistent overall form and massing, variations can be seen in the detailed finishes. The open gables are generally half-timbered, with some finished with a roughcast render. The hipped roofs extend to form the verandah awning, typically detailed with turned timber post with fretwork or shaped brackets. The front façade windows mostly consist of triple timber casement windows. The hipped and gable roofs are typically clad with slate or terracotta tiling. A notable variation includes the Art Nouveau style curvilinear front verandah timber detailing seen at 1-3 Vail Street.

Most of the residences have a consistent set back from the street allowing for a narrow front garden. The street front boundaries generally consist of timber picket fencing with some variation in height, post detailing and colour. The residences generally include a single storey rear extension opening onto a backyard space.

The Vail Street Precinct presents as a group of highly cohesive Federation style residences with a consistent form, scale, set back, roof profile and materiality. Despite some variations in detailed finishes, the residences present an overall style and aesthetic characteristic consistent with the Federation style. Most residences have rear extensions; however, any major alterations remain obscured from street view, further reinforcing the overall integrity of the group. The Vail Street Precinct is considered to be in good condition overall and has high integrity.

- Alterations and Additions

- Residences generally include single-storey rear extensions.
- High variation of roof cladding types, profile and colours seen within the precinct.
- Altered street front boundary with non-sympathetic fences at 1, 2, 3, 7, 8, 9, 10, 22, 23, 24, 26 and 28 Vail Street, and 28 Irving Avenue.
- Rendering of original face brickwork at 16 Vail Street and 28 Irving Avenue.
- Contemporary colour scheme applied to detailing on the front façade at 1, 8, 12, 15, 26 Vail Street and 22 Irving Avenue
- Front carport added to 2 Vail Street.

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 Vail Street Precinct comprised Crown Portion 64 during the 1849-50 Crown Land Sales (Surveyor-General's Department 1849). Consisting of thirty and a half acres of land bounded by the line of Barnato Grove, Orrong Road, Dandenong Road and the line of Michie Mews, portion 64 was purchased as an investment for merchant James Rae (Malone 2003, 22). Characterised by fairly level land that drained naturally to the bay rather than to the Yarra, the allotment was considered prime residential and commercial land that was distinct from the poorly drained land that dominated a significant portion of what is now present-day Prahan. Despite the quality of the land, its distance from the city centre meant that the area was slow to develop. Consequently, although a scattering of working-class timber dwellings on small allotments had been erected further west of the subject area by 1856, portion 64 remained largely undeveloped and in use as small farms and market gardens (Surveyor-General's Department 1856).

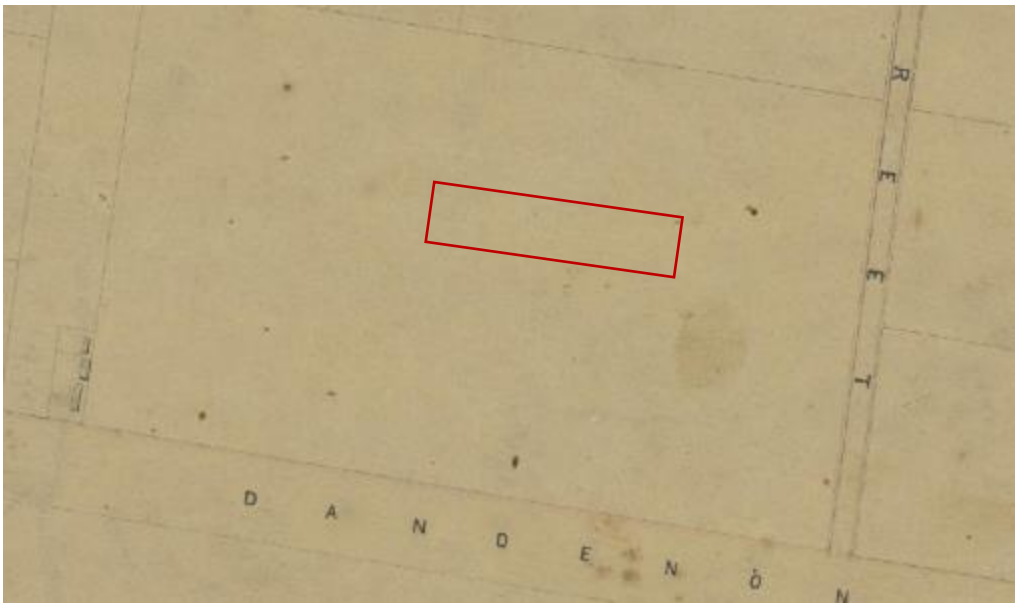


Figure 1. 1856 map showing the approximate location of present day Vail Street Precinct (then vacant) in red. *Source:* Public Record Office Victoria.

Farming and market gardening land disappeared from the late 1870s onwards, and the 1880s land boom period saw the establishment of several large residential properties in the area. As a new suburban area with well drained land that was in close proximity to St Kilda, the area attracted wealthy businessman as well as several members of the legal profession (Malone 2003, 36). Consequently, noted dwellings erected during the 1880s include banker William H. Miller's large, ornate Larnook Estate on the site of present-day Vail Street Precinct (1881), judge Thomas a'Beckett's six-acre Karbarook Estate (1881-1882) and prominent lawyer and politician Sir Archibald Michie's more modest residence known as Killara (1883). Development quickly stalled following the depression of the 1890s however with the exception of several scattered boom era properties, the area remained relatively sparse by the turn of the century (MMBW 1900).

Further residential development resulting in the establishment of dwellings within the present-day Vail Street Precinct was spearheaded following the T-shaped subdivision of William H. Miller's Larnook Estate in 1912 (Context Pty Ltd 1993; Unknown 1912). This saw the creation of small building allotments of 42 feet by 100 feet fronting two newly developed east-west streets, Larnook and Vail Street, as well as the creation of slightly larger allotments fronting the already established Irving Avenue (Context Pty Ltd 1993, 1912; Unknown 1912; The Prahran Telegraph 1912, 2) (see Figure 2). Meanwhile, the Larnook mansion was retained on a reduced allotment east of Vail Street at 510 Orrong Road, Prahran. The allotments were gradually sold and developed upon over the next few years, and by 1915, all of the freestanding and semi-detached single-storey residences that comprise the present-day Vail Street Precinct had been erected (City of Prahran Rate Books 1915).

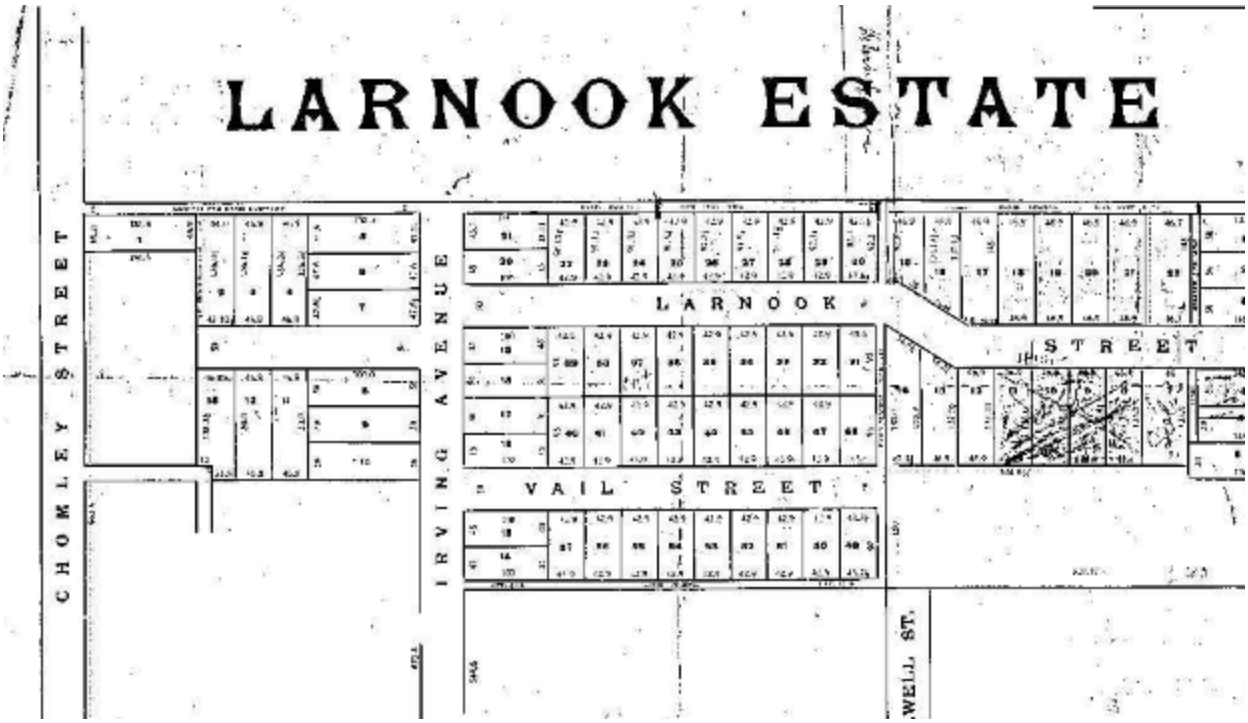


Figure 2. 1912 subdivision plan of Larnook Estate showing the creation of allotments on the north and south side of Vail Street. *Source:* Stonnington History Centre.

Reflecting the economic recovery of the early twentieth century following the 1890s recession, the speed in which these residences were constructed spoke to a new period of growth and optimism. Occupied by members of the working and middle classes, the dwellings were primarily rented out (City of Prahran Rate Books 1915). Impressively, all the dwellings within this precinct have survived intact against the pressures of interwar and postwar development. Today, they continue to be used as private residential properties.

Comparative Analysis

The Vail Street Precinct comprises a fine and highly intact series of detached and semi-detached Federation style dwellings that were developed during the early twentieth century economic recovery of the 1890s financial collapse, which precipitated a revival of the land sales that had initially taken off during the 1880s land boom. Constructed during the 1910s and 1920s, the Vail Street Precinct is notable for its visual congruity stemming from consistencies in setback, sitting, scale, materials, and architectural styles. There are several residential areas in Prahran that also followed this developmental trajectory. Comparative examples include:

- **Banole Estate Precinct, Prahran (HO385).** The Banole Estate Precinct is directly comparable to the Vail Street Precinct as an early twentieth century precinct made up of residential building stock constructed during the economic recovery of the 1890s financial collapse. It draws comparisons through its clear Federation style architectural character, including front facing gable ends, face red brickwork with flush joints, verandahs embellished with timber fretwork, terracotta tiled roofs and asymmetrical composition. Other similar features include the streetscape rhythm, predominance of brick and picket fencing, consistency in terms of sitting, forms and setbacks, intactness of individual buildings to their

original states with some minor alterations, and combination of semi-detached and freestanding dwellings.

- **Kelvin Grove Precinct, Prahran (HO141).** Constructed during the late 1890s and 1910s, the Kelvin Grove Precinct comprises a group of Edwardian and Federation style dwellings. While smaller than the Vail Street Precinct, it is nevertheless synonymous in terms of its clear Edwardian and Federation style architectural character, including front facing gable ends, face red brickwork with flush joints, verandahs embellished with timber fretwork, terracotta tiled roofs and asymmetrical composition. Other similar features include the streetscape rhythm, predominance of brick and picket fencing, consistency in terms of sitting, forms and setbacks, and intactness of individual buildings to their original states with some minor alterations. However, as the dwellings within the Kelvin Grove Precinct predominantly encompass Edwardian and Federation style elements, they are somewhat more embellished than the housing stock within the Vail Street Precinct, and consistently make use of decorative detailing such as terracotta ridge cappings and finials as opposed to the mix of slate and terracotta roof materials used within the Vail Street Precinct.
- **Wrights Terrace Precinct, Prahran (HO369).** Constructed over two major phases during the late nineteenth and early twentieth century, the Wrights Terrace Precinct comprises a group of late Victorian and Federation dwellings. While less stylistically cohesive than the Vail Street Precinct owing to its mixture of both Victorian and Federation architectural styles, the Wrights Terrace Precinct is nevertheless comparable in terms of its streetscape rhythm and consistency in terms of setbacks and built forms. Its Federation housing stock is also architecturally comparable, and noted shared features include front facing gables, face red brickwork, terracotta tiled roofs with terracotta finials, and verandahs embellished with timber fretwork.

Although not without alterations, the Vail Street Precinct overall comprises an intact and cohesive streetscape that demonstrates the pattern of early twentieth century residential development in Prahran. It is not only directly comparable to existing Federation style precincts within the suburb in terms of its clear architectural character and aesthetic congruity, but also more impressive in size than the Kelvin Grove Precinct (HO141), and more consistent in terms of stylistic consistency than the Wrights Terrace Precicnt (HO141).

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*
16-18 Irving Avenue, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
20 Irving Avenue, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
22 Irving Avenue, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
24 Irving Avenue, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C

Street address	*Place type*	*Style/era*	*Grading*
26 Irving Avenue, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
28 Irving Avenue, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
1 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
2 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
3 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
4 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
5 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
6 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
7 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
8 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
9 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
10 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
11 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
12 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
13 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
14 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
15 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
16 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
17 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
18 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C

Street address	Place type	Style/era	Grading
19 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
20 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
21 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
22 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
23 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
24 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
25 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
26 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
27 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C
28 Vail Street, Prahran	House	Federation/Edwardian Period (1902 – c.1918)	C

References

City of Prahran Rate Books, Windsor Ward.

Context Pty Ltd. 1993. 'Conservation Review: City of Prahran.' Unpublished report prepared for City of Prahran. PDF file.

Context Pty Ltd. 2009. 'Stonnington Thematic Environmental History.' Unpublished report prepared for City of Stonnington. PDF File.

Malone, Betty. 1983. *Chapel Street, Prahran, Part 1: 1834-1918*. Prahran: Prahran Historical & Arts Society.

Malone, Betty. 2003. *Discovery Prahran, Area 6*. Prahran: Prahran Historical & Arts Society.

O'Callaghan, T. 1922. 'Place Names.' The Yarra Cooee, May 1922.

State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 1001, dated 1900.

State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 999, dated 1900.

Stonnington City Council. 2007. Heritage Citation Report: Kelvin Grove Precinct, Prahran, Hermes ID 30760. Unpublished report. PDF file.

Stonnington City Council. 2008. Heritage Citation Report: Wrights Tce – Pridham St – Bayview St, Prahran, Hermes ID 43879. Unpublished report. PDF file.

Stonnington City Council. 2010. Heritage Citation Report: Banole Estate Precinct, Prahran, Hermes ID 111520. Unpublished report. PDF file.

Surveyor-General's Department. 1849. *Plan or Portions measured in the Parish of Prahran, County or Bourke*. Survey Plan. Historic Plan Collection VPRS8168. Public Record Office Victoria.

Surveyor-General's Department. 1856. *Prahran Municipality*. Map. Historic Plan Collection VPRS8168. Public Record Office Victoria.

The Prahran Telegraph. 1912. 'AUCTION SALES.' 16 March 1912.

Unknown. c. 1912. Land subdivision – Larnook Estate. Architectural and technical drawing material. Prahran Collections, ref no. PH342. Stonnington History Centre.

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

Vail Street



1 Vail Street, Prahran



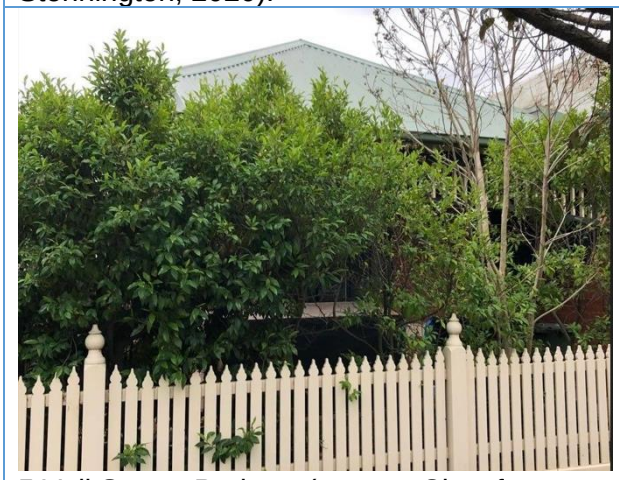
2 Vail Street, Prahran (City of Stonnington, 2020).



3 Vail Street, Prahran (source: City of Stonnington, 2020).



4 Vail Street, Prahran (source: City of Stonnington, 2020).



5 Vail Street, Prahran (source: City of Stonnington, 2020).



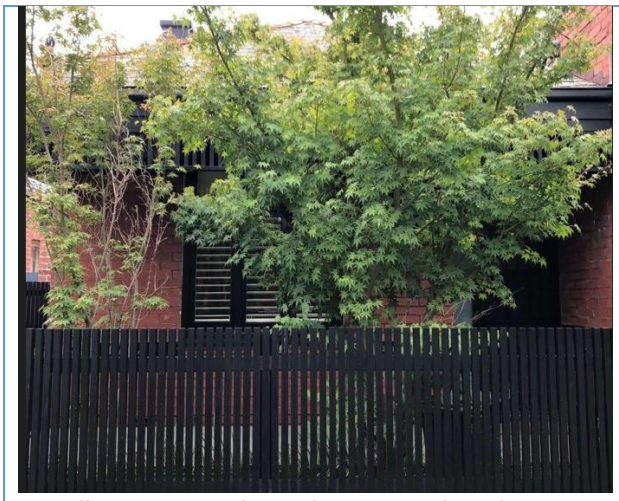
6 Vail Street, Prahran (source: City of Stonnington, 2020).



7 Vail Street, Prahran (source: City of Stonnington, 2020).



8 Vail Street, Prahran (source: City of Stonnington, 2020).



9 Vail Street, Prahran (source: City of Stonnington, 2020).



10 Vail Street, Prahran (source: City of Stonnington, 2020).



11 Vail Street, Prahran (source: City of Stonnington, 2020).



12 Vail Street, Prahran (source: City of Stonnington, 2020).



13 Vail Street, Prahran (source: City of Stonnington, 2020).



14 Vail Street, Prahran (source: City of Stonnington, 2020).



15 Vail Street, Prahran (source: City of Stonnington, 2020).



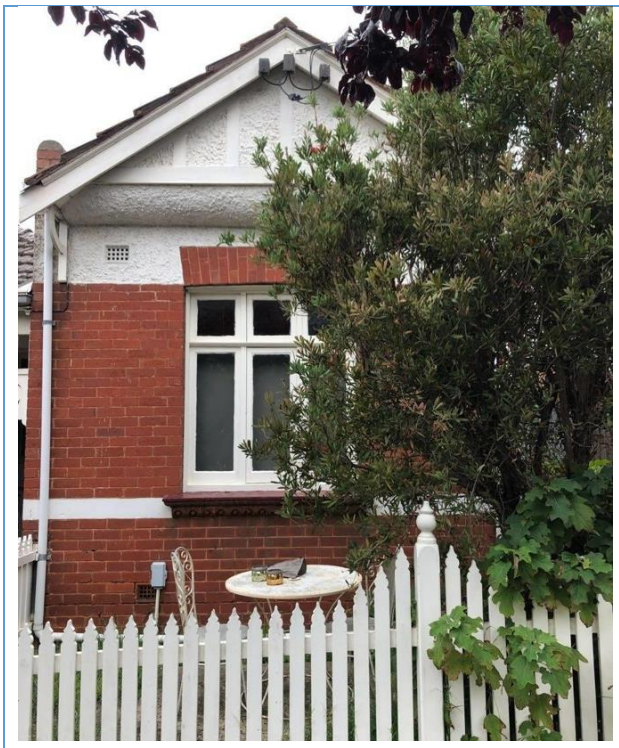
16 Vail Street, Prahran (source: City of Stonnington, 2020).



17 Vail Street, Prahran (source: City of Stonnington, 2020).



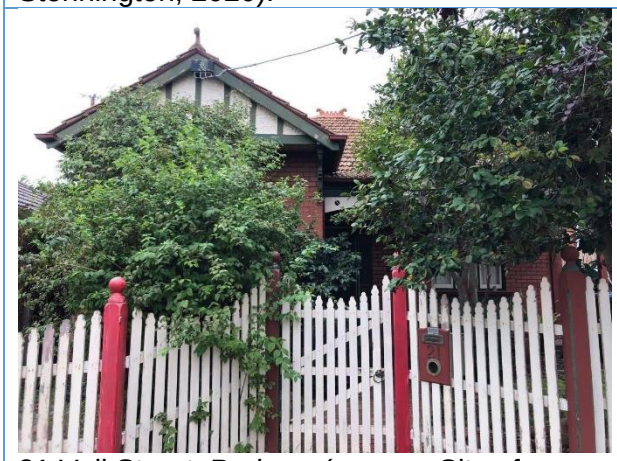
18 Vail Street, Prahran (source: City of Stonnington, 2020).



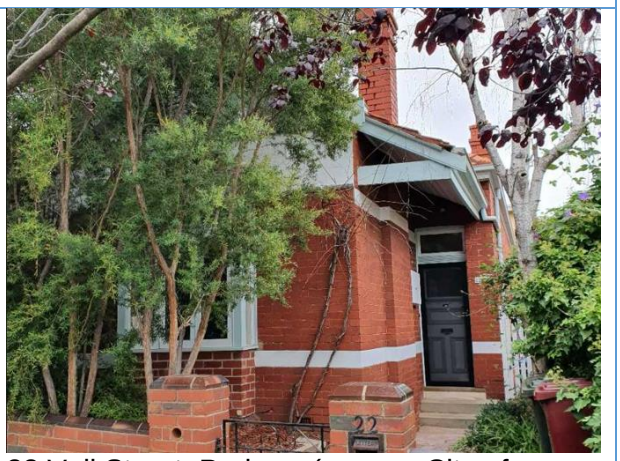
19 Vail Street, Prahran (source: City of Stonnington, 2020).



20 Vail Street, Prahran (source: City of Stonnington, 2020).



21 Vail Street, Prahran (source: City of Stonnington, 2020).



22 Vail Street, Prahran (source: City of Stonnington, 2020).



23 Vail Street, Prahran (source: City of Stonnington, 2020).



24 Vail Street, Prahran (source: City of Stonnington, 2020).



25 Vail Street, Prahran (source: City of Stonnington, 2020).



26 Vail Street, Prahran (source: City of Stonnington, 2020).



27 Vail Street, Prahran (source: City of Stonnington, 2020).



28 Vail Street, Prahran (source: City of Stonnington, 2020).

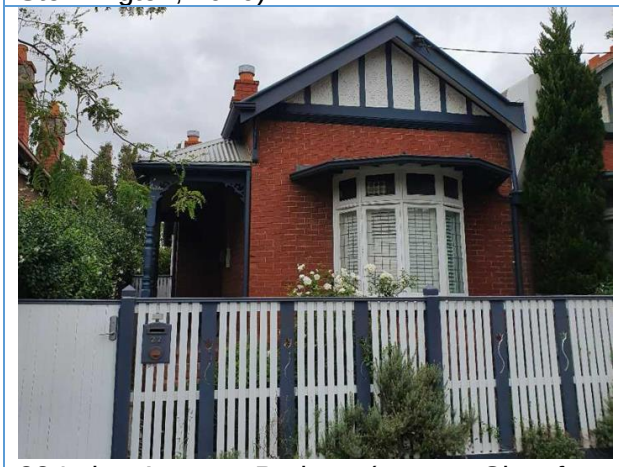
Irving Avenue



16-18 Irving Avenue, Prahran (source: City of Stonnington, 2020).



20 Irving Avenue, Prahran (source: City of Stonnington, 2020).



22 Irving Avenue, Prahran (source: City of Stonnington, 2020).



24 Irving Avenue, Prahran (source: City of Stonnington, 2020).



26 Irving Avenue, Prahran (source: City of Stonnington, 2020).



28 Irving Avenue, Prahran (source: City of Stonnington, 2020).

Authors

Former citation prepared by: Context Pty Ltd, 1993.
Updated citation prepared by: Extent Heritage Pty Ltd (Vivian Lu and Reuel Balmadres), 2022.
Quality assurance review conducted by: Michelle Bashta and Corinne Softley, 2022.