

---

## Chomley Street Precinct



Shop and attached dwelling at 69/71 Chomley Street.



Chomley Street Precinct.



Semi-detached Edwardian housing on Chomley Street.

---

### Location

7-95 (ODD) CHOMLEY STREET AND 15-21(ODD) AND 34-38 (EVEN) PACKINGTON PLACE PRAHRAN, STONNINGTON CITY

### Municipality

STONNINGTON CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO386

### Heritage Listing

Stonnington City

---

### Statement of Significance

Last updated on - November 28, 2023

#### What is significant?

The Chomley Street Precinct is an Edwardian residential streetscape developed in a remarkably short period of time between c1911 and c1913. This period marked a renewed surge of development across the broader Municipality following the hiatus in building activity caused by the 1890s depression. Building stock in the precinct mainly comprises semi-detached cottage pairs but also includes a reasonably rare hybrid example of an Edwardian corner store and attached residence.

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

- high degree of intactness of the area to its c1913 state arising from the absence of modern infill;
- all Edwardian building stock including the shop and attached residence at 69/71 Chomley Street;
- extent to which the development over a single time period is apparent;
- the overall regularity of the built form and subtle variety in the character and expression of individual housing stock;
- intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining verandahs and decorative render and timber detailing;
- the consistent, modest single-storey scale of the built form;
- the generally uniform front setbacks and modest side setbacks;
- face red-brick, timber and render materiality and gabled or hipped roofscapes with chimneys and terracotta tile cladding;
- the almost complete absence of on-site vehicle accommodation; and,
- consistent low front fence height in most sections of the streetscape.

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

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

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

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

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

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Gap Study - Heritage Overlay Precincts Final Report, Bryce Raworth P/L, 2009;
Hermes Number	113038
Property Number	

---

## **Physical Description 1**

The western side of Chomley Street between Closeburn Avenue and Dandenong Road is almost entirely intact to its c.1913 state. The Tivoli Club and two blocks of flats occupy the extreme southern end of the streetscape. However no interventions of any consequence have occurred between 7 and 71 Chomley Street. Ample street parking and modest front setbacks provide no opportunities for onsite parking. Very few tall fences have been constructed and the area is remarkably free from extensive alterations or prominent upper storey additions.

The streetscape is composed of dwellings that are modest in scale taking the form of ornamented villas or semi-detached pairs on small blocks. Residences are typically of brick frequently combining face brick with bands or other rendered devices to produce an understated domestic interpretation of the 'blood and bandages' style found more prominently in contemporary institutional buildings. However, it is the extensive use of timber for decorative elements that distinguishes and unifies the group. The dwellings illustrate the variety and invention of timber adornments available to the Edwardian designer, including verandah fretwork, ornamental brackets to broad

eaves and strapping or other timber decoration to gable ends. Some buildings in the street (such as 25-35 Chomley Street) form short runs of identical buildings and appear to be the work of a single developer. However, the subtle variations in form, planning and detailing across the broader streetscape suggests that the similarity of expression is happenstance, arising from the contemporary vogue for face brick and ornate timber detailing. The shop and attached residence at 69 Chomley Street has serviced the street for almost a century and illustrates one approach to small Edwardian retail development and the role of the corner shop prior to the advent of the motor car and the supermarket.

Many buildings in the group have been overpainted and original slate and Marseilles tiles have, in some instances, been replaced with modern products, but the original architectural expression throughout the street survives largely intact.

## **Historical Australian Themes**

The following themes are drawn from the *Stonnington Thematic Environmental History* (Context Pty Ltd, 2006, Addendum March 2009).

3.3.5 Recovery and Infill 1900-1940

7.1 Serving local communities

## **Local Historical Themes**

3.3.5 Recovery and Infill 1900-1940 7.1 Serving local communities

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*