
30/32 Irving Avenue, Prahran

Location

30/32 Highbury Grove Prahran, Stonnington City

Municipality

Stonnington City

Level of significance

Incl in HO area contributory

Heritage Overlay Numbers

HO178

Heritage Listing

Stonnington City

Statement of Significance

Last updated on - August 23, 2023

What is significant?

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

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

Elements which contribute to the significance of the precinct include:

- The high degree of intactness of the precinct to its c1930 state, due to the low level of later redevelopment;
- The intactness of the buildings to their original state, with buildings typically retaining with their street presentation largely unaltered, apart from some changes to verandahs and windows;
- The single-storey scale of the residential streets, and the mixed single- and double-storey scale of the High Street section;
- The use of hipped roofs, timber, bichrome face brick or cement-render cladding to Victorian era buildings, with a shift to gable-fronts and red face brick in the Federation and early interwar periods;

- The irregular subdivision pattern which demonstrates the piecemeal creation and extension of streets over a 30 year period, and whose boundaries are often indicated by east-west running laneways;
- The presence of laneways, many of them retaining their bluestone pitches, which not only provided access to nightsoil carts prior to the introduction of sewers c1900, but also provided pedestrian access between the cul-de-sacs;
- Mature street trees, particularly the London Planes in Larnook Street.

How is it significant?

Why is it significant?

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

Hermes Number 209975

Property Number

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/>