
38 Packington Place, Prahran

Location

38 PACKINGTON PLACE PRAHRAN, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Incl in HO area contributory

Heritage Overlay Numbers

HO386

Heritage Listing

Stonnington City

Statement of Significance

Last updated on - August 25, 2023

What is significant?

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

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

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

- high degree of intactness of the area to its c1913 state arising from the near absence of modern infill;
- all Edwardian building stock including the shop and attached residence at 69-71 Chomley Street;
- the extent to which the development over a single time period is apparent;
- the overall regularity of the built form, including groups of houses by a single developer, and subtle variety in the character and expression of individual housing stock;
- the public domain elements created in relation to Packington Place, including the widened cul-de-sac at its east end and the pedestrian link to Chomley Street;

- intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining verandahs and decorative render and timber detailing;
- the consistent, modest single-storey scale of the built form;
- the generally uniform front setbacks and modest side setbacks;
- red face brick, render and timber materiality, with some cast-iron verandah ornament typical of the 1910s, and gabled or hipped roofscapes with chimneys and terracotta or slate tile cladding;
- the almost complete absence of on-site vehicle accommodation; and
- consistent low front fence height in most sections of the streetscape.

How is it significant?

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. This includes unusual aspects of private subdivision including the widened cul-de-sac of Packington Place and pedestrian link between it and Chomley Street. In this part of the municipality, Edwardian dwellings more typically occur as infill development in partially complete 1880s subdivisions. In addition, the precinct highlights the important role of the corner shop in serving local neighbourhoods prior to the advent of the motor car and supermarkets (Historical theme: 7.1 Serving local communities). (Criterion A)

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

Hermes Number 210059

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/>