
Vail Street Urban Conservation Area [Area 12.4]

Extent

Vail Street Urban Conservation Area comprises the full length of Vale Street to Irving Avenue, and includes several Irving Avenue properties at the entry to Vail Street.

History

The history of this area relates to the subdivision in 1912 of part of the 1880s Larnook property and the creation of two new short east-west streets, Larnook and Vail Streets (off Irving Avenue) while retaining the old Miller family mansion. A subdivisional plan dated 19 March 1912 shows the two short streets divided into building allotments with 42 feet 9 inches frontages to the new streets. There is a row of slightly larger allotments facing the longer Irving Avenue.¹⁹³

Vail Street, whose site once formed part of the splendid Miller property,¹⁹⁴ still ends parallel with the northern end of Stawell Street as on the 1912 plan. However, Larnook Street now extends to Orrong Road. The old mansion with later red brick buildings, on a much reduced allotment east of Vail Street, is now the King David School at 519 Orrong Road.

Housing development along Vail Street dates from the 1912 subdivision and is noted for its First World War era brick villas of consistent form and design.¹⁹⁵

Description

Vail Street comprises a series of detached and semi-detached Edwardian houses set relatively close to the street. The repetition of the projecting gables of the houses combined with the red brick and render detailing and generally low timber picket fencing creates a consistent scale and form for this streetscape. The houses are typical of their period with some variation in design.

The street itself is a T-shaped subdivision. Vail Street runs from Irving Avenue eastwards and up the hill ending at the back fence of what remains of the Larnook property. The street detailing retains some of the character of the Edwardian period with the simple use of asphalt and bluestone although the bluestone has been reset at a later date with wide mortar joints. The parallel rows of Prunus trees are small and insignificant in the overall quality of the streetscape. The entry to the street is created by a group of houses of the same period along Irving Avenue.

193. Lodged Plan 5720.

194. MMBW 1895 drainage plan.

195. Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, p.46.

Heritage characteristics

The key heritage characteristics of Vail Street Urban Conservation Area are:

- the consistent housing periods and forms
- the sloping landform which serves to emphasise the repetitive gables of the houses.

Analysis

This area has a sufficiently consistent scale, form and period of development to comprise an Urban Conservation Area. It should be noted that Larnook Street to the north comprises a similar development form as well as a shared history. It could be considered for inclusion as a future extension to this Area.

Significance

The Vail Street Urban Conservation Area has significance as a relatively intact and cohesive streetscape characteristic of the period around World War I and relates to the 1912 subdivision of the 1880s Larnook estate. The strong architectural similarities are emphasised by the sloping landform.

Sources

Nigel Lewis & Associates, *Prahran Character and Conservation Study 1992*, p.46.

Lodged Plan 5720.

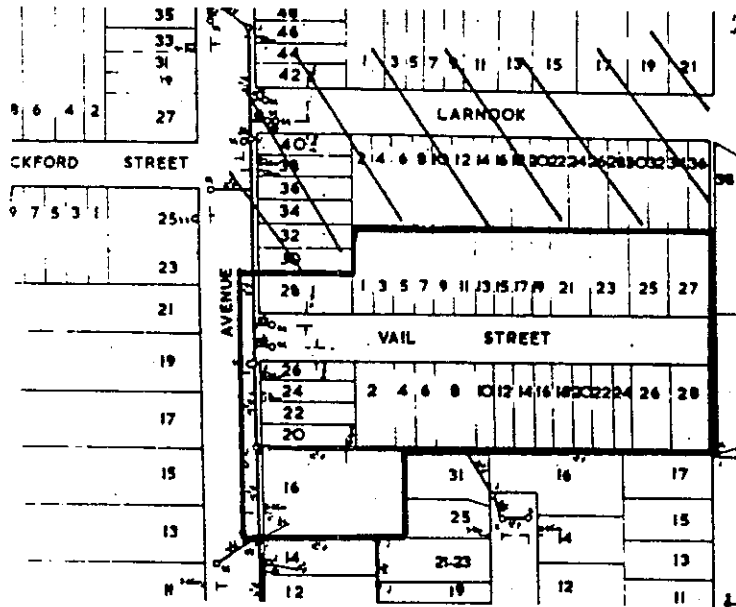
MMBW 1895 drainage plan.

Recommendations




1. Adopt the UC1 Area as exhibited.
2. Consider a future extension to this Area by the inclusion of Larnook Street.

Map

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Legend

-  Recommended UC1 Area
-  Remove from UC1 Area proposed in Amendment L24
-  Possible future extension

NOTE: Where UC1 Area proposed in Am. L24 coincides with the Recommended UC1 Area, only the latter is shown.