

Auburn Grove Precinct, Armadale, Statement of Significance, October 2023

Heritage Place: Auburn Grove Precinct, Armadale

PS ref no: HO123



What is significant?

The Auburn Grove Precinct, comprising a group of Victorian, Edwardian and Federation era dwellings and shops on High Street, Auburn Grove, Avondale Road, and Hampden Road, Armadale, is locally significant.

Significant properties include:

- 817 High Street (a highly intact and visually prominent Victorian Mannerist style shop with refined detailing to the façade).
- 11 Avondale Road (a highly intact and visually prominent Italianate Villa on a corner lot).
- 15 Avondale Road (a highly intact and visually prominent two-storey transitional Federation era dwelling).

The remainder of the precinct is largely characterised by contributory buildings, with a small number of non-contributory places. Refer to the gradings map for designations.

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

- The distinctive pattern of subdivision and development created by groups of Victorian and Edwardian/Federation era dwellings and shops;
- The regularity and harmony of the single-storey, freestanding Victorian era residential building characterised by slate tiled hipped roofs, profiled brick and render chimneys, masonry and timber walls, paired bracket eaves, traditional front verandahs with decorative cast iron fretwork, timber window and door joinery and, in some case, projecting bay windows;

- Victorian era shops characterised by a two-story façade, hipped roofs behind parapets, decorative mouldings, parapet, window arches and balcony, timber joinery, and profiled brick chimneys;
- The regularity and harmony of the freestanding one and two-storey Edwardian and Federation era building stock characterised by tiled hipped and gable roofs, decorative stucco gable ends, profiled brick chimneys, face brick walls and timber window and door joinery;
- The presence of individually significant buildings with high integrity, in both Victorian and Edwardian era styles;
- The uniform front setbacks and clear side setbacks to each building; and
- Predominance of traditional timber picket fences, with some traditional cast iron palisade fences to Victorian era properties and traditional brick fences to Federation era properties.

Late alterations and additions to the properties are not significant.

How is it significant?

The Auburn Grove Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Auburn Grove Precinct is historically significant as an 1887 subdivision that demonstrates urban character changes that occurred during the late 19th and early 20th century in the City of Stonnington, whereby there was a shift from sparsely developed paddocks to a middle-class urban area. The dwellings were developed in two distinct and legible phases, being the boom of the 1880s and the recovery in the early twentieth century after the 1890s recession. The buildings form a tangible link to this period of development. (Criterion A)

The Auburn Grove Precinct is aesthetically significant as an intact and visually cohesive heritage area characterised by Victorian, Edwardian and Federation era dwellings and shops. The buildings retain a high level of integrity as a group, and display cohesion through form, materials, setbacks and heights. Combined, they create a harmonious and attractive precinct that is largely free of intrusions (with the exception of some detracting fences and building modifications) and completely free of modern infill development. (Criterion E)

Grades

Street address	Grading
811 High Street	Contributory
817 High Street	Significant
817A High Street	Non-contributory
816 High Street	Contributory
818 High Street	Contributory
820 High Street	Contributory
9 Avondale Road	Contributory
11 Avondale Road	Significant
13 Avondale Road	Contributory
15 Avondale Road	Significant
17 Avondale Road	Contributory
1 Auburn Grove	Contributory
1A Auburn Grove	Contributory
3 Auburn Grove	Contributory

Street address	Grading
4 Auburn Grove	Contributory
5 Auburn Grove	Contributory
6 Auburn Grove	Contributory
6A Auburn Grove	Contributory
7 Auburn Grove	Contributory
8 Auburn Grove	Contributory
9 Auburn Grove	Contributory
10 Auburn Grove	Contributory
11 Auburn Grove	Contributory
12 Auburn Grove	Contributory
13 Auburn Grove	Contributory
14 Auburn Grove	Contributory
15 Auburn Grove	Non-contributory (heavily modified)
16 Auburn Grove	Contributory
1/17 Auburn Grove	Non-contributory (heavily modified)
1-2/17A Auburn Grove	Non-contributory
18 Auburn Grove	Contributory
20 Auburn Grove	Contributory
22 Auburn Grove	Contributory
1 Hampden Road	Contributory
3 Hampden Road	Contributory
5 Hampden Road	Contributory
7 Hampden Road	Contributory
9 Hampden Road	Contributory
11 Hampden Road	Non-contributory
11A Hampden Road	Non-contributory
13 Hampden Road	Contributory

* S: Individually significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Primary source

Auburn Grove Precinct, Armadale, Citation Report, Extent Heritage Pty Ltd, October 2023.