

Statement of Significance: Cambridge Street Precinct, Armadale, October 2023

Heritage Place: Cambridge Street Precinct, Armadale

PS ref no: HO125



What is significant?

The Cambridge Street Precinct, comprising a group of identical cottages on Cambridge Street, Armadale, is locally significant.

All properties are graded contributory to the precinct.

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

- A high degree of intactness arising from the same building date and the absence of modern infill;
- The regularity and harmony of the single-storey, freestanding Victorian era building stock;
- Intactness of individual buildings to their original designs. Dwellings typically survive with their presentation to the street largely unaltered, retaining verandahs, chimneys, window and door openings and timber detailing;
- The uniform front and side setbacks;
- The use of timber and metal lacework and gabled roofscapes with brick chimneys;
- The absence of on-site vehicle accommodation; and
- The consistent low front fence in a timber picket style.

How is it significant?

The Cambridge Street Precinct is of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

The Cambridge Street Precinct is historically significant as an 1887 subdivision that was developed simultaneously by the erection of thirty-two identical cottages. It is likely that they were built to a standard design promoted by the Victorian Permanent Property Investment and Building Society. The dwellings form a tangible link to this historical event which resulted in a streetscape with a degree of architectural unity not found elsewhere in the municipality. (Criterion A)

Due to the architectural unity of the dwellings and clearly definable precinct curtilage over one street, the Cambridge Street Precinct is a very good representative example of a group of small, identical Victorian era timber weatherboard cottages. (Criterion D)

The Cambridge Street Precinct is aesthetically significant as one of the most intact and visually cohesive streetscapes in the City of Stonnington from this period of development. The streetscape consists of a fine, well-detailed and cohesive set of identical timber weatherboard dwellings from the Victorian era with matching timber picket fences. They 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 streetscape free of intrusions and modern development. (Criterion E)

Grades

Place address	Proposed grading
1 Cambridge Street	Contributory
2 Cambridge Street	Contributory
3 Cambridge Street	Contributory
4 Cambridge Street	Contributory
5 Cambridge Street	Contributory
6 Cambridge Street	Contributory
7 Cambridge Street	Contributory
8 Cambridge Street	Contributory
9 Cambridge Street	Contributory
10 Cambridge Street	Contributory
11 Cambridge Street	Contributory
12 Cambridge Street	Contributory
13 Cambridge Street	Contributory
14 Cambridge Street	Contributory
15 Cambridge Street	Contributory
16 Cambridge Street	Contributory
17 Cambridge Street	Contributory
18 Cambridge Street	Contributory
19 Cambridge Street	Contributory
20 Cambridge Street	Contributory
21 Cambridge Street	Contributory
22 Cambridge Street	Contributory
23 Cambridge Street	Contributory
24 Cambridge Street	Contributory

STONNINGTON PLANNING SCHEME

Place address	Proposed grading
25 Cambridge Street	Contributory
26 Cambridge Street	Contributory
27 Cambridge Street	Contributory
28 Cambridge Street	Contributory
29 Cambridge Street	Contributory
31 Cambridge Street	Contributory
32 Cambridge Street	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

Cambridge Street Precinct, Armadale, Citation Report, Extent Heritage Pty Ltd, October 2023