

# Statement of Significance: Horsburgh Grove and Murray Street Precinct, Armadale, October 2023

**Heritage Place:** Horsburgh Grove and Murray Street Precinct, Armadale

**PS ref no:** HO757



## What is significant?

The Horsburgh Grove Precinct, comprising a group Victorian, Edwardian and Federation Queen Anne style dwellings on Horsburgh Grove, Murray Street and Erskine Street, Armadale, is locally significant.

The is largely characterised by contributory properties, with only one non-contributory property. Refer to the grading map for designations.

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

- The pattern of the late 19th century subdivision and subsequent development created by groups of Victorian, Edwardian and Federation era buildings;
- A high degree of intactness arising from the similar construction period and absence of modern infill;
- The regularity and harmony of the single-storey, freestanding Victorian era dwellings characterised by bullnosed verandahs with cast iron lacework, hipped slate roofs and projecting bays, polychrome open face brickwork, bracketed eaves and corbelled chimneys;
- The regularity and harmony of the single-storey Edwardian style dwellings primarily characterised by asymmetrical double fronted façades, front facing gables, traditional front verandahs, open face brickwork, slate and terracotta tiled roofs, timber fretwork, brackets and half-timbered battens;
- The regularity and harmony of the single-storey Queen Anne Federation dwellings characterised by complex roof forms with terracotta tiling and ridging capping, double fronted façades, traditional verandahs, half-timbered gables, exposed eaves, and timber fretwork; and

The uniformity of building heights across the precinct; Later alterations and additions to the properties are not significant.

**How is it significant?**

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

**Why is it significant?**

The Horsburgh Grove Precinct is historically significant as an area in Armadale that developed during the late 19th and early 20th century as an outcome of the 1886 subdivision of Brocklesby Estate, which precipitated the area’s shift from sparsely developed paddocks to a suburban upper-middle class enclave. The dwellings were developed in two distinct and legible phases, being the land boom of the 1880s that saw a period of land speculation and rapid subdivision, and the economic recovery in the early 20th century after the 1890s recession. The residential area therefore forms a tangible link to these two periods of development. (Criterion A)

The Horsburgh Grove Precinct is aesthetically significant as an intact and visually cohesive heritage area characterised by single-storey Victorian, Edwardian and Queen Anne Federation era dwellings. The buildings retain a high level of integrity as a group and demonstrate stylistic cohesion through consistency in height, roof forms, materials and fenestration, as well as setbacks, allotment sizes and specific decorative detailing amongst groups of buildings. Combined, these elements create a harmonious and attractive collection of buildings that are almost completely free from modern development within the curtilage. (Criterion E)

**Grades**

Street address	Grading
1 Horsburgh Grove	Contributory
3 Horsburgh Grove	Contributory
5 Horsburgh Grove	Non-Contributory
7 Horsburgh Grove	Contributory
9 Horsburgh Grove	Contributory
8-10 Horsburgh Grove	Contributory
12 Horsburgh Grove	Contributory
14 Horsburgh Grove	Contributory
2 Murray Street	Contributory
4 Murray Street	Contributory
6 Murray Street	Contributory
8 Murray Street	Contributory
10 Murray Street	Contributory
12 Murray Street	Contributory
14 Murray Street	Contributory
18 Erskine 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**

---

*Horsburgh Grove and Murray Street Precinct, Armadale, Citation Report, Extent Heritage Pty Ltd, November 2023.*