

Heritage Citation – Precinct

Heritage Place: Auburn Grove Precinct
Address: 811, 816-818, 817, 817A and 820 High Street, 1-17 and 4-22 Auburn Grove, 9-17 Avondale Road, and 1-13 Hampden Road, Armadale

HO Reference: HO123
Citation status: Final
Date Updated: 22 March 2022

Designer: N/A
Builder: N/A

Year of Construction: 1887-1910



Photograph of 20-22 Auburn Grove, Armadale (source: Extent Heritage Pty Ltd).



Location map and extent of HO123.

Heritage Group: Residential buildings
Heritage Type: Residential precinct

Key Theme: Building suburbs
Key Sub-theme: Middle class suburbs and the suburban ideal

Significance Level: Local

Recommendation: Retain as a local heritage precinct on the HO; exclude 819-821 High Street from HO boundary (post-war austerity style not in keeping with the precinct); extend the precinct to include 9 and 17 Avondale Road, 816 and 811 High Street, and 1-13 Hampden Road, Armadale.

Controls:	<input type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input type="checkbox"/> Tree controls
	<input type="checkbox"/> Victorian Heritage Register	<input type="checkbox"/> Incorporated Plans	<input type="checkbox"/> Outbuildings and fences exemptions
	<input type="checkbox"/> Prohibited uses may be permitted	<input type="checkbox"/> Aboriginal Heritage Place	

Statement of Significance

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)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	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.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history</i>	The place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments</i>	The place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	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.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions</i>	The place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The place does not meet this criterion.

Description

• Physical Analysis

The Auburn Grove Precinct is located in Armadale in the City of Stonnington, due south-east of the Melbourne CBD. The precinct occupies the entirety of Auburn Grove, a small collection of buildings on High Street to the north and Avondale Road to the south, as well as a group of buildings on Hampden Road. The precinct is intersected by several laneways that retain original blue stone paving.

The Auburn Grove Precinct is primarily characterised by low density residential housing situated on smaller allotments compared to the average size of a lot in Armadale. The houses predominantly consist of freestanding single-storey Victorian Italianate style houses with similar form, scale and detailing. There are various versions of this dwelling on the street, including villa style residences with asymmetrical façade and bay window, villa style residences with symmetrical façades, as well as small cottage styles. The precinct also includes a number Edwardian/Federation era dwellings, and some Victorian era shops.

A group of the single-storey Victorian era properties on Auburn Grove, Avondale Road and Hampden Road are Italianate villas with polychrome and rendered brick walls with an asymmetrical façade consisting of a wide canted bay on one side and a covered verandah on the other side. The structures largely have M-profile hipped slate roofs with face brick or rendered chimneys and paired brackets to eaves. The front verandahs display the distinct cast iron column and frieze brackets. Prominent examples of this style include 1A, 3-5, 8-9 and 18-22 Auburn Grove and 5-9 Hampden Road, however the best example is located at 11 Avondale Road owing to the scale, intactness, condition and location on a sizable lot located on a street corner.

The precinct also contains a number of symmetrical Italianate villas and smaller cottages with timber and painted or face brick walls, slate hipped roofs and chimneys with moulded cappings. Large windows puncture the street front façade and they include a traditional verandah detailed with cast iron lacework. The houses of this style do not display as high a level of cohesivity as compared to the above Italianate villas. Good examples of this style include 7-11 and 18 Auburn Grove.

There are single-storey Edwardian era dwellings located at 1, 4 and 6 Auburn Grove, 13 and 17 Avondale Road as well as 816-818 and 820 High Street. Key features include pitched tiled roof with stucco gable ends, timber verandah joinery including the fretwork, timber sash windows and brick chimneys. The dwelling at 13 Avondale Road is particularly notable as a highly intact Edwardian villa in good condition that is located on a street corner.

In addition to the single-storey buildings, the precinct includes a highly intact and notable two-storey transitional Edwardian and Federation era dwelling at 15 Avondale Road which is defined by a symmetrical façade, dichrome brickwork, terracotta tiled roof and ridges, stucco project gable ends and traditional timber joinery. It is in good condition and is a prominent heritage dwelling on Avondale Road.

The view north of Auburn Grove as it intersects High Street is notable, overlooking an elaborate two-storey Victorian shop at 817 High Street. It is a Victorian Mannerist style building defined by its symmetrical façade, emphasised architectural orders and complex façade and parapet treatment. The shop is coupled with a second Victorian era shop that is less elaborate but maintains its original decorative detailing and openings to the upper façade, parapet detail and built form.

The street front boundary walls along Auburn Grove are quite varied and not always consistent with its associated style, however timber picket fences are the predominant style. Other styles include timber paling, rendered brick, painted brick and cast iron palisade fencing. Auburn Grove is a relatively wide street with parking on both sides of the street, concrete edging and a nature strip on both sides with trees of varying maturity including deciduous and melaleuca trees. The street widens roughly halfway along to include a small raised median strip with bluestone edging which is planted with a young deciduous tree.

The residential streetscape of the Auburn Grove Precinct contains a high number of intact buildings. While fence styles vary in the Auburn Grove Precinct, the façades of contributory and significant graded properties remain largely intact. Most of the properties have rear extensions, however their scale and visibility has been respectful to the character of the streetscapes. The integrity of the precinct and contributing houses is high with no dominating contemporary new developments or extensions visible from the street.

- [Alterations and Additions](#)

Notable visible streetscape modifications include:

- Original fences removed, some replaced with unsympathetic styles.
- Original face brickwork painted and rendered.
- Most of the properties have rear extensions, however their scale and visibility is not intrusive.
- No. 4 Auburn Grove – Large rear addition added with sympathetic materiality.
- No. 15 Auburn Grove – Façade heavily altered.
- No. 17 Auburn Grove – Façade heavily altered.
- No. 3 Hampden Road – Brickwork rendered, slate roof replaced with terracotta tiles and shutters added to windows.
- No. 811 High Street – Lower shop front façade altered.
- No. 9 Avondale Road – High bluestone front fence added.

History

• Historical Context

For thousands of years preceding European colonialism, the area now known as Stonnington was the traditional home of the Woi wurrung and Boon wurrung people of the Eastern Kulin Nation. This environment would have provided Traditional Owners with access to pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot), and Hawksburn Creek (now channelised), in a rolling landscape on the northern shore of Port Phillip Bay. It is important to note that the rich cultural heritage of Traditional Owners in Stonnington did not end with colonialism—it has a rich presence to this day.

The first land sales in what would become Armadale began in 1854 following the surveying of Glenferrie Road and High Street. The suburb of Armadale was formally included in the City of Prahran and, as is the case with many of the suburbs in Stonnington and surrounds, it received its name from a lone but notable property. Armadale House was built by one James Munro, son of the first keeper of the Prahran pound. On arriving in Australia from his home in Sutherland, Scotland, Munro worked for the stationer business Fergusson and Moore—Fergusson being James Fergusson of Kooyong. Armadale House, built in c.1887, was the first of many grand houses constructed in the suburb in the late 19th century. Munro went on to become Premier of Victoria and, later, Attorney General, before losing all in the economic crash of the 1890s. Following the turn of the century, many of the original 19th century properties faced demolition and subdivision, encouraging growth in early 20th century and the interwar period. While Armadale today enjoys an affluent reputation for its association with the surrounding suburbs of Toorak, Malvern and Kooyong, traces of remnant working class houses can be seen at the small timber workers cottages present in some parts off High Street and near the border with Malvern (Cooper 1924, 268).

• Place History

The land that comprises present day Auburn Grove Precinct was first sold at Crown Land Sales on 15 May 1850 (then Prahan). According to the existing citation, a map drawn in 1855 shows a mansion bordered by Hampden Road and present day Elgin Avenue, as well as Auburn Vale Estate and several cottages to the east of Hampden Road (Nigel Lewis and Associates 1983, 15-1). The initial occupants of this estate was pastoralist Alex Borthwick and his wife Janet, who named the estate after his family's pastoral station Auburn Vale in New South Wales (The Maitland Mercury and Hunter River General Advertiser 1850, 2; The Argus 1878, 8). While the lack of primary material makes it difficult to verify the precise style of the dwelling, it can be postulated that Auburn Vale comprised a mansion that was common for 19th century estates in this area. In both 1881 and 1887, Auburn Vale Estate was subdivided and put up for auction, paving the way for the development of Auburn Grove.

The initial subdivision of Auburn Vale took place in 1881, with thirty-seven allotments listed for sale (The Telegraph 1881, 3). Auctioned by J.B. Patterson of 6 Collins Street, subdivision plans show allotments across Hampden Road, High Street, Auburn Grove, Denbigh Road and Avondale Road (De Gruchy & Co 1881). The estate of Auburn Vale is also shown to occupy the land at the corner of Hampden Road and High Street. Auburn Vale was not to last however, and by 1887, the residence was demolished, precipitating yet another subdivision.

Auctioned by Naylor, Forbers & Co. and John Taylor, plans for the 1887 subdivision show over fifty-two allotments fronting the streets of Hampden Road, Auburn Grove, High Street and Avondale Road

(Mason, Firth & McCutcheon 1887). The land fronting High Street that was formerly occupied by the Auburn Vale residence was subdivided in seventeen narrow allotments, while Auburn Grove is shown to have nine uniform allotments available on the west side, and four uniform allotments on the east. The subdivisions along the east side of Hampden Road are identical to the division pattern along the west of Auburn Grove, and thus also feature nine uniform allotments. Following this sale, a series of homogenous single story Victorian Italianate villas developed throughout the 1880s and 1890s, culminating in the aesthetically consistent precinct that is observable today.

A 1900 MMBW plan shows uniform residences across both sides of Auburn Grove, as well as at the east side of Hampden Road (MMBW 1900). The majority of these residences featured projecting bay windows and either tiled or asphalt walkways at the entryway. Some of the known residents of the precinct during its initial years include carpenter Thomas M'Guinness at 12 Auburn Grove, James A. and Alice Gilbert at 15 Auburn Grove and civil servant Samuel M. Gill at 10 Auburn Grove (The Age 1897, 6; The Argus 1895, 1; The Argus 1899, 1). As shown in another MMBW plan, the north of Auburn Grove at 811 and 817 High Street also featured two Victorian era dwellings (MMW 1900). Not part of the original Auburn Vale Estate, their construction thus predated the 1887 subdivision. 817 High Street (previously 244). Erected in 1882 for W.H. Judd & Co (later W.J. Todd), this building primarily operated as grocer for wine, spirits and teas (The Telegraph 1888, 8). Located at the west of the grocer at 811 High Street was another building. While the precise construction year of this dwelling is unknown, a 1900 Sands & McDougall directory indicates that it was occupied by granger H. Glover (1900).

Throughout the 20th century, this area continued to be occupied by a progression of middle and upper class residents. Today, the dwellings across Auburn Grove, Avondale Road and Hampden Road and 816-820 High Street remain in use as residential homes, while the buildings at 811 and 817 High Street are in use for retail and commercial purposes.

Comparative Analysis

The Auburn Grove Precinct primarily consists of Victorian era dwellings, with a smaller group of Edwardian/Federation era dwellings throughout. Comparative precinct examples include:

- **The Avenue Precinct, Windsor (HO148).** The Avenue Precinct is a small residential area of freestanding Victorian villas developed through the 1880s (42, 44 and 46 The Avenue) and 1890s (48-56 The Avenue) that compares very favorably with Auburn Grove Precinct. Similar to Auburn Grove Precinct, the precinct is mostly characterised by single-storey Victorian era dwellings, consistent front setbacks, detached built forms, complete absence of modern infill development or prominent additions and alterations, projecting bay windows and similar building materials (mostly brick and render but some timber). They both include a two-storey Edwardian era building (48 The Avenue and 15 Avondale Road). Unlike The Avenue Precinct, the Auburn Grove precinct also includes a pair of two-storey commercial properties from the Victorian era.
- **Cambridge Street Precinct, Armadale (HO125).** The Cambridge Street Precinct is highly notable as an area comprising housing stock of the same building date and design located within a small and clearly definable precinct. The Cambridge Street Precinct is one of the most, if not the most, visually and historically cohesive residential streetscapes in the City of Stonnington, setting a high standard for streetscape consistency. Similar to Cambridge Street, the Auburn Grove Precinct is characterised by consistent setbacks, detached built forms, (mostly) single-storey construction, and complete absence of modern infill development or prominent additions and

alterations. The precincts differ in their specific Victorian era architectural style, a mixture of double and single-fronted façades, consistency in front fences, as well as consistency in construction materials (mostly brick and render but with some timber). Auburn Precinct was also developed over a number of years as opposed to being constructed at the same time.

- **New Street Precinct, Armadale (H0371).** The New Street Precinct is an intact collection of late 20th and early 21st century residential buildings. As outlined in the statement of significance:

The New Street Precinct is aesthetically significant as an unusual surviving urban landscape. This is a product of the modest scale of its buildings and allotments, the character of its dwellings and their shallow front setbacks, and the planning of its streets and rights-of-way. Areas of this integrity are becoming increasingly rare. The area is highly intact to its c.1920 state with few modern interventions and the greater part of its building stock demonstrates a high level of integrity to its original form.

It is comprised consistently of timber cottages or other modest forms of housing on very small blocks demonstrating the unusually high densities often achieved in Prahran and Armadale during the late nineteenth and early twentieth centuries.

Though much smaller in size, the Auburn Grove Precinct is directly comparable to the New Street Precinct through both its setting and architectural values. Specific areas of comparison include the consistency in scale, setbacks, heights and freestanding structures, and a mixture of late 20th and early 21st century residential buildings.

The above analysis shows that while Auburn Grove Precinct is not the most intact and consistent precinct in the City of Stonnington, it compares favourably with other examples through its building stock and streetscape setting.

Precinct Map



Grading Table

* IS: Individually significant

C: Contributory

NC: Non-contributory

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

Note: the Style/era column follows the architectural style categories set out in Heritage Victoria's HERMES Orion heritage database and does not necessarily reflect the date of construction. For details on construction era(s) where available, refer to the Place History section.

Street address	Place type	Style/era	Grading*
811 High Street	Shop	Victorian Period (1851-1901)	Contributory
817 High Street	Shop	Victorian Period (1851-1901)	Significant
817A High Street	Shop	Post-war Period (1945-1965) (possibly later)	Non-contributory
816 High Street	Duplex	Federation/Edwardian Period (1902 – c.1918)	Contributory
818 High Street	Duplex	Federation/Edwardian Period (1902 – c.1918)	Contributory

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading*</i>
820 High Street	House	Federation/Edwardian Period (1902 – c.1918)	Contributory
9 Avondale Road	House	Victorian Period (1851-1901)	Contributory
11 Avondale Road	House	Victorian Period (1851-1901)	Significant
13 Avondale Road	House	Federation/Edwardian Period (1902 – c.1918)	Contributory
15 Avondale Road	House	Federation/Edwardian Period (1902 – c.1918)	Significant
17 Avondale Road	House	Federation/Edwardian Period (1902 – c.1918)	Contributory
1 Auburn Grove	House	Federation/Edwardian Period (1902 – c.1918)	Contributory
1A Auburn Grove	House	Victorian Period (1851-1901)	Contributory
3 Auburn Grove	House	Victorian Period (1851-1901)	Contributory
4 Auburn Grove	House	Federation/Edwardian Period (1902 – c.1918)	Contributory
5 Auburn Grove	House	Victorian Period (1851-1901)	Contributory
6 Auburn Grove	Duplex	Federation/Edwardian Period (1902 – c.1918)	Contributory
6A Auburn Grove	Duplex	Federation/Edwardian Period (1902 – c.1918)	Contributory
7 Auburn Grove	House	Victorian Period (1851-1901)	Contributory
8 Auburn Grove	House	Victorian Period (1851-1901)	Contributory
9 Auburn Grove	House	Victorian Period (1851-1901)	Contributory
10 Auburn Grove	House	Victorian Period (1851-1901)	Contributory
11 Auburn Grove	House	Victorian Period (1851-1901)	Contributory
12 Auburn Grove	Cottage	Victorian Period (1851-1901)	Contributory
13 Auburn Grove	House	Victorian Period (1851-1901)	Contributory
14 Auburn Grove	Cottage	Victorian Period (1851-1901)	Contributory
15 Auburn Grove	House	Victorian Period (1851-1901)	Non-contributory (heavily modified)
16 Auburn Grove	House	Victorian Period (1851-1901)	Contributory
1/17 Auburn Grove	House	Victorian Period (1851-1901)	Non-contributory (heavily modified)

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading*</i>
1-2/17A Auburn Grove	Manufacturing and Processing (now a residence)	Federation/Edwardian Period (1902 – c.1918)	Non-contributory
18 Auburn Grove	House	Victorian Period (1851-1901)	Contributory
20 Auburn Grove	House	Victorian Period (1851-1901)	Contributory
22 Auburn Grove	House	Victorian Period (1851-1901)	Contributory
1 Hampden Road	House	Victorian Period (1851-1901)	Contributory
3 Hampden Road	House	Victorian Period (1851-1901)	Contributory
5 Hampden Road	House	Victorian Period (1851-1901)	Contributory
7 Hampden Road	House	Victorian Period (1851-1901)	Contributory
9 Hampden Road	House	Victorian Period (1851-1901)	Contributory
11 Hampden Road	Duplex	Contemporary	Non-contributory
11A Hampden Road	Duplex	Contemporary	Non-contributory
13 Hampden Road	House	Victorian Period (1851-1901)	Contributory

References

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Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



View along Auburn Grove showing a row of matching Victorian era dwellings (source: Extent Heritage Pty Ltd, 2021).



View looking north east along Auburn Grove (source: Extent Heritage Pty Ltd, 2021).



View looking south east along Auburn Grove
(source: Extent Heritage Pty Ltd, 2021).



1A Auburn Grove, Armadale (source: City of Stonnington, 2020).



16 Auburn Grove, Armadale (source: City of Stonnington, 2020).



9 Auburn Grove, Armadale (source: City of Stonnington, 2020).



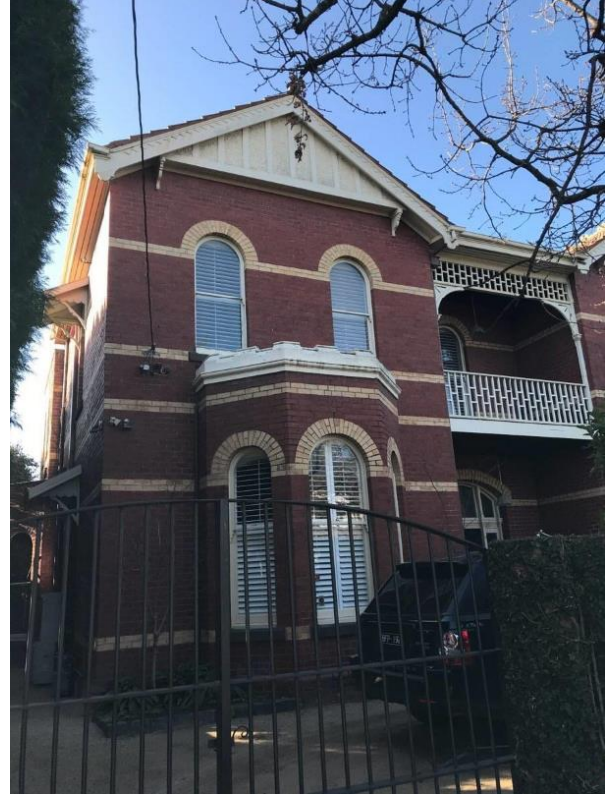
4 Auburn Grove, Armadale (source: City of Stonnington, 2020).



13 Avondale Road, Armadale (source: City of Stonnington, 2020).



12 Auburn Grove, Armadale (source: City of Stonnington, 2020).



15 Avondale Road, Armadale (source: City of Stonnington, 2020).



17 Avondale Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



820 High Street, Armadale (source: City of Stonnington, 2020).



816-818 High Street, Armadale (source: City of Stonnington, 2020).



811 High Street, Armadale (source: Extent Heritage Pty Ltd, 2021).



817 High Street, Armadale (source: City of Stonnington, 2020).



Detail of projecting bay at 9 Hampden Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



5 Hampden Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



9 Hampden Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



13 Hampden Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



View along Hampden Road, looking south east (source: Extent Heritage Pty Ltd, 2021).

Authors

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Quality assurance review conducted by: Corinne Softley.