

Heritage Citation – Precinct

Heritage Place: Horsburgh Grove and Murray Street Precinct

Address: 1-9 and 8-14 Horsburgh Grove, 2-14 Murray Street, and 18 Erskine Street

Designer: N/A

Builder: N/A

HO Reference: HO757

Citation status: Final

Date Updated: 13 November 2023

Year of Construction: c.1880s-c.1910s



Photograph of 1-3 Horsburgh Grove (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of Horsburgh Grove Precinct.

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: Recommended for the Heritage Overlay as a new precinct.

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 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)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	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-
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<i>B</i>	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	This place does not meet this criterion.
<i>C</i>	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history</i>	This place does not meet this criterion.
<i>D</i>	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments</i>	This place does not meet this criterion.
<i>E</i>	<i>Importance in exhibiting particular aesthetic characteristics</i>	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.
<i>F</i>	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	This place does not meet this criterion.
<i>G</i>	<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>	This 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>	This place does not meet this criterion.
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Description

• Physical Analysis

The precinct consists of properties across Horsburgh Grove, Murray Street and Erskine Street. The residences within the precinct front the north and south side of Horsburgh Grove and the east side where the street doglegs north into Murray Street. Horsburgh Grove and Murray Street have a relatively consistent streetscape and proportions along a two-lane road with parking on both sides, concrete footpaths, kerb, guttering and a grass verge planted with young deciduous trees. Murray Street retains bluestone guttering on both sides of the street.

Horsburgh Grove / Erskine Street

The south side of Horsburgh Grove is characterised by Victorian Italianate style houses. The north side of the street predominantly consists of Edwardian style residences.

Victorian Italianate style residences are located at 8-14 Horsburgh Grove and 9 Horsburgh Grove. They consist of three single-storey properties that reflect the characteristic form and façade of the style. This is defined by the front verandah with cast iron lacework, front bullnosed roof, hipped slate roof, polygonal projecting bay and corbelled double chimneys. Polychrome brickwork is employed to accentuate imitation quoining, fenestration and eaves detailing. The group has a tall, non-original brick front wall.

Edwardian and Federation Queen Anne style houses are located at 1-7 Horsburgh Grove and 18 Erskine Street. While they differ in overall form, the buildings are cohesive in their use of asymmetrical double fronted façades, hipped roofs, projecting gables, half-timbered batten gable ends, traditional front verandahs with iron lacework, open face brickwork, profiled chimneys, and sets of timber framed windows. The group has a mixture of metal palisade fences and brick boundary walls.

5 Horsburgh Grove formerly comprised a Neo Georgian Revival style residential building. As of 2023 however, this residence has been demolished.

Murray Street

The residences fronting the east side of Murray Street are comprised of Edwardian and Federation Queen Anne style buildings. As with Horsburgh Grove, distinct features such as the double fronted façade, verandahs, half-timber gables, profiled chimneys, exposed eaves and timber picket fences can also be seen along Murray Street. However, unlike the predominant face brick residences on Horsburgh Drive, some structures have a rendered or painted finish.

8 Murray Street in particular embodies the Queen Anne idiom. This is evident in its overall massing and roof form with its open gable and diagonal projections, return verandah and bay windows. Despite having a distinct form amongst the group, the materiality, detailing, and finish remains cohesive within the precinct.

Precinct

This precinct comprises a fine collection of Edwardian and Federation Queen Anne residences characterised by a variety of traditional forms and finishes. The Victorian Italianate dwellings also add to the depth and quality of the heritage streetscape. The precinct is divided into two distinct visual vistas along Horsburgh Drive and Murray Street, with consistent setbacks and visual elements reinforcing the regularity of the streetscape on their respective streets.

The residences within the precinct would be considered to be in good condition overall. Most properties have fairly extensive rear additions but these remain obscured from street view. While modifications to the colour scheme and rendered or painted finish remain visible within the streetscape, the street front form and detailing of the residences remain primarily intact. Front fences are, on the most part, not original however there is a predominance of traditional timber picket fences and some original brick fences. The residences within the precinct have high integrity overall.

- ### Alterations and Additions

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- Front fences replaced over time, especially along Horsburgh Grove.
- 3 Horsburgh Grove – face brickwork has likely been rendered over.
- 14 Horsburgh Grove – face brickwork has been rendered over.
- 4 Murray Street – contemporary colour scheme.
- 14 Murray Street – front carport added.
- 13 Erskine Street – dormer window 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 and surrounds comprising Horsburgh Grove Precinct formed part of Crown Allotment 3 in the Parish of Prahan, County of Bourke during the area's initial land sales. Purchased by merchant William Bushby Jones in 1866, Jones subsequently commissioned noted architect Lloyd Tyler to design a two-storey mansion fronting Malvern Road on his newly acquired eleven acre estate in the same year (Foster 2006). Jones was a successful merchant in Melbourne, operating a free store on King Street in 1858 and operating further stores as a lighterman in Flinders Street West and Collins Street, as well as a kerosene store on the Sandridge Road (Context Pty Ltd n.d.). By the 1880s, Jones and his son M.J. Jones were operating a firm known as the Australian Depository Company and later as Jones Bond Melbourne Storage. By 1885, Jones purchased an additional twelve acres at the corner of Kooyong Road, extending his existing holding west to Kooyong Road.

Jones' mansion estate, officially known as Brocklesby, was substantially transformed following the 1880s land boom, which precipitated Brocklesby's subdivision by 1886 (Munro & Baillieu 1886). The gold rush era and subsequent 1880s land boom saw a period of subdivision and rapid expansion on former grand estates in what was then the City of Prahan. As Melbourne experienced a period of unprecedented prosperity, growth and development, urban boundaries were pushed out as people, sharing in the ideals of home ownership, sought new residential lands (Context Pty Ltd 2009, 41). Within this context, the Brocklesby Estate was divided into fifty suburban allotments and three residential streets; Erskine Street, Horsburgh Grove and Murray Street (Munro & Baillieu 1886).

Several houses were built on Horsburgh Grove in years following the 1886 subdivision, and undeveloped lots continued to be auctioned into the 1900s (C. J. and T. Ham 1906). Delays in development, as well as the need for continual auctions in the 1890s and 1900s, reflected the decrease in demand following the 1890s recession, which did not see a recovery until the early 20th century. Consequently, a significant portion of the residences within this precinct were developed after the late Victorian period. By 1902, a MMBW map shows late Victorian and Federation era dwellings on the west side of Horsburgh Grove at Number 4, 6, 10 (Cora Lyn), 12, 14 and 16 Horsburgh Grove, as well as on the east side at 5 and 9 Horsburgh Grove (Serua) (MMBW 1902). Meanwhile, the present day dwellings at 18 Erskine Street and along Murray Road, are depicted as vacant lots (MMBW 1902). The Brocklesby mansion is also depicted south of Murray Street on a substantially reduced lot.

The majority of the remaining dwellings were depicted shortly after 1902, with 18 Erskine Street and 1 (St James) and 3 Horsburgh Grove established by 1905 (Sands & McDougall 1905; The Argus 1905, 1). Meanwhile, the dwellings along 2-14 Murray Street were not developed until the late Federation period between c.1905-c.1915 (Sands & McDougall 1905-1915). While 8-10 Horsburgh Grove (Egerton) is not listed in directories until 1930, its style and materiality suggests that it was likely erected shortly after the 1902 MMBW map was drawn. The vacant allotment currently used as a tennis court for 8-10 Horsburgh Grove is shown as vacant on the 1902 MMBW map.

In 1929, the original Federation era house at 5 Horsburgh Grove was demolished and a Neo Georgian Revival style building added. As of 2023, this 1929 house has been demolished.

The surrounding streets largely retain their pattern of subdivision from the late 19th century, though some lots were further subdivided with their Victorian residences demolished and replaced with smaller residences in the late twentieth century. Today, the dwellings within this precinct continue to remain in use as private residential homes.

Comparative Analysis

The Horsburgh Grove Precinct comprises an intact series of Victorian, Edwardian and Federation Queen Anne style one-storey villas that were developed as a result of the 1880s land boom, which precipitated a period of suburban development across Armadale in the late 19th century and early 20th century. All constructed roughly within the two decades following 1886 subdivision of Brocklesby Estate, Horsburgh Grove Precinct is distinguished by a visual cohesiveness stemming from its high integrity and consistencies in siting, scale, materiality and architectural styles. There are several comparable examples within Armadale that also illustrate this particular pattern of residential development.

These include:

- **Armadale Precinct, Armadale (HO130).** Predominantly developed during the 1880s as part of the broad surge of development through Prahran, Malvern and the inner suburbs more generally, the Armadale Precinct is directly comparable to Horsburgh Road Precinct as a residential area defined by an intact collection of late 19th and early 20th century dwellings. While also characterised by Victorian and Edwardian era properties, the Armadale Precinct features a wider variety of architectural styles, with buildings ranging from cottages on small blocks to two storey Victorian era shops and grand suburban villas. Although it is much larger in size, it is less favourable than Horsburgh Grove Precinct in terms of overall visual cohesiveness and integrity of built form.
- **Union Street Precinct, Armadale (HO377).** The Union Street Precinct contains a substantially intact and cohesive collection of late 19th and early 20th century housing stock from the Victorian and Edwardian/Federation era, as well as some Interwar era dwellings. Although it is also much larger than Horsburgh Grove Precinct, it nevertheless compares well in terms of integrity and intactness of built form and detailing. Key analogous features include the consistency in siting, materiality and the dominance of single-storey buildings.
- **Auburn Grove Precinct, Armadale (HO123).** Constructed between 1887 and 1910, the Auburn Grove Precinct is a residential area that is similarly characterised by freestanding Victorian, Edwardian and Federation era buildings. As with the Horsburgh Grove Precinct, it retains a high level of cohesiveness due to the consistency in building forms, heights, materials and allotment sizes. While it covers the entire length of the street, it is smaller than both Union Street Precinct and Armadale Precinct and is therefore most comparable to Horsburgh Grove Precinct in terms of scale and size. As with the above comparative examples, the Auburn Grove Precinct also sets a precedent for Horsburgh Grove in terms of high quality, yet mixed historical architectural styles in a precinct.
- **Banole Estate Precinct, Prahran (HO385).** The Banole Estate Precinct is an early 20th century precinct made up of residential building stock constructed in the 1910s and 1920s. The precinct compares well to Murray Street in terms of regularity of single-storey Edwardian and Federation style buildings. While the building stock is more modest and the precinct is more stylistically cohesive, it nevertheless compares well with the materials, intactness and quality of Federation style buildings.

Although the group of dwellings within Horsburgh Grove Precinct are not without minor alterations, they overall retain a high level of integrity and intactness by virtue of their built form, height and detailing. With this, they can be compared equally to other precincts within Armadale and demonstrate suburban character changes that unfolded within a clearly definable historical period.

Precinct Map



Grading Plan

- * S: 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 architectural style categories set out in Heritage Victoria’s HERMES Orion 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
HORSBURGH GROVE			
1 Horsburgh Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
3 Horsburgh Grove	House	Federation/Edwardian Period (1902 – c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
5 Horsburgh Grove	Vacant	Contemporary	NC
7 Horsburgh Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
9 Horsburgh Grove	House	Victorian Period (1851-1901)	C
8-10 Horsburgh Grove	House	Victorian Period (1851-1901)	C
12 Horsburgh Grove	House	Victorian Period (1851-1901)	C
14 Horsburgh Grove	House	Victorian Period (1851-1901)	C
MURRAY STREET			
2 Murray Street	House	Federation/Edwardian Period (1902 – c.1918)	C
4 Murray Street	House	Federation/Edwardian Period (1902 – c.1918)	C
6 Murray Street	House	Federation/Edwardian Period (1902 – c.1918)	C
8 Murray Street	House	Federation/Edwardian Period (1902 – c.1918)	C
10 Murray Street	House	Federation/Edwardian Period (1902 – c.1918)	C
12 Murray Street	House	Federation/Edwardian Period (1902 – c.1918)	C
14 Murray Street	House	Federation/Edwardian Period (1902 – c.1918)	C
ERSKINE STREET			
18 Erskine Street	House	Federation/Edwardian Period (1902 – c.1918)	C

References

C. J. and T. Ham. 1906. Brocklesby Estate, Armadale. Map. Vale collection, ID no. 2171665. State Library of Victoria.

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Surveyor General's Office. 1855. *Melbourne and its Suburbs*. Map. Historic Plan Collection VPRS 8168/P0002. Public Records Office Victoria.

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



1 Horsburgh Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



3 Horsburgh Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



North-east facing street view of 1-3 Horsburgh Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



North-west facing street view of 3-5 Horsburgh Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



7 Horsburgh Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



9 Horsburgh Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



8-10 Horsburgh Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



12 Horsburgh Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



14 Horsburgh Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



2 Murray Street, Armadale (source: Extent Heritage Pty Ltd, 2021).



4 Murray Street, Armadale (source: Extent Heritage Pty Ltd, 2021).



6 Murray Street, Armadale (source: Extent Heritage Pty Ltd, 2021).



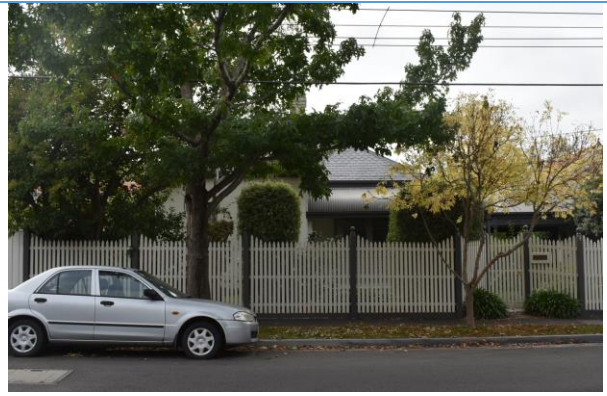
8 Murray Street, Armadale (source: Extent Heritage Pty Ltd, 2021).



10 Murray Street, Armadale (source: Extent Heritage Pty Ltd, 2021).



14 Murray Street, Armadale (source: Extent Heritage Pty Ltd, 2021).



16 Murray Street, Armadale (source: Extent Heritage Pty Ltd, 2021).



18 Murray Street, Armadale (source: Extent Heritage Pty Ltd, 2021).



18 Erskine Street, Armadale (source: Extent Heritage Pty Ltd, 2021).



North-west facing view of 18 Erskine Street from Horsburgh Grove (source: Extent Heritage Pty Ltd, 2021).

Authors

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