

Heritage Citation – Precinct

Heritage Place: Egerton Road Precinct
Address: 5-11 and 6-24 Egerton Road, Armadale

HO Reference: HO758

Citation status: Final

Date Updated: 17 October 2023

Designer: Unknown

Year of Construction: c.1890s-c.1910s

Builder: Unknown



Photograph of 12-14 Egerton Road, Armadale
(source: Extent Heritage Pty Ltd, 2021).



Location map and extent of Egerton Road
Precinct.

Heritage Group: Residential Buildings

Key Theme: Building Suburbs

Heritage Type: Residential Precinct

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 Egerton Road Precinct, comprising a group of Victorian, Edwardian and Federation style dwellings on Egerton Road, Armadale, is locally significant.

The precinct is wholly characterised by contributory graded buildings.

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

- The distinctive pattern of the late 19th century subdivisions 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 modest Victorian era cottages characterised by hipped roofs, traditional front verandahs with decorative cast iron and timber fretwork, decorative timber eaves, double hung timber framed windows and profiled brick chimneys- some rendered;
- The regularity and harmony of the single-storey Edwardian and Federation era houses primarily characterised by hipped roofs with some retaining their original terracotta and slate tiles, profiled face brick chimneys, front-facing gables, traditional front verandahs with bullnose roofs and decorative cast iron and timber fretwork, finials, awnings supported by timber brackets.
- The uniformity of allotments, siting and building heights across the precinct; and
- Predominance of traditional timber picket fences.

Later alterations and additions to the properties are not significant.

How is it significant?

The Egerton Road Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Egerton Road Precinct is historically significant as an area in Armadale that rapidly developed during the late 19th and early 20th century as an outcome of two 1880s subdivisions, 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 recovery in the early twentieth century after the 1890s recession. The residential area thus forms a tangible link to these two periods of development. (Criterion A)

The Egerton Road Precinct is aesthetically significant as an intact and visually cohesive heritage area characterised by single-storey Victorian, Edwardian and Federation era dwellings. The buildings retain a high level of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, allotment sizes and heights as well as setbacks in some groups of buildings. Its unified character is further enhanced by the predominance of traditional picket fences. Combined, these elements create a harmonious and attractive collection of buildings that are 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 Egerton Road Precinct is historically significant as an area in Armadale that rapidly developed during the late 19th and early 20th century as an outcome of two 1880s subdivisions, 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 recovery in the early twentieth century after the 1890s recession. The residential area thus forms a tangible link to these two periods of development.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	This 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>	This 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>	This place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Egerton Road Precinct is aesthetically significant as an intact and visually cohesive heritage area characterised by single-storey Victorian, Edwardian and Federation era dwellings. The buildings retain a high level of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, allotment sizes and heights as well as setbacks in some groups of buildings. Its unified character is further enhanced by the predominance of traditional picket fences. Combined, these elements create a harmonious and attractive collection of buildings that are free from modern development within the curtilage.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	This 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>	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.

Description

• Physical Analysis

The Egerton Road Precinct consists of fourteen residences along the middle section of the road. The residences consist of modestly sized single-storey Victorian, Edwardian and Federation era cottages and houses. Egerton Road is aligned on a north south axis and terminates at Wattletree Road to the north and Dandenong Road to the south. Egerton Road has a relatively consistent streetscape and proportions along a two-lane road with parking on both sides, concrete crossover and footpath, a narrow grass verge and bluestone kerb and guttering. Young deciduous trees are planted evenly spaced along the road adding to the consistency of the streetscape. The residences on the east side of the road have access to a bluestone paved rear lane. The setbacks within the group are relatively consistent to both sides of the road.

The Victorian era cottages are primarily characterised by timber weatherboards, with the weatherboards on the front facades cut to appear like ashlar stone. They also include hipped roofs, bullnose verandahs, decorative eaves brackets, cast iron lacework, original timber joinery to doors and windows, and timber picket front fences. 5-11 Egerton Road is of particular note as a group of four visually consistent and similarly designed weatherboard cottages. In addition to the weatherboard cottages, there are a variety of brick Victorian era villas primarily characterised by hipped slate roofs, profiled brick chimneys, bullnose verandahs with iron lacework and posts, and original timber joinery.

The Federation and Edwardian era residences are larger structures built in brick with single or double fronted facades. Some of these residences still retain the original Marseilles terracotta tile or slate roof tiling. Other detailing includes half-timber gables, bullnosed front awning roofs, decorative timber verandah posts and fretwork, timber windows grouped in sets of three, solid timber front doors and timber front fences.

While the residences within the precinct display a variety of styles, the overall siting, massing, forms and finishes contribute to a visually cohesive group. The precinct preserves the original visual characteristics of Egerton Road which has been redeveloped close to the main roads with large multi-dwelling apartments. The residences within the Egerton Road Precinct are considered to be in good condition. Replacement of some front fences and corrugated steel roof cladding are the most visible alterations from the streetscape. While most properties have undergone extensive renovation and additions at the rear, the front form and detailing of the residences remain intact as viewed from the street. The residences within the Egerton Road Precinct are considered to have moderate integrity.

- [Alterations and Additions](#)

- Front fence replaced with a brick front wall at 9-11 and 18 Egerton Road.
- Some roofs reclad with corrugated galvanised iron or steel sheeting.
- Awning addition to 14 Edgerton Road.
- Relandscaping to front setbacks.
- Rear additions.

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 of the Edgerton Road Precinct formerly comprised Crown Portions 54 (Surveyor General's Office 1855). Consisting of ten acres, this allotment was first sold to T. Fulton, and A. Greeves, and Hodgson at the 1854 Crown Land sales. The area largely remained undeveloped over the next few decades, with the exception of several villas and shops primarily scattered along the adjacent Dandenong and Wattletree Roads by the 1880s (Hair 1888).

The area was substantially transformed following two 1888 subdivisions that incorporated land within the Egerton Road Precinct. Both 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 Prahran. 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, allotments along the southern end of Egerton Road were sold in the 1888 Malvern Estate subdivision, while allotments along the northern end of Egerton

Road were sold as part of the 1888 subdivision of Egerton Park Estate (Department of Crown Lands and Survey 1882; E. J. Dixon & Sons 1888).

Divided into thirty-two allotments, auction advertisements for the Malvern Estate subdivision drew upon the area's proximity to grand Victorian properties, and described the vicinity as 'exceptionally pleasant and healthy situation among the mansions and other superior residences for which the district is noteworthy' (The Argus 1888, 2; Hair 1888). Its 'natural drainage' and 'splendid garden soil' were also described as benefits of purchasing an allotment in the Estate (The Argus 1888, 2). Referred to as 'late Henriques' paddock' in the advertisement, it is highly likely that this area of the precinct belonged to Joseph Augustus Henriques in the period prior to subdivision, a merchant from Kingston, Jamaica, who had previously owned a cottage and land five miles from Dandenong Road (The Argus 1858, 8). Meanwhile, auction material for the Egerton Park Estate indicates that it was divided into twenty-seven allotments. These allotments, in conjunction with the now demolished Egerton House, an existing six-roomed brick villa located roughly in the location of present day 11 Egerton Road, were put up for auction in March 1888 (E.J. Dixon & Son 1888).

Residences were subsequently erected along these allotments fronting Egerton Road over the next decade, with a MMBW map from 1902 showing several of the present day properties established (MMBW 1902). Erected properties illustrated include the modest Victorian style cottages situated on narrow allotments at numbers 5-11 along the west side, as well as the Victorian and Edwardian style properties on more generous allotments at numbers 4, 8, 12, 14, 18 and 20 along the east side (MMBW 1902). Several lots, including numbers 10, 16, 22 and 24 are depicted as vacant land, while other established properties at 13 and 6 have since been demolished (MMBW 1902). The residence at 10 Egerton Road was later constructed between c.1902-1906, while the residences at numbers 16, 22 and 24 Egerton Road were constructed in c.1910-1915.

With the exception of the northern and southern extent of Egerton Road that is not included in this precinct, these dwellings survived intact against the pressures of interwar and post-war development. Today, these residences continue to be used as private residential properties.

Comparative Analysis

The Egerton Road Precinct comprises an intact series of Victorian, Edwardian and Federation style one-storey dwellings that were developed as a result of the 1880s land boom, which precipitated rapid suburban development across Armadale in the late 19th century and early 20th century. All constructed in the decades following late 19th century subdivisions, Egerton Road Precinct is distinguished by a visual cohesiveness stemming from 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 Egerton 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 style properties, the Armadale Precinct features a wider variety of

architectural expression, with dwellings ranging from cottages on small blocks to grander suburban villas. It is much larger and less intact in terms of integrity and intactness of built form and detailing than Egerton Road Precinct.

- **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 Federation/Edwardian era, as well as some interwar period dwellings. Although it is also much larger than the Egerton Road 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 dwellings and shops. As with the Egerton Road 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 Egerton Road Precinct in terms of scale and size.

Although the group of dwellings within Egerton Road 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 are readily likened to other precincts within Armadale and thus 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
5 Egerton Road	House	Victorian period (1851-1901)	C
6 Egerton Road	House	Victorian period (1851-1901)	C
7 Egerton Road	House	Victorian period (1851-1901)	C
8 Egerton Road	House	Federation/Edwardian period (1902-c.1918)	C
9 Egerton Road	House	Victorian period (1851-1901)	C
10 Egerton Road	House	Federation/Edwardian period (1902-c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
11 Egerton Road	House	Victorian period (1851-1901)	C
12 Egerton Road	House	Federation/Edwardian period (1902-c.1918)	C
14 Egerton Road	House	Victorian period (1851-1901)	C
16 Egerton Road	House	Federation/Edwardian period (1902-c.1918)	C
18 Egerton Road	House	Victorian period (1851-1901)	C
20 Egerton Road	House	Victorian period (1851-1901)	C
22 Egerton Road	House	Federation/Edwardian period (1902-c.1918)	C
24 Egerton Road	House	Federation/Edwardian period (1902-c.1918)	C

References

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Foster, D. 1999. 'Melbourne's Most Fashionable Suburb: A History of Toorak, East of Kooyong Road 1840–1998.' Unpublished Masters diss., Monash University.

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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

West side of Edgerton Road



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



7 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



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



11 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).

East side of Egerton Road



6 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



8 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



10 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



12 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



14 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



16 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



18 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



20 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



22 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



24 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



North-west facing streetscape view of 5-11 Egerton Road, Armadale (source: Google Streetview, 2019).



South-west facing streetscape view of 5-11 Egerton Road, Armadale (source: Google Streetview, 2019).



South-east facing view of 19-22 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).



North-east facing view of 12-16 Egerton Road, Armadale (source: Extent Heritage Pty Ltd, 2021).

Authors

Citation prepared by: Extent Heritage Pty Ltd, 2022 (Vivian Lu and Reuel Balmadres).

Quality assurance review conducted by: Corinne Softley.