

Appendix B - Updated Heritage Overlay citations – precincts

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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STONNINGTON CITY. 2015. Heritage Citation Report: The Avenue Precinct, Hermes ID 30778. Unpublished report. PDF file.

STONNINGTON CITY. 2019. Heritage Citation Report: Cambridge Street Precinct, Hermes ID 30703. Unpublished report. PDF file.

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).



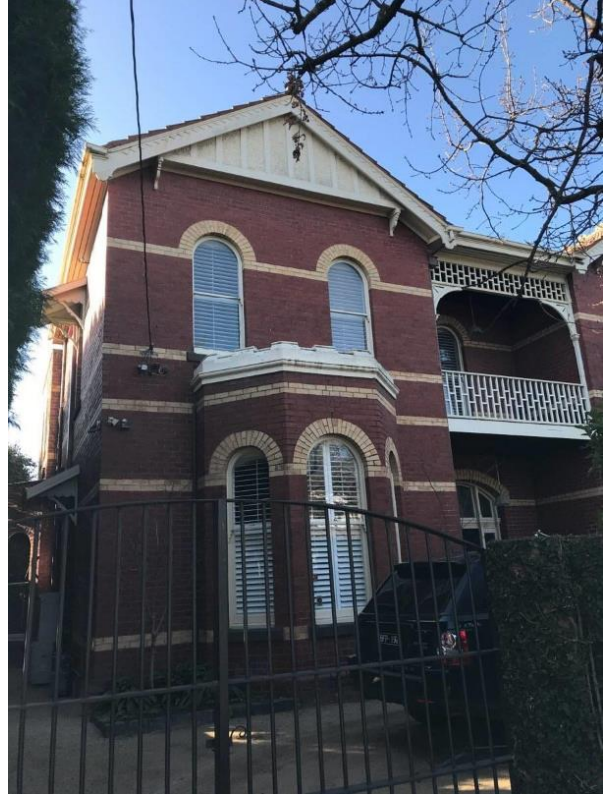
4 Auburn Grove, Armadale (source: City of Stonnington, 2020).



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

Former citation prepared by: Nigel Lewis & Associates, 1983.

Updated citation prepared by: Extent Heritage Pty Ltd, 2022 (Corinne Softley and Vivian Lu).

Quality assurance review conducted by: Corinne Softley.

Heritage Citation – Precinct

Heritage Place: Cambridge Street Precinct
Address: 1-33 Cambridge Street, Armadale

HO Reference: HO125
Citation status: Final
Date Updated: 22 March 2022
Year of Construction: 1887-88

Designer: Potentially William Henry Ellerker in association with Victorian Permanent Property Investment and Building Society
Builder: Francis Sims



Photograph (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of HO125.

Heritage Group: Residential Buildings
Heritage Type: Cottage

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; include paint controls.

Controls:	<input checked="" 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 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.

Later alterations and additions to the properties are not significant. 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)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	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.
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>	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.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	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.
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</i>	The place does not meet this criterion.

	<i>Indigenous peoples as part of the continuing and developing cultural traditions</i>	
<i>H</i>	<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 Cambridge Street Precinct is located in Armadale in the City of Stonnington, due southeast of the Melbourne CBD. The precinct is small and occupies the entirety of Cambridge Street, terminating at Armadale Street to the east and Sutherland Road to the west. The precinct is defined to the north by the rear of the properties bordering Armadale Reserve and to the south by residential properties occupying the same block.

The Cambridge Street Precinct is characterised by residential low-density housing. There are thirty-two properties in the precinct occupying mostly consistent and compact lots. The lots are small in relation to the average lot size in Armadale. The only exceptions are the four corner properties at 1-2 and 31-32 Cambridge Street that are situated on a slightly larger plot, as well as 20-22 and 19-21 which have slightly wider lots stemming from their housing of an open brick sewer easement in the original development of the precinct. The easement was eventually consolidated into the allotments, allowing for a side extension and on-site parking at these properties

The Victorian cottages are single-storey, single-fronted weatherboard clad structures with a low-pitched corrugated iron gable roof. The front façades are typically clad in deep ashlar planks and defined by a raised bullnosed verandah. The façades are characterised by four-panel doors framed by narrow two-panel sidelights and a double hung sash timber Venetian window. The awnings are decorated with ornamented columns and cast-iron lacework and valance. While most properties retain these features, the specific type of columns and lacework differ in design and colour. The gable ends are embellished with mouldings that create a distinct pediment form. The eaves are supported by paired brackets and have circular mouldings in between brackets. At the centre of the gable is a louvred bullseye vent with a semi-circular arched moulding that emphasises the form of the vent. Most houses retain a single polychrome brick corbelled chimney.

The cottages have a consistent setback from the street with a small front yard and verandah delineating the front of the structure. The street boundary is typically defined by a traditional low timber picket and post front fence.

Cambridge Street is a relatively wide street with two-way traffic and parking on both sides of the street. The street has concrete edging and a footpath but lacks a nature strip. The only plantings along the street are small plated squares cut into the road. There are six on each side, spaced equally with a young deciduous tree and underplanted with Lily of the Nile (*agapanthus*)

The residential streetscape of the Cambridge Street Precinct is striking in its consistency of lot sizes, setbacks, form and detailing of the Victorian weatherboard cottages. The front fences are sympathetic although they do occasionally differ in height, design and colour. While there are some visible

alterations and additions amongst the cottages, they are considered to be highly intact and significant for their repetition of setting, form and detailing as a group. Restoration of uniform timber picket fences and colour schemes would dramatically enhance this significance. The integrity of the streetscape and contributing houses is high.

- **Alterations and Additions**

While most houses retain their original design, some properties have been slightly modified. Such modifications are noticeable due to the high consistency of the streetscape character. Visible modifications include:

- 6 Cambridge Street: Original chimney has been removed.
- 7 Cambridge Street: Gable reclad with shingles and unsympathetic steel verandah posts installed. The front fence has been removed and it is the only house open to the street. This house has the most modified front façade on the street.
- 9 Cambridge Street: Verandah lacework has been removed.
- 12 Cambridge Street: Original chimney has been removed.
- 13 Cambridge Street: Unsympathetic front brick wall added. Original chimney and gable vent has been removed.
- 16 Cambridge Street: Gable reclad with fibro and weatherboard. The gable detailing including the vent, brackets and moulding has been removed.
- 24 Cambridge Street: Original chimney has been removed.
- 32 Cambridge Street: New verandah awning and lacework has been removed. The chimney has been rendered.

All the properties have extensions at the rear of the main structure in varying sizes. Some properties include a second storey rear extension, some of which are visible from the street; examples include Nos. 2 and 8 Cambridge Street. The cottages all have varying colour schemes, however there is a notable consistency in the use of green on trims and other detailing such as the pediment shaped eaves, bullseye vents, verandah posts and lacework. This may represent part of the original colour scheme of the cottages. Examples of cottages that display this colour are 1, 2, 4, 6, 22, 28 and 31 Cambridge Street. Houses with inconsistent paint schemes to the era and group as a whole include 7, 11, 18 and 25 Cambridge Street.

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 historical 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 suburbs in Stonnington and surrounds, it received its name from a lone but notable property. 'Armada 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 would work for Fergusson and Moore—Fergusson being James Fergusson of Kooyong. Munro went on to become Premier of Victoria and, later, Attorney General, before losing it all in the economic crash of the 1890s. Following the turn of the century, many of the original nineteenth-century properties faced demolition and subdivision, encouraging growth in the early twentieth century and the interwar period. While Armada 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 four allotments bounded by Dandenong Road, Kooyong Road, High Street and Orrong Road were sold at the Crown land sale of 15 May 1850. Allotment 66 (part of which now forms Cambridge Street) was purchased by one James Jackson. This allotment was subdivided several times, starting with a sale on 15 October 1881, with allotments becoming successively smaller until the tight layout of Cambridge Street was established.

The Certificate of Title Volume 1309 Folio 793 records Francis Edis Beaver as the registered proprietor of Crown Portion 66 in the Parish of Prahran in November 1881. The holding of almost thirty-one acres was subdivided by Beaver into large blocks and progressively sold off over the following two decades. By July 1886, the Victorian Permanent Building Society had acquired a large parcel of land described as Lots 11-14 and 23-26 of in the southern sections of Beaver's subdivision. At the time of the acquisition, no roads or rights of way had been created over the parcel. However, when a one-and-a-half-acre tract was sold to Francis Sims in August 1887, a road running east-west across the lot had been laid out and named 'Oxford or Cambridge Street' on the plan of title.

Francis Henry Sims was born in Bristol, England in 1846, son of Henry Sims and his wife Henrietta. The family emigrated to Australia in 1850. On 19 August 1887, when Sims purchased the Cambridge Street parcel, he was described as a carpenter and contractor of Wangaratta Street, Richmond. On the same day, Sims mortgaged the land to the Victorian Permanent property Investment and Building Society. Beaver died in 1887 but the development and eventual subdivision of the land was continued by his wife Emily and subsequently by their children George, Emily, and Marion.

The thirty-two allotments were all developed simultaneously by the erection in 1887-88 of identical single storey detached timber cottages. The street, known at this stage as Oxford Street, thus achieved a degree of architectural unity not found elsewhere in the municipality. Oxford Street was renamed Cambridge Street in 1892, presumably to avoid confusion with Oxford Street, South Yarra. The cottages were all designed with low pitched gable roofs having a strongly expressed gable end, circular louvred vents and uniform detailing. They largely maintain this consistency to this day.

Sands and McDougall Melbourne Directories first record Cambridge Street in 1888. At that time, most of the extant dwellings had been constructed. Nos. 2-32 on the north side of the street were described as vacant while 7-27 were vacant on the south side. In the following year most of the cottages were occupied.

No architect for the works has been identified but it is likely that the near-identical dwellings were modelled on a standard design promoted by the Victorian Permanent Property Investment and Building Society. Noted architect William Henry Ellerker had enjoyed a long association with the Building Society after designing its Collins Street headquarters in 1869 and it is likely that he was involved in the preparation of this standard design for use by investors, homeowners and builders subscribing to the institution. The only substantial differences between the individual dwellings derive from the range of cast iron decorative elements used for the street verandahs and slightly larger building footprints to the four corner dwellings. It is likely that Francis Sims, as builder, contractor, and the owner of the site, undertook the project as a speculative development.

The land and cottages subsequently passed to William Alison Blair and eventually to John Gull Johnson who arranged to subdivide the parcel of land into 32 individual residential lots in 1900. The timber cottages were then offered for sale on freehold title. In the period from July 1902 to April 1908, twenty-seven of the thirty-two cottages were sold. Johnson died on 2 February 1909 and the remaining properties were sold by his beneficiaries.

It is of note that an open brick sewer was constructed around the time of the original development. It is shown on the MMBW Plan of 1896 as situated between 19 and 21 Cambridge Street on the north side of the street before passing under the street to emerge between 20 and 22 Cambridge Street. This easement was subsequently used as a right of way before being consolidated into the allotments at 19 and 22 Cambridge Street in 1994. This accounts for the atypical sizes of these two allotments.

Comparative Analysis

There are several notable examples in the City of Stonnington where residential development occurred within a clear stylistic period, for example: HO123 Auburn Grove, Armadale (Victorian); HO179 Inverness Avenue, Armadale (Edwardian); HO133 Gascoigne Estate, East Malvern (Edwardian); and HO355 Caroline Street Precinct (Postwar). The Cambridge Street Precinct is particularly notable, however, as the area comprises housing stock of the same building date and design located within a small and clearly defined precinct.

Comparative examples of Victorian era precincts include:

- **Auburn Grove Precinct, Armadale (HO123).** The Auburn Grove Precinct consists of Victorian era dwellings and is largely contained to one small and clearly definable area, although with some properties spilling onto High Street and Avondale Road. Similar to Cambridge Street, the precinct is characterised by consistent open setbacks, detached built forms, single-storey construction, and a complete absence of modern infill development or prominent additions and alterations. The precincts differ in their specific Victorian era architectural style, mixture of double and single-fronted facades, consistency in front fences, as well as inconsistency of construction materials (mostly brick and render but with some timber). This precinct was also developed over a number of years as opposed to being constructed at the same time.
- **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). Similar to Cambridge Street, the precinct is characterised by consistent open setbacks, detached built forms, single-storey construction (with the exception of 48 The Avenue which is an Edwardian style dwelling), a complete absence of modern infill development

or prominent additions and alterations, and traditional fences. The precincts differ in their specific Victorian era architectural style, as well as in consistency of construction materials (mostly brick and render but with some timber). This precinct was also developed over a number of years as opposed to being constructed at the same time.

- **Aberdeen Street Precinct, Prahran (HO121).** The Aberdeen Street Precinct is a small group of modest worker's houses that were constructed around the same time as each other. Similar to Cambridge Street, the precinct is characterised by consistent open setbacks, detached built forms, single-storey construction, and a complete absence of modern infill development or prominent additions and alterations. Unlike the Cambridge Street Precinct, the houses were constructed in an unplanned manner and thus have varying forms of Victorian era styles building materials.

Although it is not of a Victorian era, the **Inverness Avenue Precinct (HO179)** was built as a group by the same builder in a short period of time, between 1901-03. This has clear historical comparisons with the Cambridge Street Precinct and a somewhat similar streetscape character outcome, noting that HO179 is somewhat less uniform.

Reflecting on the above examples, the Cambridge Street Precinct is one of the most, if not the most, visually and historically cohesive residential streetscape in the City of Stonnington. The precinct is striking in its consistency of the lot sizes, setbacks, form and detailing. While the houses in the study area are not individually significant, as a group they form a precinct of recognisable uniformity and significance.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

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

Street address	Place type	Style/era	Grading
1 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
2 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
3 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
4 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
5 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
6 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
7 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
8 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
9 Cambridge Street	Cottage	Victorian Period (1851-1901)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
10 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
11 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
12 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
13 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
14 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
15 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
16 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
17 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
18 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
19 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
20 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
21 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
22 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
23 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
24 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
25 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
26 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
27 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
28 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
29 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
31 Cambridge Street	Cottage	Victorian Period (1851-1901)	C
32 Cambridge Street	Cottage	Victorian Period (1851-1901)	C

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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 looking north west along Cambridge Street (source: Extent Heritage Pty Ltd, 2021).



View looking south west along Cambridge Street (Source: Extent Heritage Pty Ltd, 2021).



Example cottage – 17 Cambridge Street
(source: Extent Heritage Pty Ltd, 2021).



Example cottage –28 Cambridge Street
(source: Extent Heritage Pty Ltd, 2021).

Authors

Former citation prepared by: Bryce Raworth Pty Ltd, 2008.

Updated citation prepared by: Extent Heritage Pty Ltd, 2022.

Heritage Citation – Individual Place

Heritage Place: Hampden Road Precinct

Address: 10 & 13-15 Avalon Road, 371-377

Dandenong Road, 29B-45 & 28-52 Hampden Road,
Armadale

HO Reference: HO136

Citation status: Draft

Date Updated: 22 March 2022

Designer: Robert Hamilton, IG Anderson and Eric
Beedham and Arnaud E. Wright

Year of Construction: c.1880s and 1920s- 1930s

Builder: N/A



Photograph of 13-15 Avalon Road (source: www.realestate.com.au, 2019).



Location and map extent of HO136.

Heritage Group: Residential buildings

Heritage Type: Residential precinct

Key Theme: Building suburbs

Key Sub-theme: Creating Australia's most
prestigious suburbs – the end of an era –
mansion estate subdivisions in the twentieth
century

Significance Level: Local

Recommendation: Extend the curtilage of HO136 Hampden Road Precinct to include residences at 13-15 and 17 Avalon Road; tree controls are recommended in relation to the mature oak (*Quercus*) trees along Hampden Road.

Controls:	<input type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input checked="" 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 Hampden Road Precinct, comprising properties on Hampden Road, Avalon Road and Dandenong Road, is locally significant. The mature oak (*Quercus*) street trees on Hampden Road are also locally significant.

Significant properties include:

- Former Moorilim, 373-375 Dandenong Road, Armadale (Victorian Italianate mansion, now a school)
- Namarong, 52 Hampden Road, Armadale (Victorian Italianate mansion)

The remainder of the precinct is predominantly characterised by contributory graded buildings, with a small number of non-contributory infill developments. Refer to the grading map for designations.

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

- The generous allotments established by the 1919 subdivision of Namarong Estate and 1929 subdivision of Avalon Estate;
- The presence of intact remnant late Victorian Italianate mansion estate buildings, that were erected prior to the interwar era subdivision;
- The presence of a large group of contributory dwellings of varying Interwar styles, including Old English, Georgian Revival (with Mediterranean influences), American Bungalow, Mediterranean and Streamline Moderne. Some of these buildings are associated with notable architects.
- The relatively high integrity of contributory buildings when viewed from the street. Dwellings typically survive with their presentation to the street largely unaltered, retaining elements such as verandahs, porticos, roof forms, chimneys, windows and door openings, brick detailing and timber joinery;
- The overall consistency of form, scale (one to two storeys), siting (regular front and side setbacks) and external materials and detailing (brick or render with hip or gable tiled roofs and chimneys) of the groups of inter-war houses, apartments and maisonettes;
- Building designs reflecting the growing popularity of interwar high density flat development;
- Building designs responding to the rise in popularity of the motor car;
- The absence of vehicle accommodation or other buildings in front or side setback areas; and
- A garden estate character established by the well-maintained garden settings, low front fences and street trees, particularly the mature oak (*Quercus*) trees.

Later alterations and additions to the properties are not significant.

How is it significant?

The Hampden Road Precinct is of local historical and aesthetic significance to the City of Stonnington. The precinct also has associative significance, featuring examples of domestic architecture by notable architects.

Why is it significant?

The Hampden Road Precinct is historically significant as interwar subdivisions of the Namarong Estate and Avalon Estate respectively, which saw the formation of a wide street with generous allotments

within Armadale. Both the remnant late Victorian dwellings and diversity of interwar houses and flats erected following the subdivision demonstrates urban character changes that occurred between the late 19th and early to mid 20th century in the City of Stonnington. It is also significant as an illustration of the increasing popularity of apartment living during the inter-war period and, in particular, demonstrates the emergence of maisonettes as an acceptable form of apartment development for middle class families. The precinct forms a tangible link to the interwar subdivision and development story of Armadale. (Criterion A)

The Hampden Road Precinct is aesthetically significant as an intact and visually cohesive interwar era streetscape in the City of Stonnington. The streetscape consists of a large number of fine, well-detailed and cohesive freestanding dwellings, apartment buildings and maisonettes from the interwar eras, designed the Old English, Georgian Revival (with Mediterranean influences), American Bungalow, Mediterranean and Streamline Moderne styles. As a group they display cohesion through form, materials, siting, setbacks and one to two story heights. The grand Victorian Italianate mansions add further to the aesthetic significance of the place, owing to their grand scale, detailing and façade articulation. The precinct has a strong garden estate character established by well-maintained gardens, low front fences and street trees, particularly the mature oak (*Quercus*) trees. (Criterion E)

The Hampden Road Precinct has associative significance, featuring examples of the domestic Interwar work of noted architects Robert Hamilton (32 Hampden Road), IG Anderson (35 Hampden Road), Eric Beedham (371 Dandenong Road) and Arnaud E. Wright (13-15 Avalon Road). (Criterion H)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Hampden Road Precinct is historically significant as interwar subdivisions of the Namarong Estate and Avalon Estate respectively, which saw the formation of a wide street with generous allotments within Armadale. Both the remnant late Victorian dwellings and diversity of interwar houses and flats erected following the subdivision demonstrates urban character changes that occurred between the late 19th and early to mid 20th century in the City of Stonnington. It is also significant as an illustration of the increasing popularity of apartment living during the inter-war period and, in particular, demonstrates the emergence of maisonettes as an acceptable form of apartment development for middle class families. The precinct forms a tangible link to the interwar subdivision and development story of Armadale.
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<i>B</i>	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The 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>	The 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>	The place does not meet this criterion.
<i>E</i>	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Hampden Road Precinct is aesthetically significant as an intact and visually cohesive interwar era streetscape in the City of Stonnington. The streetscape consists of a large number of fine, well-detailed and cohesive freestanding dwellings, apartment buildings and maisonettes from the interwar eras, designed the Old English, Georgian Revival (with Mediterranean influences), American Bungalow, Mediterranean and Streamline Moderne styles. As a group they display cohesion through form, materials, siting, setbacks and one to two story heights. The grand Victorian Italianate mansions add further to the aesthetic significance of the place, owing to their grand scale, detailing and façade articulation. The precinct has a strong garden estate character established by well-maintained gardens, low front fences and street trees, particularly the mature oak (<i>Quercus</i>) trees.
<i>F</i>	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The 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>	The place does not meet this criterion.
<i>H</i>	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The Hampden Road Precinct has associative significance, featuring examples of the domestic Interwar work of noted architects Robert Hamilton (32 Hampden Road), IG

		Anderson (35 Hampden Road), Eric Beedham (371 Dandenong Road) and Arnaud E. Wright (13-15 Avalon Road).
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Description

- Physical Analysis

Hampden Road

Hampden Road, between Dandenong Road and Avondale Road, is a leafy suburban street lined with substantial family homes and flats. The evolution of the street is clearly legible, starting as gracious Victorian mansions whose allotments were subdivided during the interwar period. At the Dandenong Road end there are the earliest subdivisions, built with 1920s flats and single-family Arts and Crafts style homes. The section to the north of Avalon Road, on the west side, was developed in a very short period of time during the 1930s with substantial two-storey Old English and Georgian Revival houses and duplexes/maisonettes disguised as single residences.

On the east side of Hampden Road, north of Avalon road, the precinct contains an interwar apartment building called Waveney at 29B Hampden Road which has Art Deco influences. Notably, the rear of the Waveney apartments features original garages constructed on what is believed to be the c. 1890s stables/carriage block from the original Waveney mansion that previously occupied this site.

On the east side of Hampden Road, south of Avalon Road, the houses at 39-43 Hampden Road are 1920s rendered brick bungalows with Arts and Crafts influences. 43 Hampden Road is a finely executed and relatively intact example, which retains original unpainted roughcast render with red brick accents, diamond leadlight windows, tapered chimneys, and an attic storey. 37 Hampden Road demonstrates classical influences to a bungalow with a recessed, colonnaded verandah, while Mon Reve at 35 Hampden Road is an example of the Streamline Moderne style designed by architect I.G. Anderson. 41 Hampden Road is the least intact of this section of the road, featuring a non-original porch, front windows and a garage addition.

On the west side of Hampden Road, north of Avalon Road, this portion of the precinct contains a succession of handsome interwar dwellings and maisonettes with consistent two-storey scale and established garden settings. A number of these, including 28-30, 32, 38 and 42 Hampden Road, draw upon Interwar Old English antecedents with steeply pitched roofs, tall chimneys and a face brick expression, while others such as 36 and 40 Hampden Road are relatively plain with few obvious stylistic influences. With specific regard to 32 Hampden Road, this is a fine example of a maisonette design by noted architect Robert Hamilton. It is complemented by the clinker brick front fence that features half-circular sections at the driveway entrance incorporating planter boxes, the name 'Rothesay' in lead letters as well as the original two mail box slots. Many of the other buildings retain their original or early low front fences; examples include the lava rock fence to 28-30 Hampden Road, the rendered fence to 40 Hampden Road and the clinker brick fence to 38 Hampden Road.

On the west side of Hampden Road, south of Avalon Road, there is a two-storey interwar era residence with Arts and Crafts influences at 10 Hampden Road. It retains its original roughcast render and

unpainted timber shingles. At the southern end of this section of the precinct, a property known as Namarong is located at 52 Hampden Road and consists of a large Victorian Italianate mansion which is relatively intact and finely detailed.

A number of modern houses and apartments have been constructed on the west side of the Hampden Road as well, however many of these have not substantially compromised the character of the streetscape. The notable exception is 48 Hampden Road which is quite visually dominant.

Dandenong Road

There are four properties on Dandenong Road that are included in the precinct. The primary property is Former Moorilim at 373-375 Dandenong Road which retains a small frontage to Dandenong Road and is characterised as a large Victorian Italianate mansion which has been integrated into The King David School. While significant additions have been made to the rear of the building, the main facade remains largely intact. 371 Dandenong Road, designed by architect Eric C. Beedham, represents the era of interwar apartment living, with a two-storey Mediterranean Revival flats building. The apartment building at 377 Dandenong Road adds to this interwar era story. Between the two apartment buildings is an interwar era residence at 375 Dandenong Road with timber shingle accents and a Marseille tile roof; it now forms part of a school complex.

Avalon Road

Another notable c.1930s Interwar Old English style residence is located at 13-15 Avalon Road, also known as Tudor Lodge. The property is located on one of the largest remaining land holdings in the suburb. The substantial two-storey residence is a prominent building on the street, set amongst mature trees within a generous terraced garden and sweeping driveway. The rendered brick building is characterised by prominent open gable projections, contrasting brickwork corbelling, a steep pitched roof and tall chimney stacks. Other defining features including the gable front entrance porch, bay windows and open face brick motifs further emphasise the design style.

Another important feature of the Precinct is the mature oak (*Quercus*) street plantings, which are clustered around the intersection of Hampden Road Avalon Road, and the triangular traffic island at the intersection with Avondale Road. These trees are complemented by fine specimens within the generous front gardens of many houses in Hampden Road, including a Copper Beech (*Fagus sylvatica f. purpurea*) at 37 Hampden Road, a Scarlet Oak (*Quercus coccinea*) and Liquidambar (*Liquidambar styraciflua*) at 28-30 Hampden Road, and an Oak (*Quercus*) at the corner of the property at 46 Hampden Road. There are some surviving early plantings at the two Victorian era properties Namarong and Moorilim, including Canary Island Palms (*Phoenix canariensis*) on both properties, and a large cluster of palms, possibly Mediterranean Fan Palm (*Chamaerops humilis*), on the grounds of Namarong.

Overall, the building stock is of high quality and is in good condition.

- **Alterations and Additions**

Notable visible streetscape modifications include:

- Most properties have rear extensions and additions including swimming pools, however the scale and visibility of these elements is not intrusive.

- Second storey gable window with Colorbond clad added to 43 Hampden Road.
- Original face brick front walls rendered, including at 34, 36 and 45 Hampden Road.
- New timber front fence added to 10 Avalon Road.
- Front garage or carport additions including at 36, 40 and 43 Hampden Road.
- Contemporary grey colour scheme introduced at 45 Hampden Road and 371 Dandenong Road.
- Roof reclad with black Marseilles tiles at 45 Hampden Road.
- 375-373 Dandenong Road converted into a school.
- Contemporary infill development at 44, 46, 48, 48A and 50 Hampden Road.

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 comprising Hampden Road was formerly part of Crown Portions 52 and 65, each of around thirty acres each. Purchased by John Pascoe Fawkner and Benjamin Tindale respectively in 1850 at the second Crown Land sale, Fawkner and Tindale subsequently subdivided their land into allotments of five to seven acres and quickly sold their holdings as estates. The lots provided good residential land, as they were fairly level and drained to the Bay rather than the Yarra. However, between 1850 and 1870 very little development occurred. Kearney's map of 1855 shows that Lot 65 and part of Lot 52 had been roughly cleared. A track that would later form the northern end of Hampden Road had been formed and a handful of buildings to the street frontages had been constructed but development was otherwise sparse (Malone 1998, 29-32).

The surviving mansions in the Hampden Road area were built during the latter part of the 19th century. The opening of the railway stimulated development in the vicinity of the new stations at Toorak and Armadale from the late 1870s onwards, resulting in the erection of substantial estates within the vicinity of Hampden Road. To the south of Avondale Road, several large mansions set within expansive grounds occupied the land to the west of Hampden Road. Barnato and Avalon were sited at the eastern end of long blocks extending from Hampden Road to Orrong Road, while Seabrof and Redcourt were situated near the intersection of Orrong Road and Dandenong Road (the latter two properties did not have a frontage to Hampden Road). At the intersection of Hampden Road with Dandenong Road was Namarong, now at present day 52 Hampden Road. It was constructed in c.1870 on the west side, while Mount Melville (later Moorilim) at present day 373 Dandenong Road, was built on the eastern corner for John Currie (Malone 1998, 29-32). These mansion estates were the homes of wealthy and influential people in Melbourne's political and social life, and the large estates are shown in two MMBW Detail Plans dating from 1901. Plan No. 998 shows development on the west side of Hampden Road including Barnato, Avalon, Seabrof, Redcourt and Namarong (MMBW 1901). On the east side, the extensive grounds of Moorilim, including its tennis court, extending from Hampden Road to Denbigh Road, are shown on Plan No. 997. Also shown on Plan No. 997 is Waveney, the house originally built for Major-General H.W. Grimwade on a site just to the north of Hampden Villa. Further to the north there is another large villa, Remura, facing toward Avondale Road (MMBW 1901). The extent of development in Hampden Road shown in these MMBW plans would remain essentially unchanged until after World War I.

The municipality of Stonnington was the scene of intensive subdivision and development in the 1920s and 1930s. While the subdivision of large estates was taking place as well before this period, rising labour costs following World War I made the cost of servants and other workers to maintain the mansion estates prohibitive (Context Pty Ltd 2006). This resulted in the formation of several streets characterised by grand architect designed homes in suburbs like Toorak, as well as flat development in suburbs like Prahran. In the Hampden Road area, the Namarong Estate was subdivided in 1919, followed by the subdivision of the Avalon Estate in 1929. This led to the creation of Avalon Road, generally following the route of the former carriage drive to the now demolished Avalon mansion, as well as the creation of suburban sized allotments along the west side of Hampden Road. To the south of Avalon Road, Namarong mansion remained on a reduced allotment with frontage to Hampden Road only; the Dandenong Road frontage was divided into three new allotments. Immediately to the north of the mansion allotment were three further lots facing Hampden Road, the northernmost situated on the south-west corner of Avalon Road. A further nine lots were created to the north of Avalon Road on the Avalon Estate (Land Victoria).

Meanwhile, in 1921, the grounds of Moorilim were subdivided. The mansion was retained on a smaller allotment with a reduced frontage to Dandenong Road, while five lots were created along the east side of Hampden Road, with another four fronting Dandenong Road and two facing Denbigh Road. Further to the north, the grounds surrounding Waveney and Remura were subdivided by the mid-1930s (Land Victoria). Ultimately, Moorilim and Namarong survived and were converted to guest houses by the late 1930s - Moorilim became the Rio Grande Guest House by 1936, while Namarong was managed by Misses Wehl (who had been sole occupants for a number of years) as a guest house by 1937. Remura was converted to flats, while the house at the Waveney Estate was eventually demolished; the stables,

however, were retained and now form part of the garage complex at the rear of the Waveney apartments at 29B Hampden Road.

Consequently, Hampden Road was almost completely redeveloped during the interwar period, commencing at the southern end. On the east side, the first house on the Moorilim subdivision, at 41 Hampden Road, appeared in the 1923 Directory with Mr J.R. Bonwick listed as occupant. By 1928, it had been joined by the houses at 39, 43 and 45. On the opposite side of the road within the Namarong subdivision, a house known as Toronto was built by 1922 for the Buxton family at 48, while the house at 10 Avalon Road was constructed by 1923 for Fred Hill (Sands & McDougall 1923).

Meanwhile, in Dandenong Road a house was built by 1926 for Mr J. T. Guy on Lot 5 of the Moorilim subdivision, while the Coonett flats at present day 371 Dandenong Road, were designed by architect Eric C. Beedham. They were among the first flats erected along Dandenong Road and followed Kelvin Mansions, constructed c. 1922, just to the west of Orrong Road. By 1931, they were joined by the Darley flats situated on present day No. 377 Dandenong Road. Apartments were also built within Hampden Road itself. By 1928, Remura, at the south-east corner of Avondale Road, had been converted to the Hampden Court flats and in 1934 Waveney was sold and re-developed into flats. Another form of flat development, the maisonette, was also making an appearance. In 1933, the Jesmond Dene flats were built at 28-30 Hampden Road, while the adjacent Rothesay flats at 32 Hampden Road were built by 1934 (Sands & McDougall 1934). Both comprised two residences within what appeared as one large Tudor Revival house and the latter development was designed by the noted architect, Robert Hamilton. A contemporaneous article described the Rothesay flats as a 'happy compromise in that two flats are provided, which have practically all the conveniences of a large suburban house' (Argus 1933). The article noted that 'particular care' had been paid to soundproofing with the result that 'the two flats might well be imagined as two separate houses' and that the only feature that linked the flats in one building was the garden (Argus 1933).

The houses built in the precinct during the 1930s were mostly in the Mediterranean, Old English, Bungalow or fashionable Revival styles of the interwar period. Noted examples include the substantial Old English residence known as Ken-Alisa at 13-15 Avalon Road. Constructed in c.1935 to designs by noted interwar architect Arnaud E. Wright, this residence was owned by the prominent horse racing Dibb family for over sixty-four years and has been noted for its high degree of intactness and design quality.

One exception to the area's dominant Revival styles include Mon Reve at 35 Hampden Road. Constructed in c. 1938 to designs by architect I.G. Anderson, the building is noted for its discernible interwar Streamline Moderne style.

Comparative Analysis

The Hampden Road Precinct is primarily characterised by a mixture of interwar freestanding residences and apartment buildings constructed following the subdivision of large mansion estates during the interwar period. Consisting of architect designed dwellings situated on generous allotments, the Hampden Road Precinct is typical of the middle-class residential estates that were developed during the interwar period. It is particularly noted for its range of apartments and maisonettes alongside freestanding houses, as well as its retention of the two original late Victorian mansions Namarong and Moorilim. Comparative precinct examples include:

- **Kooyong Precinct, Kooyong (HO181).** The Kooyong Precinct is a residential area comprising two pockets of Federation and interwar housing stock. It compares directly to the Hampden Road Precinct as an architecturally diverse group of buildings that were developed following the interwar subdivision of Victorian mansion estates. It shares many qualities with the Hampden Road Precinct, including the prevalence of interwar Old English dwellings, the level of intactness of dwellings to their original states, the level of design quality, as well as the presence of Late Victorian buildings that date back to the Victorian era estates. As with the Hampden Road Precinct, its streetscape is occasionally broken up by modern residential infill buildings. However, unlike the Hampden Road Precinct, the Kooyong Precinct also comprises a mixture of substantial interwar bungalows and one-storey villas. Given the wide range of building stock and more non-contributory sites, it is considered to be a less cohesive precinct than Hampden Road overall.
- **Redcourt Avenue, Armadale (HO384).** The Redcourt Avenue Precinct in Armadale is an interwar residential area developed following the subdivision of the 19th century Redcourt and Sebrof mansion estates. It compares directly to the Hampden Road Precinct as an interwar era residential area that maintains a historical relationship to the Late Victorian mansion estates erected for Melbourne's landed gentry. It also shares a number of aesthetic qualities with the Hampden Road Precinct including a cohesive mixture of intact and high quality interwar designs such as Old English, Spanish Mission and Streamline Moderne, a consistency in setbacks and siting, a garden character afforded by mature tree lined streets and gardens, as well as sittings on generous allotments. A key difference is the absence of interwar maisonettes. It has a relatively small degree of infill in comparison to the Hampden Road Precinct and is thus considered a more intact precinct.
- **Jessamine Avenue and Linden Court, Prahran (HO141).** The Jessamine Avenue and Linden Court Precinct is an outstanding and intact group of 1920s-1940s interwar buildings set on landscaped grounds and a tree lined streetscape. It is notable for its curved concrete roadways, and diversity of interwar designs that include Spanish Mission, Georgian Revival, Art Deco and Streamline Moderne. Despite the variation of designs, the consistency in setbacks, siting, allotments and materiality create a harmony in the streetscape. As with the Hampden Road Precinct, the Jessamine Avenue and Linden Court Precinct also features interwar flats that illustrate the rise of higher density living by the 1930s. It is more intact than Hampden Road, owing to the lack of contemporary infill.

While the Hampden Road Precinct is not the most intact interwar era precinct compared with other examples, it encompasses a stylistically cohesive group of residences through form, sitting, setbacks, and materiality. The prevalence of a large range of intact interwar Old English style dwellings is of particular note. While this is occasionally broken up by the presence of modern residential buildings, these instances are limited and are generally of a scale, setback and form that are broadly complementary to the character of the older building stock.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

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

Street address	Place type	Style/era	Grading*
HAMPDEN ROAD			
9/29B Hampden Road	Flats	Interwar period (c.1910-c.1940)	C
30 Hampden Road	House	Interwar period (c.1910-c.1940)	C
32 Hampden Road	Former Duplex	Interwar period (c.1910-c.1940)	C
34 Hampden Road	House	Interwar period (c.1910-c.1940)	C
35 Hampden Road	House	Interwar period (c.1910-c.1940)	C
36 Hampden Road	House	Interwar period (c.1910-c.1940)	C
37 Hampden Road	House	Interwar period (c.1910-c.1940)	C
38 Hampden Road	House	Interwar period (c.1910-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading*</i>
39 Hampden Road	House	Interwar period (c.1910-c.1940)	C
40 Hampden Road	House	Interwar period (c.1910-c.1940)	C
41 Hampden Road	House	Federation/Edwardian Period (1902 – c.1918)	NC (heavily modified)
42 Hampden Road	House	Interwar period (c.1910-c.1940)	C
43 Hampden Road	House	Interwar period (c.1910-c.1940)	C
44 Hampden Road	House	Contemporary	NC
45 Hampden Road	House	Interwar period (c.1910-c.1940)	C
46 Hampden Road	House	Contemporary	NC
48 Hampden Road	House	Contemporary	NC
48/A Hampden Road	House	Contemporary	NC
1/50 Hampden Road	House	Contemporary	NC
52 Hampden Road	House	Victorian Period (1851-1901)	S
AVALON ROAD			
10 Avalon Road	House	Interwar period (c.1910-c.1940)	C
13-15 Avalon Road	House	Interwar period (c.1910-c.1940)	C
17 Avalon Road	House	Contemporary	NC
DANDENONG ROAD			
5/371 Dandenong Road	Flats	Interwar period (c.1910-c.1940)	C
373-375 Dandenong Road	House (now a school)	Victorian Period (1851-1901)	S
375 Dandenong Road	House	Interwar period (c.1910-c.1940)	C
4/377 Dandenong Road	Flats	Interwar period (c.1910-c.1940)	C

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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



13-15 Avalon Road, Armadale (source: www.realestate.com.au, 2019).



10 Avalon Road, Armadale (source: City of Stonnington, 2020).



28-30 Hampden Road, Armadale (source: City of Stonnington, 2020).



32 Hampden Road, Armadale (source: City of Stonnington, 2020).



35 Hampden Road, Armadale (source: City of Stonnington, 2020).



38 Hampden Road, Armadale (source: City of Stonnington, 2020).



42 Hampden Road, Armadale (source: City of Stonnington, 2020).



Namarong, 52 Hampden Road, Armadale (source: City of Stonnington, 2020).



371 Dandenong Road, Armadale (source: City of Stonnington, 2020).



Mature oak (*Quercus*) street trees on Hampden Road (source: Google Street View, 2019).



Former Moorilim, 373-376 Dandengon Road, Armadale (source: The King David School, <https://www.kds.vic.edu.au/contact-us/>)

Authors

Former citation prepared by: Context Pty Ltd, 2010.

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

Quality assurance review conducted by: Corinne Softley

Heritage Citation – Precinct

Heritage Place: Inverness Avenue Precinct
Address: 19-29 Inverness Avenue, 1-3 The Terrace
and 55-65 Wattletree Road, Armadale
Designer: Unknown
Builder: William Maben

HO Reference: HO179
Citation No: Final
Date Updated: 22 March 2022
Year of Construction: 1901-1903



Photograph (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of HO179.

Heritage Group: Residential Buildings
Heritage Type: House

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

Significance Level: Local

Recommendation: Retain as a local heritage 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 Inverness Avenue Precinct, comprising a group of Edwardian era dwellings on Inverness Avenue, The Terrace and Wattletree Road, 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 construction of all the houses within a short period of time (1901-1903) and the absence of modern infill;
- The regularity and harmony of the single-storey, freestanding Edwardian era building stock;
- Intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered, retaining unpainted face brick, return verandahs, chimneys, window and door openings, and timber detailing;
- The uniform front setbacks and some consistency to side setbacks;
- The use of brick, timber and metal lacework; and
- Hipped 'M' roofscapes with projecting gables and brick/render chimneys.

Later additions and alterations to the properties are not significant.

How is it significant?

The Inverness Avenue Precinct is of local historical, representative and aesthetic significance to the City of Stonnington, and is associated with prominent local builder William Maben.

Why is it significant?

The Inverness Avenue Precinct is historically significant as a 1902 subdivision that was quickly developed as a matching group of Edwardian period dwellings by prominent local builder William Maben. The subdivision is indicative of the 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 form a tangible link this period of time which resulted in a streetscape with a high degree of architectural unity. (Criterion A)

Due to the architectural unity of the group, the Inverness Avenue Precinct is a good representative example of Edwardian era dwellings built in a uniform style. (Criterion D)

The Inverness Avenue Precinct is aesthetically significant as a highly intact and visually cohesive Edwardian era streetscape. 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 streetscape free of intrusions and modern development (with the exception of some detracting fences). The character of the precinct is complimented by the mature street trees in Inverness Avenue, notably the Italian Cypress (*Cupressus sempervirens*), and the bluestone lanes to the rear of the properties. (Criterion E)

The Inverness Avenue Precinct is associated with William Maben who was a prominent builder in the area during the early 20th century. Maben is known to have built well over sixty residences in Malvern. Maben Place in Armadale is named after him. (Criterion H)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Inverness Avenue Precinct is historically significant as a 1902 subdivision that was quickly developed as a matching group of Edwardian period dwellings by prominent local builder William Maben. The subdivision is indicative of the 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 form a tangible link this period of time which resulted in a streetscape with a high degree of architectural unity.
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>	Due to the architectural unity of the group, the Inverness Avenue Precinct is a good representative example of Edwardian era dwellings built in a uniform style.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Inverness Avenue Precinct is aesthetically significant as a highly intact and visually cohesive Edwardian era streetscape. 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 streetscape free of intrusions and modern development (with the exception of some detracting fences). The character of the precinct is complimented by the mature street trees in Inverness Avenue, notably the Italian Cypress (<i>Cupressus sempervirens</i>) and the bluestone lanes to the rear of the properties.
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 Inverness Avenue Precinct is associated with William Maben who was a prominent builder in the area during the early 20th century. Maben is known to have built well over sixty residences in Malvern. Maben Place in Armadale is named after him.

Description

• Physical Analysis

The Inverness Precinct is located in Armadale in the City of Stonnington, due east of the Melbourne CBD. The precinct is small and occupies most of a triangular block defined by Wattletree Road to the south, The Terrace to the west and Inverness Avenue to the northwest. Inverness Avenue runs parallel to the railway line. The precinct is traversed by two laneways that retain their original bluestone paving. The area is planted with mature trees and dense ground cover shrubs to form an additional barrier against the railway line.

The following lots form the extent of the precinct: 19-29 Inverness Avenue, 55-65 Wattletree Road and 1-3 The Terrace.

The Inverness Precinct is defined by low-density residential housing situated on consistently sized lots. The houses are predominantly intact single-storey Edwardian style houses. The properties have a distinct open-face red brick, double fronted façades and return bullnosed verandahs, although some houses have been rendered and painted. The properties have an M shaped roof profile with some clad in the original slate roof tiles. A defining detail in the roof and form of the structures is the projecting gable roof to the side, which houses a second entrance; all but the two houses on The Terrace feature this original roof form. The street front façades are defined by open gables with two arched double hung timber sash windows, concrete sill, and arched lintel with keystone motif. The gables are embellished with timber battened gable ends in varying designs. The remainder of the façade is defined by the return bullnosed verandah with cast lacework and valance and turned timber posts in varying designs. The eaves are supported by brackets with textured stucco moulding in between the brackets. The houses have two to four open face corbelled brick chimneys with terracotta pots projecting from the main roof, again with variations in the design. There is a mixture of timber picket fences and solid brick fences, and one example of an intrusive solid stone fence.

Inverness Avenue is a wide street with parking on one side and railway reserve on the other. The street has a narrow footpath and nature strip with young deciduous trees and bluestone curbing and guttering. The railway side of the street is characterised by Italian Cypress (*cupressus sempervirens*) which adds character to the precinct. The railway reserve includes a number of mature Italian Cypresses. The

Terrace has parking on both sides of the street, a narrow footpath and nature strip, young deciduous trees, and concrete edging. Wattletree Road is a major road with a wider footpath and nature strip, taller deciduous trees, and roadside parking. Wattletree Road also accommodates a tram line.

The residential streetscape of the Inverness Avenue Precinct is defined by the consistency of lot sizes, setbacks, built form and detailing of the Edwardian houses. There are some visible differences in the original design of the buildings and subsequent modifications. However, the variation in the materiality and heights of the front fences remain the most distinct differences from street view. Nevertheless, as a group these houses are considered to be highly intact, in good condition, and significant for their harmonious façade, form and detailing. The integrity of the streetscape and contributing houses are high overall.

- [Alterations and Additions](#)

While most houses retain the typical Edwardian design and form, some properties have been modified. Such modifications are more noticeable due to the high consistency of the streetscape character.

Visible streetscape modifications include:

- No. 19 Inverness Avenue: The façade has been rendered and painted. The original windows have been altered and the verandah detailing removed. This example is the most modified house in the precinct.
- No. 29 Inverness Road: The façade has been rendered and painted.
- No. 57 Wattletree Road: A high stone wall fence has been added which is highly inconsistent with the typical brick or timber picket fences in the precinct.

All the properties have extensions of varying sizes at the rear or side of the main structure. Houses with major extensions and additions include 23 and 25 Inverness Avenue, 57-63 Wattletree Road and 1-3 The Terrace. Some properties also contain a freestanding addition bordering the rear lane. The front setbacks remain consistent with a front yard, driveway and carport to the side or rear of some properties.

[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 historical 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 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 would work for Fergusson and Moore—Fergusson being James Fergusson of Kooyong. Munro went on to become Premier of Victoria and, later, Attorney General, before losing it all in the economic crash of the 1890s. Following the turn

of the century, many of the original nineteenth-century properties faced demolition and subdivision, encouraging growth in early twentieth century and the inter-war 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**

This precinct of houses comprising 19-31 Inverness Avenue, 1-3 The Terrace and 55-67 Wattletree Road were built as a group by William Maben in 1901-3. The group was built on part of the site of The Pines, a house formerly located in Crown Portion 50.

Crown Portion 50 was first sold at the Crown land sales in 1854 to the Fulton, McKinnon, Sargood syndicate and comprised 13 acres, 3 roods and 17 perches, with a frontage to Wattletree Road. The allotment was immediately subdivided with Jonathon Leith, the new owner of the portion fronting Wattletree Road, buying the land under the Transfer of Land Act in 1863 (Bower). In 1879 the railway line was extended from South Yarra to Caulfield, dividing this allotment.

In 1882 the subdivision of the adjacent allotments (Crown Portions 51 and 52), known as the Mount Pleasant Estate, created the west end of the present-day Inverness Avenue as well as St Georges Road, St James Road and The Terrace (SLV Lodged Plan 429). A plan was lodged for the east end of Inverness Avenue on 17 April 1902 (SLV Lodged Plan 4294).

Architect William Maben was born in 1852 in Scotland, where he was educated and also served his time as a carpenter and joiner. He emigrated to New Zealand in 1873, and remained in business there until 1881. He subsequently came to Melbourne and started his own building business. He would eventually go on to become a prominent Malvern builder, and is listed in *Victoria and Its Metropolis* (1888) as one of the builders of the colony: {Mr. Maben} is doing a large and increasing trade. [He] has erected sixteen houses of various sizes in the Railway-avenue, Malvern, where he resides, and at least forty others in the suburb. (*Victoria and Its Metropolis* 1888, 645).

As demonstrated in the Sands & McDougall directory Maben was living in Wattletree Road near Duncraig Avenue, Armadale by 1901. His business premises were at the railway yards off Glenferrie Road.

In 1901, Maben purchased six acres of land comprising the precinct south of the railway and a triangle of land on the north side of the railway. The sale was registered at the Titles Office on March 13, 1902.

The land bounded by Wattletree Road, The Terrace and the railway, had previously belonged to Michael and Ernest Vallanan. The only building on this land was an old house known as "The Pines" (MMBW Detail Plan No, 1738). This house and its outbuildings were situated on the land now occupied by 27 and 29 Inverness Avenue. Maben demolished these buildings and subdivided the land, erecting seven houses in Inverness Avenue, two houses in The Terrace and eight houses in Wattletree Road.

The subdivision was indicative of the changes occurring in the area during the late 19th and early 20th century. The shift from sparsely built-on paddocks to garden suburb was most evident in subdivisions like the Gascoigne and Waverley Estates. Smaller residential subdivisions however, such as Maben's,

were perhaps more significant in shaping the present character of the suburb. As one building journal noted in the late 1890s:

...the favourite suburb Malvern seems to be at present booming in the erection of better classed residences. Quite a score of these new buildings consisting of seven to ten rooms have been either completed or are in the course of erection within the last two months (Strahan 1989, 65).

In Maben's subdivision, the first houses completed were 53 Wattletree Road (now demolished) and 55 Wattletree Road. These houses were, "in course of erection" when the rate records were compiled by Malvern Council in December 1901. The next house constructed was 57 Wattletree Road which appears, together with 53 and 55 Wattletree Road, on a Board of Works survey plan dated May 2, 1902 (MMBW Detail Plan No 1738).

Maben then built the remaining houses in Wattletree Road, all of which were sold to new owners by December 1902. By this time, Maben had also started construction of Nos. 17 (now demolished), 19, 21 and 23 Inverness Avenue. Work was far enough advanced on these houses for the Malvern Council to rate these properties as "B[rick] H[ouses], 7 rms". 17 and 19 Inverness Avenue were sold late in December 1902. The remaining houses in Inverness Avenue, together with 1 and 3 The Terrace, were completed and occupied by new owners in 1903.

Each of the houses built by Maben were almost identical in style, with subtle differences in chimney design and gable decoration. Furthermore, with the exception of 29 Inverness Avenue and 3 The Terrace, which occupy triangular allotments and differed slightly, each of Maben's houses was built to the same plan.

Comparative Analysis

The Inverness Precinct is notable as an area comprising housing stock built during a small window of time and located within a small and clearly definable precinct. There are several comparable examples in the City of Stonnington where residential development occurred within a clear stylistic period, for example: HO123 Auburn Grove, Armadale (Victorian); HO125 Cambridge Street, Armadale (Victorian); HO133 Gascoigne Estate, East Malvern (Edwardian); and HO355 Caroline Street Precinct (Post-war).

Comparative examples of freestanding Edwardian era precincts include:

- **Chomley Street Precinct, Prahran (HO386).** The Chomley Street Precinct is an Edwardian residential streetscape that, like the Inverness Avenue Precinct, developed in a remarkably short period of time between c.1911 and c.1913 and is contained to one small and clearly definable area. Similar to Inverness Avenue, the precinct is characterised by Edwardian era dwellings, consistent open setbacks, detached built forms, single-storey construction, consistency in construction materials (brick, render and tile), and a complete absence of modern infill development or prominent additions and alterations. The Chomley Street Precinct has more uniform front fencing, all appearing to be timber pickets, while Inverness Avenue has larger allotments, return verandahs and side gables.
- **Union Street Precinct, Armadale (HO377).** The Union Street Precinct contains a substantially intact and consistent collection of late-nineteenth and early twentieth century housing stock from the Victorian and Edwardian era, as well as some interwar period dwellings. Similar to the Inverness Avenue Precinct, the precinct is characterised by consistent open setbacks, detached

built forms, mostly single-storey construction, and an absence of modern infill development or prominent additions and alterations. Unlike the Inverness Avenue Precinct, there is more than one architectural style present, a wider range of materials. Moreover, the Union Street Precinct was developed over a longer period of time as opposed to a few select years. In addition, the Inverness Avenue precinct has larger allotments, return verandahs and side gables, and incorporates Victorian style elements into the Edwardian era dwellings with their lower 'M' formed roofs rather than the higher bungalow roofs.

Although it is not of the Edwardian era, the **Cambridge Avenue Precinct (HO125)** was built as a group by the same builder in a short period of time, between 1887-88. This has clear historical comparisons with the Inverness Avenue Precinct and a similar streetscape character outcome. However, the Inverness Avenue Precinct is less uniform due to some façade alterations and front fence styles.

There are several houses nearby that were also built by Maben, including 70, 72 and 74 Wattletree Road, opposite the precinct to the south, and 1 Alleyne Avenue over the railway to the east. All of these tend to reinforce the small cohesive group of the study area.

Reflecting on the above examples, the Inverness Avenue Precinct is one of the most visually and historically cohesive residential streetscapes in the City of Stonnington. The precinct has a strong consistency in setbacks, form and detailing, and buildings are located on larger blocks than other precincts. Further, it incorporate some features which differentiates the group, such as return verandahs, side gables and 'M' roofs.

While the houses in the study area are not individually significant, as a group they form a precinct of recognisable uniformity and significance.

Legend:

- HO179
- Significant
- Contributory
- Non-contributory

Map Labels:

- St Georges Road
- The Terrace
- Wattle Tree Road
- Egerton Road
- Inverness Avenue
- Maben Place
- Llanest Street
- Gladstone Avenue

Scale: 0 to 70 Metres

North Arrow: Indicated by a circle with an arrow pointing upwards.

* S: Significant

C: Contributory

NC: Non-contributory

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

Heritage Citation: Precinct
Inverness Avenue Precinct

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
29 Inverness Avenue	House	Federation/Edwardian Period (1902 – c.1918)	C
1 The Terrace	House	Federation/Edwardian Period (1902 – c.1918)	C
3 The Terrace	House	Federation/Edwardian Period (1902 – c.1918)	C
55 Wattletree Road	House	Federation/Edwardian Period (1902 – c.1918)	C
57 Wattletree Road	House	Federation/Edwardian Period (1902 – c.1918)	C
59 Wattletree Road	House	Federation/Edwardian Period (1902 – c.1918)	C
61 Wattletree Road	House	Federation/Edwardian Period (1902 – c.1918)	C
63 Wattletree Road	House	Federation/Edwardian Period (1902 – c.1918)	C
65 Wattletree Road	House	Federation/Edwardian Period (1902 – c.1918)	C

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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.

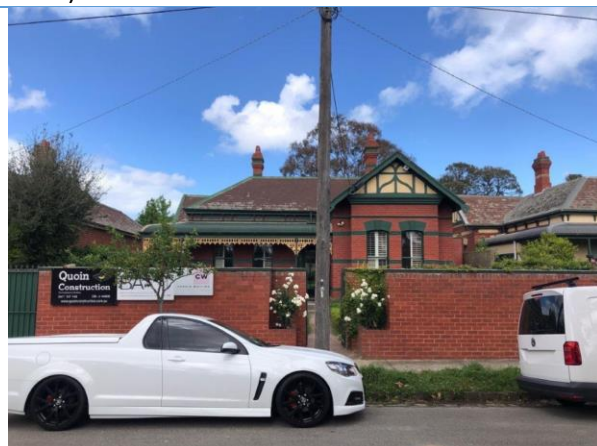
Further Images



Wattletree Road (source: Extent Heritage Pty Ltd, 2021).



Wattletree Road (source: Extent Heritage Pty Ltd, 2021).



21 Inverness Avenue (source: City of Stonnington, 2020).



19 Inverness Avenue (Source: City of Stonnington, 2020).



27 Inverness Avenue (source: City of Stonnington, 2020).



1 The Terrace (source: City of Stonnington, 2020).

Authors

Former citation prepared by: Robert Sands Architects Pty Ltd, 2002.

Updated citation prepared by: Extent Heritage Pty Ltd, 2022.

Appendix C - Gap study citations – individual places

Heritage Citation – Individual Place

Heritage Place: Shops

Address: 46-50 Wattletree Road, Armadale

HO Reference: TBA

Citation status: Final

Date Updated: 21 March 2022

Designer: Unknown

Year of Construction: c.1891-1895

Builder: Unknown



Photograph of 46-50 Wattletree Road (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of 46-50 Wattletree Road, Armadale.

Heritage Group: Retail and wholesale

Key Theme: Retailing and hospitality

Heritage Type: Shop

Key Sub-theme: Serving local communities

Significance Level: Local

Recommendation: Recommended for the Heritage Overlay as an individual place.

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 property at 46-50 Wattletree Road, Armadale, is significant. Specifically, the form, scale, setback, detailing and fenestration of the group of three double-storey late Victorian stores is of local significance. The landscaping, ground floor shop fronts, awning and other later alterations and additions to the property are not significant.

How is it significant?

46-50 Wattletree Road is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

46-50 Wattletree Road is historically significant in demonstrating the development of local shops and small businesses in late 19th century Armadale, specifically during the 1880s land boom when there was a shift from sparsely developed paddocks to an upper middle-class urban area. Situated within walking distance of local residents, buildings of this nature, in which shopkeepers lived above the shop, were primarily erected to serve the everyday needs of the local community following the emergence of scattered communities within the municipality. The group of buildings therefore forms a tangible link to this period of late 19th century development. (Criterion A)

46-50 Wattletree Road is aesthetically significant as a substantially intact and well-presented group of late Victorian shops, comprising a store on the ground floor and a residence on the first floor. Key attributes contributing towards its aesthetic significance include its symmetry, ornamented parapet with a central projecting pediment on each shop, original brick profiled chimneys, intact timber sash windows with expressed architraves and sidelights on the facade, timber sash windows on the eastern elevation, moulded ornamentation above the facade windows and along the string course, stucco render, and original residential entries at 46 and 48 Wattletree Road. (Criterion E)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	46-50 Wattletree Road is historically significant in demonstrating the development of local shops and small businesses in late 19th century Armadale, specifically during the 1880s land boom when there was a shift from sparsely developed paddocks to an upper middle-class urban area. Situated within walking distance of local residents, buildings of this nature, in which shopkeepers lived above the shop, were primarily erected to serve the everyday needs of the local community following the emergence of scattered communities within the municipality. The group of buildings therefore forms a tangible link to this period of late 19th century development.
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<i>B</i>	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The 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>	The 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>	The place does not meet this criterion.
<i>E</i>	<i>Importance in exhibiting particular aesthetic characteristics</i>	46-50 Wattletree Road is aesthetically significant as a substantially intact and well-presented group of late Victorian shops, comprising a store on the ground floor and a residence on the first floor. Key attributes contributing towards its aesthetic significance include its symmetry, ornamented parapet with a central projecting pediment on each shop, original brick profiled chimneys, intact timber sash windows with expressed architraves and sidelights on the facade, timber sash windows on the eastern elevation, moulded ornamentation above the façade windows and along the string course, stucco render, and original residential entries at 46 and 48 Wattletree Road.
<i>F</i>	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The 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>	The place does not meet this criterion.
<i>H</i>	<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

46-50 Wattletree Road, Armadale consists of a group of three double-storey shops built in a late Victorian style. As with other shops of this period and style, the structures consist of a commercial store on the ground level and a residence on the upper level. The brick structure is laid with a stretcher bond that is rendered and painted on the front façade, and partially rendered on the side elevations. The rear of the structure retains its open face brick, with the south facing upper walls finished with a concrete render. The structure has a triple hipped roof over the primary two-storey structure, extending to flat roof on the rear two-storey addition, followed by a single-storey skillion roof addition. The roofs are clad with corrugated sheet metal and obscured from view by the front and side parapets. Each shop features two original face brick corbelled chimneys on the hipped roof and a single face brick chimney on the flat roof.

The three shop fronts form a symmetrical façade. The ground level commercial premises are raised slightly above street level and comprises a shop window and central entrance door that sits parallel to the two front steps. 46 and 48 Wattletree Road include an original residential entrance to the right of the shopfront, including original joinery, while 50 Wattletree Road has not retained the residential entrance. The ground level walls to 48 and 50 Wattletree Road are finished with a square white tile, while 46 Wattletree Road has painted brick and timber panel. The shopfronts themselves all appear to be replacements. A single trim deck metal clad awning with supports extends over the shopfronts and footpath. A level course lies above the awning level.

Each upper level has a single timber sash window with sidelights. The windows have an expressed architrave with four dentils, characterised by a leaf shaped mould and a flat label mould above. The parapet includes an expressed level course with flanking precast console brackets and a highly detailed pre-cast bust. The parapets are capped with a projecting pediment on each shop. Notably, the parapet pediment of 48 Wattletree Road projects slightly higher than the two end pediments.

The south (rear) of the shops includes a single storey extension at each property. The fenestration on these extensions consist of single timber sash windows with a concrete sill.

The backyards of the shops consist of a long and narrow space demarcated by timber paling fences between the property boundary and each shop. These spaces are mainly used for ad hoc storage and are in overall poor condition, particularly around 50 Wattletree Road. There is a very large mature peppercorn tree (*Schinus molle*) in the backyard of 48 Wattletree Road.

46-50 Wattletree Road has side and rear lane access, characterised by preserved bluestone road paving and guttering. The building is currently used as a mixed commercial and residential building. While the façades are intact and well-preserved, the render on the front façade, as well as the side and rear elevations, are in poor condition in several area. Overall, the group of buildings would be in fair condition and have moderate integrity.

- Alterations and Additions

- Awning replaced.
- 46 Wattletree Road:
 - Commercial space altered and refurbished, including the shop front with timber paneling and a pair of timber doors.
- 48 Wattletree Road:
 - Commercial space altered and refurbished, including the shop front with new glazing and joinery.
 - Services added to the awning.
 - Conduits added to the upper level façade.
- 50 Wattletree Road:
 - Commercial space altered and refurbished, including the shop front with new glazing and joinery. Removal of the original residential entrance.
 - Services added to the roof and awning.
 - Two-storey advertising sign affixed to the eastern side of the building.

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 Surveyor General's 1857 plan of Melbourne and its suburbs depicts Wattletree Road and Dandenong Road as established, forming the triangular block on which the subject properties would later come to be situated (Kearney 1855). The subject lots are depicted on this plan as undeveloped however there are some scattered structures in the vicinity. The land on which the subject properties are situated comprised Portion 200b and was purchased along with Portion 200a by William Chandler in April 1871 (Hutchinson 1874). The area of land remained largely vacant after this point in time, however, with Portion 200 was marked as being a 'reserve for cattle yards' (Hutchinson 1874).

Residential and commercial development in this area rapidly exploded during the 1880s land boom, which saw a period of unprecedented prosperity, growth and development. Urban boundaries were pushed out as people, sharing in the ideals of home ownership, sought out new residential land to build their homes (Context Pty Ltd 2009, 41). This created a climate in which land was purchased, subdivided and re-sold by settlers and speculators (Context Pty Ltd 2009, 37). The triangular lot bounded by present day Wattletree Road, Kooyong Road and Princess Highway was subdivided into twenty-five building allotments in 1885, paving way for the construction of 46-50 Wattletree Road (Muntz & Bage 1885).

The shops were erected in c.1891-1895 and are depicted in a 1902 MMBW plan as three semi-detached buildings. At the time they were listed as 22-24 Wattletree Road, with asphalted rears and troughs at the south end of the property (MMBW 1902). Known occupants during this initial period include bootmaker Albert Sprague at 20 Wattletree Road and fruiter Charles Dorrington at 22 Wattletree Road (Sands & McDougall 1895). While Albert Sprague continued to occupy 20 Wattletree Road by 1900, 24 Wattletree Road was occupied by butcher A. Tivendale by this time and 22 Wattletree Road was occupied by fruiter and greengrocer Thomas Duncum (Sands & McDougall 1900). Located within walking distance of the surrounding residential buildings, these shops served the everyday needs of local community.

The 1902 MMBW plan shows the subject properties as being surrounded on all sides by residential properties. Notably they are depicted as the only commercial structures on the triangular portion of land between Wattletree Road and Dandenong Road. This pattern of development remained in place until the post-war years, when a number of residential properties were evidently demolished and the lots subdivided to create smaller residential and commercial properties. Today, the properties remain in use as commercial tenancies.

Comparative Analysis

Erected in a late Victorian design with a store on the ground floor and a residence on the upper floor, the shops at 46-50 Wattletree Road are typical terrace shops that were erected during the late 19th century period, whereby shopkeepers either lived above the shop or simply set up shop in the front room of their house (Context 2009, 107). Constructed to provide for the municipality's rapidly expanding population during the 1880s land boom, the development of these shops forms part of the broader story of transformation from a formerly sparse area into an upper middle-class area.

Comparative examples include:

- **Shops, 1098-1102 High Street, Armadale (individually significant in HO400 High Street Rail and Retail Precinct).** The shops at 1098-1102 High Street, Armadale are directly comparable to the three

shops at 46–50 Wattletree Road as examples of late Victorian mixed commercial and residential properties. Key comparative attributes include the use of symmetry, ornamented parapets, decorative mouldings and expressed architraves. Aesthetically, the shops on High Street are more architecturally expressive than 46–50 Wattletree Road, and their condition is better. However, their integrity is equal to 46–50 Wattletree Road.

- **Former shop/dairy, 44 Union Street, Armadale (individually significant in HO377 Union Street Precinct).** This standalone former shop/dairy is comparable to the three buildings at 46–50 Wattletree Road as an example of a late Victorian terrace store with a second storey private residence. Both sites feature a rendered wall finish, symmetry in design, a tall decorative parapet and decorative window hood moulds. Unlike 46–50 Wattletree Road, the structure incorporates a series of arch details through the windows and porch. It is also in better condition. However, it lacks the level of decorative ornamentation observed at 46–50 Wattletree Road.
- **Shop, 1010 High Street, Armadale (individually significant in HO400 High Street Rail and Retail Precinct).** This shop is comparable to the three buildings at 46–50 Wattletree Road as an example of a late Victorian terrace store with a second-storey private residence. Key comparable features include the decorative parapet with a central pediment, moulded string course, modified ground floor shops and a lack of an original awning. The shop at 1010 High Street, however, is of a higher integrity regardless of the dark paint scheme.

The above comparative analysis demonstrates that while the physical condition of 46-50 Wattletree Road is poorer when compared to other similar examples, it compares well in terms of its aesthetic values and level of integrity. This is particularly due to its intact ornamented parapet with decorative moulded detailing, original windows with expressed architraves, and decorative mouldings.

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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



Overview of the three buildings from Wattletree Road (source: Extent Heritage Pty Ltd, 2021).



View of upper floor façade from Wattletree Road (source: Extent Heritage Pty Ltd, 2021).



South-west facing oblique view from Wattletree Road (source: Extent Heritage Pty Ltd, 2021).



Detail view of upper floor fenestration and detailing to 48 and 50 Wattletree Road (source: Extent Heritage Pty Ltd, 2021).



Detail view of 50 Wattletree Road parapet (source: Extent Heritage Pty Ltd, 2021).



Detail view of 48 Wattletree Road parapet (source: Extent Heritage Pty Ltd, 2021).



Detail view of 46 Wattletree Road parapet (source: Extent Heritage Pty Ltd, 2021).



North-west oblique view from adjacent bluestone laneway (source: Extent Heritage Pty Ltd, 2021).



Mature peppercorn tree (*Schinus molle*) at the rear of the property (source: Extent Heritage Pty Ltd, 2021).



South-west view of mature peppercorn tree (*Schinus molle*) from the adjacent bluestone laneway (source: Google Streetview, 2019).

Authors

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

Quality assurance review conducted by: Corinne Softley.

Heritage Citation – Individual Place

Heritage Place: The Orrong Hotel

Address: 711 High Street, Toorak

HO Reference: TBA

Citation status: Final

Date Updated: 28 March 2022

Designer: Unknown (c.1875 design); James H. Wardrop (c.1938 design)

Year of Construction: c.1875 / c.1938

Builder: Unknown (c.1875 design); George Prentice Pty Ltd (c.1938 design)



Photograph of The Orrong Hotel (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of 711 High Street, Toorak.

Heritage Group: Recreation and Entertainment

Heritage Type: Hotel

Key Theme: Retailing and hospitality

Key Sub-theme: Providing hospitality and entertainment

Significance Level: Local

Recommendation: Recommended for the Heritage Overlay as an individual place.

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 property at 711 High Street, Armadale, (otherwise known as The Orrong Hotel), is significant. Specifically, the form, scale, setback, fenestration and sitting of the Streamline Moderne style hotel is of local significance, along with the neon 'Fosters Lager' sign. Later alterations and additions to the property are not significant.

How is it significant?

The Orrong Hotel is of local historic and aesthetic significance to the City of Stonnington.

Why is it significant?

The Orrong Hotel is historically significant in demonstrating the major interwar era trend of rebuilding or remodelling Victorian era hotels to the Art Deco style following the introduction of the Licenses Reduction Board. As a former Victorian era hotel that was later completely rebuilt, the Orrong Hotel illustrates how liquor legislation in Victoria stemming from the lead up to World War I impacted the design and appearance of local pubs within the City of Stonnington. Moreover, as a long-running local pub, the Orrong Hotel also provides a tangible link to the way locals wine, dine, and socialised in the past. (Criterion A)

The Orrong Hotel is aesthetically significant as a Streamline Moderne style pub on a prominent street corner. Key attributes contributing to its aesthetic value include its emphasis on horizontal built form, curved lines and corner awning, steeped cube corner tower, geometric parapet along the western elevation, imposing scale and height, corner sitting, original upper floor fenestration, and original face brick chimneys. These elements, combined with the original neon 'Fosters Lager' sign, render the site a distinctive and visually striking local landmark within the suburb of Armadale. (Criterion E)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Orrong Hotel is historically significant in demonstrating the major interwar era trend of rebuilding or remodelling Victorian era hotels to the Art Deco style following the introduction of the Licenses Reduction Board. As a former Victorian era hotel that was later completely rebuilt, the Orrong Hotel illustrates how liquor legislation in Victoria stemming from the lead up to World War I impacted the design and appearance of local pubs within the City of Stonnington. Moreover, as a long-running local pub, the Orrong Hotel also provides a tangible link to the way locals wine, dine, and socialised in the past.
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 Orrong Hotel is aesthetically significant as a Streamline Moderne style pub on a prominent street corner. Key attributes contributing to its aesthetic value include its emphasis on horizontal built form, curved lines and corner awning, steeped cube corner tower, geometric parapet along the western elevation, imposing scale and height, corner sitting, original upper floor fenestration, and original face brick chimneys. These elements, combined with the original neon 'Fosters Lager' sign, render the site a distinctive and visually striking local landmark within the suburb of Armadale.
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 Orrong Hotel is a large two-storey commercial building built in the Streamline Moderne style, a derivative of the Art Deco movement that was popularised from the 1930s. The style is characteristic for its curved forms and long horizontal lines emulating the form of passenger ships. In addition to buildings, the style was explored widely in the designs of cars, planes, trains and household appliances.

The south elevation faces High Street and west elevation faces Orrong Road; they form the main visual components of the structure. Key elements along these elevations include the tall projecting steeped cube corner tower that rises above the two-storey main structure with the word 'Orrong' painted on, as well as the main entrance located at the rounded corner of the ground level. The steeped cube corner tower is a visually prominent feature and its highest point is visible from the wide vistas of the main streets. This is framed by distinct curved walls.

The ground floor facade fenestration consists of interspaced, tall and fixed windows. An original curved awning shelters the main entrance at the corner of the site, with a number of awnings covering secondary entrances on the west and south elevations. The words 'Orrong Hotel' is painted in dark green on the curved awning, as well as the wall of the eastern elevation. An original red neon electric sign reading 'Fosters Lager' also sits above the upper edge of the curved awning.

The upper floor facade fenestration consists of paired recessed single sash windows. Ornamentation on the façade is limited to the yellow paint finish contrasted by the maroon-coloured trim paintwork. The maroon trim highlights the horizontal form of the façade, outlining the base and parapet of the building. The flat parapet of the building is broken at the corner tower, as well as a stepped parapet projection above the secondary entrance on the west façade. The structure has a gable ended 'U' shaped roof clad with terracotta tiles. Two open face brick corbelled chimneys extend from the northern side of the roof. While the roof form is obscured from street view by the parapet, it retains visibility from the rear laneway where the stepped corbelled gable end of the building is exposed. The original unpainted red brick laid with a stretcher bond is visible from the rear laneway. The original internal courtyard has been infilled with two-storey addition with a flat corrugated galvanised iron roof.

The Orrong Hotel is located on the main corner junction of Orrong Road and High Street within a commercial precinct. The rear lane on its north side connects Orrong Road to Aubrey Street. The bluestone paved lane is well preserved and used as garage, deliveries, and storage access for the pub. The building is considered to be in good condition overall, having undergone a renovation recently.

The Orrong Hotel's distinctive built form, parapet, steeped cube corner tower, upper floor fenestration, along with other significant elements such as the 'Forsters Lager' neon sign remains intact. However, other elements such as original face brick and render details, balcony and ground floor tiling have been modified. The ground floor level is of low integrity and the upper floor level is of moderate integrity.

- [Alterations and Additions](#)

- Ground floor street facing elevations modified with:
 - New window and door openings.
 - Removal of original tiling.
 - Addition of an awning above the bistro entrance.
 - Addition of an awning on the southern elevation.
 - Conversion of a small upper floor balcony along the western elevation to an awning.
- Upper floor street facing elevations modified with:
 - Infilling of balcony doors along the western elevation.
 - Addition of advertising signs.
 - Removal of the original extruded font 'ORRONG HOTEL' and 'HOTEL'.
 - Rendering of the walls, covering sections of face brick and linework.
- Services added to the roof.
- Former courtyard infilled with building 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 Orrong Hotel was initially constructed as a brick building with eight rooms for publican Richard Kenney in 1875 (Stonnington History Centre). Erected on a corner lot between Orrong Road and High Street, Armadale, its development was precipitated by the growing population in Armadale towards the late 19th century.

An early historical image of the building reveals a late Victorian style pub featuring arched windows, a striking arched corner parapet, precast finials and a corner entrance (Unknown c.1910; refer to Further Images below). Kenney's ownership was short-lived however, and by 1877, Henry Cheel became the official license owner. Alterations and additions to the building appear to have been made during Kenney's initial ownership, with an auction advertisement describing the Hotel as a 'First-class licensed hotel containing 11 rooms, built of brick, with stabling and outbuildings' by 1877 (The Argus 1877). The Orrong Hotel would see several more changes in ownership over the next few decades, as well as some minor alterations including the addition of another bar and two rooms in 1892 (The Herald 1892, 1). As with other 19th century hotels, the Orrong Hotel not only provided accommodation and refreshments for travellers but was also a popular meeting place and centre of social and political life for the growing community (Context 2009, 114). Noted events that took place in the pub during its initial decades include a public meeting in support of electoral candidate A. Grant McIntyre in 1892 (Chronicle 1892, 10), as well as a speech by colonial politician Duncan Gillies, the member for the electoral district of Toorak, and later, the 14th Premier of Victoria, to local electors during Victorian Legislative Assembly elections in 1897 (The Argus 1897, 3).

While the licensees remained independent into the 20th century, this ended in 1937 when the license was sold to Carlton and United Breweries (The Age 1937, 8). Soon after this purchase, works to remodel the building commenced. James H. Waldrop and George Prentice Pty Ltd commissioned as the architect and builder (1940, 46). Best known for designing the Shrine of Remembrance along with Philip Hudson, Waldrop was a very well noted architect during the interwar period. He is remembered for his design of public monuments, however Wardrop also practiced in the Moderne idiom, as evident in his highly regarded Art Deco style United Kingdom Hotel in Clifton Hill (built 1937-38). It is important to note that the process of rebuilding of structure in a new style was not an uncommon occurrence during this time period due to the introduction of the Licenses Reduction Board, which frequently targeted hotels with sub-standard facilities for closure (Malone 1988). Rebuilding the Orrong Hotel was part of a major interwar era trend of re-modelling or rebuilding Victorian era hotels.

The Orrong Hotel was rebuilt in 1938. Early images of the hotel, just prior to completion, depict a Streamline Moderne building with curved horizontal lines, a prominent steeped cube corner tower, tiling along the ground level façade, linework to the upper facade, extruded lettering, a curved awning above the corner entrance, as well as a strip of open face brick and timber framed sash windows lining the upper level façade (Neon Electric Signs Ltd c. 1938). Notably, the photograph is also painted to show the design and placement of two neon signs reading 'Fosters Lager' on the curved awning and steeped cubed corner tower respectively (Neon Electric Signs Ltd c.1938). It is unknown whether the proposed sign on the steeped cubed corner tower was ever implemented, as it does not appear on a photograph taken in 1964 (Day 1964). Early interior photos also depict a sleek, Streamline Moderne style bar with a curved form and clear horizontal emphasis (Building 1940, 47).

The exterior of the Orrong Hotel was modified in the late 20th century to its current state, resulting in the rendering of original wall detailing and extruded lettering, changes to the ground floor fenestration, and the addition of painted lettering. A balcony with wrought iron detailing fronting Orrong Road that is depicted in the 1964 image has also since been modified into an awning (Day 1964). Today, the building remains in use as a local pub and meeting place for visitors and locals alike.

Comparative Analysis

Originally constructed in a Victorian architectural style, the Orrong Hotel was re-modelled to a Streamline Moderne design in c.1938 following the introduction of the Licenses Reduction Board. It forms part of the major interwar trend of re-modelling or rebuilding nineteenth century hotels, resulting in the proliferation of popular interwar styles – particularly Art Deco and Streamline Moderne – in hotel design across both the municipality and inner Melbourne more generally.

Key comparative examples that were part of this interwar re-modelling trend include:

- **Hotel Max, 30 Commercial Road, Prahan (HO401).** Re-modelled in c.1940, Hotel Max is a good example of the interwar Streamline Moderne style. Compared to Orrong Hotel, it is significantly more intact, having retained its original face brickwork. While its use of steel frame windows (including a curved corner window) and continuous projecting sill and lintel to create a very clear streamlined character, the curved forms and strong horizontal lines emulating the form of a passenger ship is more evident at Orrong Hotel.
- **Prahan Hotel, 82 High Street, Windsor (HO286).** Visually dominated by two broad rendered bands, the re-modelled interwar era Prahan Hotel is distinct for its expression of the Art Deco cubist style.

Although an extension has been added to the eastern façade along Upton Road, the exterior of the hotel remains substantially intact, including tiles and art deco lettering. It compares favourably to Orrong Hotel in terms of integrity, however is a less articulated example of the Moderne idiom. Its angular form is more demonstrative of Art Deco sources as opposed to the Streamline.

- **Windsor Castle Hotel, 89 Albert Street, Windsor (HO402).** This expressive double storey corner hotel was substantially re-modelled in the 1930s with an interwar Moderne style façade mostly derived from the Art Deco idiom. Distinguishing features include its angular form, zig-zag pattern string course above ground floor entry doors, porthole windows, and wrought iron art deco lettering. With a few minor exceptions, its external features are substantially intact. While it has higher integrity overall, the curved forms and strong horizontal lines emulating the form of a passenger ship is more evident at Orrong Hotel. The form is more demonstrative of Art Deco sources as opposed to the Streamline.

As the above comparative analysis has demonstrated, although there are more intact examples of interwar era Moderne hotels in the City of Stonnington, the Orrong Hotel is a visually prominent, expressive and well-articulated example of the Streamline Moderne style. This is evident in its clear emphasis on horizontal lines and curved forms, the steeped cube corner tower, and original neon sign. Moreover, while Prahan Hotel and Windsor Hotel are good examples of the Moderne style, their angular forms are more emblematic of Art Deco influences as opposed to the Streamline. The only other example of a Streamline Moderne hotel is Hotel Max, which is less pronounced and prominent in form.

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Unknown. c. 1910. High Street, Armadale. Postcard. Prahran Collections, ref no. PH13531. Stonnington History Centre.

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 of Victorian era Orrong Hotel from High Street prior to rebuilding in c.1910 (source: Stonnington History Centre, c.1910).



View of the re-built Streamline Moderne style Orrong Hotel just prior to completion in c.1938 (source: State Library of Victoria, c.1938).



View of the re-built Streamline Moderne style Orrong Hotel in c.1964 (source: Fred Day, State Library of Victoria, c. 1964).



View of public bar in c.1940 (source: Building: The Magazine for the Architect, Builder, Property Owner and Merchant, 1940).



View of the altered public bar in 1964 (source: Fred Day, State Library of Victoria, c. 1964).



North-east view of Orrong Hotel from High Street (source: Extent Heritage Pty Ltd, 2021).



North facing view of Orrong Hotel from High Street (source: Extent Heritage Pty Ltd, 2021).



Detail view of main corner entrance, awning and neon 'Fosters Lager' sign (source: Extent Heritage Pty Ltd, 2021).



Detail view of steeped cube corner tower (source: Extent Heritage Pty Ltd, 2021).



Detail view of eastern elevation from Orrong Road (source: Extent Heritage Pty Ltd, 2021).



Detail view of south elevation from High Street (source: Extent Heritage Pty Ltd, 2021).



Detail view of signage above the main corner entrance (source: Extent Heritage Pty Ltd, 2021).



Detail view of a former balcony fronting Orrong Road, now an awning (source: Extent Heritage Pty Ltd, 2021).



Detail view of neon Fosters Lager sign and corner freestration (source: Extent Heritage Pty Ltd, 2021).



View of original face brick wall and chimneys along northern elevation from Orrong Road (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.

Heritage Citation – Individual Place

Heritage Place: Dandenong Road, London Plane and Canary Island Palm Street Trees

Address: Dandenong Road, Armadale

Designer: N/A

Builder: N/A

HO Reference: TBA

Citation status: Final

Date Updated: 28 March 2022

Year of Construction: 1912-1913



Photograph of the Dandenong Road street trees (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of the Dandenong Road street trees within the municipality.

Heritage Group: Parks, gardens and trees

Heritage Type: Tree

Significance Level: Local

Key Theme: Building suburbs

Key Sub-theme: Creating leafy suburbs

Recommendation: Recommended for the Heritage Overlay as an individual place; tree controls recommended in relation to the London Plane (*Platanus x acerifolia*) and Canary Island Date Palm (*Phoenix canariensis*).

Controls:	<input type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input checked="" 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 London Plane (*Platanus x acerifolia*) and Canary Island Date Palm (*Pheonix canariensis*) street trees along Dandenong Road, Armadale, (otherwise known as the Dandenong Road London Plane and Canary Island Date Palm Street Trees), are significant. Specifically, the uniformity, regular spacing, scale and length of the double row of mature trees, along with the grass median strip and bluestone curb and guttering are of local significance.

How is it significant?

The Dandenong Road London Plane and Canary Island Date Palm Street Trees is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Dandenong Road London Plane and Canary Island Date Palm Street Trees are historically significant as part of a liberal tree planting scheme in 1912-1913, forming part of the interwar trend of street beautification. They planting scheme was a co-operative effort between the then Malvern, Prahran, St Kilda and Caulfield Councils following the completion of the Dandenong Road tramway. The trees were established as a substantial and continuous line of London Plane (*Platanus x acerifolia*) and Canary Island Date Palm (*Pheonix canariensis*) trees through the suburbs of Malvern, Armadale, St Kilda and Windsor. The trees form a tangible link to a period of urban development that solidified Stonnington's reputation as a leafy and tree dense municipality. They also comprise part of one of the longest and oldest interwar street plantings in metropolitan Melbourne. (Criterion A)

The Dandenong Road London Plane and Canary Island Date Palm Street Trees are aesthetically significant as visually prominent and picturesque landscape features along a major arterial road. Key attributes contributing towards their aesthetic significance include the high integrity, maturity, uniformity, regular spacing, scale and formal arrangement of the street trees, as well as the grassy median strips and remnant bluestone curb and guttering. Together, they form an important landmark and streetscape component of the major thoroughfare. (Criterion E)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Dandenong Road London Plane and Canary Island Date Palm Street Trees are historically significant as part of a liberal tree planting scheme in 1912-1913, forming part of the interwar trend of street beautification. They planting scheme was a co-operative effort between the then Malvern, Prahran, St Kilda and Caulfield Councils following the completion of the Dandenong Road tramway. The trees were established as a substantial and continuous line of London Plane (<i>Platanus x acerifolia</i>) and Canary Island Date Palm (<i>Pheonix canariensis</i>) trees through the suburbs of Malvern, Armadale, St Kilda and Windsor. The trees form a tangible link to a
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		period of urban development that solidified Stonnington's reputation as a leafy and tree dense municipality. They also comprise part of one of the longest and oldest interwar street plantings in metropolitan Melbourne.
<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 Dandenong Road London Plane and Canary Island Date Palm Street Trees are aesthetically significant as visually prominent and picturesque landscape features along a major arterial road. Key attributes contributing towards their aesthetic significance include the high integrity, maturity, uniformity, regular spacing, scale and formal arrangement of the street trees, as well as the grassy median strips and remnant bluestone curb and guttering. Together, they form an important landmark and streetscape component of the major thoroughfare.
<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.
<i>H</i>	<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

Dandenong Road is a major, asphalt laid four lane bidirectional road that forms the southern boundary of the suburb of Armadale. It is oriented on an approximately east west axis before bending in a south-east direction heading east, and extends from an overbridge crossing the railway line south of Malvern Station. Major arterial roads connect and cross Dandenong Road, including Glenferrie Road, Hawthorn Road, Kooyong Road, Wattle tree Road and Orrong Road.

The opposite lanes of Dandenong Road are separated by a wide median strip. The median strip occupies a similar width proportion to the trafficable lanes and run the length of the road within and beyond the suburb boundary. Hawthorn, Kooyong, Wattle tree and Orrong Road have crossover junctions over the median strip. The median strip houses the Swanston tramway lines 'Melbourne University to Malvern via Windsor' and 'Melbourne University to East Brighton via Caulfield' routes. Eight tram stops along the tram line are within Armadale. Bluestone curb and guttering is preserved along several sections of the median strip on the roadside and edging the tram line. The north side of the median strip extending east from the junction with Kooyong Road is a substantial bluestone retaining wall and paved gutter.

The median strip includes flanking grass verges. The grass verges are planted with mature London Plane (*Platanus x acerifolia*) and Canary Island Date Palm (*Pheonix canariensis*) street trees. London Plane trees are also planted in the flanking grass verges of Dandenong Road. Early pruning of the London Plane (*Platanus x acerifolia*) trees has resulted in a vase shaped form, with the branches spreading from the top of the main trunk at about three metres in height. Several replacement trees have since been planted along the median strip and are substantially smaller compared to the mature trees.

The double row of matures trees on the median strip form a visually prominent element along the centre of Dandenong Road, creating a sense of landmark value. The structure and form of the Canary Island Date Palm (*Pheonix canariensis*) trees can be fully appreciated during the cooler months when the deciduous London Plane (*Platanus x acerifolia*) trees have shed their leaves. The London Plane (*Platanus x acerifolia*) trees provide a dense canopy and relief to the streetscape during the warmer months. Traditional white and green electricity posts servicing the tram line add to the established cohesive visual aesthetic of the overall road; they form HO30 Ornamental Tramway Overhead Poles.

• Alterations and Additions

- Sections of bluestone curb and guttering removed and paved in concrete.
- Some mature trees have been removed and replaced with young London Plane plantings.
- Metal traffic barrier added along sections of median strip outer edge.

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 London Plane (*Platanus x acerifolia*) and Canary Island Date Palm (*Pheonix canariensis*) trees along Dandenong Road were planted in 1912-1913, roughly two years after the opening on the Dandenong Road electric tramway in late 1911. While Stonnington's pleasant leafy character was initially rooted in the establishment of carefully landscaped private gardens on the large Victorian era estates of the wealthy, Council related street planting programs from as early as 1877 would solidify its reputation as a picturesque, tree-lined suburb into the early 20th century (Context Pty Ltd 2009, 149-150).

According to early historical records, official plans to plant trees along the Dandenong Road tram route can be traced back to November 1912, whereby the Malvern, Prahran, St Kilda and Caulfield councils set out the details for a program of tree planting along the tramway of Dandenong Road (The Prahran Telegraph 1912, 9). While the initial 1912 scheme resulted in the planting of London Plane (*Platanus x acerifolia*) trees along the road reserves, the Canary Island Date Palm (*Pheonix canariensis*) trees were not planted until 1913. This delay was following deliberations by the Dandenong Road Improvement League and respective councils over the chosen species to be planted between the plane trees (Malvern Standard 1913, 12). A newspaper article from July 1913 tellingly reveals:

The Prahran Council notified that they had, provided the other councils fell into line, to plant suitable Australian trees and shrubs and palms, interspersed between the plane trees in the plantations in Dandenong Road. They asked if council would agree to the work... M'Nabb mentioned that there were 2000 flowering trees and shrubs in Victoria, suitable for the work, without using trees which were not native to Australia...He would like to have the plane trees taken away (Brighton Southern Cross 1913, 5).

While the planting of Australian native trees, shrubs and palms along Dandenong Road do not appear to have come into fruition, the establishment of the Canary Island Date Palm (*Pheonix canariensis*) trees was soon carried out following co-operation between the respective councils. By c.1929, the Dandenong Road tram route was flanked by a picturesque line of plane and palm trees, garden beds and rock

edging. Although some trees have been replaced over time, the mature trees continue to form a key picturesque component of the major thoroughfare.

Comparative Analysis

As visually prominent street plantings along a major thoroughfare, the double row of mature street trees on Dandenong Road have landmark value. From a historical perspective, they also speak to Council efforts to beautify public avenues during the interwar period through coordinated tree planting schemes. As the sheer scale and length of these plantings are distinct from other Council initiated street plantings within the municipality, the following analysis draws from comparable examples elsewhere in the Melbourne metropolitan area.

Comparative examples include:

- **Canary Island Date Palm Avenue, Mt Alexander Road, Essendon (Moonee Valley City HO80).** This avenue of Canary Island Date Palms (*Pheonix canariensis*) on Mont Alexander Road, Essendon, is comparable to the Dandenong Road street trees as an impressively lengthy line of mature early 20th century introduced plantings along a tram line. While the avenue solely comprises Canary Island Date Palms (*Pheonix canariensis*) as opposed to the addition of London Plane (*Platanus x acerifolia*) trees seen at Dandenong Road, they are nevertheless analogous in terms of integrity, uniformity, regular spacing and formal planting arrangement. As with the Dandenong Road trees, they form an integral streetscape and landmark component along a major thoroughfare. Established in 1929, they are slightly younger than those along Dandenong Road.
- **Canary Island Date Palm Row and Canary Island Pines, 399-413 Barkly Street, Footscray (Maribyrnong City HO94).** This row of Canary Island Date Palms (*Pheonix canariensis*) and pines is comparable to the plantings on Dandenong Road as a combination of introduced street plantings established during the interwar period. While the row is shorter in length than those at Dandenong Road, they are nevertheless similar in terms of maturity, consistency and visual prominence along a major thoroughfare. As the above example, they are also slightly younger however, having been planted between 1920-1935.

As the above comparative analysis has demonstrated, the Dandenong Road street trees are strong examples of major street plantings along a busy arterial road. They compare well to existing examples outside of the municipality that have been afforded local heritage protection. In addition to their uniformity, size and regular spacing, they comprise part of one of the longest and oldest interwar street plantings in metropolitan Melbourne.

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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



Photograph of Dandenong Road landscaping and tram reserve in c.1929 (source: Stonnington History Centre, c. 1929).



Photograph of Dandenong Road landscaping and tram reserve in c.1920. It is unknown if this image depicts the portion of Dandenong Road within the subject site, however (source: Stonnington Thematic Environmental History, c.1920).



East facing view of the Dandenong Road street trees (source: Extent Heritage Pty Ltd, 2021).



North-east facing view of the Dandenong Road street trees (source: Extent Heritage Pty Ltd, 2021).



North-west facing view of the Dandenong Road street trees (source: Extent Heritage Pty Ltd, 2021).



Detail north-east view of the Dandenong Road street trees (source: Extent Heritage Pty Ltd, 2021).



Detail view of bluestone curb (source: Google Streetview, 2019).



Detail view of concrete curb (source: Extent Heritage Pty Ltd, 2021).



North-west facing view of Dandenong Road street trees in summer (source: Google Streetview, 2019).



North-east facing view of Dandenong Road street trees in summer (source: Google Streetview, 2019).

Authors

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

Quality assurance review conducted by: Corinne Softley.

Appendix D - Gap study citations – precincts

HO377 Union Street Precinct

What is Significant?

The Union Street Precinct is a residential area which initially developed as a brickmaking centre from the late 1850s. The construction of the railway through Armadale in 1879 was another important factor in the development of the precinct. The railway cut diagonally across the western edge of Union Street, creating an irregular group of blocks which - along with ad-hoc subdivision around the brick clay pits in the 1880s - would produce the unorthodox arrangement of streets that survive in the area today.

Residential development in the precinct was initially constrained by the large extent of the Union Street clay pits. Nonetheless, house building in the area intensified as the land boom reached its peak in the late 1880s. The precinct evolved during this period with higher density cottage groups on narrow streets and freestanding middle class villas on more generous allotments - the later type of development typically occurring closer to the shopping strips along Glenferrie Road and High Street although the often erratic and unplanned nature of 1880s subdivisions meant that both working class or artisan cottages were intermingled with the more substantial villas.

Development halted abruptly with the recession of the early 1890s and the closure of the brickworks, leaving large areas of the precinct vacant. The next major phase of development in the precinct took place during the early 1900s and was spurred on the extension of the electric tram network along Glenferrie Road. Much of this new development took the form of middle class housing but also included modest cottages and a small number of factory buildings, reinforcing the mixed industrial/working class character of certain streets within the precinct. Development was largely complete to the present arrangement of streets, dwellings and allotments by the late 1910s. The area is highly intact to this c.1920 state with few relatively modern interventions and the greater part of its building stock demonstrating a high level of integrity to its original form.

Elements that contribute to the significance of the precinct include (but are not limited to):

- the Victorian-era houses and streetscapes including the detached brick and timber villas coexisting with more modest cottages housing and terrace rows of the period;
- the Edwardian houses and streetscapes developed through the early twentieth century and including fine examples of the 'Queen Anne' revival style;
- the utilitarian architectural character and red-brick materiality of Edwardian era industrial buildings;
- a selection of dwellings from the 1920s and 1930s which are generally sympathetic in terms of their architectural form, scale, and siting, and as such make useful contributions to the early character of the area;
- the predominantly single-storey nature of the precinct (the two-storey scale of the former Merriman's Dairy and the Edwardian factory buildings on Stuart Street provide an atypical, but historically important, variation from the scale of the precinct more generally);
- the open landscaped character of certain streetscapes in the precinct brought about through, low front fences, undeveloped front setbacks and mature street trees;
- the modest scale of built form and uniform pattern of small front and side setbacks within certain

streetscapes including Barkly Avenue, Willis Street, Stuart Street and Stanhope Street;

- repetitive character of the building stock and the regularity of rhythm of the built form, particularly on Alleyne Avenue, Barkly Avenue and Willis Street;
- the extent to which original detailing survives. Nineteenth century buildings typically retain verandahs, polychrome brickwork and ornamental detailing. Edwardian buildings are generally of note for their ornate timber detailing;
- timber, face brick or render materiality and hipped or gabled roofscapes with chimneys and terracotta or slate tiles or plain corrugated galvanised steel cladding;
- low incidence of modern interventions such as parking provisions in front setbacks (particularly in areas such as Stuart, Stanhope and Willis Streets and Barkly Avenue, where few crossovers exist at all);
- the retention of sympathetic low front fences in most sections of the precinct;
- low incidence of visible first floor additions in most streetscapes;
- road layout and allotment patterns reflecting the ad-hoc process of subdivision in the late nineteenth and early twentieth century;
- bluestone kerbs, channels and laneways (to the extent that they survive); and
- the collection of mature Peppercorn trees (*Schinus molle*) at 9 Meryl Street, Armadale.

How is it significant?

The Union Street Precinct is of historical and aesthetic significance at a local level.

Why is it significant?

The Union Street precinct is of historical significance for its capacity to demonstrate the dramatic cycle of boom and bust created by the frenzy of land speculation in the 1880s (*Historic Theme: 3.3.5 Recovery and Infill*). This is illustrated by the way in which residential subdivisions laid out in the late nineteenth century were not fully developed until there was a renewed surge of building activity in the early 1900s.

The irregular layout of narrow and broad streets and relationship with the railway line illustrate the *ad hoc* nature of nineteenth century planning (*Historic Theme: 3.3.4 Uncontrolled and Unplanned Development*). The area also provides a vivid contrast between the modest standards of accommodation and amenity enjoyed by the Victorian working class and the more substantial, but polite, built form which underscores the middle class aspirations of Edwardian Malvern (*Historic Theme: 8.5.1 'Struggletown' - working class housing in the nineteenth and early twentieth century*). The larger dwellings in the precinct, typically in landscaped settings on generous allotments illustrate the desire for *rus in urbe* - city in the country - and life away from the crowded conditions of the inner city (*Historic Theme: 8.2.2 'Country in the city' - suburban development in Malvern before 1920*). The collection of Peppercorn trees (*Schinus molle*) at 9 Meryl Street, Armadale from the early 20th century add to this story.

In addition, the Union Street Precinct is of historical significance for its associations with the brickmaking industry dating back to the late 1850s (*Historic Theme: 6.2.1 Brick and tile manufacturing*). Although the brickworks closed down in the 1890s they continued to play an important role in the evolution of the

surrounding urban landscape. In particular, the clay pits occupied a large area which limited the potential for residential subdivisions in the early 1880s and contributed to the ad-hoc street layout. The presence of the brickworks also provided further stimulus in the early twentieth century for factory development of a type rarely found in the suburban middle-class enclaves of Armadale and Malvern (*Historic Theme: 6.2.4 Other manufactured goods*).

The Union Street Precinct is aesthetically significant for its substantially intact collection of late-nineteenth and early twentieth century housing stock. This includes fine streetscapes of handsome Victorian and Edwardian villas and more modest cottages, often occurring side by side in a manner typical of 1880s subdivisions. The precinct also contains a number of streetscapes with a notably higher degree of consistency in terms of scale, form and period of construction. This includes the timber cottage streetscape on Barkly Avenue and adjacent Edwardian brick villa rows on Alleyne Avenue. The dramatic change in architectural character between these two streetscapes provides a particularly clear demonstration of the way in which the precinct was developed in two main stages in the Victorian and Edwardian periods. The villas in Alleyne Avenue are especially significant as they demonstrate a degree of architectural unity rarely found elsewhere in the municipality.

The precinct also contains a small number of dwellings which were built in the 1920s and 1930s. These are sympathetic to the key Victorian and Edwardian building stock in terms of their architectural form, scale, and siting, and as such make a valuable contribution to the early character of the precinct.

The collection of Peppercorn trees (*Schinus molle*) at 9 Meryl Street, Armadale also contribute towards the aesthetic significance of the precinct, as a copse of mature peppercorns with an interesting twisted form, synonymous with mature examples of this type of planting.

The overall intactness and diversity of the Victorian and Edwardian building stock, contrasting densities of development and ad-hoc planning make the precinct a rare and significant urban landscape within the City of Stonnington.

Updated statement of significance prepared by: Extent Heritage Pty Ltd, 2022.

Heritage Citation – Precinct

Heritage Place: Bailey Avenue and Valentine Grove
Precinct

Address: 5–17 and 10–24 Bailey Avenue, and
1–35 and 2–18 Valentine Grove, Armadale

Designer: Unknown

Builder: William Valentine Bailey

HO Reference: TBA

Citation status: Final

Date Updated: 11 April 2022

Year of Construction: c.1901-c.1907



Photograph of 24 Bailey Avenue (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of Bailey Avenue and Valentine 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; tree controls are recommended in relation to the mature London plane (*Platanus × acerifolia*) street trees along Bailey Avenue and Valentine Grove; Neighborhood Character Overlay 5 recommended for removal.

Controls:	<input type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input checked="" 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 Bailey Avenue and Valentine Grove Precinct, comprising properties on Bailey Avenue and Valentine Grove, as well as the mature London plane (*Platanus × acerifolia*) street trees along Bailey Avenue and Valentine Grove, is locally significant.

The precinct is predominantly characterised by contributory graded buildings, with a small number of non-contributory graded buildings. Refer to grading maps for designations.

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

- The distinctive pattern of the early 20th century subdivision and subsequent development created by groups of Federation and Edwardian era buildings;
- A high degree of intactness arising from the same construction period and relative absence of modern infill;
- The regularity and harmony of the single-storey, freestanding Federation and Edwardian era housing stock primarily characterised by hipped roofs with projecting gables, profiled brick chimneys, Marseilles terracotta tiles and slate, stucco render, face brick, bay windows, open front verandahs, and original decorative timber joinery to verandahs, gable ends, windows and doors.
- The uniformity of front setbacks, allotments and building heights across the precinct;
- Original front fences of timber, cast iron, stone and brick; and
- Landscape setting established by the mature London plane (*Platanus × acerifolia*) street trees.

Later alterations and additions to the properties are not significant.

How is it significant?

The Bailey Avenue and Valentine Grove Precinct is of local historical, representative and aesthetic significance to the City of Stonnington. It also has associative significance as a precinct predominantly developed by William Valentine Bailey, a prolific local builder, developer and the Mayor of Malvern between 1903 and 1904.

Why is it significant?

The Bailey Avenue and Valentine Grove Precinct is historically significant as an area that was rapidly developed in the 1900s following Melbourne's 1880s boom period, which saw the subdivision of the c.1854 Victorian mansion Garden House Estate and the creation of allotments fronting Bailey Avenue and Valentine Grove. This subdivision reflected the wider pattern of subdivision and development taking place on grand mansion estates across Armadale at the time, which subsequently transformed this area of the City of Stonnington into an upper-middle class suburban area. The precinct forms a tangible link to the late Victorian and Federation subdivision story of Armadale and illustrates the key urban character changes taking place by the early 20th century. (Criterion A)

The Bailey Avenue and Valentine Grove Precinct contains a good representative collection of single-storey, upper middle-class Federation and Edwardian era dwellings. (Criterion D)

The Bailey Avenue Precinct is aesthetically significant as a highly intact and visually cohesive area characterised by Federation and Edwardian era dwellings. The buildings retain a high level of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, setbacks and heights. Its unified character is further enhanced by the mature London plane (*Platanus x acerifolia*) street trees. Combined, these elements create a harmonious and attractive streetscape that is largely free of intrusions and modern development. (Criterion E)

The Bailey Avenue Precinct is of associative significance as a residential area primarily developed by William Valentine Bailey, a prolific local builder, developer and the Mayor of Malvern between 1903 and 1904. (Criterion H)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Bailey Avenue and Valentine Grove Precinct is historically significant as an area that was rapidly developed in the 1900s following Melbourne's 1880s boom period, which saw the subdivision of the c.1854 Victorian mansion Garden House Estate and the creation of allotments fronting Bailey Avenue and Valentine Grove. This subdivision reflected the wider pattern of subdivision and development taking place on grand mansion estates across Armadale at the time, which subsequently transformed this area of the City of Stonnington into an upper-middle class suburban area. The precinct forms a tangible link to the late Victorian and Federation subdivision story of Armadale and illustrates the key urban character changes taking place by the early 20th century.
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>	The Bailey Avenue and Valentine Grove Precinct contains a good representative collection of single-storey, upper middle-class Federation and Edwardian era dwellings.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Bailey Avenue and Valentine Grove Precinct is aesthetically significant as a highly intact and visually cohesive area characterised

		by Federation and Edwardian era dwellings. The buildings retain a high level of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, setbacks and heights. Its unified character is further enhanced by the mature London plane (<i>Platanus x acerifolia</i>) street trees. Combined, these elements create a harmonious and attractive streetscape that is largely free of intrusions and modern development.
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>	The Bailey Avenue and Valentine Grove Precinct is of associative significance as a residential area primarily developed by William Valentine Bailey, a prolific local builder, developer and the Mayor of Malvern between 1903 and 1904.

Description

• Physical Analysis

The precinct consists of properties on Bailey Avenue and Valentine Grove. The two streets extend north from Dandenong Road. Valentine Grove changes direction to run parallel to the railway line before joining Bailey Avenue at the northern extent of the precinct. Bailey Avenue then continues north to meet Wattletree Road. Bailey Avenue consists of an asphalt laid two-lane road with parking on both sides, concrete crossovers, gutters and footpaths. The right side of the avenue heading north includes pocket verges between single car parking lots planted with mature London Plane (*Platanus x acerifolia*) trees. The left side of the road includes a narrow verge with projecting pockets where single London Plane (*Platanus x acerifolia*) trees are planted. Both sides of Bailey Avenue have contemporary bluestone kerbing and guttering. Valentine Grove presents a similar road layout with pocket verges with London Plane trees and side parking with contemporary bluestone kerbing and guttering. However, unlike Bailey Avenue, the grass verges and projecting pockets are wider and evenly interspaced along entire length of Valentine Grove.

Bailey Avenue

The residences along Bailey Avenue consist of single-storey Edwardian and Federation style houses. This includes a group of houses showcasing the characteristic open face brickwork, double fronted half-timber gable projection, turned timber verandah post and fretwork detailing and original face brick chimneys amongst other characteristic features along the west side of Bailey Avenue. A number of houses on the east side also include Art Nouveau inspired front verandah timber posts and fretwork detailing, a slightly smaller massing and render finish. The residences along Bailey Avenue have a consistent setback from the street and, in most cases, a similar height timber paling front fence. Some fences along the western side are of brick and render. The houses present a variety of hipped roof forms and most retain the original Marseilles terracotta tile or slate tiles. Where modifications have taken place, they have generally been sympathetic with the built form and style of the residences. Most properties have a rear extension.

High-quality examples on Bailey Avenue include number 22 and 24. With the exception of 20 Bailey Avenue, there are no contemporary properties included within the precinct boundary along Bailey Avenue.

Valentine Grove

The residences along Valentine Grove also consists of single-storey Federation and Edwardian era houses with key characteristics including open face brickwork, hipped roofs (some with a half-timber gable projection), decorative timber joinery, and original face brick chimneys amongst other characteristic features. Several residences, such as those at 31-35 Valentine Grove, appear to include Art Nouveau inspired timber detailing. The setbacks along Valentine Avenue are less consistent than Bailey Avenue, however this is not detrimental to the streetscape pattern of residences. Fence styles and materials vary, however, many are in a traditional timber picket style appropriate to the era. Where modifications have taken place, they have generally been sympathetic with the built form and style of the residences. Most properties have a rear extension.

2 Valentine Grove is an exemplar Edwardian style residence located on a prominent corner lot that has remained highly intact. 11 Valentine Grove is also of interest as a structure that has typical massing, form and detailing of the Federation era. However, the structure is constructed out of regularly cut stone with a natural finish. 21 and 23 Valentine Grove are also of interest owing to their strong ties to the Victorian era style, however research has confirmed that they were built in the Federation period and this can be reflected in the chimney style.

Although 12 Valentine Grove sits comfortably within the streetscape owing to its height, setback and materiality, the building was established in the interwar era and has Spanish Mission influences.

There have been some contemporary developments along the north end of Valentine Grove close to the railway line. This includes 10, 13, 19 and 19A Valentine Grove.

Precinct

While the residences within the precinct display a variety of structural forms, the overall streetscape pattern, massing and finishes contribute to a visually cohesive group of Federation and Edwardian era

residences. The streetscape is reinforced with the low timber paling fencing, consistent pocket verges and mature London Plane (*Platanus x acerifolia*) trees. The properties within the Bailey Avenue and Valentine Grove precinct are considered to be in good condition. Rear extensions are generally well recessed from the street and where they are visible the works are generally sympathetic with the original style of the dwelling on site. Other modifications visible from the street front typically include new roofing material or front fences. Several contemporary developments have some impact on the cohesivity of the precinct, however this is not adverse. The precinct would be considered with overall high integrity overall.

- [Alterations and Additions](#)

- Post-war and contemporary infill development at 10, 13, 19 and 19A Valentine Grove and 20 Bailey Avenue.
- Sympathetic rear additions to most dwellings.
- Visible two-storey additions to including 3 and 17 Valentine Grove.
- Dormers added to 11 Bailey Avenue and 18 Valentine Grove.
- Contemporary colour schemes to previously painted elements, for example at 12 Bailey Avenue.
- Some fences replaced over time.

[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 subject area were sold in 1854 as an allotment of thirteen acres that comprised Crown Portion 55 (Surveyor General's Office 1855; Stonnington History Centre n.d.). First purchased by William Smith, a brick house comprising six rooms, cellar, kitchen, stable, coach house and wood cottage was soon erected on the grounds in Dandenong Road between Glenferrie Road and Kooyong Road (Malvern Rate Books 1856). Known as the Garden House Estate, the property saw several owners and expansions over the subsequent decades, and by the 1890s, Garden House Estate was owned by Joseph Hobday and comprised a brick house of twelve rooms (Malvern Rate Books 1890).

Substantial changes to the property took place when noted developer and builder William Valentine Bailey purchased the estate in the 1890s. Born in Sussex, Bailey arrived in Melbourne in 1860. He went on to become the Managing Director of the Australian Frozen Rabbit, Poultry and Produce Syndicate Ltd and was a prominent figure in the development of the export trade of rabbits (Weekly Times 1897). He was most noted, however, for his role as a land speculator, local builder and developer across Malvern, and his time as the Mayor of Malvern between 1904 and 1904 (Stonnington History Centre, n.d.).

Bailey's ownership of the estate saw its eventual subdivision in 1901, which created the streets Valentine Grove and Bailey Avenue, as well as the subsequent construction of numbers 10, 12, 18, 20, 22 and 24 on the west side of Bailey Avenue, and numbers 25-35 on the east side of Valentine Grove by 1902 (MMBW 1902). These buildings, as depicted on a 1902 MMBW map, comprised a series of Federation and Edwardian era buildings with verandahs, some with projecting bay windows (MMBW 1902). Interestingly, the building at 23 Valentine Grove was built in the late Victorian style.

Both the gold rush era and subsequent 1880s land boom saw a period of subdivision and rapid expansion on former grand estates in Armadale. 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 sale of newly available dwellings across Valentine Grove and Bailey Avenue were overseen by noted Malvern auctioneer firm Hodges and Co and readily bought up by the middle classes (Context 2009, 127-128; The Prahan Telegraph 190, 5).

Development across Bailey Avenue and Valentine Grove continued to expand over the subsequent years, with 14 and 16 Bailey Avenue erected soon after this initial 1901 development phase. In 1907, Garden House Estate was further subdivided, paving way for the construction of numbers 5-17 on the east side of Bailey Avenue and numbers 2-18 on the west side of Valentine Grove (Porter 2014). While existing research suggests that 5-17 Bailey Avenue was also developed by William Valentine Bailey, no evidence exists to substantiate whether 4-18 Valentine Grove was also developed by Bailey (Porter 2014). While of the same era and style, both the dwellings and allotments differ in sitting and scale, raising the possibility that they may have been developed separately around the same time.

The pattern of subdivision and development established during this early 20th century period is still exceptionally intact today, with the exception of areas of land not built upon and the demolition of some properties. For instance, the interwar period that followed saw the demolition of a Federation era residence at 12 Valentine Grove and the subsequent erection of a Spanish Mission style dwelling, while

developments in the post-war period precipitated the demolition of 20 Bailey Avenue and the erection of three storey flat building.

Comparative Analysis

The Bailey Avenue and Valentine Grove Precinct comprises a substantially intact series of Federation and Edwardian era style dwellings, the majority of which were developed by a single developer, William Valentine Bailey. This development history has resulted in a visual cohesiveness stemming from consistencies in allotment size, siting, scale, materiality and architectural style across the precinct. While there are several stylistically cohesive comparable examples in the City of Stonnington that also illustrate the area's development into a suburban upper middle-class area during the late 19th and early 20th century, few have been noted for being mainly attributed to a single developer.

Comparative examples include:

- **Inverness Avenue Precinct, Armadale (HO179).** Built between 1901-1903, the Inverness Avenue Precinct consists of a collection of single-storey, intact and visually cohesive Federation era dwellings that were also developed by a prominent local developer and builder William Maben. The precinct draws similarities with Bailey Avenue Precinct with respect to architectural style and historical significance. Primarily lacking in modern infill, it is exceptionally intact and sets a high standard of integrity. The Bailey Avenue and Valentine Grove Precinct retains a reasonable level of integrity in comparison.
- **Union Street Precinct, Armadale (HO377).** The Union Street Precinct comprises a substantially intact and cohesive collection of late 19th and early 20th century houses from the Victorian and Federation eras, as well as some interwar dwellings. Although it is without modern infill and consists of properties across two stylistic eras, the precinct nevertheless compares well with Bailey Avenue and Valentine Grove Precinct in terms of its historical setting, architectural quality, streetscape rhythm and intactness. Unlike Bailey Avenue Precinct however, there is not one key developer associated with the area, resulting in differences in building forms and styles across the precinct.
- **Claremont Avenue Precinct, Malvern (HO156).** Situated in the neighbouring suburb of Malvern, the Claremont Avenue Precinct is an intact collection of Federation era dwellings that were developed following Melbourne's 1880s land boom. While the precinct also retains housing stock from the Victorian era and is therefore not as stylistically cohesive when compared to Bailey Avenue Precinct, it still maintains several noted visual similarities. These include the consistency in setbacks in some areas, streetscape rhythm and intactness, as well as the occasional presence of infill development. Notably, Claremont Avenue Precinct is also associated with William Valentine Bailey, who was responsible for the development of several houses in Claremont Avenue. Unlike the Bailey Avenue and Valentine Grove Precinct however, the majority of dwellings within the precinct are primarily attributed to a range of different builders and developers.

As demonstrated in the above comparative analysis, the Bailey Avenue Precinct compares well to other precincts within the City of Stonnington as a cohesive and clearly definable residential area that not only illustrates suburban development in Armadale following Melbourne's land boom, but also demonstrates a unified and intact collection of Federation and Edwardian era building stock. With the exception of Inverness Avenue Precinct, Bailey Avenue Precinct is also particularly noted for being predominantly the work of a single developer, a detail that has afforded the area high degree of stylistic consistency.

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
BAILEY AVENUE			
1 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
3 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
5 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
7 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
9 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
10 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
11 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
12 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
13 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
14 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
15 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
16 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
17 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
18 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
20 Bailey Avenue	Flats	Post-war period (1945-1965)	NC
22 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
24 Bailey Avenue	House	Federation/Edwardian period (1902-c.1918)	C
VALENTINE GROVE			
2 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
3 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
4-6 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
5 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
7 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
8 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
9 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
10 Valentine Grove	Flats	Post-war period (1945-1965)	NC
11 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
12-14 Valentine Grove	House	Interwar period (c.1919-c.1940)	NC
13 Valentine Grove	House	Contemporary	NC
15 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
16 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
17 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
18 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
19 Valentine Grove	House	Contemporary	NC
19A Valentine Grove	House	Contemporary	NC
21 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
23 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
25 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
27 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
29 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
31 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C
33 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
35 Valentine Grove	House	Federation/Edwardian period (1902-c.1918)	C

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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



2 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



4-6 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



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



18 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



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



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



11 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



17 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



23 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



25 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



29 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



31 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



35 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



33 Valentine Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



3 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



14 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



10 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



18 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



22 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



24 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



9 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



11 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



13 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



17 Bailey Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



North-east facing street view of 5-9 Valentine Grove (source: Extent Heritage Pty Ltd, 2021).



South facing street view of 2-6 Valentine Grove (source: Extent Heritage Pty Ltd, 2021).



South-east facing street view of 9-11 and 2-6 Valentine Grove, showing mature London plane (*Platanus × acerifolia*) street trees (source: Extent Heritage Pty Ltd, 2021).



South-west facing street view of 23-27 Valentine Grove, showing mature London plane (*Platanus × acerifolia*) street trees (source: Extent Heritage Pty Ltd, 2021).



North facing street view of Bailey Avenue from Dandenong Road, showing mature London plane (*Platanus × acerifolia*) street trees (source: Extent Heritage Pty Ltd, 2021).



North-east facing street view of Bailey Avenue from Dandenong Road, showing mature London plane (*Platanus × acerifolia*) street trees (source: Extent Heritage Pty Ltd, 2021).



South-east facing street view of Bailey Avenue from Valentine Grove intersection showing mature London plane (*Platanus x acerifolia*) street trees (source: Extent Heritage Pty Ltd, 2021).



North-east facing street view of 24 and 22 Bailey Avenue (source: Extent Heitage Pty Ltd, 2021).

Authors

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

Quality assurance review conducted by: Corinne Softley.

Heritage Citation – Precinct

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

HO Reference: TBA
Citation status: Final
Date Updated: 11 April 2022

Designer: Unknown
Builder: Unknown

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



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
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 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

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State Library of Victoria, Sands & McDougall Street Directories of Victoria, 1885-1974 ed.

Stonnington City Council. 2011. Heritage Citation Report: Auburn Grove Area, Auburn Grove, Armadale, Hermes ID 30701. PDF file.

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Stonnington City Council. 2019. Heritage Citation Report: Armadale Precinct, High Street, Armadale, Hermes ID 30731. Unpublished report. PDF file.

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

Limitations

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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.

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: TBA

Citation status: Final

Date Updated: 31 March 2022

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.

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;
- The uniformity of building heights across the precinct; and
- Predominance of traditional timber picket fences along Murray Street.

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. The character is further enhanced by the predominance of traditional picket fences. 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-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.
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 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. The character is further enhanced by the predominance of traditional picket fences. Combined, these elements create a harmonious and attractive collection of buildings that are almost completely 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 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.

The residence at 5 Horsburgh Grove is an interwar Neo Georgian Revival style building. The residence is set back further than the Edwardian and Federation style houses. It is noted that this residence has been approved for demolition.

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

- 5 Horsburgh Grove – built after 1945, outside of the interwar period. It is noted that this has been approved for demolition.
- 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 Prahran, 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 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, 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.

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.

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HORSBURGH GROVE			
1 Horsburgh Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
3 Horsburgh Grove	House	Federation/Edwardian Period (1902 – c.1918)	C
5 Horsburgh Grove <i>(note: this property has been approved for demolition)</i>	House	Interwar period (c.1910-c.1940)	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
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14 Murray Street	House	Federation/Edwardian Period (1902 – c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
ERSKINE STREET			
18 Erskine Street	House	Federation/Edwardian Period (1902 – c.1918)	C

References

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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).



5 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).



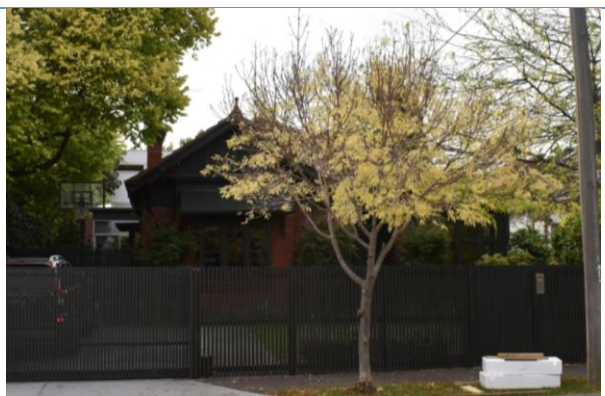
12 Horsburgh Grove, Armadale (source: Extent Heritage Pty Ltd, 2021).



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).



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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

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

Quality assurance review conducted by: Corinne Softley.

Heritage Citation – Precinct

Heritage Place: Inverness Terraces Precinct

Address: 5-9 Inverness Avenue, Armadale

HO Reference: TBA

Citation status: Final

Date Updated: 28 March 2022

Designer: Unknown

Year of Construction: c.1890-1895

Builder: Unknown



Photograph of 5-9 Inverness Avenue (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of 5-9 Inverness Avenue, Armadale.

Heritage Group: Residential buildings

Heritage Type: Terrace

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 Inverness Terraces Precinct, comprising three semi-detached two-storey Victorian Italianate terraces on Inverness Avenue, Armadale, is significant.

The precinct is characterised by contributory graded buildings.

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

- The harmony of the three matching semi-detached two-storey Victorian Italianate terrace houses characterised by hipped roofs and rendered corbelled brick chimneys concealed by tall and highly ornamented parapets, stucco rendered walls, open upper level balconies, cast iron filigree lacework, arched timber sash windows with hood moulds, projecting bay windows and pre-cast finials and flower moulds;
- A high degree of integrity and intactness arising from the same construction period and absence of modern infill;
- The unusual stepped arrangement of the terrace group, reflecting the distinctive subdivision pattern and development of 1881 Mount Pleasant Estate as well as its proximity to what was then the Gippsland and Oakleigh Railway;
- The uniformity of the steeped setbacks, allotment sizes and building heights; and
- Original rendered and cast iron palisade fencing at 7 and 9 Inverness Avenue, Armadale.

Later alterations and additions to the properties are not significant.

How is it significant?

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

Why is it significant?

The Inverness Terraces Precinct is of historical significance as a small pocket of residential terraces in Armadale that developed following the 1881 subdivision of Mount Pleasant Estate, which precipitated the area's shift from sparsely developed paddocks to a suburban upper-middle class enclave. The dwellings were developed during an important phase whereby the land boom of the 1880s that saw a period of land speculation, rapid subdivision and development. The terrace group thus forms a tangible link to this period of development. (Criterion A)

The Inverness Terraces Precinct are representative of a Victorian Italianate terrace group, including principal design characteristics such as a tall decorative parapet concealing a hipped roof, original arched timber sash windows with hood moulds, stucco rendered walls, rendered corbelled brick chimneys, cast iron filigree lacework to the balustrades and valance, solid timber panel doors with original timber joinery, and decorative party walls. (Criterion D)

The Inverness Terraces Precinct is of local aesthetic significance as an intact and visually cohesive group of semi-detached Victorian Italianate era terraces. The buildings retain a high level of integrity as a group and demonstrate stylistic cohesion through uniformity in built form, materials, detailing, ornamentation, fenestration, fencing allotment sizes, setbacks and height. Its unified and harmonious character is also further complemented by its striking stepped arrangement, which adds further visual

interest to the group and distinguishes it from conventional semi-detached terrace arrangements.
(Criterion E)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Inverness Terraces Precinct is of historical significance as a small pocket of residential terraces in Armadale that developed following the 1881 subdivision of Mount Pleasant Estate, which precipitated the area's shift from sparsely developed paddocks to a suburban upper-middle class enclave. The dwellings were developed during an important phase whereby the land boom of the 1880s that saw a period of land speculation, rapid subdivision and development. The terrace group thus forms a tangible link to this period 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>	The Inverness Terraces Precinct is representative of a Victorian Italianate terrace group, including principal design characteristics such as a tall decorative parapet concealing a hipped roof, original arched timber sash windows with hood moulds, stucco rendered walls, rendered chimneys with cornice mouldings, cast iron filigree lacework to the balustrades and valance, solid timber panel doors with original timber joinery, and decorative party walls.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Inverness Terraces Precinct is of local aesthetic significance as an intact and visually cohesive group of semi-detached Victorian Italianate era terraces. The buildings retain a high level of integrity as a group and demonstrate stylistic cohesion through uniformity in built form, materials, detailing, ornamentation, fenestration, fencing allotment sizes, setbacks and height. Its unified and harmonious character is also

		further complemented by its striking stepped arrangement, which adds further visual interest to the group and distinguishes it from conventional semi-detached terrace arrangements.
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 Inverness Terraces Precinct is a group of three double-storey Victorian Italianate terrace houses. The brick structures are finished with a smooth stucco on the front and painted brick along the sides. The terraces have an original hipped roof clad with sheet metal. The rear of each building includes a hipped roof rear addition, some clad with slate and others with sheet metal. The roof profile of each building is obscured from view by the decorative front and side parapets. Each terrace includes one rendered corbelled brick chimney extending from the upper roof.

The terraces are stepped in plan with an overall symmetrical and repeated façade. The ground level on each terrace includes a small front yard and path leading to a covered front porch. The main entrance door consists of a single timber door with side lights and arched fan light. Next to the front door is a projecting bay window with arched timber sash windows topped with an arched hood mould. The inner facing party walls include a blind arch.

On each building the upper-level balcony includes a single door and sash window with hood mould. The outer facing party wall includes an arched sash window opening and highly detailed pre-cast console moulds on both levels. The porch and verandah are supported by a single cast iron Corinthian column with ornate cast iron lacework and balustrade. The front façade of each building is capped with a highly ornate circular balustraded parapet featuring pre-cast flower moulds, flanking urn finials and a double hipped centred pediment. The centre parapet features a double hipped pediment while the two flanking parapets have a rounded top pediment.

The rear of each terrace opens up to a small enclosed back yard space. Each terrace has been extended at the rear. The street front boundary to two of the dwellings is demarcated by a brick foundation and post wall with black iron palisade fencing.

5-9 Inverness Avenue is located in front of a railway line which runs parallel to Inverness Avenue, close to Armadale Station. While the group of terraces have been substantially altered at the rear, the front facades appear to be largely intact and alterations can be reversed. As a group they have moderate integrity. 5 and 7 Inverness Avenue are in good condition. Number 9 is in overall fair condition with elements such as the render finish and cast-iron lacework in poor condition.

- [Alterations and Additions](#)

5 Inverness Avenue

- Two storey rear extension added.
- Roof reclad with a mixture of corrugated galvanised iron and Colorbond sheeting.
- Skylight and services added to the roof.
- Parapet altered with the balustrade and top of the pediment removed.
- Rear yard relandscaped.
- Front post and palisade fence removed.
- Front yard laid with aggregate.

7 Inverness Avenue

- Single storey rear extension.
- Roof reclad with a mixture of corrugated galvanised iron and Colorbond sheeting.
- Skylight and services added to the roof.
- Chimney altered.
- Rear yard relandscaped.

9 Inverness Avenue

- Two storey rear extension with balcony added.
- Roof reclad with Colorbond sheet metal.
- Skylight and services added to the roof.
- Rear yard relandscaped.

[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 on which Inverness Terraces Precinct is situated formerly comprised Crown Portion 51 and 52. Sold to speculators T. Fulton, L McKinnon, F. J. Sargood and L.A. Moody in the first land sales of 1854, ownership of the land changed hands several times over the next few decades, and by 1881, ownership of both Crown Portions 51 and 52 were taken up by the National Land Company (Porter 2014; Department of Crown Land 1882). Following this transfer in ownership, the land was subdivided into fifty allotments fronting the newly created St James Road, St Georges Road and The Terrace, the western end of which comprises present day Inverness Avenue, and put up for auction as the Mount Pleasant Estate (The Age 1881, 2). Notably, the area's proximity to the newly established Gippsland and Oakleigh Railway Line (1879) meant that the subdivision's area bounded by Union Street, The Terrace, St James' Road and Kooyong Road (then known as Boundary Road), was distinguished by a triangular-like arrangement. As with many other contemporaneous Victorian estates in the area, this subdivision process was largely an outcome of the gold rush and Melbourne's subsequent 1880s land boom which saw a period of rapid subdivision and expansion across Armadale. 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).

The allotments were subsequently put to auction on 10 December 1881, and the entire fifty lots were reportedly sold on the day by auctioneer E. J. Dixon, reflecting the feverish 1880s land boom atmosphere (The Age 1881, 2). The land at 5-9 Inverness Avenue comprised Lot 9 of the subdivision (Dixon 1881). While the buildings' exact date of construction has not been substantiated through archival research, the terraces within the Inverness Terraces Precinct appear to have been constructed between c.1890-1895 as investment properties (Sands & McDougall 1890-1895). The developer subsequently sold the group and associated land in 1898, with a print advertisement describing the properties as 'three well appointed two-storey brick houses of seven and eight rooms, all modern conveniences; let to good tenants' (The Caulfield and Elsternwick Leader 1898, 3). By 1902, they are depicted on a MMBW map as three semi-detached terraces named Edina, Langley and Culzean respectively with projecting bay windows fronting Inverness Avenue (then a continuation of The Terrace) (MMBW 1902). Noticeably defined by an unusual stepped arrangement, the unique siting of

this terrace group reflected the allotment boundaries drawn up during the Mount Pleasant Estate subdivision.

The Sands & McDougall directories from the late 19th and early 20th centuries indicate a frequently changing list of occupants for the terraces, suggesting that the properties continued to be owned by one or more landlords, rather than by owner-occupiers (Sands & McDougall 1895-1974). Street names in the area changed in roughly 1910, and the portion of the terrace in question was re-named Inverness Avenue. This pocket of terraces have survived intact against the pressures of interwar and post-war development. Today, these residences are privately owned and continue to be used as properties.

Comparative Analysis

Designed in a Victorian Italianate style, the Inverness Terraces Precinct are directly comparable to several Victorian Italianate terrace groups that were also constructed in the municipality as investments during the boom era. Popularised following the development of Toorak House in 1850 and its subsequent use as the Governor's residence in 1854, the use of Italianate derived elements in domestic architecture was particularly prevalent in the Victorian colony. Its connotations with the social and political elite was integral to its success, and the style grew in popularity during Melbourne's 1880s boom period as a result of rapid population growth, prosperity and development.

Key comparative examples include:

- **Wilson Street Precinct, 66-74 Wilson Street, South Yarra (HO379).** The Wilson Street Precinct is a residential area of late 19th and early 20th century buildings, including both freestanding buildings and groups of two-storey Italianate terrace buildings. While it is a larger precinct than Inverness Avenue, its building stock incorporates semi-detached two-storey terraces at 66-74 Wilson Street that are directly comparable to Inverness Avenue in terms of overall style, form, cast iron lacework detailing, materiality and the use of timber sash windows. Inverness Terraces Precinct is more visually striking however, owing to its stepped arrangement and use of Italianate detailing including ornamented parapets, arched hood moulds and projecting bay windows.
- **Bush Inn Estate Precinct, 4-8 Evelina Road, Toorak (HO380).** Situated in Toorak, the Bush Inn Estate Precinct is a residential area that was also established as a result of the 1880s land boom. While it is a larger and more diverse precinct than Inverness Terraces Precinct, featuring a mixture of grand double-storey terraces, villas and modest single-storey cottages as well as interwar era building stock, its semi-detached double-storey terraces at 4-8 Evelina Road are directly comparable to the Inverness Terraces Precinct in terms of style and design quality. As with Inverness Terraces Precinct, they similarly adopt a highly ornate appearance and incorporate elements of the Italianate style that were popular during this period of residential development. Key analogous elements include tall ornamented parapets concealing the roof, pre-cast finials and flower moulds, a detailed verandah with ornate cast iron lacework, bay windows with timber framed sash windows and a stepped entrance. Unlike Inverness Terraces Precinct however, these terraces within Bush Inn Estate lack a stepped formation, arched windows and arched hood moulds. While Inverness Terraces Precinct is of greater visual interest owing to these details, the Evelina Road terraces are more intact as a group, all having retained all of their parapet detailing across the group.
- **Grandview and Devon (45 & 47 Darling Street, South Yarra) (HO560).** Although Grandview and Devon are a pair of dwellings as opposed to a precinct, they are comparable to the Inverness

Terraces Precinct as Victorian boom era two-storey residences constructed in 1892-93. While they are freestanding as opposed to semi-detached, they maintain several key similarities, particularly with respect to style, form, and degree of ornamentation. These include the use of projecting bay windows, ornamented parapets, pre-cast finials, decorative lacework and materiality. As the upper floor balcony of Grandview has seen the addition of shutters, the pair are of a lower level of intactness when compared to the terraces within Inverness Terraces Precinct.

As the above comparative analysis has demonstrated, Inverness Terraces Precinct comprises a small group of two-storey semi-detached terraces that are of a similar design merit to other examples currently protected on the Heritage Overlay. This is by virtue of its unique stepped arrangement, a detailing not observed in other examples, as well as its incorporation of arched hood moulds, arched windows and decorative pre-cast mouldings. The loss of parapet detail at 5 Inverness Avenue does not adversely diminish its overall intactness, and as a group, their integrity compares well with existing boom era precincts.

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
INVERNESS AVENUE			
5 Inverness Avenue	House	Victorian period (1851-1901)	C
7 Inverness Avenue	House	Victorian period (1851-1901)	C
9 Inverness Avenue	House	Victorian period (1851-1901)	C

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Stonington City Council. 2018. Heritage Citation Report: Grandview and Devon, 45 & 47 Darling Street, South Yarra. Hermes ID 200117. Unpublished report. PDF file.

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



Culzean at 9 Inverness Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



Detail of upper floor and parapet at 9 Inverness Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



Langley at 7 Inverness Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



Edina at 5 Inverness Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



South-west facing view of 5-9 Inverness Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



Detail of upper floor balcony at 7 Inverness Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



South-west view of 5-7 Inverness Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



Detail of parapet at 9 Inverness Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



Detail of parapet at 7 Inverness Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



Detail of upper floor balcony and parapet at 5 Inverness Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



West facing view of side elevation of 9 Inverness Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).



Detail of side elevation, chimney and parapet of 9 Inverness Avenue, Armadale (source: Extent Heritage Pty Ltd, 2021).

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

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