

Statement of Significance: Bailey Avenue and Valentine Grove Precinct, Armadale (March 2022)

Heritage Place: Bailey Avenue and Valentine Grove Precinct, Armadale

PS ref no: HO759



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 × 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)

Grades

Street address	Grading
1 Bailey Avenue	Contributory
3 Bailey Avenue	Contributory
5 Bailey Avenue	Contributory
7 Bailey Avenue	Contributory
9 Bailey Avenue	Contributory
10 Bailey Avenue	Contributory
11 Bailey Avenue	Contributory
12 Bailey Avenue	Contributory
13 Bailey Avenue	Contributory
14 Bailey Avenue	Contributory
15 Bailey Avenue	Contributory
16 Bailey Avenue	Contributory
17 Bailey Avenue	Contributory
18 Bailey Avenue	Contributory

Street address	Grading
20 Bailey Avenue	Non-Contributory
22 Bailey Avenue	Contributory
24 Bailey Avenue	Contributory
2 Valentine Grove	Contributory
4-6 Valentine Grove	Contributory
5 Valentine Grove	Contributory
7 Valentine Grove	Contributory
8 Valentine Grove	Contributory
9 Valentine Grove	Contributory
10 Valentine Grove	Non-Contributory
11 Valentine Grove	Contributory
12-14 Valentine Grove	Non-Contributory
13 Valentine Grove	Non-Contributory
15 Valentine Grove	Contributory
16 Valentine Grove	Contributory
17 Valentine Grove	Contributory
18 Valentine Grove	Contributory
19 Valentine Grove	Non-Contributory
19A Valentine Grove	Non-Contributory
21 Valentine Grove	Contributory
23 Valentine Grove	Contributory
25 Valentine Grove	Contributory
27 Valentine Grove	Contributory
29 Valentine Grove	Contributory
31 Valentine Grove	Contributory
33 Valentine Grove	Contributory
35 Valentine Grove	Contributory

* S: Individually significant

C: Contributory

NC: Non-contributory

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

Primary source

Bailey Avenue and Valentine Grove Precinct, Armadale, Citation Report, Extent Heritage Pty Ltd, April 2022.