Statement of Significance: Egerton Road Precinct, Armadale (March 2022)

Heritage Place: Egerton Road Precinct, Armadale	**PS ref no:** HO758



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)

Grades

Street address	Grading
5 Egerton Road	Contributory
6 Egerton Road	Contributory
7 Egerton Road	Contributory
8 Egerton Road	Contributory
9 Egerton Road	Contributory
10 Egerton Road	Contributory
11 Egerton Road	Contributory
12 Egerton Road	Contributory
14 Egerton Road	Contributory
16 Egerton Road	Contributory
18 Egerton Road	Contributory
20 Egerton Road	Contributory
22 Egerton Road	Contributory
24 Egerton Road	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

Egerton Road Precinct, Armadale, Citation Report, Extent Heritage Pty Ltd, March 2022.