

Victoria Road Precinct Statement of Significance

Heritage Place: Victoria Road Precinct

PS ref no: HO848



GRADING

- SIGNIFICANT
 - CONTRIBUTORY
 - NON-CONTRIBUTORY
 - EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

What is significant?

Victoria Road Precinct, comprising 3-7 and 4-8 Albert Street, 1-27 and 2-20 Cambridge Street, 1-5 and 2-4 Freeman Street, 1-3 and 2-10A Grandview Grove, 1-11 and 2-8 Hallcroft Place, 2-6 Irelands Lane, 40-92 Lilydale Grove, 1-65 and 4-40 Lingswell Road, 1-11 and 2-10 Lorne Road, 14–170 and 212-224 Rathmines Road, 1-21 and 2-24 Stanley Avenue, 3-25 and 6-36 Station Street, 1-15 and 2-24 Stewart Street, 1-15 and 2-10 Temple Street, 1-23 and 2-28 Victoria Grove, and 1-97, 125-161 and 34-164 Victoria Road, Hawthorn East, is significant. The majority of the houses were built in the late Victorian period (mid 1880s-1890s) with significant further infill in the Edwardian and interwar eras.

The following houses with site-specific HOs are Significant: 12 Grandview Grove (HO51), 2-4A Station Street (HO120-HO123), and 149 Victoria Road (HO428). The majority of properties are contributory elements to the overall significance of the precinct as well as the bluestone laneways and kerbing that remains of the characteristic nineteenth century street infrastructure.

The mature English Oak street trees along Grandview Grove are a contributory element.

The front fences at 1, 3, 5, 7, 9, 11 and 8 Hallcroft Place, and 84 Victoria Road are contributory elements.

Non-original alterations and additions to the houses are not significant.

How is it significant?

Victoria Road Precinct is of local historic and architectural significance to the City of Boroondara.

Why is it significant?

Victoria Road Precinct demonstrates the influence the opening of a railway line had on the development of suburbs in the late nineteenth century in Melbourne. The opening of Auburn Station in 1882 was instrumental in the rise in preference for and desirability of living within the precinct and directly contributed to the influx of middle class residents to the area. This is demonstrated by the differing subdivision patterns in the precinct and the predominance of late-nineteenth and early-twentieth century housing stock. Along Victoria and Rathmines roads, are larger allotments with a bluestone-paved laneway providing rear access to the properties. The larger plots of land are located along the primary access routes to the railway station and other desirable amenities. The smaller lots of land are found on the ancillary roads, generally running between Rathmines and Victoria Road, providing accommodation for the brickmakers and other workers in the area, amongst the larger Villas and mansions of the precinct. (Criterion A)

Following the end of the depression in the 1890s, the ongoing subdivision and sale of land surrounding the larger villas and mansions demonstrates the continued popularity of the area, and is reflected through the construction of Edwardian and interwar dwellings in the former gardens and grounds of the larger Victorian Italianate villas as well as the complete replacement of the larger houses with several duplexes and smaller bungalows and cottages. (Criterion A)

Architecturally, the housing stock in the precinct is dominated by the Victorian Italianate style, with the large and small examples of the style displaying characteristic elements such as low-pitched hipped roofs, rendered cornices to chimneys and bracketed eaves. Most of the dwellings of this style retain the typical cast-iron detailing and slender Corinthian posts. A smaller number of houses demonstrate the principal characteristics of Edwardian Queen Anne architectural style such as high hipped roofs, the use of terracotta tiles and ridgecapping, projecting half-timbered front gables and timber posts and fretwork to the verandahs and front porches. Among the interwar buildings of the precinct, the dominant type is the single-storey red brick duplex. These almost all have projecting bays to the front façade with corbelled gables. All housing stock of this period displays the characteristic decorative brick detailing to both the gable end as well as the chimneys and main body of the house. The precinct's bluestone pitched laneways and bluestone kerb to the junctions of streets are characteristic of nineteenth century suburban infrastructure. (Criterion D)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 6: Hawthorn East, February 2021

Number	Address	Grade
3	Albert Street	Contributory
4	Albert Street	Contributory
5	Albert Street	Contributory
6	Albert Street	Contributory
7	Albert Street	Contributory
8	Albert Street	Contributory
1	Cambridge Street	Contributory
2	Cambridge Street	Non-Contributory
2A	Cambridge Street	Non-Contributory
3	Cambridge Street	Contributory
4	Cambridge Street	Contributory
5	Cambridge Street	Contributory
6	Cambridge Street	Contributory
7	Cambridge Street	Contributory
8	Cambridge Street	Contributory
9	Cambridge Street	Contributory
10	Cambridge Street	Contributory
11	Cambridge Street	Contributory
12	Cambridge Street	Contributory

14	Cambridge Street	Contributory
15	Cambridge Street	Contributory
16	Cambridge Street	Contributory
17	Cambridge Street	Contributory
18	Cambridge Street	Contributory
19	Cambridge Street	Contributory
20	Cambridge Street	Contributory
23	Cambridge Street	Contributory
25	Cambridge Street	Contributory
27	Cambridge Street	Contributory
1	Freeman Street	Contributory
2-4	Freeman Street	Non-Contributory
3	Freeman Street	Contributory
5	Freeman Street	Non-Contributory
1	Grandview Grove	Non-contributory
2	Grandview Grove	Contributory
3	Grandview Grove	Contributory
4	Grandview Grove	Contributory
6	Grandview Grove	Contributory
8	Grandview Grove	Contributory
10-10A	Grandview Grove	Contributory
12	Grandview Grove	Significant (HO51)
14	Grandview Grove	Non-contributory
1	Hallcroft Place	Contributory
2	Hallcroft Place	Contributory
3	Hallcroft Place	Contributory
4	Hallcroft Place	Contributory
5	Hallcroft Place	Contributory
6	Hallcroft Place	Contributory
7	Hallcroft Place	Contributory
8	Hallcroft Place	Contributory
9	Hallcroft Place	Contributory
11	Hallcroft Place	Contributory
40	Lilydale Grove	Contributory
42	Lilydale Grove	Contributory
44	Lilydale Grove	Non-contributory
44a	Lilydale Grove	Non-contributory
46	Lilydale Grove	Contributory
48	Lilydale Grove	Contributory
50	Lilydale Grove	Contributory
52	Lilydale Grove	Non-Contributory
54	Lilydale Grove	Non-Contributory
56	Lilydale Grove	Contributory
58	Lilydale Grove	Contributory
60	Lilydale Grove	Contributory
62	Lilydale Grove	Contributory
64	Lilydale Grove	Contributory
66	Lilydale Grove	Contributory
68	Lilydale Grove	Contributory
70	Lilydale Grove	Contributory
72	Lilydale Grove	Contributory
74	Lilydale Grove	Contributory
76	Lilydale Grove	Contributory
78	Lilydale Grove	Contributory
80	Lilydale Grove	Non-Contributory

80a	Lilydale Grove	Non-Contributory
82 (all units)	Lilydale Grove	Non-Contributory
84	Lilydale Grove	Contributory
86	Lilydale Grove	Contributory
88	Lilydale Grove	Non-Contributory
90	Lilydale Grove	Contributory
92	Lilydale Grove	Contributory
1	Lingwell Road	Contributory
1B	Lingwell Road	Non-Contributory
3	Lingwell Road	Contributory
4	Lingwell Road	Contributory
5	Lingwell Road	Contributory
6	Lingwell Road	Contributory
7	Lingwell Road	Contributory
8	Lingwell Road	Contributory
9	Lingwell Road	Non-Contributory
10	Lingwell Road	Contributory
11	Lingwell Road	Non-Contributory
12	Lingwell Road	Contributory
13	Lingwell Road	Contributory
14	Lingwell Road	Contributory
15	Lingwell Road	Contributory
16	Lingwell Road	Contributory
17	Lingwell Road	Contributory
18	Lingwell Road	Contributory
19	Lingwell Road	Contributory
20	Lingwell Road	Contributory
21	Lingwell Road	Contributory
22	Lingwell Road	Contributory
23	Lingwell Road	Contributory
25	Lingwell Road	Contributory
26	Lingwell Road	Contributory
27	Lingwell Road	Contributory
28	Lingwell Road	Contributory
29	Lingwell Road	Contributory
30	Lingwell Road	Contributory
31	Lingwell Road	Contributory
32	Lingwell Road	Contributory
33	Lingwell Road	Contributory
34	Lingwell Road	Non-Contributory
35	Lingwell Road	Contributory
36	Lingwell Road	Contributory
37	Lingwell Road	Non-contributory
38	Lingwell Road	Non-contributory
39	Lingwell Road	Contributory
40	Lingwell Road	Non-Contributory
41	Lingwell Road	Contributory
43	Lingwell Road	Non-Contributory
45	Lingwell Road	Contributory
47	Lingwell Road	Contributory
49	Lingwell Road	Non-Contributory
51	Lingwell Road	Contributory
53	Lingwell Road	Contributory
55	Lingwell Road	Contributory
57	Lingwell Road	Contributory

59	Lingwell Road	Contributory
61	Lingwell Road	Contributory
63	Lingwell Road	Contributory
65	Lingwell Road	Non-Contributory
1	Lorne Road	Contributory
2	Lorne Road	Contributory
3	Lorne Road	Contributory
4	Lorne Road	Contributory
5	Lorne Road	Contributory
6	Lorne Road	Contributory
7	Lorne Road	Contributory
8	Lorne Road	Contributory
9	Lorne Road	Contributory
10	Lorne Road	Contributory
11	Lorne Road	Contributory
14	Rathmines Road	Significant
1/16	Rathmines Road	Contributory
2/16	Rathmines Road	Contributory
18	Rathmines Road	Contributory
20	Rathmines Road	Contributory
22	Rathmines Road	Contributory
32-32A	Rathmines Road	Contributory
34	Rathmines Road	Contributory
36	Rathmines Road	Contributory
38	Rathmines Road	Contributory
40	Rathmines Road	Contributory
42	Rathmines Road	Contributory
44	Rathmines Road	Contributory
46	Rathmines Road	Contributory
48	Rathmines Road	Contributory
50	Rathmines Road	Contributory
1/52 & 2/52	Rathmines Road	Non-Contributory
54	Rathmines Road	Contributory
56 (all units)	Rathmines Road	Non-Contributory
58 (all units)	Rathmines Road	Non-Contributory
1/60 & 2/60	Rathmines Road	Non-Contributory
62	Rathmines Road	Contributory
64	Rathmines Road	Contributory
68	Rathmines Road	Non-Contributory
70	Rathmines Road	Contributory
72	Rathmines Road	Contributory
74-76	Rathmines Road	Non-Contributory
80	Rathmines Road	Non-Contributory
82	Rathmines Road	Non-Contributory
84	Rathmines Road	Non-Contributory
88	Rathmines Road	Non-Contributory
90	Rathmines Road	Non-Contributory
96	Rathmines Road	Contributory
98	Rathmines Road	Contributory
100	Rathmines Road	Contributory
102	Rathmines Road	Contributory
110	Rathmines Road	Contributory
112	Rathmines Road	Contributory
114	Rathmines Road	Contributory
116	Rathmines Road	Contributory

118	Rathmines Road	Contributory
124	Rathmines Road	Contributory
126-128	Rathmines Road	Non-Contributory
130-132	Rathmines Road	Non-Contributory
134	Rathmines Road	Contributory
136	Rathmines Road	Non-Contributory
140	Rathmines Road	Contributory
144	Rathmines Road	Contributory
150	Rathmines Road	Contributory
154-164	Rathmines Road	Non-Contributory
170	Rathmines Road	Contributory
212	Rathmines Road	Contributory
214	Rathmines Road	Contributory
216	Rathmines Road	Contributory
218	Rathmines Road	Contributory
220	Rathmines Road	Contributory
222	Rathmines Road	Contributory
224	Rathmines Road	Contributory
2	Irelands Lane	Contributory
4	Irelands Lane	Non-Contributory
6	Irelands Lane	Non-Contributory
1	Stanley Avenue	Non-Contributory
2	Stanley Avenue	Contributory
4	Stanley Avenue	Contributory
5	Stanley Avenue	Non-Contributory
6	Stanley Avenue	Contributory
1/7, 2/7, 3/7 & 4/7	Stanley Avenue	Non-Contributory
7A	Stanley Avenue	Contributory
8	Stanley Avenue	Contributory
9	Stanley Avenue	Non-Contributory
11	Stanley Avenue	Contributory
12	Stanley Avenue	Contributory
13	Stanley Avenue	Contributory
14	Stanley Avenue	Contributory
15	Stanley Avenue	Contributory
16	Stanley Avenue	Contributory
17	Stanley Avenue	Contributory
18	Stanley Avenue	Contributory
19	Stanley Avenue	Contributory
20	Stanley Avenue	Contributory
21	Stanley Avenue	Contributory
22	Stanley Avenue	Contributory
24	Stanley Avenue	Contributory
2	Station Street	Significant (HO120)
2A	Station Street	Significant (HO121)
4	Station Street	Significant (HO122)
4A	Station Street	Significant (HO123)
3	Station Street	Contributory
5	Station Street	Contributory
6	Station Street	Contributory
7	Station Street	Contributory
8	Station Street	Contributory
9	Station Street	Contributory
10	Station Street	Contributory
11	Station Street	Contributory

12	Station Street	Contributory
13	Station Street	Non-Contributory
14	Station Street	Non-Contributory
15	Station Street	Contributory
16	Station Street	Contributory
17	Station Street	Contributory
18	Station Street	Contributory
19	Station Street	Contributory
20	Station Street	Contributory
22	Station Street	Contributory
24	Station Street	Contributory
25	Station Street	Non-Contributory
26	Station Street	Contributory
28	Station Street	Contributory
30	Station Street	Contributory
32	Station Street	Contributory
34	Station Street	Contributory
36	Station Street	Contributory
1	Stewart Street	Contributory
2	Stewart Street	Contributory
3	Stewart Street	Contributory
4	Stewart Street	Contributory
5	Stewart Street	Contributory
6	Stewart Street	Non-Contributory
7	Stewart Street	Non-Contributory
8	Stewart Street	Contributory
9	Stewart Street	Contributory
10	Stewart Street	Contributory
11	Stewart Street	Non-Contributory
12	Stewart Street	Contributory
14	Stewart Street	Contributory
15	Stewart Street	Non-Contributory
16	Stewart Street	Contributory
18	Stewart Street	Contributory
20	Stewart Street	Contributory
22	Stewart Street	Contributory
24	Stewart Street	Contributory
1	Temple Street	Contributory
2	Temple Street	Contributory
3	Temple Street	Contributory
4	Temple Street	Contributory
5	Temple Street	Contributory
6	Temple Street	Non-contributory
7	Temple Street	Contributory
8	Temple Street	Non-contributory
9	Temple Street	Contributory
10	Temple Street	Non-contributory
11	Temple Street	Contributory
13	Temple Street	Contributory
15	Temple Street	Contributory
1	Victoria Grove	Contributory
2	Victoria Grove	Contributory
3	Victoria Grove	Contributory
4	Victoria Grove	Contributory
5	Victoria Grove	Contributory

6	Victoria Grove	Contributory
7	Victoria Grove	Contributory
8	Victoria Grove	Contributory
10	Victoria Grove	Contributory
11	Victoria Grove	Contributory
12	Victoria Grove	Contributory
13	Victoria Grove	Contributory
14	Victoria Grove	Contributory
15	Victoria Grove	Contributory
16	Victoria Grove	Contributory
17	Victoria Grove	Contributory
18	Victoria Grove	Contributory
19	Victoria Grove	Contributory
20	Victoria Grove	Non-Contributory
21	Victoria Grove	Contributory
22	Victoria Grove	Contributory
23	Victoria Grove	Contributory
24	Victoria Grove	Non-Contributory
26	Victoria Grove	Non-Contributory
28	Victoria Grove	Non-Contributory
1	Victoria Road	Contributory
3	Victoria Road	Contributory
5	Victoria Road	Contributory
7	Victoria Road	Contributory
9	Victoria Road	Contributory
34	Victoria Road	Contributory
35	Victoria Road	Contributory
36	Victoria Road	Contributory
37	Victoria Road	Contributory
38	Victoria Road	Contributory
39	Victoria Road	Contributory
40	Victoria Road	Contributory
41	Victoria Road	Contributory
42	Victoria Road	Contributory
1/43 & 2/43	Victoria Road	Non-Contributory
44	Victoria Road	Contributory
45	Victoria Road	Contributory
46-48	Victoria Road	Non-Contributory
47	Victoria Road	Contributory
49	Victoria Road	Contributory
49A	Victoria Road	Contributory
50 (all units)	Victoria Road	Non-Contributory
51 (all units)	Victoria Road	Non-Contributory
52	Victoria Road	Contributory
54	Victoria Road	Non-Contributory
56	Victoria Road	Contributory
57	Victoria Road	Contributory
58	Victoria Road	Contributory
59	Victoria Road	Contributory
60	Victoria Road	Contributory
61	Victoria Road	Contributory
61A	Victoria Road	Contributory
62	Victoria Road	Contributory
63	Victoria Road	Contributory
64	Victoria Road	Contributory

65	Victoria Road	Contributory
66	Victoria Road	Contributory
67	Victoria Road	Contributory
68	Victoria Road	Non-Contributory
69	Victoria Road	Contributory
70	Victoria Road	Contributory
71	Victoria Road	Contributory
72	Victoria Road	Contributory
73	Victoria Road	Contributory
74	Victoria Road	Contributory
75	Victoria Road	Contributory
76	Victoria Road	Contributory
77	Victoria Road	Contributory
78	Victoria Road	Contributory
79	Victoria Road	Contributory
80	Victoria Road	Contributory
81	Victoria Road	Contributory
82-84	Victoria Road	Contributory
82A	Victoria Road	Contributory
83	Victoria Road	Non-Contributory
85	Victoria Road	Contributory
1/86, 2/86, 3/86 & 4/86	Victoria Road	Non-Contributory
87	Victoria Road	Contributory
88-92	Victoria Road	Non-Contributory
89	Victoria Road	Contributory
91-93	Victoria Road	Non-Contributory
1/94, 2/94 & 3/94	Victoria Road	Non-Contributory
95	Victoria Road	Contributory
96	Victoria Road	Contributory
97	Victoria Road	Contributory
98	Victoria Road	Non-Contributory
100	Victoria Road	Non-Contributory
102	Victoria Road	Contributory
104	Victoria Road	Non-Contributory
106	Victoria Road	Non-Contributory
116	Victoria Road	Contributory
118	Victoria Road	Contributory
120	Victoria Road	Non-Contributory
122	Victoria Road	Contributory
124	Victoria Road	Contributory
125	Victoria Road	Contributory
126	Victoria Road	Contributory
127	Victoria Road	Contributory
128	Victoria Road	Contributory
129	Victoria Road	Contributory
130	Victoria Road	Contributory
131	Victoria Road	Contributory
132	Victoria Road	Contributory
133	Victoria Road	Contributory
134	Victoria Road	Contributory
135	Victoria Road	Contributory
136	Victoria Road	Contributory
137	Victoria Road	Non-Contributory
138	Victoria Road	Contributory
140	Victoria Road	Non-Contributory

142	Victoria Road	Contributory
143	Victoria Road	Non-Contributory
144	Victoria Road	Contributory
146	Victoria Road	Contributory
147	Victoria Road	Non-Contributory
148	Victoria Road	Contributory
149	Victoria Road	Significant (HO428)
150	Victoria Road	Contributory
151	Victoria Road	Contributory
152	Victoria Road	Non-Contributory
153	Victoria Road	Contributory
154	Victoria Road	Contributory
155	Victoria Road	Contributory
156	Victoria Road	Non-Contributory
157	Victoria Road	Contributory
158	Victoria Road	Non-Contributory
159	Victoria Road	Contributory
160	Victoria Road	Contributory
161	Victoria Road	Contributory
162	Victoria Road	Contributory
164	Victoria Road	Non-Contributory

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*