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# Claremont Avenue Precinct

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## Location

Claremont Avenue MALVERN, Stonnington City

## Municipality

STONNINGTON CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO156

## Heritage Listing

Stonnington City

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## Statement of Significance

Last updated on -

The Claremont Avenue area is of regional significance as a fine, representative and substantially intact example of an area subdivided in the 1880s and developed largely in the Federation and late Federation period under the impetus provided by improved public transport to Melbourne's eastern suburbs. It has historic associations with key figures in the land boom of the 1880s and crash of the 1890s, and retains a range of valued buildings stock. The integrity and internal consistency of the streetscapes to the Malvern Station Estate and the smaller but contemporary streets of Evandale Road and Gordon Grove are of particular note.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Report (Stages 1-5) 1998, Bryce Raworth P/L, 1998; Stonnington - City of Malvern Heritage Study, Nigel Lewis and Richard Aitken P/L, 1992;
Construction dates	1895,
Other Names	Centred on Claremont Avenue, Malvern,
Hermes Number	31193
Property Number	

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## Physical Description 1

The proposed conservation area is located between the busy urban arteries of Dandenong and Wattletree Roads, the suburban shopping strip of Glenferrie Road to the west and residential Tooronga Road to the east. It is most commonly identified with the detached Federation period villas found in Claremont, Wheatland and Glendearg Streets, although it also includes a portion of smaller Italianate style cottages in streets such as Evandale Road.

As the above history suggests, Gordon Grove and Evandale Road commenced development at an early stage, in the 1880s prior to the crash. These streets are narrow, with shallow footpaths and relatively narrow allotments. Evandale Road in particular is striking in the consistency of its single storey, weatherboard villa character, and remains substantially intact.

The broader streets to the east, Claremont, Glendearg and Wheatland, were the major focus of early Federation period development, although some Victorian period houses also remain. Claremont and Wheatland are consistent in terms of the scale, generous front setbacks and broadly Federation character of their built form, despite a few intrusions such as the flats at the corner of Claremont and Glendearg.

The front gardens, picket fences and nature strips of these Federation streets provide an open, verdant landscape character augmented by deciduous street trees. Access to sites by vehicle has traditionally been achieved from rear laneways, with the result that many frontages remain free of crossovers, driveways and garages, and this contributes to the significance of the area.

Further to the south east, in Hunter, Finlayson and Ewart Streets, the housing stock is less grand, often of timber, and appears to date from a slightly later era, expressive of the gradual eastern spread of development in the early decades of the twentieth century. In fact, these street can be seen to have served as somewhat of a 'fill' between the earlier development to their west and the Gascoigne and Waverley Estates to their east, the latter of which had developed at the very beginning of the century due to access to Caulfield Railway Station. They nonetheless appear to have been substantially or fully developed prior to the advent of the bungalow and villa styles typical of builders' speculative housing in the 1920s and the interwar period generally, although a few buildings of the latter period are to be found in Tooronga Road.

## Local Historical Themes

8.2.2 'Country in the city' - suburban development in Malvern before 1920 3.3.3 Speculation and land boomers - subdivision from 1880s onwards

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*