
Caulfield Junction Estate Precinct



Caulfield Junction Estate precinct.



Victorian timber villas at 7, 9 and 11 Emo Road.



Victorian villa at 13 Emo Road.

Location

3-13 Emo Road MALVERN EAST, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO389

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

What is significant?

The Caulfield Junction Estate Precinct is a small residential area located at the southern end of Emo Road in Malvern East. The area was initially subdivided at the height of the land boom in 1888 and, by the early 1890s, a row of six timber villas had been built on the west side of Emo Road.

Elements which contribute to the significance of the precinct include:

- high degree of intactness to its c.1890 period of development with no modern infill buildings;
- built form illustrating the initial development of the area during the boom of the 1880s;
- the subtle variety in character and expression of the housing stock within a consistent late-nineteenth century villa form;
- intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining verandahs and decorative cast iron or timber detailing;
- the consistent single-storey height and modest scale of the built form;
- the uniform pattern of modest front and side setbacks;
- the consistent timber materiality of dwellings;
- gabled or hipped roofscapes with chimneys and slate tiles or plain galvanised corrugated metal cladding;
- the verdant landscaped character of the precinct brought about through mature street trees and undeveloped front setbacks with low front fences; and,
- the almost total absence of driveway crossovers and vehicle accommodation in front or side setbacks.

How is it significant?

The Caulfield Junction Estate precinct is of local historical and aesthetic significance.

Why is it significant?

The Caulfield Junction Estate precinct is of historical significance as a very rare surviving example of Victorian suburban development in this part of the Municipality. The precinct illustrates how the initial process of subdivision in Malvern East during the 1880s land boom was stalled by the 1890s depression, leaving much of the area sparsely developed (Historic Theme: 8.2.2 'Country in the city' - suburban development in Malvern before 1920). The precinct is also noteworthy for the relatively high density achieved by its early housing development and the extent to which timber was used as a construction material. Subsequent regulations would prohibit development of this density and materiality in many parts of the former City of Malvern.

The Caulfield Junction Estate precinct is aesthetically significant as an attractive streetscape of closely built late-nineteenth dwellings. This sequence of Victorian villas is especially significant for its very high degree of intactness, consistent timber materiality and rich variety of applied ornament. Mature exotic street trees further enhance the historic character and amenity of the area.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Gap Study - Heritage Overlay Precincts Final Report, Bryce Raworth P/L, 2009;
Hermes Number	118032
Property Number	

Physical Description 1

The Caulfield Junction Estate Precinct consists of a row of six late-Victorian dwellings at 3-13 Emo Road, Malvern East. The dwellings are all of timber construction with attractive ashlar boarded or weatherboard facades. They exhibit a high degree of intactness and typically retain original slate roofs and decorative cast iron verandahs.

Local Historical Themes

The following theme is drawn from the *Stonnington Thematic Environmental History* (Context Pty Ltd, 2006, Addendum March 2009).

8.2.2 'Country in the city' - suburban development in Malvern before 1920

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/>