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## Edsall Street Precinct



Victorian cottages on the north side of Edsall Street



Edwardian semi-detached cottages on the south side of Edsall Street.



Victorian timber villas 27 and 29 Edsall Street



Dunrobin, 9 Isabella Street



Victorian brick cottage 34 Edsall Street

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### Location

Edsall Street Malvern, Stonnington City

### Municipality

STONNINGTON CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO374

### Heritage Listing

Stonnington City

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## Statement of Significance

Last updated on -

### *What is Significant?*

The Edsall Street precinct is a residential area developed during the late-nineteenth and early-twentieth century. The earliest dwellings in the precinct are predominately timber cottages and villas built during the wave of suburban development in Malvern during the 1880s land boom. Later dwellings in the precinct generally date from the 1910s and take the form of modest villas and semi-detached pairs. The development of the precinct in these two distinct eras is readily apparent and an important aspect of its significance.

Elements which contribute to the significance of the precinct include (but are not limited to):

- high degree of intactness of the area to its c1918 state arising from the very low proportion of modern infill development;
- intactness of individual buildings to their original states. Dwellings typically survive with their presentation to the street largely unaltered retaining verandahs and decorative timber or cast iron detailing;
- face brick, timber or render materiality and gabled or hipped roofscapes with chimneys and slate or terracotta tiles or plain corrugated galvanised steel cladding;
- the consistent, modest single-storey scale of built form (the Victorian villa at 9 Isabella Street being a notable and valued exception);
- generally uniform pattern of small front and side setbacks;
- low front fences in most sections of the streetscape;
- road alignments and allotment patterns resulting from nineteenth and early twentieth century subdivisions; and,
- low incidence of modern interventions such as parking provisions in front setbacks.

### *How is it Significant?*

The Edsall Street precinct is of historical and aesthetic significance at a local level.

### *Why is it Significant?*

The Edsall Street Precinct is of historical significance as an illustration of the major phase of suburban development which took place along the commercial spine of Glenferrie Road during the 1880s land boom (*Historic Theme: 3.3.3 Speculation and land boomers - subdivision from 1880 onwards*). Speculative development on Edsall Street in this period brought about the construction of rows of modest timber cottages and villas on relatively small allotments. This type of settlement pattern is relatively rare in Malvern where there was little industry and limited employment opportunities for the working class. 'Dunrobin', the grand double-storey villa at 9 Isabella Street demonstrates the less segregated nature of Victorian suburban development whereby small dwellings could often be found in close proximity to the houses of the more affluent middle and upper classes. The later Edwardian dwellings in the precinct are historically significant as an illustration of the wave of development that occurred in the Malvern area from the 1910s, spurred on by the extension of the electric tram network (*Historic Theme: 3.3.5 Recovery and infill 1900-1940*). This pattern of settlement demonstrates the symbiotic relationship in Malvern between suburban development, improved public transport and increased commercial activity along the main Glenferrie Road shopping strip.

The Edsall Street Precinct is of aesthetic significance as a highly intact late-nineteenth and early-twentieth century residential streetscape generally comprising rows of single-storey, single-fronted Victorian timber cottages, double-fronted villas and Edwardian red-brick semi-detached pairs. These dwellings display a level of intactness and consistency in terms of their architectural character, form, scale and setbacks which sets the precinct apart from many other areas of the municipality with similar building stock. The impressive Victorian Italianate style polychrome brick villa at 9 Isabella Street also makes an important contribution to the aesthetic significance of the precinct.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Gap Study - Heritage Overlay Precincts Final Report, Bryce Raworth P/L, 2009;
Hermes Number	44972
Property Number	

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## Physical Description 1

The Edsall Street precinct is a small residential area branching off the Glenferrie Road shopping strip. Built form in Edsall Street typically comprises modest single-storey Victorian residences but also includes a number of later Edwardian houses. The Victorian dwellings generally take the form of double-fronted villas or smaller single-fronted cottages with modest front and side setbacks. Most have hipped corrugated iron roofs and front verandahs trimmed with cast iron. Timber picket front fences common (although most fences appear to be of modern construction). The Victorian building stock in the precinct is almost exclusively of timber construction aside from the brick cottages at 25, 27, 32 and 34 Edsall Street and the much grander 'Dunrobin' on the corner of Isabella Street. The later is an impressive double-storey Victorian Italianate villa with cast iron verandah and polychrome brick walls.

Most of the Edwardian building stock is concentrated about the eastern end of the street, reflecting the later period of development for this part of the precinct. The Edwardian dwellings typically occur as semi-detached pairs which reinforce the scale and setbacks of nearby Victorian dwellings. They are generally of red-brick construction with characteristic Edwardian period detailing including timber casement windows, terracotta tiled roofs and half-timbered gable ends to the street.

Building stock in the precinct is generally in good, original condition. There are very few additions visible from the street and only two non-contributory late-twentieth century houses at 23 Edsall Street and 7A Isabella Street. Overall, the precinct is of note for the consistency of its built form and high degree of intactness to its c.1918 state.

## Historical Australian Themes

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

3.3.3 Speculation and land boomers - subdivision from 1880 onwards

3.3.5 Recovery and infill 1900-1940.

## Local Historical Themes

3.3.3 Speculation and land boomers - subdivision from 1880s onwards 3.3.5 Recovery and infill 1900 - 1940

*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/>*