

---

## Redcourt Avenue Precinct



6 Redcourt Avenue



1 Redcourt Avenue



3 Recourt Avenue



2A Redcourt Avenue



9 Redcourt Avenue



13 Redcourt Avenue



17 Redcourt Avenue



6 Avalon Road



365 Dandenong Road

---

### Location

Armadale, STONNINGTON CITY

### Municipality

STONNINGTON CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO384

## Heritage Listing

Stonnington City

---

### Statement of Significance

Last updated on -

#### *What is significant?*

The Redcourt Avenue Precinct, Armadale, is an interwar residential area resulting from the subdivision of the nineteenth century Redcourt and Sebrof mansion estates. Developed in large part by builders Dickson and Yorston Pty Ltd in the 1930s, the precinct is predominately comprised of handsome single and double-storey interwar villas. Elements which contribute to the significance of the precinct include:

- High degree of intactness of the area to its c1942 state and extent to which its development in one main period is apparent.
- The interwar building stock predominately comprising substantial villas but also including a block of flats from the same period.
- The high architectural quality of individual dwellings, each of a distinctive character but collectively reflecting the styles and tastes of the inter-war period.
- Historical relationship to the Sebrof and Redcourt mansions on Orrong Road.
- The predominately double-storey scale of built form within the precinct
- The detached form of the early dwellings with generally uniform front and side setbacks and street orientation.
- Intactness of interwar built form and extent to which original detailing survives. Building stock survives largely unaltered and the area is notable for the general absence of prominent additions and alterations.
- Face brick or render materiality and hipped or gabled roofscapes with chimneys and terracotta or slate tile cladding.
- The open landscape character of most sections of the precinct resulting from undeveloped front setbacks and established garden settings, including the terraced landscapes at 1 and 3 Redcourt Avenue and 341 Dandenong Road. The retention of many original low height stone rubble or brick front fences also contributes to this quality
- Vehicle accommodation typically sited in discrete locations in side or rear setbacks with single driveway access along side boundaries.
- Allotment patterns reflecting the original interwar subdivision of the surrounding mansion estates.

#### *How is it significant?*

The Redcourt Avenue Precinct is of local historical and aesthetic significance.

#### *Why is it significant?*

The Redcourt Avenue Precinct is of historical significance as an illustration of the type of affluent suburban development which took place in the interwar period following the subdivision of large Victorian era estates (*Historic Theme: 8.1.3 The end of an era - mansion estate subdivisions in the twentieth century*). The presence of the Redcourt and Sebrof mansions was central to the development of the character of the surrounding streets and in imparting a cachet to the area which would influence the nature and quality of subsequent house building. The precinct is of added significance for its association with prestige builders and estate developers Dickson and Yorston Pty Ltd.

The Redcourt Avenue Precinct is of aesthetic significance as a highly intact streetscape of substantial interwar villas in a broad range of architectural styles. The quality of their design and construction, the stylistic diversity and the attractive garden settings with low front fences all contribute to the significance of the place as a fine and distinctive example of affluent residential development from the interwar period (*Historic Theme:8.4.1 Houses as a symbol of wealth, status and fashion*). The aesthetic significance of the precinct is enhanced by the presence of house designs by accomplished interwar architects including Gordon J Sutherland, A Mortimer McMillan and RM and MH King.

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Overlay Gap Study - Heritage Overlay Precincts Final Report, Bryce Raworth P/L, 2009;
Hermes Number	63914
Property Number	

---

## Physical Description 1

The Redcourt Avenue Precinct is a residential area primarily containing substantial one and two storey villas of the interwar period. Architecturally, they draw from the full range of stylistic influences available to the interwar builder and architect. The result is an eclectic streetscape with restrained neo-Georgian and Mediterranean style villas, intermingled with conservative Old English revival houses and more progressive Moderne designs.

Housing stock is of a consistently high standard of construction and design. The villa at 6 Redcourt Avenue by architect Gordon J Sutherland is a particularly original design with rendered facade panels reminiscent of the Plateresque architecture of Spain. The double-storey house at 2A Redcourt Avenue (361 Dandenong Road) is a well resolved example of the Tudor revival style as typified by its half timbering, clinker brick walls and steeply pitched terracotta shingle tile roof. The nearby house at 365 Dandenong Road is an especially handsome Mediterranean design with barley sugar columns, arcaded verandah and Cordova pattern roof tiles.

Despite its diverse architectural character, the precinct has a reasonably consistent pattern of setbacks and street orientation. An exception to this is the diagonally orientated c1920 Arts and Crafts style villa at 6 Avalon Road, which predates the Redcourt Avenue subdivision of 1933.

Houses in the precinct are typically set on generous allotments with attractive gardens that tend towards the informal. The open garden estate quality of the streetscape is reinforced by the many low-height stone front fences which appear to survive from the original subdivision. Similar stone walling is used in the terraced gardens 1 and 3 Redcourt Avenue. These two gardens are also unusual for the way in which garages are integrated into the front of the sloping site.

The original interwar building stock displays a high standard of condition and integrity. There are few visible additions and modern vehicle accommodation generally has a discrete presence. Carports can be found in the front setbacks of 8 and 10 Redcourt Avenue although some attempt has been made to soften their impact by using period detailing. High solid front fences of recent construction are generally confined to the heavily trafficked frontages on Orrong and Dandenong Roads.

The precinct is remarkable in that all of the houses built during the interwar period remain standing. The very small number of houses that were built on vacant lots in the post war period have not diminished the interwar character. They include a c1950 house 12 Redcourt Avenue which is similar in appearance to some of the late 1930s houses and makes a contribution to the precinct in terms of its sympathetic scale, form and setbacks. The only multi-unit development in the precinct is a c1935 block of flats at 335-337 Dandenong Road. These flats nonetheless date from the key period of development and adopt a Moderne architectural expression which reinforces to the valued interwar character of the streetscape.

## **Historical Australian Themes**

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

8.1.3 The end of an era - mansion estate subdivisions in the twentieth century

8.4.1 Houses as a symbol of wealth, status and fashion

## **Local Historical Themes**

8.1.3 The end of an era - mansion estate subdivisions in the twentieth century 8.4.1 Houses as a symbol of wealth, status and fashion

*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/>*