

# Dixon Street Precinct, Malvern – Statement of Significance, June 2021

Heritage place: Dixon Street Precinct, Malvern

PS ref no.: HO688



*Dixon Street, Malvern (November 2020).*



### ***What is significant?***

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The Dixon Street Precinct, Malvern, part of an 1890-1895 subdivision development of the Stanhope Estate, containing a collection of 11 Victorian houses.

The precinct comprises 29-37 and 34-44 Dixon Street, Malvern.

Elements that contribute to the significance of the place include (but are not limited to):

- Strong Victorian character
- Consistent single-storey scale
- Modest-sized allotments with consistent front setbacks within the streetscape
- Detached houses with either single-fronted principal elevations or double-fronted elevations with projecting side bay
- Timber block-fronted walls to principal elevations and weatherboard walls to other elevations
- Corrugated steel and slate-clad roofs
- Hipped roof forms, with two gabled roof forms to Nos 34 and 36
- Asymmetrical front elevations
- Front verandahs
- Decorative cast ironwork to some verandahs
- Prominent chimneys with corniced capping
- Double hung windows with narrow sidelights
- Bluestone kerbs and gutters
- Tree-lined street with wide grassed verges.

Later alterations and additions to the properties are not significant.

### ***How is it significant?***

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The Dixon Precinct, Malvern is of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

### ***Why is it significant?***

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The Dixon Street Precinct is illustrative of the suburban development of Malvern during the boom period of the 1880s and early 1890s. In this period, extensive tracts of land in Malvern – and throughout Stonnington more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of working and middle-class housing. Constructed as part of the Stanhope Estate subdivision, the Dixon Street Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Dixon Street Precinct forms a fine and highly intact representative group of residences built in the 1890s. Together these houses display typical features of the Italianate architectural style popular in Malvern and across Victoria more broadly in the Victorian period, including a consistent use of materials and elements, such as timber construction with timber block-fronted walls to principal elevations, hipped or gable-end roofs clad in slate or metal sheeting, post-supported hipped roof verandahs, some with decorative cast ironwork, and prominent chimneys with corniced cappings (Criterion D).

The Dixon Street Precinct forms a unified group of residences dating to the Victorian period. Comprising a small group of 11 modest timber block-fronted houses, the consistent application of materials and the variety of detailing – such as hipped or gable-ended roof forms, post-supported verandahs, decorative cast-iron friezes and brackets, prominent chimneys, and double hung windows with narrow sidelights – in conjunction with their garden settings and the tree-lined street, presents a highly picturesque grouping of Victorian houses (Criterion E).

**Primary source:**

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Malvern Heritage Review, GJM Heritage (June 2021)

**Gradings:**

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<b>Address</b>	<b>Grade</b>
29 Dixon Street	Contributory
31 Dixon Street	Contributory
33 Dixon Street	Contributory
35 Dixon Street	Contributory
37 Dixon Street	Contributory
34 Dixon Street	Contributory
36 Dixon Street	Contributory
38 Dixon Street	Contributory
40 Dixon Street	Contributory
42 Dixon Street	Contributory
44 Dixon Street	Contributory