

Winter Street Precinct, Malvern – Statement of Significance, June 2021

Heritage place: Winter Street Precinct, Malvern

PS ref no.: HO691



Winter Street, Malvern (November 2020).



What is significant?

The Winter Street Precinct, Malvern, an 1880s-1890s subdivision development of the Winter Estate, containing a collection of Victorian houses.

The precinct comprises 8-30 and 11-29 Winter 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
- Predominantly smooth rendered or polychromatic brick walls
- Predominantly slate roofs
- Hipped roof forms
- Predominantly symmetrical front elevations, with a small number of asymmetrical front elevations
- Front hipped roof verandahs
- Decorative cast ironwork to verandahs
- Prominent chimneys with large cornice and triple semicircular decorative fins
- Double hung windows
- Bluestone gutters.

Later alterations and additions to the Victorian properties are not significant. Later houses at 23 and 27 Winter Street are not significant.

How is it significant?

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

Why is it significant?

The Winter 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 Winter's Estate subdivision, the Winter Street Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Winter Street Precinct forms a fine and highly intact representative group of residences built in the late 1880s and early 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 red or polychromatic brick or smooth-rendered walls, hipped roofs clad in slate, post-supported hipped roof verandahs, decorative cast iron friezes, eaves brackets and prominent brick or rendered chimneys (Criterion D).

The Winter Street Precinct forms a unified group of residences dating to the Victorian period. Comprising rows of single-storey brick cottages, the consistent application of high-quality materials and detailing – such as hipped roof forms predominantly clad in slate, post-supported verandahs with decorative cast-iron friezes and brackets, prominent chimneys, and decorative eaves brackets – in conjunction with their garden settings and consistent setbacks, presents a highly picturesque streetscape (Criterion E).

Primary source:

Malvern Heritage Review, GJM Heritage (June 2021)

Gradings:

Address	Grade
8 Winter Street	Contributory
10 Winter Street	Contributory
12 Winter Street	Contributory
14 Winter Street	Contributory
16 Winter Street	Non-contributory
18 Winter Street	Contributory
22 Winter Street	Non-contributory
24 Winter Street	Contributory
26 Winter Street	Contributory
28 Winter Street	Contributory
30 Winter Street	Contributory
11 Winter Street	Contributory
13 Winter Street	Contributory
15 Winter Street	Contributory
17 Winter Street	Contributory
19 Winter Street	Contributory
21 Winter Street	Contributory
23 Winter Street	Non-contributory
25 Winter Street	Significant
27 Winter Street	Non-contributory
29 Winter Street	Significant