

## **Edelstein house, 324 Pigdon Street, Princes Hill**

Heritage overlay: HO329

City of Yarra Property Number: 217255

### **What is significant?**

The Edelstein house at 324 Pigdon Street, Princes Hill was created in 1936 for B Edelstein and has other historical associations with persons such as H. Edelstein. The place has a good integrity to its creation date (painted fence since 1984).

Fabric from the creation date at the Edelstein house is locally significant within the City of Yarra, compared to other similar places from a similar era.

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

The Edelstein house at 324 Pigdon Street, Princes Hill is historically and architecturally significant to the locality of Princes Hill and the City of Yarra.

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

The Edelstein house is significant as:

'This finely detailed, free standing, single storey low spreading hip roofed building, built of stuccoed brick, terra cotta roof tiles, and timber windows .... Interwar design of very high integrity...The exaggerated and parapeted entry porch and free interpretation of Palladian motif in the window design illustrate the use of the free classical style. Some other aspects are more typical of the post war era, and may be later additions. These include the fence and wrought iron decoration.' (Wight 2001) The house design is enhanced by its corner site.

## **References:**

### **Municipal rate books:**

VPRS 5708/P4

City of Melbourne / Victoria Ward

Rate year/Rate no./Occupier/Owner/Description /NAV

1936/37; 4805; Blank; Edelstein B; Brick House; 120

1935/36; 4805; Land ; Foley Elizabeth, John and Thos; Land, 78 x 66; 24

1930/31; 4818; Land; Foley Elizabeth, John and Thos; Land, 78 x 66; 12

VPRS 8915/P/0001

City of Melbourne Valuers' Books/ Victoria Ward

Rate year/Rate no./Occupier/Owner/Description /NAV

1930/1; 4810; Land; Foley Elizabeth, John Thos and Thos Michael ; 78 x 66; 12

### **Melbourne or Victorian directories:**

North Side

1944/45; Edelstein H

1940; Edelstein H

1937; Edelstein H.

1936; No Listing

1935; No Listing

## City of Yarra Review of Heritage Precincts 2007

### Appendix 7

#### **Other references:**

VPRS 11202/P1, Unit  
Date; Application; Cost; Description  
21 February 1935; H1064; ; Erection of fence  
8 June 1935; 16404; £1,900; Erection of dwelling  
2 April 1940; 21154; £25; Alterations to building

VPRS 11200/P/0001 Unit 1865  
Application 16404  
Brick Dwelling for Mr. Edelstein  
L.S. Nicholls Pty. Ltd, Builders and Contractors, 64 McKinnon Rd  
Date Received 8/6/1935

VPRS 11200/P/0005 Unit 113  
Application 21154  
Proposed new porch to the existing dwelling house  
Date Received 9/4/1940  
Lewis, 1984: BIF integrity as Excellent,  
W Keeble, C43 comments December 2002: friend, Etta Hirsch lived here from 1939.  
Wight 2001: 'This finely detailed, free standing, single storey low spreading hip roofed building, built of stuccoed brick, terra cotta roof tiles, and timber windows, is at odds with the majority of houses, being single storey Victorian terraces. Interwar design of very high integrity, is distinguished in its own right. The exaggerated and parapeted entry porch and free interpretation of Palladian motif in the window design illustrate the use of the free classical style. Some other aspects are more typical of the post war era, and may be later additions. These include the fence and wrought iron decoration.'  
Proclaim: part 324A-324 Pigdon St