
Sutherland Road Precinct



Sutherland Rd -
Londesborough Terrace



66 & 68 Sutherland Rd

Location

64-80 SUTHERLAND ROAD, ARMADALE VIC 3143

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO397

Heritage Listing

Stonnington City

Statement of Significance

Last updated on - May 8, 2010

What is significant?

The Sutherland Road precinct in Armadale is a Victorian-era residential precinct comprising houses built between c.1887 and c.1890. Key attributes that contribute to the significance of the precinct are:

- The consistent relatively grand two-storey scale of development.
- The subtle variety in architectural character and expression of the houses within a consistent Victorian Italianate

style with brick or render walls, and hip slate roofs with cast iron verandahs.

- The relatively high degree of integrity of most houses, which typically survive with their presentation to the street largely intact.
- The high integrity of the precinct to the original period of development.

On this basis the following elements contribute to the significance of the precinct:

- The houses, constructed c.1887-c.1890, at Nos. 64-80.
- The original cast-iron front fence to No.66, and the remnants of the original front fence to No.64.
- The bluestone laneway between No.64 and No.66

Other buildings and non-original alterations and additions to the contributory houses and other front fences are not significant.

How is it significant?

The Sutherland Road precinct is of local historic and architectural significance to the City of Stonnington.

Why is it significant?

It is historically significant as a representative example of the speculative residential development associated with the 1880s land boom in Melbourne and demonstrates how the development of railways provided a stimulus to development in proximity to railway stations in the nineteenth century. The relatively grand scale of the houses illustrates the optimistic view of the future of the suburb and the metropolis during the late nineteenth century and is typical of the development that led to the term 'Marvellous Melbourne'. (Criteria A & D)

It is architecturally significant as fine group of substantial Victorian-era townhouses, which stands out in this area as a result of the consistent relatively grand scale two storey scale. The significance of the precinct is enhanced by the relatively high degree of integrity and the extent to which development in one period is apparent. (Criterion D)

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Strategy Review Precinct Gap Study - Groups 10 & 11, Context Pty Ltd, 2010;
Construction dates	1887,
Hermes Number	139466
Property Number	

Physical Description 1

This small residential precinct containing the nine houses at Nos. 64-80 Sutherland Road, comprises an intact collection of handsome two-storey dwellings dating from c.1890. The group is unified by its scale, form and Italianate detailing.

The house at No.64 is a two-storey red brick Victorian villa. It has a two-storey verandah with cast-iron lace set within wing walls. There are leadlights to the original front door and as highlights to the windows on first floor. There is a bi-chrome brick chimney. The house is in good condition and has a moderate degree of integrity to the main elevations - the facade brick is over-painted, the parapet has been removed as have render scrolls to wing walls. The reproduction cast iron front fence, originally similar to No.166 is altered, but retains its original bluestone base. The house is separated from the adjoining house at No.66 by a bluestone laneway.

Avenel, the house at No.66 is a two-storey red brick Victorian Italianate villa, which is distinguished by its balustraded parapet front with name in raised letters and verandah detailing. The ground floor verandah has fine

rendered arches (dogtooth detail), while the upper verandah has cast-iron lace. Other detailing includes leadlights to original front door and as highlights on first floor, bichrome brick chimney, and an original palisade fence with ornate Grecian cast-iron posts. A sympathetic front garden with a traditional layout complements the house. The house is in good condition and has a relatively high degree of integrity to the main elevations - the over-painted brick facade is the main alteration.

No.68 is a two-storey rendered Victorian villa with a generous front setback, and a two-storey return verandah with bullnose roof and cast-iron lace. It has arched windows to upper storey, and leadlights around front door. The house is in good condition and has a moderate level of external integrity to the main elevations - there is a new French door to facade on ground floor

Like the adjoining house at No.68, the semi-detached Victorian villas at 70-72 are distinguished by their generous front setback, as well as setbacks from the side boundaries. They have a shared slated hip roof (with no dividing party wall between), and two-storey return verandahs with convex roof, fluted cast-iron columns and cast-iron lace. There are original front doors. The houses are in good condition and have a moderate degree of external integrity to the main elevations - the 1901 MMBW map shows only front verandahs to the pair (a more common solution), and it is unknown when the (well-detailed) reproduction returns were added to the side elevations of both houses.

Londesborough Terrace is of particular note comprising a substantial group of four attached two-storey houses presenting ornamental lacework and a balustraded parapet to the street. The building's name, recalling a small Yorkshire village, is featured in raised lettering to the parapet. Other detailing includes two-storey verandahs with cast-iron lace, original front doors, rendered chimneys with mouldings at top, original ground-floor verandah tiles and four-panelled front doors (some with flashed-glass sidelights). The terrace is in good condition and has a high degree of external integrity to the main elevations.

While some alterations have been made to the houses as noted above, and there are other non-original detailing such as the fences to 68 and 70-72 and additions/alterations to the rear, the precinct overall when viewed from Sutherland Road has a relatively high degree of integrity to its c.1890 construction date.

Local Historical Themes

3.3.3 Speculation and land boomers - subdivision from 1880 onwards 4.4.2 Developing State railway systems in the late nineteenth century 8.2.1 Mansion estates and the high ground - Middle class estates in Prahran

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/>