NETHERHALL

Netherall

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Location

32-34 CLENDON ROAD, TOORAK VIC 3142 - Property No 38662

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO432

Heritage Listing

Stonnington City

Statement of Significance

What is significant?
Netherhall, 30-34 Clendon Road, Toorak designed by John AB Koch architects and constructed in 1919, is significant. The significant attributes are the Queen Anne style form, materials and detailing of the flats.

Later alterations and additions including the front and side fences are not significant.

How is it significant?
Netherhall is of local historic and architectural significance to the City of Stonnington.

Why is it significant?
Historically, Netherhall is one of the oldest residential flats in the City of Stonnington. As one of the first residential flats built along Malvern Road it illustrates the first phase of development after World War I, which was concentrated along the electric tramway routes. (Criterion A)

Architecturally, Netherhall is a rare example of the Queen Anne style applied to residential flats. It is distinguished by details such as the decorative bargeboards, bracketed chimneys and roof lantern. (Criteria B & E)

Heritage Study/Consultant	Stonnington - Residential Flats in Stonnington - Heritage Citations Project, Context P/L, 2013;
Construction dates	1918,
Architect/Designer	Koch, JAB,
Other Names	32-34 CLENDON ROAD, TOORAK,
Hermes Number	165688
Property Number	

Physical Description 1

Netherhall, 30-34 Clendon Road, Toorak, is a two storey building containing four flatssituated on the corner of Clendon Road and Iona Avenue. The main elevation faces Clendon Road and is set behind a small front garden, surrounded by a modern front fence. The central entrance is reached via a series of steps, which retain solid balustrades and urns.

The walls are finished in smooth render with ruled lines to emulate ashlar, which would have been an old-fashioned detail by 1918. The roof has a high hip, running perpendicular to the facade, with gablets with ram's horn finials to either end. It is punctuated by a hexagonal lantern at the centre, and four chimneys. The chimneys are rendered, with curved brackets beneath a flat cap. In addition there are three gables to the facade, and another to either end. The gables have decorative bargeboards with incised flowers to the curved ends, and decorative triangular brackets. Between the three gables of the facade, the first floor wall is slightly recessed behind a segmentally arched timber frieze. This is echoed by projecting porches at either end of the facade with segmental arched openings, as well as the openings directly above them (which appear to have originally been open, now filled with windows).

The central facade gable projects over the entry, which is classical and rectilinear. It is supported on paired Doric piers beneath a heavy entablature and balustrade. The front door has a segmentally arched window and a panel with an 'X' motif below. This form is repeated in the wide sidelight panels (but with rectangular windows). The windows of Netherhall are single and paired one-over-one sashes with projecting rendered sills on decorative brackets, similar to the chimneys.

Netherall has a moderate degree of external integrity. The roof has been recently recovered in Marseille tiles. Metal balustrades have been installed to create small balconies at either end of the facade. The balustrades have a crisscross motif, which matches that of the modern fence. The segmentally arched openings at the north and south ends of the facade have been infilled with windows. A new garage has been constructed at the rear of the north elevation.

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/