

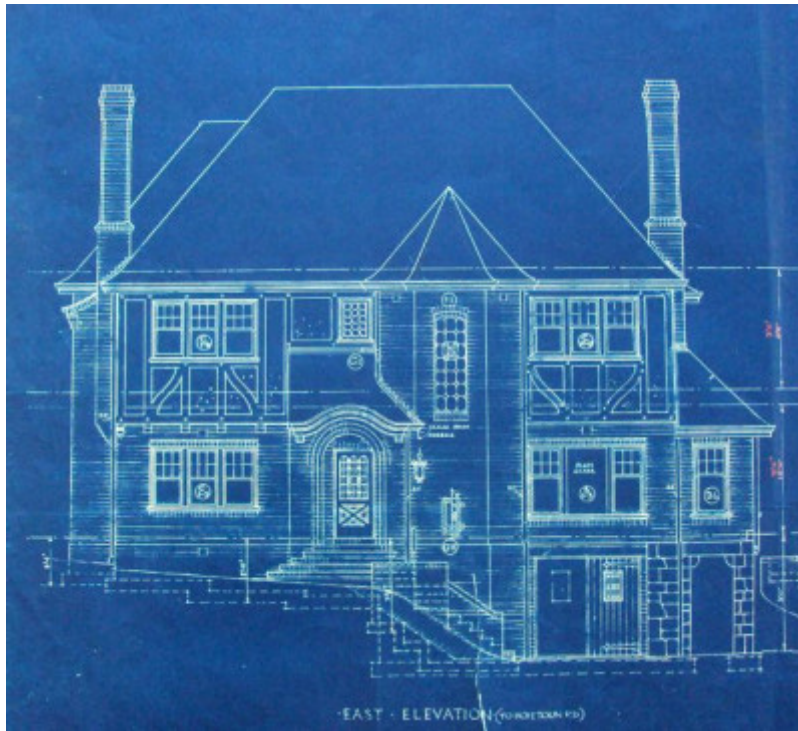
Residence



39-41 Hopetoun Road,
Toorak



Recommended extent of heritage overlay for 39-41 Hopetoun Road, Toorak.



Extract from the 1932 building application plans showing the Hopetoun Road elevation.



Extract from the 1932 building application plans showing the north elevation.

Location

39-41 Hopetoun Road TOORAK, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO498

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

Note that the relevant HERCON criteria are shown in brackets.

What is Significant?

The house at 39-41 Hopetoun Road, Toorak is an imposing double-storey Old English style building constructed in 1934 to designs by architect Cedric Ballantyne. The house was built on land subdivided from the grounds of the Victorian era mansion Rostrevor.

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

- The external form, materials and detailing of the original house and 1938 additions.
- The high level of external intactness to its c1938 state.
- The domestic garden setting (but not the fabric of the garden itself).
- The legibility of the interwar form in views from the public realm.
- The absence of modern vehicle accommodation.
- The low height of the front fence.

How is it significant?

The house at 39-41 Hopetoun Road, Toorak is of local architectural significance to the City of Stonnington.

Why is it significant?

The house is architecturally significant as an impressive and largely intact Old English style residence (Criterion D). The house is generally atypical of Architect Cedric Ballantyne's oeuvre but it nonetheless demonstrates a skilful handling of the Old English mode.

Heritage Study/Consultant	Stonnington - City of Stonnington Interwar Houses Study, Bryce Raworth Pty Ltd, 2014;
Construction dates	1932,
Architect/Designer	Ballantyne, Cedric H,
Hermes Number	197630
Property Number	

Physical Description 1

The property at 39-41 Hopetoun Road is occupied by an imposing double-storey Old English style house. The fall of land allows the house to have a low level driveway and garage below the house's ground floor. This has provided a dramatic massing, emphasised by the steeply pitched terracotta shingle roof and tall, corbelled brick chimneys. The roof has several ancillary hips to the dominant principal hip, as well as an octagonal front bay containing a stairwell. The entrance porch adjacent to the stairwell features a distinctive curved rendered hood, with the terracotta shingle roof tiles above following the same curvature. The light coloured clinker brick work is relieved by half-timbering at the first floor.

The house is essentially intact as it presents to the street apart from the sympathetically designed 1938 additions to the north side. It is set in an attractive garden with a rustic stone front fence echoing the garage's stone piers. The fence may not be contemporary with the house as the original architecture drawings show an 'existing picket fence' retained with new timber gates and brick piers.

Local Historical Themes

The house at 39-41 Hopetoun Road, Toorak illustrates the following themes, as identified in the *Stonnington Thematic Environmental History* (Context Pty Ltd, 2006):

8.1.3 - The end of an era - mansion estate subdivisions in the twentieth century

8.4.1 - Houses as a symbol of wealth, status and fashion

The house is of some historical interest as evidence of a major phase of development that took place in the 1920s and 1930s when many of Toorak's grand nineteenth century mansion estates were subdivided to create prestigious residential enclaves (TEH 8.1.3 The end of an era - mansion estate subdivisions in the twentieth century). It also illustrates the role of houses generally, and Old English style houses in particular, as symbols of wealth, status and taste for Melbourne's middle and upper classes of the interwar period (TEH 8.4.1 - Houses as a symbol of wealth, status and fashion).

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/>