

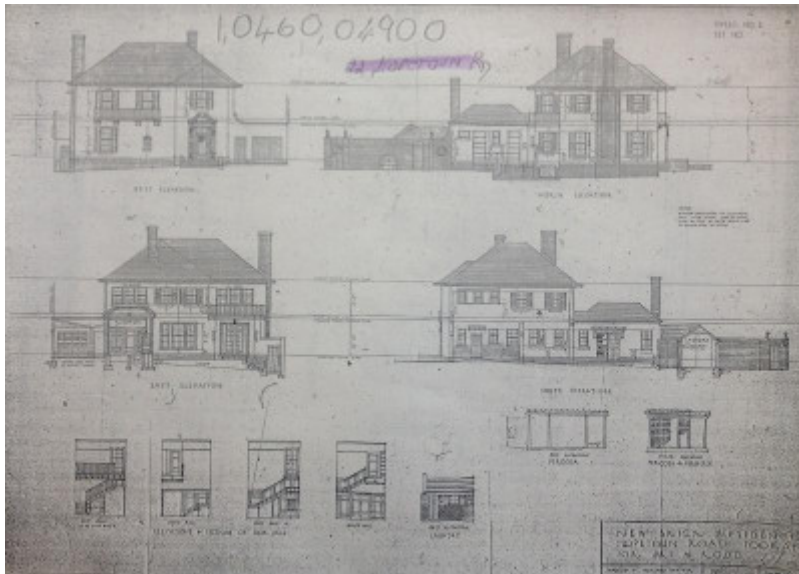
Residence



22 Hopetoun Road, Toorak



Recommended extent of heritage overlay for 22 Hopetoun Road, Toorak.



City of Malvern Building Plan, Blackett & Forster Architects (1932)

Location

22 Hopetoun Road TOORAK, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO497

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 22 Hopetoun Road, Toorak is a double-storey interwar Georgian Revival style residence with Mediterranean influences. It was built in 1932 to the design of architects Blackett and Forster, on land subdivided from the Victorian mansion estate 'Narveno'.

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

- The original external form, materials and detailing.
- The high level of external intactness.
- The legibility of the original built form from the public realm.
- The domestic garden setting including the tiled driveway and entry path.
- The absence of modern vehicle accommodation in views from the street.
- The brick front fence and wrought iron gates.

Modern additions and alterations to the rear and side elevations are not significant.

How is it significant?

The house at 22 Hopetoun Road, Toorak is of local architectural significance to the City of Stonnington.

Why is it significant?

The house is architecturally significant as a refined, meticulously detailed and highly intact interwar Georgian Revival residence with Mediterranean elements, typifying the restrained Toorak architecture of this period (Criterion D). It is an excellent example of the work of the distinguished architectural practice of Blakett and Forster.

Heritage Study/Consultant	Stonnington - City of Stonnington Interwar Houses Study, Bryce Raworth Pty Ltd, 2014;
Construction dates	1932,
Architect/Designer	Blakett & Forster,
Hermes Number	197699
Property Number	

Physical Description 1

The house at 22 Hopetoun Road, Toorak is an elegant carefully designed and detailed Georgian Revival style residence also drawing on Mediterranean antecedents. It has a hipped terracotta shingle roof, slightly belled out at the eaves. A small projecting bay creates an entrance with an elegant swan neck pediment. Apart from the decorative face brickwork to the chimneys and the fence, the house has a textured rendered finish. Fenestration is simple multi-paned windows with shutters. The projecting bay and the garage to the side are linked to the house by a sweeping parapet, creating a pleasantly informal asymmetry. The house incorporates some elements characteristic of the Mediterranean style, such as wrought iron work and a cantilevered balcony supported on paired console brackets. There is a decorative grille on a small stair window below the balcony and a decorative screen door in the entry porch and front gates.

The house and landscape were carefully integrated in the original design. The rear lawn is enclosed on the south side by single-storey outbuildings of a picturesque design and a concave garden wall containing a pond and formal paving.

The house appears to be essentially intact as it presents to the street. Various changes to the rear and side elevations are effectively concealed from view and have not diminished the integrity of the building as originally designed.

Local Historical Themes

The house at 22 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 refined Georgian/Mediterranean revival style houses in particular, as symbols of wealth, status and taste for Melbourne's 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/>