
Hampden Road Precinct



Hampden Road north



Street trees near Avalon Road



Former Moorilim



Former Namarong

Location

29B-45 and 28-52 HAMPDEN ROAD, 371-377 DANDENONG ROAD, and 10 AVALON ROAD, ARMADALE, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO136

Heritage Listing

Stonnington City

Statement of Significance

Last updated on - April 16, 2010

What is significant?

The Hampden Road precinct, comprising the properties at 10 Avalon Road, 371-377 Dandenong Road and 29B-45 & 28-52 Hampden Road in Armadale. It is a residential area that developed in two distinct phases - the late nineteenth century when large mansions were built on large allotments of several acres, and the inter-war period (c.1919-c.1940) when the mansion estates were subdivided and the lots developed for large houses and flats. The following elements contribute to the significance of the precinct:

- The distinctive pattern of subdivision and development created by the discrete groups of inter-war housing amongst remnant nineteenth century mansions.
- The relatively high integrity of the contributory buildings when viewed from the street.
- The overall consistency of form, scale (one to two storeys), siting (regular front and side setbacks) and external materials and detailing (brick or render with hip or gable tiled roofs and chimneys) of the groups of inter-war houses, apartments and maisonettes.
- The 'garden suburb' character created by the mature street trees and mature trees in private gardens, low front fences to many properties and the absence of vehicle accommodation or other buildings in front or side setback areas.

On this basis, the following places contribute to the significance of the precinct:

- *Hampden Villa*, later *Duncraig*, constructed c.1859 with c.1899 additions and alterations by Walter Butler, at 31 Hampden Road. This place is of individual local significance and is separately listed in the Heritage Overlay as HO48.
- The mansions, constructed c.1870s at Nos. 373 Dandenong Road (Former *Moorillim*), and 52 Hampden Road (Former *Namarong*), which have landmark qualities within the precinct
- The inter-war houses and flats (and front fences, as indicated - F) at 10 Avalon Road, 371 (F), 375 and 377 Dandenong Road, and 28-30 (F), 29B (F), 32 (F), 34, 35, 36, 37, 38 (F), 39, 40 (F), 42 (F), 43 (F) and 45 Hampden Road. The two groups, one on the west side, comprising Nos. 28-42, and the other east side extending from 35-45, are notable for their consistency and intactness to the original period of development.
- The garages/former stables at the rear of 29B Hampden Road.
- The 'garden suburb' character created by the mature street trees (*Quercus sp.*) and mature exotic trees in the front and side gardens of houses at Nos. 28-30, 37, 39, 46 and 52 Hampden Road, 373 Dandenong Road and 10 Avalon Road.
- The triangular traffic island and Oak at the northern end of the street.

The houses or flats at 31A, 33, 41, 44, 46, 48, 48A and 50 Hampden Road and non-original alterations or additions to the places listed as contributory are not significant.

How is it significant?

The Hampden Road precinct is of local historic, architectural and aesthetic significance to Stonnington City.

Why is it significant?

The Hampden Road precinct is historically significant as an area that provides tangible evidence of two important themes in the development of Stonnington - the development of mansion estates in the late nineteenth century and the subdivision of these estates to create middle-class residential areas in the twentieth century. It is also significant as an illustration of the increasing popularity of apartment living during the inter-war period and, in particular, demonstrates the emergence of maisonettes as an acceptable form of apartment development for middle class families. (Criteria A & D)

The Hampden Road precinct is architecturally and aesthetically significant as a fine example of a middle-class inter-war residential area. It is architecturally significant for the consistent quality of its built form and the relatively high degree of intactness from the second phase of development during the inter-war period. It is aesthetically significant for the quality of its urban landscape, which is notable for the garden suburb character created by the mature trees used as street plantings and in front gardens. (Criterion E)

Heritage Study/Consultant	Stonnington - City of Stonnington Heritage Strategy Review Precinct Gap Study - Groups 10 & 11, Context Pty Ltd, 2010; Stonnington - City of Stonnington Heritage Overlay Gap Study - Heritage Overlay Precincts Final Report, Bryce Raworth P/L, 2009; Stonnington - Prahran Conservation Study Identification of Buildings & Areas of Major Significance, Nigel Lewis & Associates, 1983;
Construction dates	1850,
Architect/Designer	Butler, Walter Richmond, Hamilton, Robert B., Anderson, IG, Beedham, Eric,
Hermes Number	30753
Property Number	

Physical Description 1

Hampden Road, between Dandenong Road and Avondale Road, is a leafy suburban street lined with substantial family homes and flats. The evolution of the street is legible, starting from gracious Victorian mansions, whose allotments were subdivided during the inter-war [1] period. At the Dandenong Road end there are the earliest subdivisions, built with 1920s flats and single-family Arts & Crafts homes. The section to the north of Avalon Road on the west side was developed in a very short period of time during the 1930s with substantial two-storey Old English and Georgian Revival houses and duplexes/maisonettes disguised as single residences. The building stock is overall of high quality, built in masonry, and much of it appears to be architect-designed.

The east side of the northern section of Hampden Road is less intact, but originally was considered for inclusion in the precinct. However, the demolition by July 2010 of *Wahpeton*, a two storey interwar duplex, has diminished its integrity to the extent that the section from 19-29A is now excluded from the precinct.

At the southern end of the street there are two, two storey Italianate mansions on opposite sides of the road. On the east side, the former *Moorilim*, retains a small frontage to Dandenong Road. While significant additions have been made to the rear of the building, the main facade remains largely intact. A fine, possibly architect-designed, late Federation style brick house with timber shingle accents and a Marseille tile roof has been constructed on part of the original front garden facing Dandenong Road. Both buildings (which are now on the same lot) now form part of a school complex [2]. *Namarong*, on the west side, now only has a small side frontage to Hampden Road and appears to be a private residence.

The houses at Nos. 39-45 are 1920s rendered brick bungalows with Arts and Crafts influences. No.43 is a finely executed and relatively intact example, which retains original unpainted roughcast render with red brick accents, diamond leadlight windows, tapered chimneys, and an attic storey. It also retains part of the original roughcast front fence (with modern metalwork). The house at No.37 demonstrates Classical influences with a recessed, colonnaded verandah, while *Mon Reve* at No.35 is a fine example of the Streamlined Moderne style. No.41 is the least intact of this group - the porch and front windows have been replaced and a garage has been added.

The northern section of Hampden Road on the west side between Avalon and Avondale Roads retains a succession of handsome mid to late inter-war dwellings with consistent two-storey scale and siting in established garden settings. A number of these - e.g. nos. 28-30, 32, 38 and 42 - draw upon 'Old English' antecedents with steeply pitched roofs, tall chimneys and a face brick expression, while others are relatively plain with few obvious stylistic influences (e.g., Nos. 36 and 40). Many of them retain their original low front fences - examples include the lava rock fence to No.28-30, the rendered fence to No.40 and the clinker brick fences to nos. 32 (see below) and 38. At the northern end of the street are two duplexes in the Old English style, which appear as large houses. The example at No.32 (since converted to a single dwelling) is a fine example of the work of architect, Robert Hamilton, which is complemented by the front fence that features half-circular sections at the driveway entrance incorporating planter boxes (This is a typical Hamilton fence detail), the name 'Rothesay' in lead letters as well as the original two mail box slots. A small number of Modern houses and apartments have been constructed on the west side of the street through the post-war period but these have not substantially compromised the character of

the streetscape.

The precinct contains a variety of flat developments including the maisonettes described above as well as *Waveney*, an inter-war apartment building with Art Deco influences, and two apartment blocks in Dandenong Road, *Coonett* and *Darley*, which have Mediterranean influences. At the rear of *Waveney* apartments there are garages constructed at the same time as the apartments and also what is thought to be the c.1890s stables/carriage block from the original *Waveney* mansion that once occupied this site. This comprises the gabled and half-timbered building at the southern end.

The former *Hampden Villa*, later *Duncraig* at No.31 is an elegant Federation mansion constructed of red brick with rough cast and cement trimmings with a slate roof. The building is enclosed by a two-storey verandah with ornate turned timber posts. The large front setback and the new houses, built at either corner of the frontage obscures the view of this house from the street.

Opposite *Hampden Villa*, situated at No.10 Avalon Road is a large two storey Queen Anne house with Arts & Crafts influence, which retains its original roughcast render and unpainted timber shingles. The quality of detailing suggests that the house was architect designed.

Another important feature of the street is the mature street trees (*Quercus sp.*), which are clustered around the intersection with Avalon Road, while a further example is situated within the triangular traffic island at the intersection with Avondale Road. These trees are complemented by fine specimens within the generous front gardens of many houses in Hampden Road including a Copper or Purple Beech (*Fagus sylvatica 'Purpurea'*) at No.37, a Scarlet Oak (*Quercus coccinea*) and Liquidambar (*Liquidambar styraciflua*) at No.28-30, and an Oak at the corner of the property at No.46. There are some surviving early plantings at *Namarong* and *Moorilim* including Canary Island Palms (*Phoenix canariensis*) on both properties, and a large cluster of palms (possibly Mediterranean Fan Palm, *Chamaerops humilis*) in the grounds of *Namarong*.

Notes

[1] For the purposes of this study, the term 'inter-war' is defined as the period between c.1919 and c.1940, i.e. including building up to the early 1940s when construction was halted because of World War II.

[2] According to Land Victoria, the former *Moorilim* and the house constructed immediately in front share a single address, 373-375 Dandenong Road. For the purposes of this study, they are referred to separately as 373 and 375 Dandenong Road.

Local Historical Themes

3.3.1 Crown Land Sales 1840-1850 8.1.3 The end of an era - mansion estate subdivisions in the twentieth century 8.2.1 Mansion estates and the high ground - middle class estates in Prahran 8.6.3 Architect-designed apartments

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/>