

Statement of Significance: Tsoshaan Flats, 777 Malvern Road, Toorak, October 2023

Heritage Place: Tsoshaan Flats, Toorak

PS ref no: HO79



(Source: Extent Heritage Pty Ltd, 2021)

What is significant?

The property at 1-7/777 Malvern Road, Toorak (otherwise known as Tsoshaan Flats) is significant. Specifically, the form, scale and detailing of the interwar era apartment building is locally significant, as well as the pagoda-style entrance gate, garden beds with volcanic boulders both on the boundary of the property and along the driveway and paths, as well as the mature Bhutan cypress (*cupressus torulosa*) plantings.

How is it significant?

The Tsoshaan Flats is of historical and aesthetic significance to the City of Stonnington. and is associated with leading domestic architect, Arthur W. Purnell.

Why is it significant?

Built in stages between 1918 and 1922, the Tsoshaan Flats are historically significant as one of the earliest surviving examples of a block of flats in Toorak and the wider Stonnington municipality. It is an important example of early flat development in the municipality, an era of development that altered the physical and social environment of a municipality that was previously characterised by the traditional nuclear family development of a large freestanding house. (Criterion A)

The Tsoshaan Flats have aesthetic significance owing to the Chinese design influences on what would otherwise be a standard interwar era apartment building design and landscape. Designed by architect Arthur. W. Purnell key features of aesthetic interest include the terracotta pitched roof form, deep eaves with concave shaped rafters, triangular brackets, pedestal brackets with urns, a pagoda-style entrance gate, garden beds with volcanic boulder borders, two mature Bhutan cypress (*cupressus Torulosa*) and a mature maple (*acer*) tree. (Criterion E)

Primary source

Tsoshaan Flats, 777 Malvern Road Toorak, Citation Report, Extent Heritage Pty Ltd, October 2023