

Statement of Significance: Umina, 3 Lansell Road, Toorak, October 2023

Heritage Place: Umina, Toorak	PS ref no: HO760
--------------------------------------	-------------------------



(Source: Extent Heritage Pty Ltd, 2021)

What is significant?

The property at 3 Lansell Road, Toorak (otherwise known as Umina) is significant. Specifically, the form, scale and detailing of the Victorian era Italianate villa is of local significance, as is the mature white oak (*Quercus alba*) tree, curved return driveway and formal garden situated to the south of the property. Later alterations and additions to the property are not significant.

How is it significant?

Umina is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

Umina is historically significant in demonstrating the development of late Victorian Italianate villas on substantial allotments during the late 19th century, prior to the wider subdivision of the late Victorian estates. This history is also reflected in the mature white oak (*Quercus alba*) tree, which is a remnant of the of the demolished 19th century property Repton that now forms part of Umina's grounds. As the former residence of the former Premier of Victoria, John Alexander MacPherson, the property is also of historical significance in demonstrating residential development in the southeastern suburbs by Melbourne's wealthiest citizens during the mid to late 19th century period. (Criterion A)

Umina has aesthetic significance as a fine example of a late Victorian Italianate villa established on a substantial allotment with a deep setback. While the building has undergone a number of alterations and additions, the building maintains several original and defining late Victorian Italianate features which contribute to its aesthetic value. Designed by architects Smith and Johnson, these features include its distinct tower with projecting eaves, polygonal projection with matching verandah, complex hipped roof form with profiled chimneys, and decorative mouldings below the eaves. These elements are also enhanced by the deep building setback, original curved return driveway and established gardens with a remnant mature white oak planting that combine to create a picturesque setting. (Criterion E)

Primary source

Umina, 3 Lansell Road, Toorak, Citation Report, Extent Heritage Pty Ltd, October 2023.