

## Heritage Citation – Precinct

**Heritage Place:** Clendon Road Precinct

**Address:** 70-78 Clendon Road, Toorak

**HO Reference:** HO766

**Citation status:** Final

**Date Updated:** 23 October 2023

**Designer:** N/A

**Year of Construction:** Late 1880s - 1890s

**Builder:** N/A



Photograph of 70 Clendon Road (source: City of Stonnington, 2021).



Location map and extent of Clendon Road Precinct.

**Heritage Group:** Residential buildings

**Heritage Type:** House

**Key Theme:** Building suburbs

**Key Sub-theme:** Creating Australia's most prestigious suburbs

**Significance Level:** Local

**Recommendation:** Remove 70-78 Clendon Road from the curtilage of HO143 Montalto Avenue Precinct and include on the HO as a new local heritage precinct; tree controls recommended in relation to the mature oak (*Quercus*) trees at 72, 76 & 78 Clendon Road.

<b>Controls:</b>	<input type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input checked="" type="checkbox"/> Tree controls
	<input type="checkbox"/> Victorian Heritage Register	<input type="checkbox"/> Incorporated Plans	<input type="checkbox"/> Outbuildings and fences exemptions
	<input type="checkbox"/> Prohibited uses may be permitted	<input type="checkbox"/> Aboriginal Heritage Place	

## Statement of Significance

### *What is significant?*

The Clendon Road Precinct, comprising a group of dwellings and mature oak (*Quercus*) trees on Clendon Road, is locally significant.

Significant buildings include: 70 Clendon Road, Toorak (fine example of a freestanding late Victorian Italianate terrace constructed during the boom period).

The remainder of the precinct is largely characterised by a mixture of contributory and non-contributory late Victorian buildings. Refer to grading maps for designations.

Character elements that contribute to the significance of the precinct include:

- The generous allotments, subdivision pattern and unique bend in the road established by the series of mid to late 19th century subdivisions of the Orrong Estate;
- Mature oak (*Quercus*) trees dating back to the Orrong Estate carriageway at 72, 76 and 78 Clendon Road.
- The presence of a group of late Victorian boom era buildings constructed for Melbourne's upper-middle class;
- The regularity in sitting and front setbacks, creating a harmony in the streetscape;
- Landscape settings established by the wide roads and mature elm (*Ulmus*), London plane (*Platanus × acerifolia*) and camphor (*Cinnamomum camphora*) street trees.

Later alterations and additions to the properties are not significant.

### *How is it significant?*

The Clendon Road Precinct is of local historical and aesthetic significance to the City of Stonnington.

### *Why is it significant?*

The Clendon Road Precinct is historically significant as part of the c.1862 and 1877 subdivisions of Orrong Estate, which originally saw the formation of a wide, elegantly winding street, and later, the further subdivision of land fronting the road into generous allotments which paved the way for the erection of several substantial late Victorian boom era buildings. This precinct forms a tangible link to the late Victorian subdivision story of Toorak. (Criterion A)

The Clendon Road Precinct is aesthetically significant as a group of Victorian Italianate style freestanding villas from the late Victorian era. Although they have been subject to varying degrees of alterations, they display cohesion through form, setbacks, sitting, materials and heights as a group. This harmony is enhanced by the retention of mature oak (*Quercus*) plantings dating back to the Orrong Estate across the front gardens of 72, 76 and 78 Clendon Road, as well as the landscape setting created by the unique bend in the wide road and mature elm (*Ulmus*), London plane (*Platanus × acerifolia*) and camphor (*Cinnamomum camphora*) street trees. (Criterion E)

## HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Clendon Road Precinct is historically significant as part of the c.1862 and 1877 subdivisions of Orrong Estate, which originally saw the formation of a wide, elegantly winding street, and later, the further subdivision of land fronting the road into generous allotments which paved the way for the erection of several substantial late Victorian boom era buildings. This precinct forms a tangible link to the late Victorian subdivision story of Toorak.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	This place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history</i>	This place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments</i>	This place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Clendon Road Precinct is aesthetically significant as a group of Victorian Italianate style freestanding villas from the late Victorian era. Although they have been subject to varying degrees of alterations, they display cohesion through form, setbacks, sitting, materials and heights as a group. This harmony is enhanced by the retention of mature oak ( <i>Quercus</i> ) plantings dating back to the Orrong Estate across the front gardens of 72, 76 and 78 Clendon Road, as well as the landscape setting created by the unique bend in the wide road and mature elm ( <i>Ulmus</i> ), London plane ( <i>Platanus × acerifolia</i> ) and camphor ( <i>Cinnamomum camphora</i> ) street trees.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	This place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for</i>	This place does not meet this criterion.

	<i>social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions</i>	
<i>H</i>	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	This place does not meet this criterion.

## Description

### • Physical Analysis

The Clendon Road Precinct is comprised of five properties at 70-78 Clendon Road, Toorak. The properties are located at the northern end of Clendon Road. The wide road is laid in asphalt and has a wide grass verge, concrete crossover and footpath. The street kerb and guttering consist of bluestone. The street is planted with mature elm (*Ulmus*), London plane (*Platanus × acerifolia*) and camphor (*Cinnamomum camphora*) street trees.

#### 70 Clendon Road

70 Clendon Road is a two-storey residence built in a Victorian era style. The masonry structure consists of polychromatic brickwork laid in a Flemish bond. The double fronted façade has a projecting gable roof and features a return verandah with ornate cast iron columns, valance detailing and a metal roof. The main double hipped roof is clad in slate with a metal roof ridge cap. There are four highly embellished polychrome chimneys with chimney pots projecting from the main roof. The structure features paired and single rectangular sash windows with a concrete sill. The front projecting gable window includes pointed window heads with a flat top. There is a single storey garage with a gable roof located beside the east elevation. The street front boundary is demarcated by a black iron palisade fence supported on a bluestone block base with cast iron gate posts containing a gabled cap and pointed ball finial.

#### 72 Clendon Road

72 Clendon Road is a single-storey residence built in a Victorian Italianate style. The masonry structure consists of painted bagged brick. The façade features expressed string courses and window moulds painted white, and a projecting octagonal bay with a hipped roof typical of the Italianate style. It has a complex hipped roof clad with slate and corrugated metal, metal roof ridge capping, two chimneys and a centred octagonal clerestory roof projection. The structure features rectangular sash windows with an angled concrete sill and a bracketed cornice. The street front boundary is demarcated by a tall open face red brick wall with a flat top laid in a common bond. The wall is flanked at the ends and the opening by a wide post with brown brick. The posts feature a metal plaque reading 'TOORAK SERVICES CLUB'.

#### 74 Clendon Road

74 Clendon Road is a single storey residence of masonry and render construction. The building would have been originally a Victorian era structure (as evidenced by the hipped roof form), although a secondary façade appears to have been added in the Interwar years.

The façade features a strong horizontal form with a recessed covered porch supported by two paired round columns. The rectilinear form is further emphasised above the front entrance with expressed engaged piers, recessed vertical rectangular motifs and a raised flat parapet. The structure consists of a complex hipped roof clad with slate and corrugated metal with metal roof ridge capping and six chimneys. The building has rectangular and arched sash windows. The street front boundary is demarcated by tall, rendered masonry wall with a flat top and black wrought iron gates. The return driveway is laid with blond brick and curves around a lawn area.

## **76 Clendon Road**

76 Clendon Road is a single-storey residence of a rendered masonry construction. The building would have been originally a Victorian era structure (as evidenced by the hipped roof form), although the façade has been altered. The façade features arched windows which mirror a recessed front entrance porch. The arched forms are flanked by rounded expressed column engaged piers. The structure consists of a complex hipped roof clad with corrugated metal with metal roof ridge capping and four chimneys. The street front boundary is demarcated by tall, rendered masonry wall with a flat top and square piers.

## **78 Clendon Road**

78 Clendon Road is a single-storey residence consisting of masonry construction. The front façade features a projecting octagonal bay with a hipped roof typical of the Italianate style. The building has a complex hipped roof clad with slate and corrugated metal with metal roof ridge capping and six chimneys. There are rectangular and arched sash windows. The front entrance is set within a covered porch with an arched opening. A second storey tower extends above the covered front entrance. It features paired arched sash windows on each face with a dentilled sill. The tower is capped with a highly ornate dentilled and bracketed cornice mouldings and a balustraded parapet. The street front boundary is demarcated by tall, rendered masonry wall with a flat top and square piers.

## **Clendon Road Precinct**

The front setbacks, yards and stepped north boundaries respond to the curved alignment of Clendon Road. Excluding the two-storey form of 70 Clendon Road, the other houses maintain a similar height. 70 Clendon Road is the most ornately detailed structure and 78 Clendon Road is notable for its two-storey tower which is unique within the group. The houses are considered to be in good condition with the exception of 74 Clendon Road which is in poor condition. The overall integrity of the precinct would be considered moderate.

### **• Alterations and Additions**

#### **70 Clendon Road**

- Original red bricks repainted a liver colour (after May 2013).
- Curved detailed timber fence removed (after September 2017).
- New palisade fence with bluestone base and iron posts added.
- Front yard re-landscaped with several mature trees removed.

#### **72 Clendon Road**

- Sections of the roof reclad with corrugate metal.

- Sympathetic front extension added.
- Two-storey extension added to the north elevation.

#### **74 Clendon Road**

- Front façade infilled.
- Garage added to the front façade.
- Original front wall removed and rendered brick front wall added.

#### **76 Clendon Road**

- Carport added to the driveway.
- Sections of the roof reclad with corrugate metal.

#### **78 Clendon Road**

- Rendered masonry front wall added.
- Sympathetic garage extension added to the front façade.

### **History**

#### **• Historical Context**

For thousands of years preceding European colonialism, the area now known as Stonnington was the traditional home of the Woi wurrung and Boon wurrung people of the Eastern Kulin Nation. This environment would have provided Traditional Owners with access to pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot), and Hawksburn Creek (now channelised), in a rolling landscape on the northern shore of Port Phillip Bay. It is important to note that the rich cultural heritage of Traditional Owners in Stonnington did not end with colonialism—it has a rich presence to this day.

Following the establishment of Melbourne in 1835, squatter John Gardiner and many others like him sought out land in what would become present day Toorak and surrounds on account of its densely timbered landscape, undulating terrain and proximity to water. By 1840, crown land sales marked the area's transition to pastoral settlement, and later in 1851, with the purchase of land in Hawthorn by Thomas Herbert Power, the surrounding environments gradually became a place where the early merchant and squatter elite of Melbourne built their homesteads. In Toorak, this is best represented by the purchase of lot 26 by James Jackson, associate in Jackson, Rae & Co. soap and candle merchants. Jackson was described by politician William Westgarth as 'Melbourne's greatest merchant of this early time' (Forster 1999, 10). It is only fitting that his house, called Toorak House, would be the namesake of what would become arguably the most affluent suburb in Melbourne. Following the discovery of gold in the 1850s and the wealth this produced for ancillary trades, the Toorak area drew in Melbourne's newly wealthy. Today, over a century later, Toorak still has connotations of wealth and prestige as best represented in its history and built environment (Forster 1999, 5–26).



- ## Place History

The road on which these properties sit formerly encompassed the oak tree lined driveway into merchant and politician Alfred Ross' 125 acre Orrong Estate (1853). While the length of Clendon Road was eventually subdivided and put up for auction in c.1862, the area that comprises present day 70-78 Clendon Road would not be developed into residences until the late 19th century (Bagot c.1862).

By 1884, the land comprising 70-78 Clendon Road belonged to an individual named W. Oliver (Zeal 1884). It was soon subdivided into four lots and sold off in 1885, reflecting the atmosphere of Melbourne's 1880s land boom whereby land was taken up, subdivided and re-sold (Context Pty Ltd 2009, 37). Bordered by pastoralist William Cumming's Woorigoleen Estate to the east and the Church of England to the west, both the area's proximity to the village of Melbourne and topography on high ground rendered it a particularly favourable site amongst the wealthy and influential. By 1888, six brick villas had been erected across the four lots (The Age 1888, 2). While the buyers of these lots remain unknown, it is likely that it was a single land speculator who had purchased the land for residential development.

Given the lack of archival material, it has been difficult to ascertain precisely which of these 1888 villas make up the Victorian style residences at present day 70-78 Clendon Road. Archival material does, however, indicate that there were five Late Victorian style residences with projecting bay windows erected across 70-78 Clendon Road by at least the late 1890s (MMBW 1900). According to a MMBW plan, the residence at 70 Clendon Road was known as Arral, while the residence at 72 Clendon Road was known as Wyahla. Both these dwellings, in conjunction with Seaforth at 78 Clendon Road, 74 and 76 Clendon Road, are still extant today despite being altered to various degrees.

As with the majority of late Victorian Toorak residences during this period, early records of these dwellings reveal that they were sites of social balls and gatherings amongst the wealthy. An 1895 newspaper article details a ball that was held at Wyahla for Miss May Parker, niece and adopted daughter of Mr and Mrs Parker (The Australasian 1895, 38), while a 1916 article describes in detail an afternoon party hosted by Mrs. W. E Mauser at Seaforth (The Australasian 1916, 37). Owners and residents across each dwelling changed hands a number of times throughout the 20th century, with the most notable change being the transformation of Wyahla at 72 Clendon Road into the Toorak Branch of the Returned Services League in 1954 (The Herald 1954, 11).

Today, this group of dwellings, with the exception of 72 Clendon Road, continues to be used for residential purposes. Several of the mature oak trees that were formerly part of the tree lined driveway leading into the Orrong Estate are still extant today, and can be seen in the front yards of the residences at 72, 76 and 78 Orrong Road.

## Comparative Analysis

As a series of substantial Italianate Victorian style dwellings constructed on a former estate in the 1880s, the Clendon Road Precinct is directly comparable to several other residential areas within the municipality that were also constructed for upper-middle class families during the late Victorian boom period. Popularised following the development of Toorak House in 1850 and its subsequent use as the Governor's residence in 1854, the use of Italianate derived elements in domestic architecture was particularly prevalent in the Victorian colony. Its connotations with the social and political elite was

integral to its success, and the style grew in popularity during Melbourne's 1880s boom period as a result of rapid population growth, prosperity and development.

Key comparative examples include:

- **Williams Road Precinct, Prahan and Windsor (HO155).** Comprising Victorian building stock typified by a mixture of villas and terraces, the Williams Road Precinct is comparable to Clendon Road Precinct as a residential area established during the late Victorian period. Its building stock similarly features Italianate derived elements including asymmetrical villas with projecting bays, cast iron lacework, a mixture of one-storey villas and two-storey terraces, and a rhythm setbacks and sittings. While its remnant building stock are of a higher integrity than the ones at Clendon Road Precinct, the area suffers from a greater degree of infill, as evident in the presence of contemporary, multi-storey flats. Noted differences include its smaller allotment sizes, as well as the presence of Federation and interwar building stock throughout the area.
- **Sorrett Avenue Precinct, Malvern (HO396).** Sorrett Avenue is directly comparable to Clendon Road Precinct as a late Victorian residential area comprising houses built between 1888 and c.1892. As with Clendon Road Precinct, it was similarly constructed following the subdivision of a large Victorian era estates, and the residential buildings occupy a former carriage drive that once led to the now demolished Sorrett Mansion. While the building stock is substantially more intact than that of Clendon Road Precinct, it maintains several notable similarities. These include the consistency of sittings and setbacks, Italianate building features including hip slate roofs and cast iron verandahs, detached built forms, as well as mature street trees that contribute to the precinct's aesthetic setting.
- **Sutherland Road Precinct, Armadale (HO397).** This small residential precinct comprises a number of two-storey Victorian era dwellings dating from c.1890. While it is more intact and solely characterised by two-storey semi-detached Italianate style terraces, several features observed in this precinct are analogous to the Clendon Road Precinct. These include the generous allotment sizes, and the presence of Italianate features such as cast iron detailing, ornamentation, and hipped roof forms. Although its building stock is of a higher degree of integrity, it lacks the mature remnant estate street trees that define the streetscape of Clendon Road Precinct.

Although the late Victorian building stock that comprises Clendon Road Precinct is not the most intact when compared to existing examples within the municipality, the consistency in form, setbacks and sittings of its Italianate derived residences, combined with the remnant oak (*quercus*) plantings and unique bend in the road creates a distinct streetscape setting.



## Precinct Map



## Grading Table

\* S: Significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

*Note: the Style/era column follows the architectural style categories set out in Heritage Victoria's HERMES Orion heritage database and does not necessarily reflect the date of construction. For details on construction era(s) where available, refer to the Place History section.*

Street address	Place type	Style/era	Grading
70 Clendon Road	House	Victorian Period (1851-1901)	S
72 Clendon Road	House	Victorian Period (1851-1901)	C
74 Clendon Road	House	Victorian Period (1851-1901)	NC
76 Clendon Road	House	Victorian Period (1851-1901)	NC
78 Clendon Road	House	Victorian Period (1851-1901)	C

## References

- Bagot, R. C. c. 1862. Plan of the subdivision of Orrong Estate. Subdivision plan. Prahan Collections, ref no. PH1103. Stonnington History Centre.
- Context Pty Ltd. 2009. 'Stonnington Thematic Environmental History.' Unpublished report prepared for City of Stonnington. PDF file.
- Foster, D. 1999. 'Melbourne's Most Fashionable Suburb: A History of Toorak, East of Kooyong Road 1840–1998.' Unpublished Masters diss., Monash University.
- State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 974, dated 1900.
- Stonnington City Council. 2012. Heritage Citation Report: Williams Road Precinct, Prahan, Hermes ID 31194. Unpublished report. PDF file.
- Stonnington City Council. 2015. Heritage Citation Report: Sorrett Avenue Precinct, 2-5 and 2-16 Sorrett Avenue, Malvern, Hermes ID 125219. Unpublished report. PDF file.
- Stonnington City Council. 2015. Heritage Citation Report: Sutherland Road Precinct, 64-80 Sutherland Road, Armadale, Hermes ID 139466. Unpublished report. PDF file.
- Unknown. 1853. Orrong. Photograph. Prahan Collections, ref no. 2411.1. Stonnington History Centre.
- Unknown. c. 1886. Land subdivision – intersection of Toorak Road and Clendon Road. Subdivision plan. Prahan Collections, ref no. PH11202. Stonnington History Centre.
- Zeal, W. A. 1884. Land subdivision – Irving and Clendon Roads, Toorak. Subdivision plan. Prahan Collections, ref no. PH11187.
- Advertising. (1888, November 29). *The Age*, 2.
- Coming of Age Dance. (1895, May 18). *The Australasian*, 38.
- SOCIAL. (1908, December 10). *Table Talk*, 36.
- AN AFTERNOON PARTY. (1916, November 25). *The Australasian*, 37.
- Toorak RSL to have club. (1954, April 27). *The Herald*, 11.

## Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

## Further Images



North-east facing view of 70 Clendon Road (source: City of Stonnington, 2020).



Detail view of upper floor verandah, fenestration and roof form at 70 Clendon Road (source: City of Stonnington, 2020).



Detail view of chimneys, upper level and side elevation of 70 Clendon Road (source: City of Stonnington, 2020).



Black and white photograph of 72 Clendon Road in 1992 (source: Wilde, 1993).



Façade of 72 Clendon Road (source: City of Stonnington, 2020).



Façade of 74 Clendon Road (source: City of Stonnington, 2020).





View of 76 Clendon Road from the street (source: City of Stonnington, 2020).



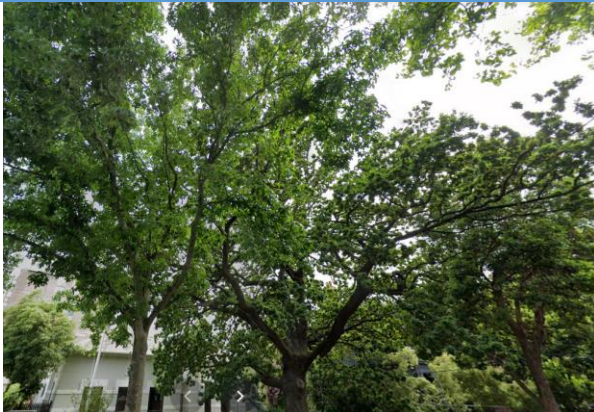
Facade of 76 Clendon Road (source: City of Stonnington, 2020).



Facade of 76 Clendon Road from within property (source: [www.realestate.com.au](http://www.realestate.com.au), 2013).



North-east facing view of 78 Clendon Road from within the property (source: [www.realestate.com.au](http://www.realestate.com.au), 2019).



Mature oak (*Quercus*) tree in the front garden of 72 Clendon Road (source: Google Streetview, 2020).



Mature oak (*Quercus*) tree in the front garden of 78 Clendon Road (source: Google Streetview, 2020).



East facing streetscape view of the bend in Clendon Road from Orrong Road (source: Extent Heritage Pty Ltd, 2021).



West facing streetscape view of 70-78 Clendon Road (source: Google Streetview, 2020).

## Authors

**Former citation prepared by:** Context Pty Ltd, 1993. *Note: the building group was included in precinct citation for HO143.*

**Updated citation prepared by:** Extent Heritage Pty Ltd, 2022 (Vivian Lu and Reuel Balmadres).

**Quality assurance review conducted by:** Corinne Softley.