

## Statement of Significance: Clendon Road Precinct, Toorak (March 2022)

Heritage Place: Clendon Road Precinct, Toorak

PS ref no: HO766



### 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?

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

### Why is it significant?

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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, siting, 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)

### Grades

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Street address	Proposed Grading
70 Clendon Road	Significant
72 Clendon Road	Contributory
74 Clendon Road	Non-Contributory
76 Clendon Road	Non-Contributory
78 Clendon Road	Contributory

\* S: Individually significant

C: Contributory

NC: Non-contributory

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

### Primary source

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*Clendon Road Precinct, Citation Report, Extent Heritage Pty Ltd, March 2022.*