

Statement of Significance: Hampden Road Precinct, Armadale (March 2022)

Heritage Place: Hampden Road Precinct, Armadale

PS ref no: HO136



What is significant?

The Hampden Road Precinct, comprising properties on Hampden Road, Avalon Road and Dandenong Road, is locally significant. The mature oak (*Quercus*) street trees on Hampden Road are also locally significant.

Significant properties include:

- Former Moorlim, 373-375 Dandenong Road, Armadale (Victorian Italianate mansion, now a school)
- Namarong, 52 Hampden Road, Armadale (Victorian Italianate mansion)

The remainder of the precinct is predominantly characterised by contributory graded buildings, with a small number of non-contributory infill developments. Refer to the grading map for designations.

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

- The generous allotments established by the 1919 subdivision of Namarong Estate and 1929 subdivision of Avalon Estate;
- The presence of intact remnant late Victorian Italianate mansion estate buildings, that were erected prior to the interwar era subdivision;
- The presence of a large group of contributory dwellings of varying Interwar styles, including Old English, Georgian Revival (with Mediterranean influences), American Bungalow, Mediterranean and Streamline Moderne. Some of these buildings are associated with notable architects.
- The relatively high integrity of contributory buildings when viewed from the street. Dwellings typically survive with their presentation to the street largely unaltered, retaining elements such

as verandahs, porticos, roof forms, chimneys, windows and door openings, brick detailing and timber joinery;

- 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;
- Building designs reflecting the growing popularity of interwar high density flat development;
- Building designs responding to the rise in popularity of the motor car;
- The absence of vehicle accommodation or other buildings in front or side setback areas; and
- A garden estate character established by the well-maintained garden settings, low front fences and street trees, particularly the mature oak (*Quercus*) trees.

Later alterations and additions to the properties are not significant.

How is it significant?

The Hampden Road Precinct is of local historical and aesthetic significance to the City of Stonnington. The precinct also has associative significance, featuring examples of domestic architecture by notable architects.

Why is it significant?

The Hampden Road Precinct is historically significant as interwar subdivisions of the Namarong Estate and Avalon Estate respectively, which saw the formation of a wide street with generous allotments within Armadale. Both the remnant late Victorian dwellings and diversity of interwar houses and flats erected following the subdivision demonstrates urban character changes that occurred between the late 19th and early to mid 20th century in the City of Stonnington. 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. The precinct forms a tangible link to the interwar subdivision and development story of Armadale. (Criterion A)

The Hampden Road Precinct is aesthetically significant as an intact and visually cohesive interwar era streetscape in the City of Stonnington. The streetscape consists of a large number of fine, well-detailed and cohesive freestanding dwellings, apartment buildings and maisonettes from the interwar eras, designed the Old English, Georgian Revival (with Mediterranean influences), American Bungalow, Mediterranean and Streamline Moderne styles. As a group they display cohesion through form, materials, siting, setbacks and one to two story heights. The grand Victorian Italianate mansions add further to the aesthetic significance of the place, owing to their grand scale, detailing and façade articulation. The precinct has a strong garden estate character established by well-maintained gardens, low front fences and street trees, particularly the mature oak (*Quercus*) trees. (Criterion E)

The Hampden Road Precinct has associative significance, featuring examples of the domestic Interwar work of noted architects Robert Hamilton (32 Hampden Road), IG Anderson (35 Hampden Road), Eric Beedham (371 Dandenong Road) and Arnaud E. Wright (13-15 Avalon Road). (Criterion H)

Grades

Place address	Proposed Grading
9/29B Hampden Road	Contributory
30 Hampden Road	Contributory
32 Hampden Road	Contributory
34 Hampden Road	Contributory
35 Hampden Road	Contributory

Place address	Proposed Grading
36 Hampden Road	Contributory
37 Hampden Road	Contributory
38 Hampden Road	Contributory
39 Hampden Road	Contributory
40 Hampden Road	Contributory
41 Hampden Road	Non-contributory
42 Hampden Road	Contributory
43 Hampden Road	Contributory
44 Hampden Road	Non-contributory
45 Hampden Road	Contributory
46 Hampden Road	Non-contributory
48 Hampden Road	Non-contributory
48/A Hampden Road	Non-contributory
1/50 Hampden Road	Non-contributory
52 Hampden Road	Significant
10 Avalon Road	Contributory
13-15 Avalon Road	Contributory
17 Avalon Road	Non-contributory
5/371 Dandenong Road	Contributory
373-375 Dandenong Road	Significant
375 Dandenong Road	Contributory
4/377 Dandenong 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

Hampden Road Precinct, Armadale, Citation Report, Extent Heritage Pty Ltd, November 2021.