

## Statement of Significance: Hampden Villa, 31 Hampden Road, Armadale (March 2022)

**Heritage Place:** Hampden Villa, Armadale

**PS ref no:** HO48



(Source: [www.realestate.com.au](http://www.realestate.com.au))

### What is significant?

The property at 31 Hampden Road, Armadale (otherwise known as Hampden Villa (former Duncraig)) is significant. The form, scale and detailing of the dwelling, initially constructed in c.1856 and substantially renovated in 1890s in the Arts and Crafts style, is of local heritage significance, along with the vista from Avalon Road. The property is of state significance for three sets of leadlight windows incorporated in the 1890s. The front fence and gate, later alterations and additions, pool, paving and other landscaping is not significant.

### How is it significant?

Hampden Villa (former Duncraig) is of local historical and aesthetic significance to the City of Stonnington, and is associated with prominent Arts and Crafts architect, Walter Richmond Butler. The three sets of leadlight windows are of state significance for their rarity and aesthetic and technical significance.

### Why is it significant?

T Hampden Villa (former Duncraig) is of historical significance in demonstrating the development of Victorian mansions on estates in the suburb of Armadale during the mid 19th century, prior to the wider subdivision of the late Victorian estates. The mansion is also of historical significance in demonstrating residential development in the southeastern suburbs by Melbourne's wealthiest citizens during the gold rush period. (Criterion A)

The three sets of leadlight glass windows are exceptional not only for their innovativeness as unpainted, true leadlight windows but in their extreme rarity as the only known Victorian examples of domestic leadlight work by artist Auguste Fischer, and as a very rare example of Australian Arts and Crafts lead lighting. (Criterion B)

The stained glass at Hampden Villa (former Duncraig) has exceptional aesthetic significance in the aesthetic appeal of the design and thoughtful treatment of the needs of the window space. Further, the mansion has aesthetic significance as a high-quality, largely intact Arts and Crafts villa. In particular, the extensive verandahs spread over multiple levels, symmetry of the façade and fenestration, timber joinery, slate roof and rendered corbelled chimneys are of notable aesthetic value. Although it is not readily visible, the building is a landmark residence in Armadale owing to the scale and deep setback which contrasts with the style of later development in the area. The vista and visual from Avalon Road is also a key aesthetic value from the original design of the estate. (Criterion E)

The leadlight glass windows demonstrate a technical achievement at the time of creation, as unpainted, true leadlight glass that involved a careful choice of glass to achieve the desired effect in place of paint. (Criterion F)

Hampden Villa (former Duncraig) is associated with prominent Arts and Crafts architect, Walter Richmond Butler, who was responsible for the 1890s additions to the original 1850s house. The building is understood to be a prototype for later Butler buildings. Hampden Villa is also of special interest compared to other examples of his work because Butler designed it for himself as opposed to his clients. Hampden Villa also has important historical associations with a number of prominent Australian citizens. In addition to Butler, subsequent owners include David Rutler Long, who is one of Victoria's earliest and most successful pharmacists; his wife, Helen Rutler Long, who was a notable citizen in her own right; and Professor Sir Baldwin Spencer, an outstanding Australian scientist, anthropologist and highly involved community member, during whose ownership the building housed one of the richest collections of art painted by Australians. (Criterion H)

#### **Primary source**

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*Hampden Villa, 31 Hampden Road Armadale, Citation Report, Extent Heritage Pty Ltd, September 2021.*