

## Statement of Significance: Umina, 3 Lansell Road, Toorak (March 2022)

<b>Heritage Place:</b> Umina, Toorak	<b>PS ref no:</b> HO760
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(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. It has associative significance as a residence erected for a former Premier of Victoria, John Alexander MacPherson by renowned architects Smith and Johnson.

### 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. The property is also of historical significance in demonstrating residential development in the south eastern suburbs by Melbourne's wealthiest citizens during the gold rush 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. 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)

Umina has associative significance as a residence designed by prominent architects Smith and Johnson for a former Premier of Victoria, John Alexander MacPherson. It is an unusual example of Smith and Johnson's domestic architecture work, who were better known for their Classical style public building designs. (Criterion H)

### Primary source

*Umina, 3 Lansell Road, Toorak, Citation Report, Extent Heritage Pty Ltd, March 2022*