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from HBC file

FILE NO: 83 2657

HISTORIC BUILDINGS ACT 1981.

Recommendation to the Minister for Planning and Environment, the Honourable Thomas William Roper, MLA in accordance with Section 18(6) of the Historic Buildings Act 1981, for an alteration to an item on the Register of Historic Buildings of:

NAME: COMO HOUSE

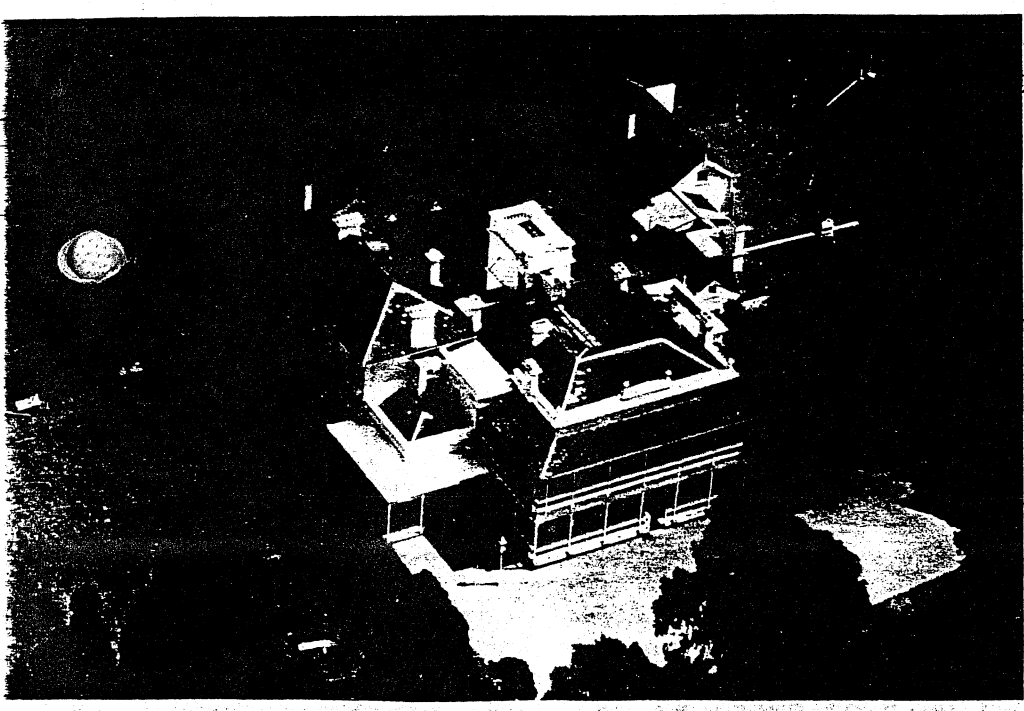
ADDRESS: COMO PARK, CITY OF PRAHRAN

EXTENT: FROM: As above.

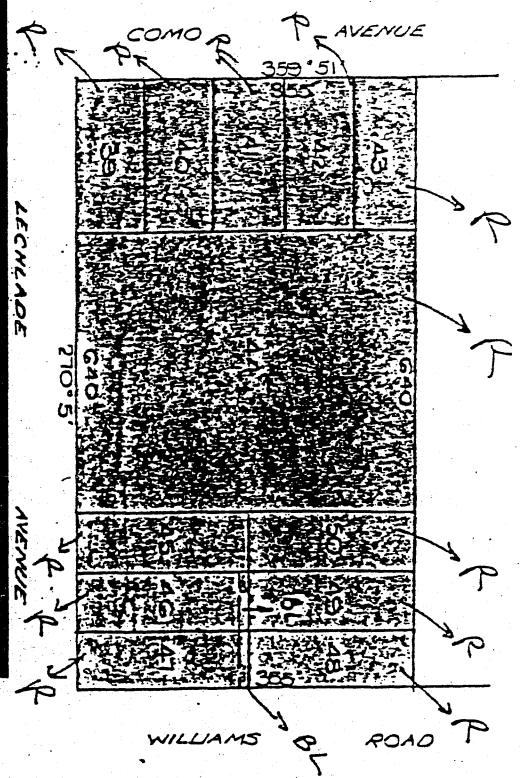
TO: To the extent of all of the buildings and all of the land included in the Certificate of Title entered in the Register Book Volume 8371 Folio 650 according to the plan held by the Ministry for Planning and Environment.

OWNER: NATIONAL TRUST OF AUSTRALIA (VICTORIA)

PHOTOGRAPH



EXTENT OF DESIGNATION (SUMMARY)



CHAIRMAN'S SIGNATURE Tom House

DATE: 9/6/88

SYNOPSIS OF REPORT

. EXAMINATION INSTIGATED S.18(1): 23/2/1988
. DATE OF HBC RESOLUTION TO RECOMMEND
. OWNER . REQUIRED HEARING: NO
. . SUPPORTED DESIGNATION: YES
. . ADVISED OF RECOMMENDATION
. SUBMISSIONS RECEIVED FROM: MENDERZYCKA PTY LTD
. FINDINGS: (A) STATEMENT OF SIGNIFICANCE

Como is of architectural and historical importance for the following reasons:

- 1) As a large house, including outbuildings, the plan of which survives substantially as it was built or designed in the 1840s.
- 2) Architecturally, the house is a most unusual combination of the Australian Regency style with details normally used on Italianate buildings later in the century. These include the verandahs with cast iron balustrading and the parapeted tower at the rear. The timber arcading on the ground floor verandah is unusual and, in combination with the early application of cast-iron pickets, creates a most atypical verandah.
- 3) Historically, the house is important for its long association with, and ownership by, the Armytage family. The Armytages were prominent Victorian graziers and landowners and well-known members of Melbourne society. Como is a rare example of a house in Victoria which was not only owned by one family for a century but also retains a large number of that family's possessions.
- 4) The property is important for its surrounding grounds and gardens. Although greatly reduced from the original estate, and with the advanced age of the vegetation having altered their appearance, the general layout and vistas from and around the house have changed little since the last century. Despite subsequent additions over a thirty year period, the placement of buildings was retained and they exist today substantially unaltered since 1875.
- 5) The garden, which was started in 1847, is important as an example of the work of William Sangster, a prominent early Melbourne gardener, landscape designer and nurseryman, who is known to have redeveloped the grounds between 1857 and 1866.
- 6) The property is important for its association with the National Trust of Australia (Victoria). The Trust has owned the property since 1959, and it is noteworthy that Como was the first property acquired by the Trust in Victoria.

FILE/
ITEM

SUBJECT

83 2657I COMO, COMO PARK, SOUTH YARRA

HBC135
7/6/88

Como House has been on the Register of Historic Buildings since its gazettal in 1974. It is owned by the National Trust of Australia.

In the light of recent events, it is recommended that the HBC formally resolves the extent of designation of Como to include all the buildings and land, and recommends to the Minister to amend the registration of Como accordingly.

Mr Douglas Hill has indicated that the Trust is not opposed to designation of the land. A letter from the Trust to that effect is forthcoming.

RECOMMENDATION

That the HBC resolve to recommend that the Register be amended to include Como House, South Yarra to the extent of all of the buildings and land described in Certificate of Title Volume 8371 Folio 650, and further resolve to adopt the Report to the Minister.