

HO 143 111ap 2
(part)



Heritage

VICTORIA

File No. PL-HE/03/0213

16 Jul 2004

Mrs Paula Pither-Mills
President
The Country Womes's Association of Vic. Inc.
3 Lansell Road
Toorak VIC 3142

CITY OF STOWINGTON
20 JUL 2004
27366
L. Decker
Recommendation

Nauru House
Level 22
80 Collins Street
Melbourne 3000
Telephone (03) 9655 6519
Facsimile (03) 9655 9720
www.heritage.vic.gov.au

Dear Ms Pither-Mills,

UMINA, 3 LANSELL ROAD TOORAK

An assessment of the cultural heritage significance of the above place has now been completed. In recognition of its cultural heritage significance, I will not be recommending that the Heritage Council include the place in the Heritage Register. Instead I will recommend that the Heritage Council refer the nomination to the relevant planning authority for inclusion of the place in its planning scheme. *Already in HO 143 (Herinct).*

The attached document outlines the basis of my recommendation including an assessment of the cultural heritage significance of the place.

Notification of my recommendation will be published in the **Herald Sun** newspaper on 19 July 2004. A final decision on my recommendation will not be made by the Heritage Council until after the expiration of a period of 60 days from that date.

You or any other interested parties may make written submissions to the Heritage Council before it makes its final decision. You may also request a hearing before the Registrations Committee of the Heritage Council to present your views personally or to discuss matters further. You should realise that such a hearing would be open to all interested parties. Written submissions must reach the above address before midday, 16 September 2004.

To ensure the protection of the place until the Heritage Council has made its determination, you are obliged to inform me of the following:

- Any applications for planning permits or amendments, or planning permits or amendments granted in relation to the place or object within 10 days of the action being taken or 10 days from the date of this letter.
- Any activities proposed or being carried out that may adversely affect the item within 10 days of becoming aware of them.
- Any proposals to dispose of the whole or part of the item at least 10 days before entering into a contract for that disposal.

You are also obliged to give a copy of this letter and attachments to any purchaser before entering into a contract of sale otherwise the contract may be voidable.

Janet Sullivan

If you have any queries please contact Janet Sullivan, Registrations Co-ordinator on 03 9655 6519
or email janet.sullivan@dse.vic.gov.au.

Yours sincerely

Ray Tonkin
Executive Director

A handwritten signature in cursive script, appearing to read 'Janet Sullivan', written in black ink.

cc. *National Trust, Stonnington City Council*

Victorian Heritage Register



RECOMMENDATION AND DETERMINATION ON A NOMINATION TO THE VICTORIAN HERITAGE REGISTER

NAME: UMINA
VHR NO: Not applicable
LOCATION: 3 LANSELL ROAD TOORAK
CATEGORY: Not applicable
FILE NO: PL-HE/03/0213
OFFICER/S REPORTING: Anne Cahir



RECOMMENDATION BY EXECUTIVE DIRECTOR

- That the Place or object NOT be included in the Heritage Register [Section 32(1)(b)]
- That the Place or object be referred to the relevant planning authority for inclusion in a planning scheme [Section 32(2)]

Frances O'Neill 9/7/04
A/Manager Date
Heritage Assessments

[Signature] 9.7.2004
Executive Director Date

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HERITAGE REGISTER NUMBER:
NAME: UMINA

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Victorian Heritage Register



REASON:

Umina has local significance as an example of an Italianate villa expressive of the lifestyle of a wealthy family in the prestigious suburb of Toorak. The house and setting with its nineteenth century and twentieth century garden layout, structures and planting add considerably to the streetscape of Lansell Road.

There are a number of villas and mansions on the Victorian Heritage Register which are more intact or more outstanding expressions of the wealth and confidence of prominent Melbourne citizens. Billilla, Brighton (H1155), another single storey rendered mansion with a tower, is a more successful example of an earlier mansion with later modifications. Originally built in 1878 and modified by Smith and Johnson in 1888, it was transformed by Walter Butler in 1907 with extensive use of Art Nouveau detailing. Billilla is also important for the outstandingly intact nature of its Edwardian and Victorian fabric, decorative work, services and fittings, and for its outbuildings and extensive garden and grounds. Other examples of mansions and villas include Greenwich House, Toorak (H693), built in 1869, probably to the design of the architect Leonard Terry with substantial alterations carried out by Harold Desbrowe Annear in 1918-20; Armadale House, Armadale (H637), built in 1876, a more modest example of boom-era mansion design designed by W.H. Ellerker; Wardlow, Parkville (H1922), built in 1888 with a highly intact interior and decorative finishes. The Myer residence Cranlana, Toorak (H1293), (built 1903 and substantially remodelled 1929-30 to designs by HW and FP Tompkins) has an outstanding formal garden designed by Desbrowe Annear in 1932.

The Country Women's Association, established in Victoria in 1928, is undoubtedly an important organisation in the history of women and of social welfare. However the CWA link is not demonstrated in the building's fabric or in the garden. Places which would have more tangible associations with the CWA include CWA halls and rest rooms which were purpose built to provide women and children with a place to relax and socialise during town visits at a time when few amenities were available.

It is recommended that Umina not be included in the Victorian Heritage Register. The house, garden and fence should be included in a heritage overlay with tree controls in the City of Stonnington Planning Scheme.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:

Draft only – not yet approved by the Heritage Council

Umina was built for politician John Macpherson in c. 1875 to a design by architects Smith and Johnson. It was designed with the intention of adding another storey but this never eventuated. Other owners included solicitor Norman Bayles and family. The property originally included a tennis court, octagonal pavilion and fernery on the southern side of the house. A large stone fountain on the northern side of the garden has also gone, as have outbuildings including stables. Umina has gained land on the south side from a property known as Repton (demolished c. 1936) and lost some area to the north which resulted in a new exit to Lansell Road in the early 1950s.

The property was bought by the Country Women's Association (CWA) from the Bayles family in 1948 for use as a residential club and later the administrative headquarters. The block on the south side with the formal garden was purchased separately. Some land on the north side was later sold. A craft room with bedrooms

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above was built to the north west in 1960-61. A bedroom wing with seventeen rooms was built on the southern side in 1969.

Umina is a single storey stuccoed brick villa with a slate roof and tower with projecting eaves. A simple timber post verandah runs along the front of the house. Landscape features include a semi circular driveway and several interesting trees including a large lilly pillly. The building had a number of alterations and additions through its history as a residence, including an addition to the south-west corner c. 1919 and replacement of some original windows with square bayed windows possibly in the 1930s. Since the CWA took over, there have been further changes including removal of balconies from the tower, division of some rooms, and glazing at the northern end of the verandah. The CWA added a two-storey wing to the north in 1960-61 and a two-storey bedroom wing to the south in 1968.

The formal garden to the south stands on land that was originally part of the adjacent property Repton which extended to Toorak Road. The garden includes a two-tiered, semi-circular fountain, two wisteria pergolas with reinforced concrete pillars, a lozenge shaped pond and stone retaining wall and steps. The garden is designed so that a large White Oak (*Quercus alba*) forms the centrepiece. The date of the garden's construction has not been determined. The size of the White Oak suggests it was planted in the early twentieth century, although this tree could pre-date the establishment of the formal garden. The designer of the garden is unknown but its style has led to speculation that it was the work of one of the fashionable designers in the 1920s and 1930s such as Edna Walling or Harold Desbrowe Annear.

The residence is a representative example of an Italianate villa, distinguished by its tower with projecting eaves and some interesting details such as the round vents under the eaves of the house.

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DETERMINATION BY HERITAGE COUNCIL

(Strike out where not applicable)

- That the Place or object NOT be included in the Heritage Register [Section 42(1)(a)]
- That ALL or PART of the Place or object may be of cultural heritage significance and to make a provisional determination to include it in the Heritage Register [Section 42(1)(c)]
- That the Place or object NOT be included in the Heritage Register but instead referred to the relevant planning authority [Section 42(1)(a)(i)]
- That the Place or object NOT be included in the Heritage Register but instead other steps be taken to protect or conserve it [Section 42(1)(a)(ii)]

Comment:

Meeting No	Date	Registrations Co-ordinator	Date
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