

Statement of Significance: Huntingfield Road Precinct, Toorak, October 2023

Heritage Place: Huntingfield Road Precinct, Toorak

PS ref no: HO347



What is significant?

Huntingfield Road Precinct, comprising a group of dwellings on Huntingfield Road, Ottawa Road, Irving Road and Kooyong Road, Toorak is locally significant. The mature sweetgum (*liquidambar*) street trees are also locally significant.

Significant properties include: 9 Huntingfield Road (a highly intact and fine example of an Interwar Old English building with Tudor influences).

Contributory properties include: 1, 2-14, 5-7 and 17-21 Huntingfield Road, 11 Ottawa Road, 28 Irving Road and 169-173 Kooyong Road.

Non-contributory properties include: 3 and 16 Huntingfield Road.

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

- A high degree of intactness arising from the large group of Interwar era dwellings of a uniform style; The regularity and harmony of the two-storey, pitched roof building stock;
- Intactness of most individual buildings to their original designs. Dwellings typically survive with their presentation to the street largely unaltered, roof forms and materiality, chimneys, window and door openings, as well as Adamesque details such as timber louvred shutters, balconies, porticos and entrances flanked by classical order pilasters and columns;
- The uniform front setbacks;
- Sympathetic infill development;
- *Liquidambar* street trees; and
- Masonry front boundary walls primarily in brick or render.

Later alterations and additions to the properties are not significant.

How is it significant?

The Huntingfield Road Precinct is of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

The Huntingfield Road Precinct is historically significant as an Interwar era subdivision of the 19th century estates of Norla and Carrical. The dwellings form a tangible link to this period of development and change in Toorak, whereby there was a shift from sparsely developed estates to a middle-class urban area. The precinct derives further historical importance from the number of quality homes designed by prominent architects for wealthy professional clients. The curving line of Huntingfield Road is of historical importance as it follows the former drive of Carrical. (Criterion A)

Due to the architectural unity of the dwellings and clearly definable precinct curtilage primarily over one street, the Huntingfield Road Precinct is a very good representative example of two-storey Interwar Georgian Revival dwellings. (Criterion D)

The Huntingfield Road Precinct is aesthetically significant as an intact, visually cohesive and prestigious Interwar subdivision that pursues a single stylistic theme despite the involvement of a range of architects. The largely intact group of two storey Interwar Georgian Revival houses and the quality of their design, several of which are designed by notable architects from that period, contribute to the significance of the precinct as a fine and distinctive residential development from the interwar period. The consistency of the street trees also promote an atmosphere of order and formality. (Criterion E)

Grades

| Street address | Proposed grading |
|--|------------------|
| 2 Huntingfield Road | Contributory |
| 1-2/3 Huntingfield Road | Non-Contributory |
| 4 Huntingfield Road | Contributory |
| 5 Huntingfield Road | Contributory |
| 6 Huntingfield Road | Contributory |
| 7 Huntingfield Road | Contributory |
| 8 Huntingfield Road | Contributory |
| 9 Huntingfield Road | Significant |
| 10 Huntingfield Road | Contributory |
| 12 Huntingfield Road | Contributory |
| 14 Huntingfield Road | Contributory |
| 1-6/16 Huntingfield Road | Non-Contributory |
| 17 Huntingfield Road | Contributory |
| 19 Huntingfield Road | Contributory |
| 21 Huntingfield Road (previously 171 Kooyong Road) | Contributory |
| 28 Irving Road | Contributory |
| 169 Kooyong Road | Contributory |
| 173 Kooyong Road | Contributory |

STONNINGTON PLANNING SCHEME

| Street address | Proposed grading |
|--|------------------|
| 11 Ottawa Road (previously 11 Huntingfield Road) | Contributory |

* IS: Individually significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Primary source

Huntingfield Road Precinct, Toorak, Citation Report, Extent Heritage Pty Ltd, October, 2023.