

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

Heritage Place: Lambert Road Precinct, Toorak

PS ref no: HO752



What is significant?

The Lambert Road Precinct, comprising a group of Edwardian and Federation style dwellings on Lambert Road, Baxter Street, Orrong Road and Mandeville Crescent, is locally significant.

The precinct is primarily characterised by contributory graded buildings and four non-contributory buildings.

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

- The distinctive pattern of the 1902, 1907 and 1909 subdivisions and subsequent development created by groups of Edwardian and Federation era buildings;
- A relatively high degree of intactness arising from the similar construction period and absence of modern infill within the curtilage;
- The regularity and harmony of the single-storey Edwardian and Federation era houses primarily characterised by a combination of single, double and triple open gable forms, open face red brick, front-facing gable ends with half-timber or shingled clad wall detail, bay windows, terracotta Marseilles or slate tiled hipped roofs with crested terracotta ridge capping and finials, front verandahs with timber posts and fretwork timber brackets and valance, brick chimneys – some with terracotta pots, and timber framed sash or casement windows – some with original leadlight glass;
- The relative uniformity of allotments, siting and building heights across the precinct; and
- The retention of some original and sympathetic brick, open face brick, and timber picket and palisade fencing.

Later alterations and additions to the properties are not significant.

How is it significant?

The Lambert Road Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Lambert Road Precinct is historically significant as a collection of Edwardian and Federation era houses that were developed following the 1902 subdivision of Mandeville Hall, the 1907 subdivision of Mar Lodge Estate and the 1909 subdivision of Miegunyah Estate respectively, which resumed the initial 1880s land boom urban character changes that precipitated the area's shift from sparsely developed paddocks and mansion estates to a suburban upper-middle class enclave. This group of dwellings were developed during an important phase, being the economic recovery in the early twentieth century after the 1890s recession. The residential area therefore forms a tangible link to this period of development. (Criterion A)

The Lambert Road Precinct is aesthetically significant as a visually cohesive area characterised by single-storey Edwardian and Federation era dwellings. The buildings retain a moderate degree of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, detailing, heights, allotment sizes and setbacks. Its unified character is further enhanced by the retention of original and sympathetic brick and timber fences. Combined, these elements create a harmonious and attractive collection of buildings that are relatively free from modern development within the curtilage. (Criterion E)

Grades

Street address	Grading
2 Lambert Road	Contributory
5 Lambert Road	Contributory
7 Lambert Road	Contributory
9 Lambert Road	Contributory
11 Lambert Road	Contributory
13 Lambert Road	Contributory
14 Lambert Road	Contributory
15 Lambert Road	Contributory
16 Lambert Road	Contributory
17 Lambert Road	Contributory
18 Lambert Road	Contributory
19 Lambert Road	Contributory
20 Lambert Road	Contributory
21 Lambert Road	Contributory
22 Lambert Road	Non-Contributory
24 Lambert Road	Contributory
26 Lambert Road	Contributory
1 Baxter Street	Non-Contributory
2 Baxter Street	Contributory
3 Baxter Street	Contributory

Street address	Grading
4 Baxter Street	Contributory
5 Baxter Street	Contributory
6 Baxter Street	Contributory
7 Baxter Street	Contributory
8-10 Baxter Street	Contributory
9 Baxter Street	Contributory
12 Baxter Street	Contributory
623 Orrong Road	Contributory
625 Orrong Road	Non-Contributory
627 Orrong Road	Contributory
629 Orrong Road	Contributory
636 Orrong Road	Contributory
638 Orrong Road	Contributory
640 Orrong Road	Contributory
642 Orrong Road	Contributory
644 Orrong Road	Contributory
646 Orrong Road	Contributory
648 Orrong Road	Contributory
15 Mandeville Crescent	Contributory
17 Mandeville Crescent	Contributory

* S: Individually significant

C: Contributory

NC: Non-contributory

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

Primary source

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