

Heritage Citation – Precinct

Heritage Place: Landale Road Precinct

Address: 1-10 Landale Road, 278, 280 and 284 Williams Road, and 2 Rathmines Street, Toorak

Designer: N/A

Builder: N/A

HO Reference: HO768

Citation status: Final

Date Updated: 23 October 2023

Year of Construction: 1920s-1930s



Photograph of 284 Williams Road, Toorak (source: Extent Heritage, 2021).



Location map and extent of Landale Road Precinct.

Heritage Group: Residential buildings

Heritage Type: Residential precinct

Key Theme: Building suburbs

Key Sub-theme: Developing higher density living – architect-designed apartments

Significance Level: Local

Recommendation: Remove from the curtilage of HO155 Williams Road Precinct and include on the HO as a new local heritage precinct; tree controls are recommended in relation to the mature London plane (*Platanus × acerifolia*) street trees along Landale Road.

Controls:	<input type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input checked="" type="checkbox"/> Tree controls
	<input type="checkbox"/> Victorian Heritage Register	<input type="checkbox"/> Incorporated Plans	<input type="checkbox"/> Outbuildings and fences exemptions
	<input type="checkbox"/> Prohibited uses may be permitted	<input type="checkbox"/> Aboriginal Heritage Place	

Statement of Significance

What is significant?

The Landale Road Precinct, comprising properties on Landale Road, Williams Road and Rathmines Street, as well as the mature London plane (*Platanus × acerifolia*) street trees along Landale Road, is locally significant.

Significant buildings include:

- Aroona at 7 Landale Road, Toorak (highly intact and fine example of an Interwar Georgian Revival residential building attributed to the Landale family).
- 8 Landale Road, Toorak (highly intact and fine example of an Interwar Old English residential building).
- Kings Lynn at 280 Williams Road, Toorak (highly intact and fine example of an Interwar Old English apartment building, design by architect P. J. O'Connor).
- Park Manor Flats at 284 Williams Road, Toorak (highly intact and fine example of an Old English apartment building with Art Deco derived features).

The remainder of the precinct is characterised by a mixture of contributory and non-contributory buildings. Refer to grading maps for designations.

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

- The generous allotments and subdivision pattern established by the 1926 subdivision of Aroona Estate;
- The presence of a group of significant residences and apartment buildings of varying Interwar styles, including Old English, Art Deco and Georgian Revival;
- The presence of a group of contributory residences and apartment buildings in varying interwar era styles, including Georgian Revival and Old English;
- The high integrity of significant and contributory interwar buildings when viewed from the street. Most dwellings typically survive with their presentation to the street largely unaltered, retaining key elements such as roof forms, chimneys, fenestration, materiality including render, timber joinery and tiled roofs, as well as finer decorative detailing;
- The regularity and harmony of the interwar era building stock focused primarily around one street;
- Building designs reflecting the growing popularity of interwar flat development;
- Original brick boundary fences to some properties; and
- Landscape setting established by the cul-de-sac, bluestone kerb and guttering (some original and some contemporary) and well established, mature London plane (*Platanus × acerifolia*) street trees.

Later alterations and additions to the properties are not significant.

How is it significant?

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

Why is it significant?

The Landale Road Precinct is historically significant as part of the 1926 subdivision of the Aroona Estate which saw the formation of generous allotments and the creation of Landale Road. It is also historically significant for being attributed to now demolished 19th century Victorian property Mount Verdant Estate. The precinct forms a tangible link to both the late Victorian and interwar subdivision story of Toorak. (Criterion A)

Due to the architectural unity of many of the buildings and clearly definable precinct curtilage primarily over one street, the Landale Road Precinct is a very good representative example of Interwar Old English design. (Criterion D)

The Landale Road Precinct is aesthetically significant as an intact, high-quality and visually cohesive group of buildings in the City of Stonnington for this period of interwar development. The streetscape consists of a number of grand and well-detailed freestanding dwellings and apartment buildings that display cohesion through built form, materials, fenestration, and heights, and some original brick boundary fences. The precinct also has a strong garden estate character stemming from the well-kept gardens and mature London plane (*Platanus × acerifolia*) street trees. Although there is some later infill development, the properties and landscape setting still present as a harmonious and attractive streetscape. (Criterion E)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Landale Road Precinct is historically significant as the 1926 subdivision of the Aroona Estate which saw the formation of generous allotments and the creation of Landale Road. It is also historically significant for being attributed to now demolished 19th century Victorian property Mount Verdant Estate. The precinct thus forms a tangible link to the late Victorian and interwar subdivision story of Toorak.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	This place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history</i>	This place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments</i>	Due to the architectural unity of many of the buildings and clearly definable precinct curtilage primarily over one street, the Landale Road Precinct is a very good representative example of Interwar Old English design.

E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Landale Road Precinct is aesthetically significant as an intact, high-quality and visually cohesive group of buildings in the City of Stonnington for this period of interwar development. The streetscape consists of a number of grand and well-detailed freestanding dwellings and apartment buildings that display cohesion through built form, materials, fenestration, and heights, and some original brick boundary fences. The precinct also has a strong garden estate character stemming from the well-kept gardens and mature London plane (<i>Platanus × acerifolia</i>) street trees. Although there is some later infill development, the properties and landscape setting still present as a harmonious and attractive streetscape.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	This place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions</i>	This place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	This place does not meet this criterion.

Description

• Physical Analysis

The precinct consists of properties along Landale Road, three properties fronting Williams Road and one property fronting Rathmines Street. Landale Road is a no through road that terminates in a cul-de-sac extending east from Williams Road. Landale Road is a two-lane road featuring bluestone kerb and guttering, concrete crossovers, footpaths and grass verges on both sides with interspaced mature London plane (*Platanus × acerifolia*) tree forming a consistent streetscape vista with an overarching canopy. Williams Road is a wide two-lane road with concrete kerb and guttering.

Landale Road

Landale Road forms the majority of the precinct. The properties along Landale Road can be broadly defined as Interwar Old English style and Interwar Georgian Revival style residences. However, the north

side of Landale Road is primarily occupied by a wide modern development at 1-5B Landale Road consisting of seven residences. This structure draws on the Georgian Revival character of surrounding buildings through its materiality, fenestration, height and form.

The Old English style residences are cohesive in their communication of the style however they present with different detailing and finishes. Examples include 2, 6 and 8 Landale Road. These buildings incorporate details such as face brick, render, distinct timber battens, gable roof forms, steep pitched tiled roofs, tall and narrow open face chimneys, and timber sash windows. 2-4 and 8 Landale Road retain their original front fences, whereas 6 Landale Road has been modified to include a timber paling section of fence.

The Georgian Revival Style in the precinct is best represented at 7 Landale Road. It is characterised by a horizontal form, low pitched hipped roof, classical ordered front portico, symmetrical fenestration and timber shutters. This residence also shares qualities with the interwar Old English building at 2 Landale Road which has Georgian Revival derived features.

The street front boundaries along Landale Road generally consist of rendered and open face brick piers with black palisade fencing and gates. The houses are set close to the street which allow for views of the residences throughout the street.

278 – 284 Williams Road

278 – 284 Williams Road is made up of three properties along the west side of Williams Road that form the entry to Landale Road.

278 Williams Road is a large double fronted mansion reflecting the Georgian Revival idiom with some Spanish Mission Revival derived elements. 280 Williams Road, also known as Kings Lynn, is a large apartment building addressing the street corner (to Landale Road and Williams Road) which draws many stylistic similarities with the Old English building at 8 Landale Road, including the mixed use of face brick and render, distinct timber battens, gable roof forms and steep pitched tiled roofs. The original front fence appears to have been replaced with a low rubble stone boundary wall. 284 Williams Road, also known as Park Manor, presents a more restrained form of the Old English style with its continuous tiled roof line and simple façade and fenestration detailing. It retains its original brick boundary wall. The building is visually dominant and striking in the street owing to its size and siting on a street corner (to Rathmines Street and Williams Road). Both corner properties include a large open space to the front, which enhances the setting of each building as viewed from the street. The frontage of Park Manor is of particular note for its domestic cottage style garden and circular driveway.

The low boundary walls along Williams Road allow for views into the properties, which breaks the Williams Road streetscape that is typically defined by tall masonry walls.

Landale Road Precinct

Overall, the precinct presents as a strongly unified group of residence and apartment buildings representing two main interwar era styles. The form and detailing of the two different styles lend themselves to a level of cohesivity, establishing a clear visual character in the precinct. Non-contributory sites do not strongly detract from the streetscape and character of the precinct owing to their recessive

built form and/or adoption of sympathetic materials, fenestration, built form and heights. The properties within the precinct are in good condition and have high integrity.

- **Alterations and Additions**

- Most properties have rear alterations and additions however the scale and visibility of these elements is not intrusive.
- Contemporary infill development at 1-5B, 6A, 9 and 10 Landale Road, and 2 Rathmines Street.
- Timber paling fence added along the front boundary of 6 Landale Road.
- New brick boundary fence at the easternmost portion of the boundary wall and a single-storey addition added to 7 Landale Road.
- Low rubble stone boundary wall added to 280 Williams Road.

History

- **Historical Context**

For thousands of years preceding European colonialism, the area now known as Stonnington was the traditional home of the Woi wurrung and Boon wurrung people of the Eastern Kulin Nation. This environment would have provided Traditional Owners with access to pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot), and Hawksburn Creek (now channelised), in a rolling landscape on the northern shore of Port Phillip Bay. It is important to note that the rich cultural heritage of Traditional Owners in Stonnington did not end with colonialism—it has a rich presence to this day.

Following the establishment of Melbourne in 1835, squatter John Gardiner and many others like him sought out land in what would become present day Toorak and surrounds on account of its densely timbered landscape, undulating terrain and proximity to water. By 1840, crown land sales marked the area's transition to pastoral settlement, and later in 1851, with the purchase of land in Hawthorn by Thomas Herbert Power, the surrounding environments gradually became a place where the early merchant and squatter elite of Melbourne built their homesteads. In Toorak, this is best represented by the purchase of lot 26 by James Jackson, associate in Jackson, Rae & Co. soap and candle merchants. Jackson was described by politician William Westgarth as 'Melbourne's greatest merchant of this early time' (Forster 1999, 10). It is only fitting that his house, called Toorak House, would be the namesake of what would become arguably the most affluent suburb in Melbourne. Following the discovery of gold in the 1850s and the wealth this produced for ancillary trades, the Toorak area drew in Melbourne's newly wealthy. Today, over a century later, Toorak still has connotations of wealth and prestige as best represented in its history and built environment (Forster 1999, 5–26).

- **Place History**

The subject site formerly comprised part of Crown Portion 13 which was put to auction in June 1840. Portion 13 was an area of sixty acres and extended north from present day Toorak Road to the Yarra River. The land was purchased on behalf of Jane Hill in June 1840. Jane was the daughter of David Hill, who had arrived in Port Phillip with his wife and two infant children in 1839. A Melbourne Roll map from 1856 shows a number of built structures throughout Portion 13. By the 1860s, the Hill family had established their property called Mount Verdant. Jane Hill is said to have lived at the Mount Verdant Estate for over seventy years. The house was demolished in the 1920s (Wilde 1993, ix).

Like most original Crown allotments, Portion 13 was soon subdivided for resale during the late 19th century (Context 2006, 40). An area comprising six acres was purchased by James Blair, a police magistrate from Sydney and Portland, who lived at the property until his return to England in 1883. Blair commissioned architects Reed and Byrnes to construct a residence on his land, Greenmount, which was built between 1869-1870. Following Blair's departure, Greenmount was purchased by Alexander Landale, a pastoralist from the Deniliquin area, who renamed the property Aroona.

The land between Bruce Street and the then Greenmount was subdivided in 1881, forming Rathmines Street and creating thirty-eight building allotments, ten of which had frontages to Williams Road. The Greenmount/Aroona Estate remained intact until the 1920s, following the death of Landale's widow. It was subsequently re-sold in 1926, resulting in the demolition of Greenmount. This saw the creation of Landale Road, along with additional allotments along Williams Road and Toorak Road. The stables and coach house of Aroona were retained and converted to a house in Rathmines Street. The Landale family constructed a new interwar Georgian Revival style residence on Landale Road, also called Aroona, which is still extant and now addressed to 7 Landale Road.

Notable properties constructed on the former Aroona estate in the interwar period include the property at 278 Williams Street, constructed in the late 1920s, and first inhabited by the Mackay Sims. Both modern advertising material and existing research states that the house was designed by the noted interwar architect Marcus Martin. The flat buildings at 280 and 284 Williams Street were constructed in 1933 and 1935 respectively, known as Kings Lynn Flats and Park Manor Flats. Kings Lynn Flats were built to the design of architect P. J. O'Connor, in a style described at the time as 'reminiscent of the domestic buildings of Flanders five centuries ago, but with suitable modifications adapted to Australian climatic conditions' (*The Herald* 1933, 18). Kimotho at 6 Landale Road was constructed c.1930 for the Price family. The property was featured in *Table Talk* in July 1935, described as combining 'the old and the new... in the most delightful manner' (*Table Talk* 1935, 22).

These developments reflect the period of intense subdivision and development that was taking place in Toorak more broadly during the interwar years. While the subdivision of large estates was common before this period, rising labour costs following World War I made the cost of servants and other workers to maintain the estates prohibitive. This resulted in the formation of several streets characterised by grand architect designed properties situated on generous allotments.

Comparative Analysis

The Landale Road Precinct is characterised a series of two-storey residences and apartments that predominantly present in the Interwar Old English style, with a smaller number of Georgian Revival examples. While the consistency of the Old English idiom is influenced by a contemporary infill development along the north side of Landale Road, its visual prominence, combined with the harmony in materiality, heights and siting, combine to create a cohesive, intact collection of Old English buildings that were erected during a period of intense subdivision and development within the municipality.

Comparative examples include:

- **Montalto Avenue Precinct (HO143).** The Montalto Avenue Precinct compares directly to Landale Road Precinct as an interwar era precinct characterised by two-storey freestanding dwellings and apartment buildings. It similarly comprises some infill development, and interwar designs also

predominantly present in the broader Old English and Georgian Revival styles. Other comparable features include a consistency in height, materiality, sitting and form across residences, as well as the presence of mature street trees that contribute to the garden suburb setting of the precinct. It is more diverse in architectural character overall but compares equally in terms of intactness.

- **Huntingfield Road Precinct (HO347).** The Huntingfield Road Precinct is a visually distinct example of an interwar residential estate of Georgian Revival dwellings. While the stylistic emphasis in this precinct is on Georgian Revival rather than Old English, it nevertheless maintains a number of similarities as an intact collection of residences erected during the interwar period. These include its dominant two-storey character, mature street trees and a consistency in materiality, built forms and height across the residences. While it is a more stylistically cohesive example of an interwar precinct, Landale Road has a larger number of individually significant and architecturally striking buildings.
- **Hampden Road Precinct (HO136).** The Hampden Road Precinct is a residential area defined by a mixture of late 19th century Victorian building stock and interwar housing that was erected following the subdivision of mansion estates. Although the Landale Road Precinct does not comprise late Victorian styles, it shares several other qualities, including the presence of fine interwar Old English houses and apartments, intactness of dwellings to their original state, as well as an overall consistency of form, scale, sitting and materiality. As with Landale Road, its streetscape cohesivity is further enhanced by the tree lined streets that create a pleasant landscape setting and the feel of a garden suburb.

As demonstrated by the above examples, the Landale Road Precinct is a stylistically consistent and intact interwar era precinct. Even with some contemporary infill, it maintains a high degree of architectural cohesivity owing to the prominence of the interwar Old English style. This cohesion is further enhanced by the consistency in height, materiality, setbacks, form and detailing across both Old English and Georgian Revival style buildings, as well as a landscape character stemming from the presence of mature street trees. Lastly, it also maintains a relatively larger number of individually significant buildings compared to contributory buildings than other interwar era precincts.

Precinct Map



Grading Plan

* S: Significant

C: Contributory

NC: Non-contributory

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

Note: the Style/era column follows the architectural style categories set out in Heritage Victoria's HERMES Orion heritage database and does not necessarily reflect the date of construction. For details on construction era(s) where available, refer to the Place History section.

Street address	Place type	Style/era	Grading
LANDALE ROAD			
1 Landale Road	Town House	Contemporary	NC
1A Landale Road	Town House	Contemporary	NC
2 Landale Road	Duplex	Interwar period (c.1919-c.1940)	C
4 Landale Road	Duplex	Interwar period (c.1919-c.1940)	C
3 Landale Road	Town House	Contemporary	NC
3A Landale Road	Town House	Contemporary	NC

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
5 Landale Road	Town House	Contemporary	NC
5A Landale Road	Town House	Contemporary	NC
5B Landale Road	Town House	Contemporary	NC
6 Landale Road	House	Interwar period (c.1919-c.1940)	C
6A Landale Road	House	Contemporary	NC
7 Landale Road	House	Interwar period (c.1919-c.1940)	S
8 Landale Road	House	Interwar period (c.1919-c.1940)	S
9 Landale Road	House	Late Twentieth Century (c.1960s-c.2000)	NC
10 Landale Road	House	Late Twentieth Century (c.1960s-c.2000)	NC
WILLIAMS ROAD			
278 Williams Road	House	Interwar period (c.1919-c.1940)	C
280 Williams Road	Flats	Interwar period (c.1919-c.1940)	S
284 Williams Road	Flats	Interwar period (c.1919-c.1940)	S
RATHMINES STREET			
2 Rathmines Street	House	Contemporary	NC

References

Bryce Raworth Pty Ltd and Foster, D. 1998. 'Williams Road Proposed Conservation Area.' Unpublished report prepared for City of Prahran.

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Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



1 Landale Road, Toorak (source: City of Stonnington, 2020).



3A-5B Landale Road, Toorak (source: City of Stonnington, 2020).



2-4 Landale Road, Toorak (source: City of Stonnington, 2020).



6 Landale Road, Toorak (source: City of Stonnington, 2020).



7 Landale Road, Toorak (source: City of Stonnington, 2020).



8 Landale Road, Toorak (source: City of Stonnington, 2020).



6 and 8 Landale Road, Toorak (source: City of Stonnington, 2020).



Park Manor at 284 Williams Road, Toorak (source: City of Stonnington, 2020).



East facing view of Park Manor at 284 Williams Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



East facing detail view of upper storey of Park Manor at 284 Williams Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



Kings Lynn at 280 Williams Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



Detail view of tower fenestration of Kings Lynn at 280 Williams Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



North-east facing view of Kings Lynn at 280 Williams Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



278 Williams Road, Toorak (source: www.domain.com.au, undated).



South-west facing view of 4-6 Landale Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



South-west facing view of 2 Landale Road and Kings Lynn at 280 Williams Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



7 Landale Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



2-6 Landale Road, Toorak (source: Extent Heritage Pty Ltd, 2021).



West-facing view of Landale Road, showing the mature street trees (source: Extent Heritage Pty Ltd, 2021).

Authors

Former citation prepared by: Bryce Raworth Pty Ltd, 1998 and 2011. *Note: this residential area was included in precinct citation for HO155.*

Updated citation prepared by: Extent Heritage Pty Ltd, 2022 (Vivian Lu, Hayley Edmonds and Reuel Balmadres).

Quality assurance review conducted by: Corinne Softley.