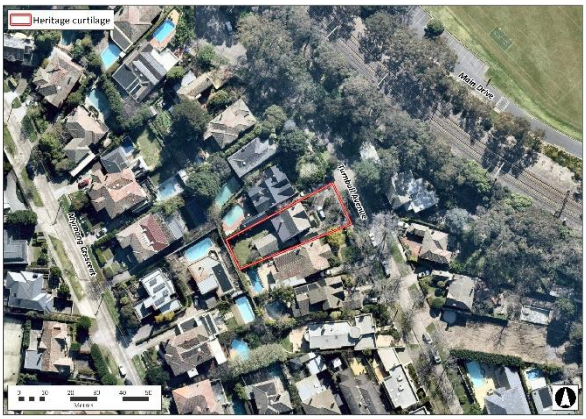
Heritage Citation – Individual Place

Heritage Place: Residence **Address:** 7 Turnbull Avenue, Toorak	**HO Reference:** HO729 **Citation status:** Final **Date Updated:** 1 March 2022
Designer: C. L. Greenhill **Builder:** C. L. Greenhill	**Year of Construction:** 1928-29



Photograph of 7 Turnbull Avenue (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of 7 Turnbull Avenue, Toorak.

Heritage Group: Residential buildings **Heritage Type:** Residence	**Key Theme:** Building suburbs **Key Sub-theme:** Creating Australia's most 'designed' suburbs – houses as a symbol of wealth, status and fashion
Significance Level: Local	
Recommendation: Recommended for the Heritage Overlay as an individual place.	

Controls:					
	☐	External paint colours	☐	Internal alterations	☐ Tree controls
	☐	Victorian Heritage Register	☐	Incorporated Plans	☐ Outbuildings and fences exemptions
	☐	Prohibited uses may be permitted	☐	Aboriginal Heritage Place	

Statement of Significance

What is significant?

The property at 7 Turnbull Avenue, Toorak, is significant. Specifically, the built form, setback, materiality, detailing and fenestration of the Interwar Old English house is locally significant. The clinker brick front boundary fence is a contributory element. The garage, though sympathetic in style, is not significant. Later alterations and additions to the property are also not significant.

How is it significant?

7 Turnbull Avenue is of local representative and aesthetic significance to the City of Stonnington. It is also of associative significance as a house designed and built by C. L. Greenhill, a noted local architect and builder responsible for the erection of several interwar residences across Toorak and Kooyong.

Why is it significant?

7 Turnbull Avenue is of representative significance as a substantially intact and discernible Interwar Old English residence with Tudor Revival influences. The dwelling encompasses all the characteristics typically associated with this style, including a steeply pitched transverse gable roof with terracotta Marseilles tiles, rendered chimneys, half-timbered gables with timber battens and half-brick, diamond pattern leadlight windows and façade asymmetry. (Criterion D)

7 Turnbull Avenue is of aesthetic significance as a fine and picturesque Interwar Old English house with Tudor Revival influences. Key attributes contributing to its aesthetic value include its picturesque asymmetry achieved through a carefully balanced composition, steeply pitched roof form, visually contrasting materiality and colour, fenestration, detailing, setback and sympathetic clinker brick front fence. These aspects combine to create a unified and attractive residence when viewed from the street. (Criterion E)

7 Turnbull Avenue has associative significance as a house designed and built by the noted local architect and builder C. L. Greenhill, who was responsible for the construction of several residences across Toorak and Kooyong, including Walter Burley Griffin's reputed knitlock designed house at 16 Glyndebourne Avenue, Toorak. (Criterion H)

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	This place does not meet this criterion.
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	This place does not meet this criterion.
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	This place does not meet this criterion.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	7 Turnbull Avenue is of representative significance as a substantially intact and discernible Interwar Old English residence with Tudor Revival influences. The dwelling

		encompasses all the characteristics typically associated with this style, including a steeply pitched transverse gable roof with terracotta Marseilles tiles, rendered chimneys, half-timbered gables with timber battens and half-brick, diamond pattern leadlight windows and façade asymmetry.
E	*Importance in exhibiting particular aesthetic characteristics*	7 Turnbull Avenue is of aesthetic significance as a fine and picturesque Interwar Old English house with Tudor Revival influences. Key attributes contributing to its aesthetic value include its picturesque asymmetry achieved through a carefully balanced composition, steeply pitched roof form, visually contrasting materiality and colour, fenestration, detailing, setback and sympathetic clinker brick front fence. These aspects combine to create a unified and attractive residence when viewed from the street.
F	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	This place does not meet this criterion.
G	*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*	This place does not meet this criterion.
H	*Special association with the life or works of a person, or group of persons, of importance in our history.*	7 Turnbull Avenue has associative significance as a house designed and built by the noted local architect and builder C. L. Greenhill, who was responsible for the construction of several residences across Toorak and Kooyong, including Walter Burley Griffin's reputed knitlock designed house at 16 Glyndebourne Avenue, Toorak.

Description

- ### Physical Analysis

7 Turnbull Avenue, Toorak is a two-storey residence built in the Interwar Old English style with Tudor Revival influences. The ground floor level of the structure consists of open face clinker brick and the upper-level consists of half-timbered gables are painted white with black timber battens. The contrast of the black battens on the white gable emphasises the distinct steep pitched gables and roof form, a hallmark of the design style. The transverse gable roof form and ridge is clad with terracotta Marseilles tiles. Two rendered brick chimneys extend from the main roof.

The front façade is visually dominated by a steeply pitched gable that drops to the top of the ground level. Three minor gable roof projections are located to the left of the main gable. The leftmost two gables house the non-original single car garage with a counterweight garage door. The original main entrance is located to the right of the garage and is defined by a similarly scaled gable forming the covered main entrance portico. The smaller gables are finished with the half-timbered detailing along with garage door and entrance portico timber supports creating a visual cohesiveness throughout the front façade. The fenestration includes a group of four timber sash diamond paned windows with leadlight glass on both floor levels with a painted concrete lintel on the ground level.

The north and south elevations are characterised by half-timbered upper floor levels with the black timber batten detailing. The skillion roof on the west side is clad with a corrugated sheet metal. A single storey gable roof extension projects west from the main structure which was added in 1958. It features a similar materiality and finish, and opens up to the rear yard consisting of a lawn and plantings along the perimeter.

The street front boundary is demarcated by a wall with openings at each end to accommodate a return driveway. The wall consists of a low clinker brick course laid with a stretcher bond. The main section of the wall consists of a concreted rubble wall with stones that vary in colour and size, as well as a contemporary letterbox. Simple brick piers flank the stone wall and palisade metal driveway gates. The return driveway is laid with flagstone mirroring the materiality of the front wall. The front yard is landscaped to include small terracing to accommodate the sloped gradient of the front area. Red brick retaining walls form garden beds along the front wall and beside the main residence. The front yard is planted with white agapanthus (*Agapanthus praecox*) and white roses (*rosa cv*). There are several trees planted around the front yard including two deciduous trees and a number of young birch (*Betula sp*) trees along the front north boundary fence.

7 Turnbull Avenue is currently used as a residential property. It is considered to be in good condition. The structure has undergone some additions, including a garage addition and a rear addition at the rear. However, these modifications were completed in a sympathetic manner to the original main structure. The front fence has either been replaced or heavily modified to include the stone wall section; archival research has not been able to confirm this. 7 Turnbull Avenue is considered to have high integrity.

- Alterations and Additions

- Additional room on upper level, including alterations and extension to the rear (c.1930s).
- A new kitchen on the ground floor, as well as a new bathroom and room extensions on the first floor (1958).
- Addition of a single-storey rear addition (after 1958).
- Garage addition (after 1958).
- Swimming pool added in 1973 and since removed.
- Rear yard area relandscaped.

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 land on which 7 Turnbull Avenue sits was formerly part of the substantial grounds of the Victorian era mansion Myrnong Estate (K. Gardner and Lang 1923). Designed by noted Melbourne architect Francis Maloney White for pastoralist Robert Power, the son of principal stock and station agent, land speculator and pastoralist Thomas Herbert Power, who owned pastoral lands bordering Gardiner's Creek, Myrnong was officially erected in 1860 (Foster 1999, 8-20).

While Power resided at the residence until his death in 1914, the grounds of Myrnong, as with most Victorian mansion estates across Toorak, was ultimately subdivided in 1923 (K. Gardner and Lang 1923; The Herald 1923, 13). Although the subdivision of large estates was taking place as well before this period, rising labour costs following World War I made the cost of servants and other workers to maintain the estates prohibitive (Context Pty Ltd 2006). This resulted in a period of intense subdivision

and development across the municipality, which saw key urban character changes in the form of newly formed streets and the subsequent erection of grand architect designed homes situated on generous allotments. In the case of Myrnong, its substantial grounds were subdivided into twenty-six allotments fronting Kooyong Road, Glen Street, Mynrong Crescent and Turnbull Avenue, paving way for the subsequent development of 7 Turnbull Avenue by the late 1920s (K. Gardner and Lang 1923).

Following subdivision, the land comprising 7 Turnbull Avenue, along with the adjacent land at present day 9 Turnbull Avenue, was purchased by noted local designer and builder Charles L. Greenhill, who was responsible for the design and erection of several interwar residences across Toorak and Kooyong, including building the iconic knitlock Walter Burley Griffin home at 16 Glyndebourne Avenue, Toorak (Malvern Rate Books 1927/8). The following year, in 1929, a brick residence of eight rooms was erected on the site of 7 Turnbull Avenue for businessman Frederick Sheppard Grimwade (Malvern Rate Books 1929; Sands & McDougall 1930). Designed and built by Greenhill himself, original architectural drawings depict a two-storey Tudor Revival style building featuring a porch, lounge, dining room kitchen, maids room, wash house, bathroom and three bedrooms for 'Mr and Mrs Grimwade' (Greenhill n.d.). While the residence is not recorded in rate books until 1929, mention of the Grimwade residence on Turnbull Avenue first appears in a 1928 newspaper article, suggesting that it was completed by that year (Geelong Advertiser 1928, 7). According to architectural plans, a rear room addition on the second floor was also added for the Grimwades by Greenhill shortly after its construction (Greenhill, n.d.).

The grandson of the influential businessman and parliamentarian Frederick Sheppard Grimwade (1840-1910), who was noted for establishing the wholesale druggist Felton, Grimwade & Co., Grimwade would go on to become a well-known businessman himself (The Argus 1950, 3). He was the director of a number of firms throughout his business career, including Australian Industrial Engineering, and was the head of the family run Grimwade Castings Pty Ltd (The Argus 1950, 3). Grimwade occupied the residence for around a decade, and by 1938, the property was owned by couple Alice and Grant Pringle (The Argus 1938, 8; Malvern Rate Books 1942).

The Pringle occupancy was short-lived however, and records indicate Miss A. E. Hopcroft had purchased the residence by 1945 (Sands & McDougall 1945; Malvern Rate Books 1947). Mr B. Donaldson is subsequently listed as the occupant from 1951, a change in ownership that saw several alterations and additions to the property in 1958 (E. N. G. 1958). As depicted in the 1958 architectural plans, this comprised a new kitchen on the ground floor, as well as a new bathroom and room extensions on the first floor. These works effectively resulted in new brickwork and timberwork at the rear of the property. Donaldson remained the owner and occupant of the residence until at least 1974 (Sands & McDougall 1974). The property was sold several times in the late 20th century, and was last sold in 2001 (RAE n.d.). It remains in use as a private residence.

Comparative Analysis

Designed and erected by C. L. Greenhill, 7 Turnbull Avenue is typified as Interwar Old English architecture with Tudor Revival influences, a style that was fashionable across Toorak during the interwar period. Distinguished by its steeply pitched roof forms, use of half-timbering and battens, diamond paned windows and half-brick walls, the residence encompasses all the architectural elements typically associated with the style. Better known for his work as a builder as opposed to a designer, there is currently a lack of C. L. Greenhill designed residences on the Heritage Overlay. The only known Greenhill designed property that has been afforded heritage protection is 21 Como Avenue, South Yarra

(significant in HO140 Lechlade, Como and Fulham Avenues Precinct). While of the same architectural style, it bears only minor aesthetic relation to 7 Turnbull Avenue. The following comparative analysis thus draws from contemporaneous Tudor Revival style homes from the interwar period.

Comparative examples include:

- **Denby Dale, 422-426 Glenferrie Road, Kooyong (significant in HO181 Kooyong Precinct).** Denby Dale comprises a fine collection of Interwar Old English/Tudor Revival buildings with distinct landscaped garden settings. Considered the gold standard for the Interwar Old English idiom in the municipality, these properties have been noted for their high level of intactness, imposing scale, clinker brickwork and distinct steeply pitched roof forms. While 7 Turnbull Avenue does not compare in terms of scale and detailing, it nevertheless shares a number of the aforementioned characteristics and thus holds up against Denby Dale as a good representative example of the style.
- **7 Moralla Road, Toorak (significant in HO181 Kooyong Precinct).** 7 Moralla Road is a highly intact and fine example of an Interwar Old English residence with Tudor Revival influences that is analogous to 7 Turnbull Avenue in terms of its use of half-timber and half-brick walls, setback, fenestration, and picturesque asymmetry. Its overall scale, detailing, form and level of intactness is of equal quality to 7 Turnbull Avenue.
- **1 Chesterfield Avenue, Malvern (HO523).** Built in c.1930 to designs by Hudson, Wadrop and Usher, 1 Chesterfield House consists of a high quality half-brick and half-timbered English Domestic Revival style house. While it maintains a number of key differences to 7 Turnbull Avenue in terms of character – for instance, its defining external chimney breast and setback – its overall building form, key materiality and intactness as viewed from the street is of equal value.

Although this period of interwar development and style is well represented within the municipality, the above comparative analysis has shown that the Interwar Old English residence at 7 Turnbull Avenue is of equal aesthetic and architectural interest as other prominent Interwar Old English dwellings that have been afforded protection on the Heritage Overlay. Moreover, unlike the above examples, the dwelling is associated with an arguably important, yet underrepresented local architect and builder who was involved in the construction of a large number of buildings across Toorak and Kooyong during the interwar years.

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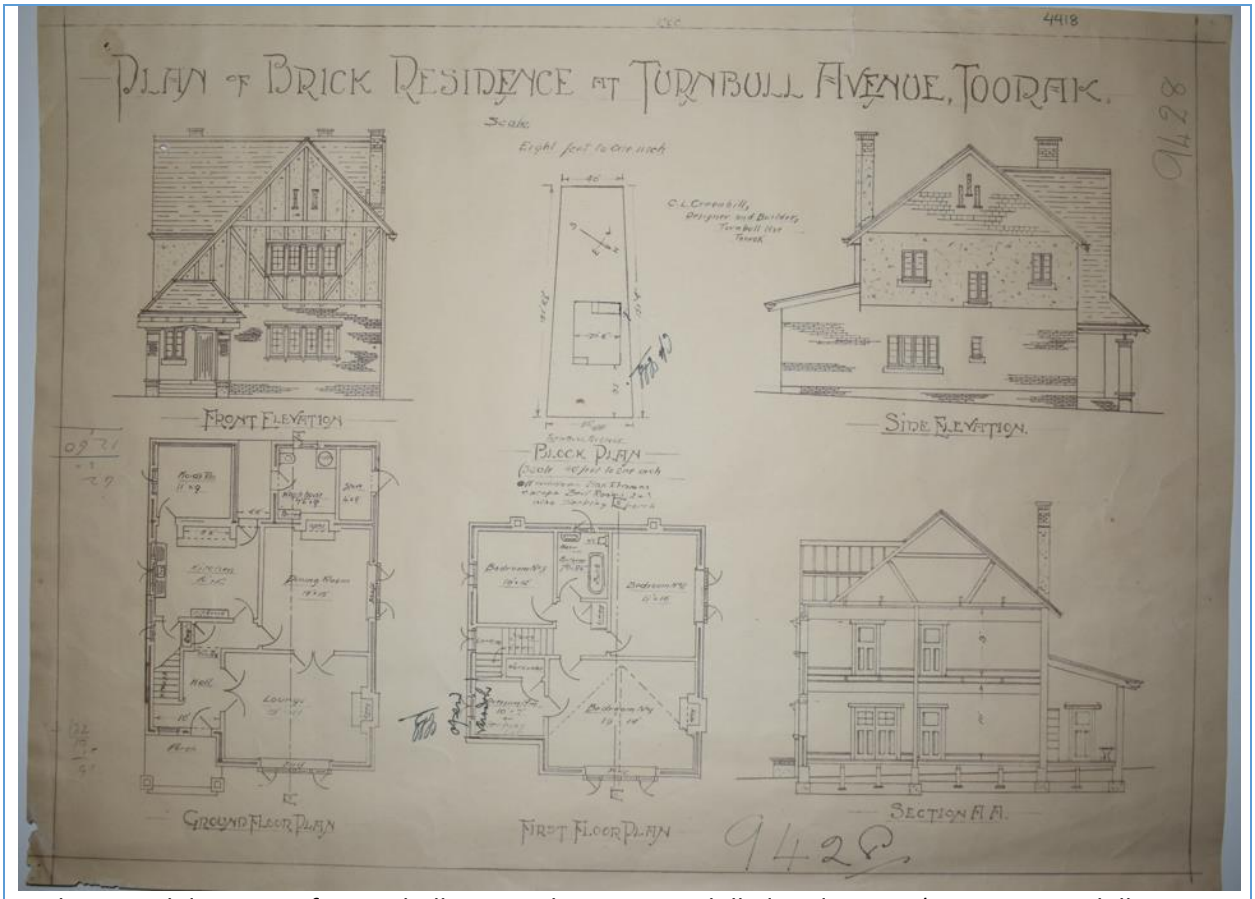
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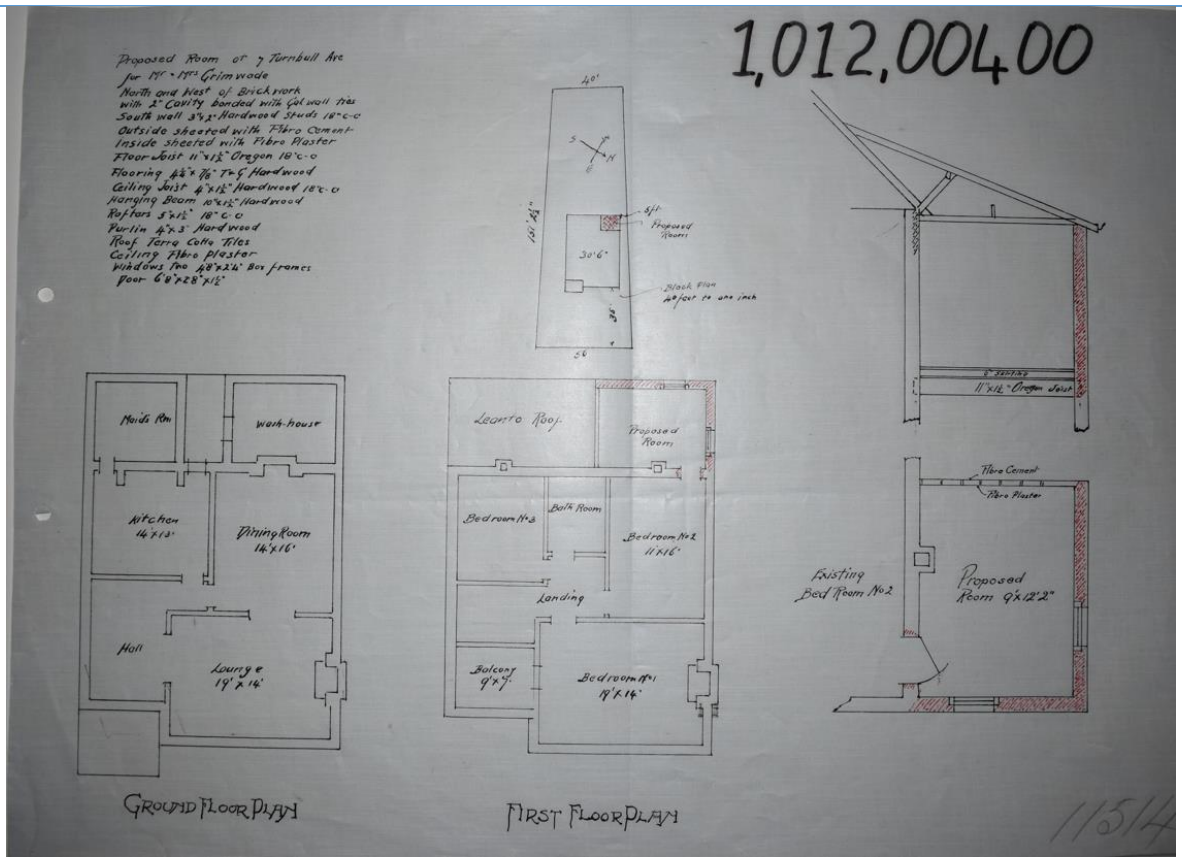
Limitations

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.

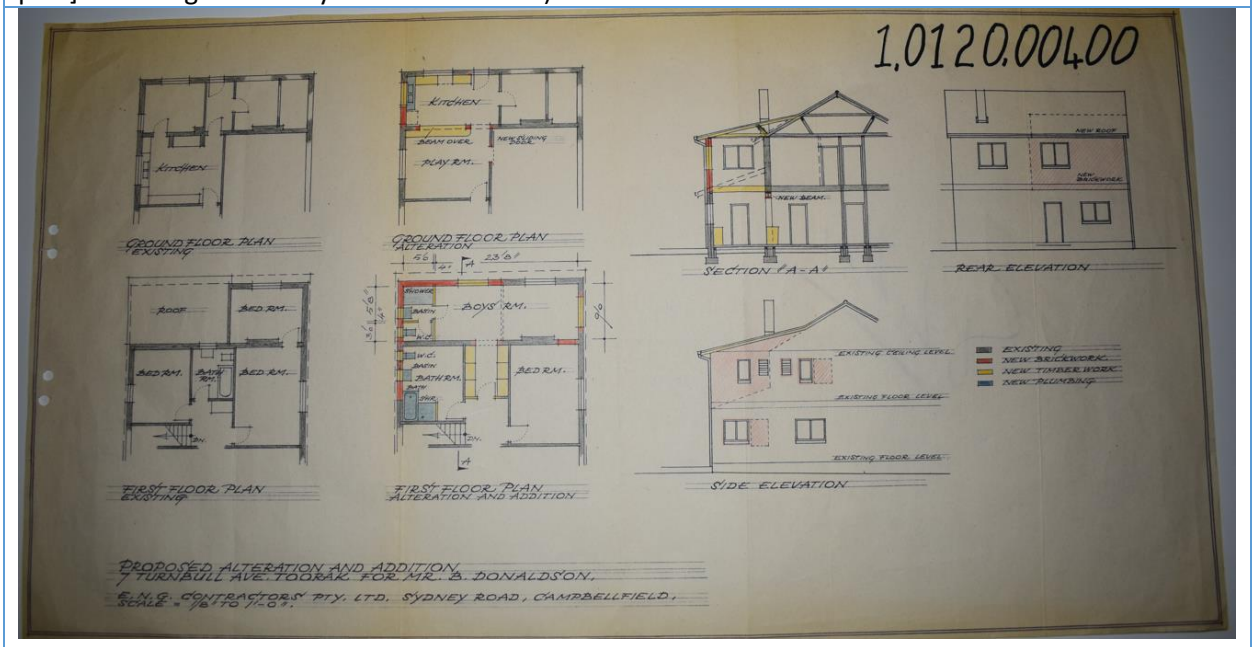
Further Images



Architectural drawings of 7 Turnbull Avenue by C.L. Greenhill, dated c.1928 (source: Greenhill, C. L. (n.d.). Plan of Brisk Residence at Turnbull Avenue, Toorak [architectural plan]. Stonnington History Centre Collection).



Architectural plans of proposed upper floor room addition by C.L. Greenhill, c.1930s (source: Greenhill, C. L. (n.d.). *Proposed Room at 7 Turnbull Avenue for Mrs and Mrs Grimwade* [architectural plan]. Stonnington History Centre Collection).



Architectural plans of proposed alterations and additions, dated 1958 (source: E. N. G. Contractors Pty Ltd. (1958). Proposed Alteration and Addition, 7 Turnbull Avenue, Toorak for Mr B. Donaldson [architectural plan]. Stonnington History Centre Collection).



Overview of façade (source: Extent Heritage Pty Ltd, 2021).



Detail view of roof forms and garage addition (source: Extent Heritage Pty Ltd, 2021).



Detail view of upper floor façade and roof form (source: Extent Heritage Pty Ltd ,2021).



Overview of ground floor façade (source: Extent Heritage Pty Ltd, 2021).



Detail view of ground floor façade, fenestration and main entrance portico (source: Extent Heritage Pty Ltd, 2021).



North-west facing detail view of main roof forms and garage addition roof (source: Extent Heritage Pty Ltd, 2021).

 View of entrance gate from Turnbull Avenue (source: Extent Heritage Pty Ltd, 2021).	 South-east facing view of clinker brick and stone boundary wall (source: Extent Heritage Pty Ltd, 2021).

Authors

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