

## Heritage Citation – Precinct

**Heritage Place:** Toorak Road and Heyington Place Precinct

**Address:** 591-595 and 601-611 Toorak Road, 85 Irving Road, 1-1A/1 St Georges Road and 1-4 Heyington Place, Toorak

**HO Reference:** HO765

**Citation status:** Final

**Date Updated:** 30 March 2022

**Designer:** Architects include Harold Desbrowe Annear, Marcus Martin and Eric C. Beedham

**Year of Construction:** 1920s-1930s

**Builder:** N/A



Photograph of Kaye House at 1 Heyington Place (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of Toorak Road and Heyington Place Precinct.

**Heritage Group:** Residential buildings

**Heritage Type:** Residential precinct

**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:** Remove from the curtilage of HO143 Montalto Avenue Precinct and include on the HO as a new local heritage precinct.

<b>Controls:</b>	<input type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input 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 Toorak Road and Heyington Place Precinct, comprising properties on Toorak Road and Heyington Place, is locally significant.

Significant properties include:

- Byronya at 605 Toorak Road, Toorak (highly intact and fine example of an Interwar Georgian Revival building and matching front fence designed by Eric C. Beedham).
- Towart Lodge at 607 Toorak Road, Toorak (highly intact and fine example of an Interwar Georgian Revival building with Spanish Mission influences designed by noted architect Marcus Martin).
- Cloyne at 611 Toorak Road, Toorak (highly intact and outstanding example of an Arts and Crafts building designed by noted architect Harold Desbrowe Annear).
- Kaye House at 1 Heyington Place, Toorak (highly intact and fine example of an Interwar Arts and Crafts building designed by noted architect Harold Desbrowe Annear).
- Pamilla at 3 Heyington Place, Toorak (highly intact and fine example of an Interwar Arts and Crafts building).

The remainder of the street is largely characterised by contributory properties, with a smaller number of non-contributory properties. Refer to grading map for designations.

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

- The generous allotments and subdivision pattern predominantly established by the 1913 subdivision of Brookong Estate and c.1920s subdivision of the Corry Estate;
- The presence of an important group of significant graded residences in the Interwar Georgian Revival and Arts and Crafts styles, some associated with prominent architects;
- The presence of a group of contributory residences and apartment buildings in varying interwar era styles, including Interwar Georgian Revival, Arts and Crafts and Old English styles;
- The high integrity of contributory and significant graded 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;
- Mutual incorporation of Georgian Revival derived elements across a number of the interwar era styles; and
- Building designs reflecting the growing popularity of high density flat development in the interwar years in Toorak.

Later alterations and additions to the properties are not significant.

### *How is it significant?*

The Toorak Road and Heyington Place Precinct is of local historical and aesthetic significance to the City of Stonnington. The precinct also has associative significance with several notable architects.

### *Why is it significant?*

The Toorak Road and Heyington Place Precinct is historically significant as a residential area that was established following the interwar subdivisions of the Brookong Estate in 1913 and the Corry Estate in c.1920s. This era of development saw the formation of wide streets with generous allotments aimed at wealth pastoralists, merchants and professionals, and then the subsequent erection of substantial freestanding interwar residences and apartment buildings. The precinct forms a tangible link to the interwar subdivision story of Toorak, as well as the growing popularity of high density flat development during this period. (Criterion A)

The Toorak Road and Heyington Place Precinct is aesthetically significant as an intact, harmonious and visually cohesive group of interwar era buildings in the City of Stonnington. As a group, the historic buildings display cohesion through built form, materials, fenestration and heights, and a mutual incorporation of Georgian Revival derived elements across a number of interwar era styles. (Criterion E)

The Toorak Road and Heyington Place Precinct has associative significance with the prominent Australian architect Harold Desbrowe-Anneer, who designed the Cloyne at 611 Toorak Road and Kaye House at 1 Heyington Place, Toorak. Harold Desbrowe-Anneer spearheaded the Arts and Crafts design movement in Australia and the properties in this precinct are outstanding examples of his work. The precinct has associative significance with Australian architect Marcus Martin who was known for his residential Georgian Revival and Spanish Mission designs as well as retained modernist designs. This is evidenced in Towart Lodge at 607 Toorak Road, Toorak which is a highly intact and a fine example of an Interwar Georgian Revival building with Spanish Mission influences. The precinct has associative significance with Australian architect Eric C. Beedham who designed Byronya at 605 Toorak Road, Toorak in the Interwar Georgian Revival style. (Criterion H)

### HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Toorak Road and Heyington Place Precinct is historically significant as a residential area that was established following the interwar subdivisions of the Brookong Estate in 1913 and the Corry Estate in c.1920s. This era of development saw the formation of wide streets with generous allotments aimed at wealth pastoralists, merchants and professionals, and then the subsequent erection of substantial freestanding interwar residences and apartment buildings. The precinct forms a tangible link to the interwar subdivision story of Toorak, as well as the growing popularity of high density flat development during this period.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	This place does not meet this criterion.

<i>C</i>	<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.
<i>D</i>	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments</i>	This place does not meet this criterion.
<i>E</i>	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Toorak Road and Heyington Place Precinct is aesthetically significant as an intact, harmonious and visually cohesive group of interwar era buildings in the City of Stonnington. As a group, the historic buildings display cohesion through built form, materials, fenestration and heights, and a mutual incorporation of Georgian Revival derived elements across a number of interwar era styles.
<i>F</i>	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	This place does not meet this criterion.
<i>G</i>	<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.
<i>H</i>	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The Toorak Road and Heyington Place Precinct has associative significance with the prominent Australian architect Harold Desbrowe-Annear, who designed the Cloyne at 611 Toorak Road and Kaye House at 1 Heyington Place, Toorak. Harold Desbrowe-Annear spearheaded the Arts and Crafts design movement in Australia and the properties in this precinct are outstanding examples of his work. The precinct has associative significance with Australian architect Marcus Martin who was known for his residential Georgian Revival and Spanish Mission designs as well as retained modernist designs. This is evidenced in Towart Lodge at 607 Toorak Road, Toorak which is a highly intact and fine example of an Interwar Georgian Revival building with Spanish

		Mission influences. The precinct has associative significance with Australian architect Eric C. Beedham who designed Byronya at 605 Toorak Road, Toorak in the Interwar Georgian Revival style.
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## Description

### • Physical Analysis

The precinct consists of properties across Toorak Road and Heyington Place. Toorak Road is a main road with trams, concrete footpaths and bluestone kerbs. Heyington Place is a quieter two-lane residential street with concrete footpaths, crossovers and planting strips. Heyington Place features bluestone curb and guttering. Both streets are planted with young to mature London plane (*platanus x acerifolia*) and oak (*Quercus*) trees.

### **591-593 Toorak Road and 1 St Georges Road**

This group of buildings forms the western extent of the precinct, separated from the eastern extent of the precinct (Toorak Road and Heyington Place) by the Toorak Uniting Church (HO110). Three heritage properties are included in this section, including an Interwar Georgian Revival style building at 591 Toorak Road known as Berkeley Court, an Interwar Georgian Revival style apartment with Old English derived elements at 1 St Georges Road known as Leith Lodge, as well as a pair of semi-detached Interwar Old English style residences at 593-593A Toorak Road. Berkeley Court presents characteristic features of the Georgian style including a symmetrical form and façade, raised entrance portico and balustraded parapet. Leith Lodge also draws from Georgian characteristic but introduces mixed influences including the complex form, projecting façades and exposed brick typical of the Old English style. The form and façade of Leith Lodge responds to its prominent location at the junction of Toorak Road and St Georges Road. Meanwhile, 593-593A Toorak Road is more representative of the Old English style with its distinct steep gable roof and façade forms. The three properties present a distinct variety in form and detailing but have a relatively cohesive scale and setback. However, the treatment of the front yard and boundary walls differ between the three properties.

There is a post-war apartment building at 601 Toorak Road that does not contribute to the character of the precinct.

### **85 Irving Road**

On the southern side of Toorak Road, opposite the Toorak Uniting Church (HO110), is an interwar era apartment building with Georgian Revival elements. Although it is physically separated from the rest of the precinct, the style of the building is in keeping with the group, creating a linking element between the western and eastern portions of the precinct.

### **601-611 Toorak Road and 1-4 Heyington Place**

Located east of the Toorak Uniting Church, this area forms the main section of the precinct and is centred around the junction of Toorak Road and Heyington Place. The properties present varied setbacks. Interwar Georgian Revival and Arts and Crafts styles are well represented in this area, and

characteristic features across both idioms include symmetrical forms, raised arched porticos, classical orders and overhanging boxed eaves. The dwellings known as Kaye House at 1 Heyington Place and Cloyne at 611 Toorak Road are of particular note as fine examples of the Arts and Crafts style. Both designed by the renowned Australian architect Harold Desbrowe-Anneer, Cloyne is a landmark and visually striking residence distinguished by its angled wall bays and eclectic ornate appearance, while Kaye House is a highly articulated residence defined by a prominent Palladian porch and porch chamber, as well as Anneer's signature moulded stucco garlands. Marcus Martin's Towart Lodge at 607 Toorak Road is also of note as a high quality interwar Georgian Revival dwelling and front fence that seamlessly incorporates Spanish Mission design elements.

### **Toorak Road and Heyington Place Precinct**

The precinct is divided into two separate sections which present a range of interwar era architectural styles, forms and setbacks, as well as varying front wall designs. The many examples that incorporate Georgian Revival derived elements to other interwar era style adds further cohesion to the precinct. When assessed individually, the majority of properties within the precinct appear to have high integrity. The precinct is considered to be in good condition overall.

- **Alterations and Additions**

- Most properties have rear alterations and additions however the scale and visibility of these elements are not intrusive.
- Replacement front fences at each property, with the exception of 605 Toorak Road and potentially 85 Irving Road.
- Removal of original fence and addition of a glass balustrade roof terrace fronting the street at 611 Toorak Road.
- Contemporary infill development at 609, 609A, 609B and 609C Toorak Road, as well as 2 Heyington Place.

### **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 suburb of Toorak was the scene of intensive subdivision and development in the interwar period. While the subdivision of large estates was taking place 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 the formation of several streets characterised by grand architect designed homes situated on generous allotments. The following section provides a brief history of the relevant streets within the precinct, as well as the subsequent residential developments that took place during the interwar period.

The land and surrounds on which the properties on the northern side of Toorak Road and Heyington Place sit comprised part of Crown Portions 17 and 18, areas that were initially up for auction in June 1840. Portion 17 was sold to James David Lyon Campbell and Portion 18 was sold to William Henry Yaldwyn. James Jackson, a wealthy merchant, constructed his notable residence Toorak on the land by 1849. The property comprised 148 acres and included a formal garden. A plan from 1856 shows that the subject lots are situated on land that comprised part of the grounds of the Toorak Estate (Samson 1856).

By the early 20th century, portions of the Toorak Estate had been subdivided and St Georges Road had been established through the center of the estate. The precinct formed part of the grounds of Victorian residences on substantial allotments. The properties at 1-4 Heyington Place and 605-611 Toorak Road are sited on the former Corry Estate. The Corry Estate had been the property of Sir Lachlan Mackinnon and was subdivided and sold in the early 1920s (*The Herald* 1923, 14). A number of substantial interwar mansions were subsequently built on the land, including the property at 605 Toorak Road. The residence, called Byronya, was built for Mr. and Mrs. Louis C. Moore in 1925 and was profiled in *The Australian Home Beautiful* Journal that same year. Byronya was designed by Eric C. Beedham, who was described at the time as “one of Melbourne’s younger architects, who... is likely to be heard of a good deal in the future” (*The Australian Home Beautiful* 1925, 19).

A Melbourne and Metropolitan Board of Works map from 1905 shows the land now comprising 591-595 Toorak Road as forming part of the grounds of an unnamed estate (MMBW 1905). The estate was subdivided in the early 1930s, with Berkeley Court at 591 Toorak Road and the apartment building Leith Lodge at 1 St Georges Court built in c.1933. Meanwhile, Arleigh at 593 Toorak Road was constructed c. 1931 as a semi-detached residence.

Beleura at 85 Irving Road is situated on the former Brookong Estate. The land had comprised part of Crown Portion 28, which was put to auction in 1849. Brookong Estate was subdivided and sold in 1913 (*The Argus* 1913, 6). The apartment building Beleura was designed by G. E. Hubay (*The Australian Jewish News* 1987, 38).

## Comparative Analysis

The Toorak Road and Heyington Place Precinct is characterised by an intact and coherent collection of freestanding interwar residences and flats in a mixture of Interwar Arts and Crafts, Old English and Georgian Revival styles. Although there is variation in architectural style, harmony is afforded through an era of intense subdivision and development which resulted in cohesive built forms, materiality and heights.

Comparative precinct examples include:

- **Montalto Avenue Precinct (HO143).** The Montalto Avenue Precinct compares directly to the Toorak Road/Heyington Place Precinct as an interwar era precinct characterised by two-storey freestanding dwellings and apartment buildings. Interwar designs in both precincts are predominantly in the Old English, Arts and Crafts and Georgian Revival styles. Both precincts have been subject to some infill development, although it is not visually dominant. Other analogous features include a clear relationship in built form, siting, heights and materials, the presence of mature street trees that contribute to the garden suburb setting of the precinct, and architect designed homes. The Montalto Avenue Precinct is more diverse in architectural character, has more consistent front setbacks and is larger in size than the Toorak Road and Heyington Place Precinct. Overall, Montalto Avenue Precinct observes more consistency overall and is more aesthetically pleasing owing to its unique subdivision and road formation.
- **Huntingfield Road Precinct (HO347).** The Huntingfield Road Precinct is an important and visually distinct example of an interwar residential estate of Georgian Revival dwellings. The quality of its homes, the relative uniformity of their scale and architectural character, the extent to which the original interwar homes survive largely intact, the slight bend to the road, the maturity of its street trees and lack of contemporary infill, all combine to encapsulate the essence of an affluent interwar suburb. While it is more cohesive owing to its placement on one road and dominance of the Interwar Georgian Revival style, it nevertheless maintains a number of similarities with the Toorak Road and Heyington Place Precinct. These similarities include the era of development, intactness of both significant and contributory graded buildings, a dominant two-storey character, mature street trees, similar materiality and, most importantly, a strong Georgian Revival character.
- **St Georges Court Precinct (HO348).** The St Georges Court Precinct is an interwar era precinct that is also characterised by two-storey Georgian Revival style residences, however these have clear Mediterranean influences. Shared similarities with the Toorak Road and Heyington Place Precinct include the dominant two-storey character, intactness of dwellings, street trees and architect designed homes. Of the two, the St Georges Court Precinct is more cohesive owing to its placement on one road and clear dominance of the Interwar Georgian Revival style.

As demonstrated by the above examples, the Toorak Road and Heyington Place Precinct is not the most visually consistent interwar era precinct compared to other precincts. However, it presents as a high quality and intact collection of architect designed freestanding interwar era houses and apartment buildings with a dominant two-storey character, consistency in materiality, incorporation of Georgian Revival derived elements across a range of sites. Unlike the above examples which are primarily concentrated around one defined residential street, these buildings are located on a major thoroughfare and split across a number of streets. This limits the ability of the buildings to present as clearly as a



group, however their intactness on an individual basis and strong relationship to their neighbours outweighs this limitation.

## 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
<b>TOORAK ROAD</b>			
1-6/591 Toorak Road	Flats	Interwar period (c.1919-c.1940)	C
593 Toorak Road	Duplex	Interwar period (c.1919-c.1940)	C
593A Toorak Road	Duplex	Interwar period (c.1919-c.1940)	C
1-12/601 Toorak Road	Flats	Post-war period (1945-1965)	NC
605 Toorak Road	House	Interwar period (c.1919-c.1940)	S

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
607 Toorak Road	House	Interwar period (c.1919-c.1940)	S
609 Toorak Road	House	Contemporary	NC
609A Toorak Road	House	Contemporary	NC
609B Toorak Road	House	Contemporary	NC
609C Toorak Road	House	Contemporary	NC
611 Toorak Road	House	Interwar period (c.1919-c.1940)	S
<b>HEYINGTON PLACE</b>			
1 Heyington Place	House	Interwar period (c.1919-c.1940)	S
2 Heyington Place	House	Contemporary	NC
3 Heyington Place	House	Interwar period (c.1919-c.1940)	S
4 Heyington Place	House	Interwar period (c.1919-c.1940)	C
<b>IRVING ROAD</b>			
1-6/85 Irving Road	Flats	Interwar period (c.1919-c.1940)	C
<b>ST GEORGES ROAD</b>			
1-1A/ 1 St Georges Road	Units	Interwar period (c.1919-c.1940)	C

## References

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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



Kaye House at 1 Heyington Place, Toorak (source: City of Stonnington, 2020).



Pamilla at 3 Heyington Place, Toorak (source: [www.realestate.com.au](http://www.realestate.com.au), 2019).





4 Heyington Place, Toorak (source: City of Stonnington, 2020).



593A (left) and 601 (right) Toorak Road, Toorak (source: City of Stonnington, 2020).



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



Towart Lodge at 607 Toorak Road, Toorak (source: City of Stonnington, 2020).



Cloyne at 611 Toorak Road, Toorak (source: City of Stonnington, 2020).



Towart Lodge at 1 St Georges Court, Toorak (source: City of Stonnington, 2020).



North facing streetscape view of 591-601 Toorak Road (source: Extent Heritage Pty Ltd, 2021).



North west facing streetscape of Heyington Place (source: Extent Heritage Pty Ltd, 2021).

## Authors

**Former citation prepared by:** Context Pty Ltd, 1993. *Note: the building group was included in precinct citation for HO143.*

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

**Quality assurance review conducted by:** Corinne Softley.