

Heritage Citation – Individual Place

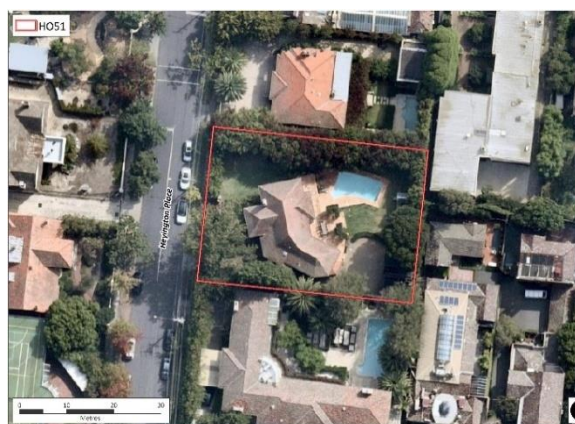
Heritage Place: Aston Lodge
Address: 42 Heyington Place, Toorak

HO Reference: HO51
Citation status: Final
Date Updated: 8 March 2022
Year of Construction: 1926

Designer: Cedric Ballantyne
Builder: Unknown



Photograph of Aston Lodge(source: www.realestate.com.au, 2019)



Location map and extent of HO51.

Heritage Group: Residential buildings
Heritage Type: House

Key Theme: Buildings Suburbs
Key Sub-theme: Creating Australia's most 'designed' suburbs – houses as a symbol of wealth, status and fashion

Significance Level: Local

Recommendation: Retain as an individually significant place on the HO

Controls:	<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 property at 42 Heyington Place, Toorak (otherwise known as 'Aston Lodge') is significant. The form, scale and detailing of the substantial Arts and Crafts Old English style house is of local significance, along with the original garage. The landscaping, pool and front fence are not significant.

How is it significant?

Aston Lodge is of local historical and aesthetic significance to the City of Stonnington, and is associated with the well-reputed Australian architect, Cedric Ballantyne.

Why is it significant?

Aston Lodge is of historical importance in demonstrating the development of early 20th century mansions and houses within the Toorak. The original garage is also historically important as demonstrating early 20th century parking facilities, during a time when the motor car was gaining popularity amongst the wealthy. (Criterion A)

Aston Lodge is aesthetically significant as an intact and visually distinct early 20th century Arts and Crafts Old English house. These characteristics include the use of terracotta shingle tiles, the asymmetrical dogleg massing, decorative timber shingle cladding on the front façade, the use of leadlight and textured glass windows, and decorative rendered chimneys with precast cement arched cowls. All of these features work to produce a highly cohesive and unique example of an early interwar Arts and Crafts Old English style dwelling. (Criterion E)

Aston Lodge has associative significance as a house designed by the well-reputed Australian architect Cedric Ballantyne. (Criterion H)

HERCON Criteria Assessment

<i>A</i>	<i>Importance to the course, or pattern of our cultural or natural history</i>	Aston Lodge is of historical importance in demonstrating the development of early 20th century mansions and houses within the Toorak. The original garage is also historically important as demonstrating early 20th century parking facilities, during a time when the motor car was gaining popularity amongst the wealthy.
<i>B</i>	<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.

E	<i>Importance in exhibiting particular aesthetic characteristics</i>	Aston Lodge is aesthetically significant as an intact and visually distinct early 20th century Arts and Crafts Old English house. These characteristics include the use of terracotta shingle tiles, the asymmetrical dogleg massing, decorative timber shingle cladding on the front façade, the use of leadlight and textured glass windows, and decorative rendered chimneys with precast cement arched cowls. All of these features work to produce a highly cohesive and unique example of an early interwar Arts and Crafts Old English style dwelling.
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>	Aston Lodge has associative significance as a house designed by the well-reputed Australian architect Cedric Ballantyne.

Description

• Physical Analysis

Visibility of this property was poor when Extent Heritage undertook the physical inspection. Desktop based resources have been primarily used to understand the physical setting of the place.

Aston Lodge is a two-storey Interwar Old English residence with Arts and Crafts inspired design. The building has a picturesque asymmetrical massing. The roughcast rendered masonry structure illustrates the innovative use of Old English domestic architecture featuring distinct elements such as the shingled upper storey and the large chimney with ornamental cap. The structure is oriented north-west at an angle breaking the established standard east-west orientation of dwellings at Heyington Place. The structure has a steep pitched terracotta pan tile and ridge capping hipped roof in a dogleg profile. The structure is supported by open face brick course foundation, contrasting the roughcast render walls.

The street front façade features a projecting hipped roof bay. The bay and front façade windows are a double hung timber sash with grouped windows on the bay. To the left of the bay is the porch entrance with unusual with heavy timber forked supports framing the irregularly shaped alcove. Ornamental detailing is essentially limited to the timber shingle clad above the front entry porch along the second

level. The windows on the shingle clad façade feature a distinctive window with a circular leadlight design and textured glass. The street front façade is punctuated by a strong, simply detailed rendered chimney with a distinctive set of three precast cement arched cowl.

The rear elevation features a projecting hipped roof bay. The bay is punctuated by large full-length windows framed by the same distinct timber forked supports. The ground level bay has a decorative brick clad façade under the window and a timber shingle clad on the upper level. The rear elevation includes grouped double hung sash windows, large four pane casement windows and a projecting ground floor bay with French doors. The rear elevation opens to a raised open porch, laid in brown stone square tiling. The porch leads to the back lawn and swimming pool through brick terraced garden beds and steps.

Aston Lodge is located on a large lot with a large front and backyard. The grounds are highly landscaped and have several large mature trees including an oak (*quercus*) tree in the front of the property. The street front boundary is demarcated by a tall, rendered masonry wall and piers with a flat single corbelled cap. The main gate is recessed and flanked by two rendered garden beds. There is a wider gate on the south side of the street front wall. The gates are a painted black metal palisade gate. The driveway is laid in exposed aggregate and terminates at the original garage located in the backyard by the east boundary fence. The driveway is flanked by stone garden beds and shrub planting. The main entrance leads up a brick pathway laid in a Herringbone design leading up to the front porch.

Aston Lodge is located in between the junctions of Heyington Place with Balfour Street and Tyalla Crescent. It is located close to Heyington Station. The property is currently used as a residential property and is considered to be in good condition. The structure appears largely intact and has high integrity.

- [Alterations and Additions](#)

- One skylight added to the main roof.
- Swimming pool added.
- Exposed aggregate laid driveway.
- Frameless glass panel fencing in the backyard porch and swimming pool area.

[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**

Aston Lodge was completed in 1926 to designs by distinguished Melbourne architect Cedric Ballantyne, for the renowned perfumer Colenso Blogg (MMBW House Cover No. 15217). Cedric Ballantyne was noted for his domestic, commercial, and theatrical work during the interwar period (Lewis, Australian Architectural Index). Aston Lodge was described in the Prahran Rate Book of 1926 as an eleven roomed brick house with a substantial valuation of £300 (Prahran Rate Book, 1926). The house was the venue of many well-reputed dinner parties (The Argus, 6 July 1934, 10). When Blogg passed in 1938, several newspaper's ran obituaries for the late perfumer, including *The Argus*:

Mr. Colenso Blogg – One of the best known members of the perfumery trade in Victoria, Mr. Colenso Blogg, died at his residence, Heyington Place, Toorak, yesterday, aged 56 years. Mr. Blogg was born in Melbourne, and entered the trade about 40 years ago. At the time of his death he was managing director of Blogg Bros. Pty. Ltd., South Melbourne, perfumery manufacturers. He was a member of the Riversdale Gold Club and of the Victoria Racing Club... (The Argus, 13 Jan. 1938, 2).

Following Blogg's passing, Aston Lodge was put to auction, described by The Argus as:

ASTON LODGE, 24 [42] HEYINGTON PLACE, TOORAK... That delightful modern home, containing entrance hall, cloakroom, spacious lounge with inglenook, dining-room, smokeroom, paved sun loggia, housemaid's pantry, all-tiled fitted kitchen, maid's sitting room- laundry, coke hot-water service. Upstairs best bedroom, with sleep-out and dressing-room; 2 other main bedrooms, extensive built-in wardrobes, dressing-room, artistically appointed bathroom, separate glassed shower, 3 maids' bedrooms and maids' bathroom... (The Argus, 9 April 1938, 16)

Other key details for the property included an original architect designed double garage, an important addition at a time when the motor car was gaining popularity amongst the wealthy, and extensive gardens.

At auction, the house was passed in at £5,500 and later sold privately for £6,000 (The Argus, 13 April 1938, 2). The Sands and McDougall street directories record that following the sale, Aston Lodge was owned by Clive Wallace Smith who had acted as Best Man at the wedding of Guyon Pleasance and Bettina Margaret Blogg, youngest daughter of Colenso Blogg. Smith owned the property till the late 20th century when it was sold at auction in 1994 (The Australian Jewish News, 15 July 1994, 3).

Comparative Analysis

Aston Lodge was completed to the designs of well-reputed architect Cedric Ballantyne, who was known for his work designing domestic, commercial, and theatrical work during the interwar period.

Comparable examples of his domestic works are difficult to identify, with the majority of his protected designs being either theatres (Regent Theatre Melbourne, as well as the Regent Picture Theatre in Ballarat) or metropolitan fire stations (shown in Preston, South Melbourne, Carlton and Essendon). As a result, Aston Lodge is a prime example of his early 20th century domestic work, applying Arts and Crafts elements with early Interwar Old English revival styling.

Comparable examples include:

- **Residence (39-41 Hopetoun Road, Toorak) (HO498).** The residence at 39-41 Hopetoun Road, Toorak, is described in a statement of significance date as ‘an imposing double-storey Old English style building constructed in 1934 to designs by architect Cedric Ballantyne’ (Hermes ID No. 197630). Constructed eight years after Aston Lodge, this comparable example, whilst emblematic of Ballantyne’s Old English styling, does not have the same free form Arts and Crafts qualities represented at Aston Lodge. This example at Hopetoun Road is a highly intact example of Ballantyne’s domestic work, however the formality of the design contrasts with Aston Lodge. Key elements that are shared between the two properties include the use of a hipped roof form clad in terracotta shingle tiles, a largely rectilinear form and the addition of original garages designed by Ballantyne. The differences between the two sites work to illustrate the significance of Aston Lodge as a highly intact example of an early Arts and Crafts house within Stonnington.
- **Residence (232 Kooyong Road, Toorak) (HO505).** The house at 232 Kooyong Road, Toorak, is comparable as a Ballantyne-designed house completed one year after the construction of Aston Lodge. However, in form, both houses contrast starkly. The residence at Kooyong Road is a substantial double storey Spanish Mission style house that can only be compared to Aston Lodge when addressing the rectilinear form and the depth of the eaves. The residence at 232 Kooyong Road was extensively altered in 1937 by architect Marcus White, and can be better compared against his work at 2A Lascelles Avenue, Toorak, rather than with original and intact Ballantyne designs. The differences between both sites however work to illustrate the rarity of Ballantyne designs like Aston Lodge.

This comparative analysis works to highlight the rarity of comparable examples for Ballantyne’s domestic works. The majority of extant examples attributed to him are public or civic buildings, as addressed above. Comparable private residences, of high integrity, are not represented. This illustrates the importance of Aston Lodge as a representative example of Ballantyne’s early Arts and Crafts Old English Revival design.

References

£50,000 FOR PROPERTIES (1938, April 13). *The Argus*, 2.

Advertising (1938, April 9). *The Argus*, 16.

Before Dinner (1934, July 6). *The Argus*, 10.

City of Prahran Rate Book Toorak Ward No. 1480 and 1517

Context Pty Ltd. 1993. 'Conservation Review: City of Prahran.' Unpublished report prepared for City of Prahran. PDF file.

Context Pty Ltd. 2009. 'Stonnington Thematic Environmental History.' Unpublished report prepared for City of Stonnington. PDF file.

Foster, D. 1999. 'Melbourne's Most Fashionable Suburb: A History of Toorak, East of Kooyong Road 1840–1998.' Unpublished Masters diss., Monash University.

Goad, P., Willis, J. 2012. *The Encyclopedia of Australian architecture*. Cambridge University Press: Port Melbourne.

Miles Lewis, Australian. Architectural Index.

MMBW House Cover NO.152107. Dated 12 April 1926

OBITUARY (1938, January 13). *The Argus*, 2.

State Library of Victoria, Sands & McDougall Street Directories of Victoria, 1940-1974 ed.

Stonnington City Council. 2015. Heritage Citation Report: 42 Heyington Place, 42 Heyington Place, Malvern, Toorak ID 30600. Unpublished report. PDF file.

Stonnington City Council. 2020. Heritage Citation Report: Residence, 39-41 Hopetoun Road, Toorak, Hermes ID 197630. Unpublished report. PDF file.

Stonnington City Council. 2021. Heritage Citation Report: Residence, 232 Kooyong Road, Toorak, Hermes ID 200331. Unpublished report. PDF file.

Strong surge in Toorak market (1994, July 15). *The Australian Jewish News*, 3.

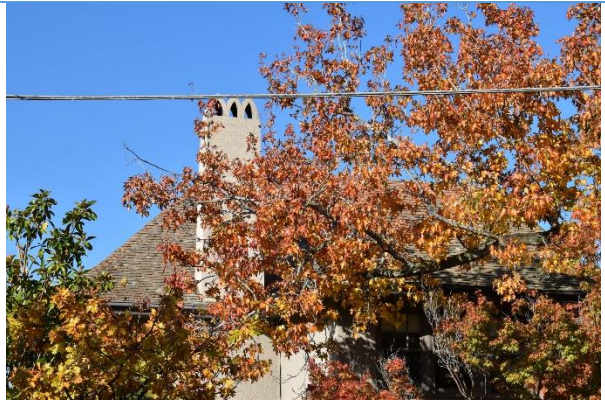
Limitations

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



Façade detail, viewed from the west (source: Extent Heritage Pty Ltd, 2021).



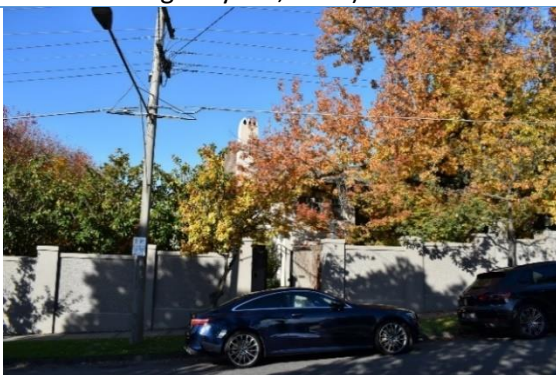
Chimney detail (source: Extent Heritage Pty Ltd, 2021).



Limited visibility from western gate (source: Extent Heritage Pty Ltd, 2021).



View of roof form and chimney, from the west (source: Extent Heritage Pty Ltd, 2021).



Street view of façade, from Heyington Place (source: Extent Heritage Pty Ltd, 2021).



Aerial view of the site (source: www.realestate.com.au, 2016).



Rear elevation (source: www.realestate.com.au, 2016).



Western façade (source: www.realestate.com.au, 2019).

Authors

Former citation prepared by: Context Pty Ltd, 1993.

Updated citation prepared by: Extent Heritage Pty Ltd, 2022.