

- ## Place History

The land on which the dwelling was developed following the 1913 Moonga Estate subdivision. While the subdivision of grand old estates was taking place from the 19th century, rising labour costs, particularly after World War I, made the cost of domestic workers to maintain the estates prohibitive (Context 2009, 124). Moonga Estate was thus subdivided, creating several roads in the process, such as Toorak Avenue. Generous allotments were put up for auction, and houses were subsequently erected over the next several years (Ham 1913).

Designed by Edward Fielder Bilson, Revell at 9 Toorak Avenue, was erected in 1920 for E. H. Pearce (Malvern Building Plan 2238). Bilson is best known for his working association with renowned architect Walter Burley Griffin, who, along with his office employees J. F. W. Ballantyne, Eric Nichols and Bilson himself, pioneered the Arts and Craft related Prairie School architectural style (Goad 2012, 297-300). Bilson first entered Griffin's office as an assistant in 1916, and ultimately worked there until 1922. Following this period, he built up an independent practice of Griffin-inspired domestic architecture, before shifting to interwar stylistic eclecticism in the 1930s (Goad 2012, 82-83). Notable works by Bilson include the residence Tintara at 20 Lyndon Street, Ripponlea (1923), the duplex Banks house at 17/17A Iona Avenue, Toorak (1927), the Woodlands Golf Club at Mordialloc (1925-29), as well as additions to the Kooyong Lawn Tennis Club (1928).

While Revell was first owned by E. H. Pearce, a search of directories indicates that he did not occupy the house (Sands and McDougall 1920-1935). A search of both Pearce and the dwelling in historical databases does not reveal any records, thus making the initial history of Revell following its erection difficult to ascertain. Furthermore, the initial listing of the house (potentially 5 Toorak Avenue) has not been verified and as a result, the names of occupants gained through directory searches cannot be substantiated. More recent property records do, however, indicate that the property was sold several times during the late 20th century in the years 1975, 1987 and 1999.

Comparative Analysis

With its low pitched hipped roof, boxed overhanging eaves and casement windows, Revell exemplifies the key elements of the Prairie style of architecture that was being led by Edward F. Bilson's employer Walter Burley Griffin. The style is also particularly indicative of the interwar stylistic innovations that were taking place in the area as a result of the strong culture of patronage (Context Pty Ltd 2009, 138-139). The following comparative analysis draws from Prairie style designs in the area designed by both Edward F. Bilson and the architects of Walter Burley Griffin's office.

Comparable examples include:

- **Wooragee (28 Clendon Road, Toorak) (HO302).** Constructed in 1918-19 to designs by Edward F. Bilson, Wooragee is a two-storey bungalow that incorporates both Prairie, Moderne and contemporary Bungalow styles. Despite its incorporation of several design idioms, several features are directly comparable to Bilson's design at Revell. These include its wide boxed eaves with exaggerated overhangs, strong geometric emphasis, and an articulation of piers at the front façade. Defining features that differ from Revell include its semi-circular front patio, which appears to anticipate a modern, streamlined aesthetic. Although a less orthodox example of the Prairie style when compared to Revell, it has a strong sense of character.

- **Yateley (3 Yar Orrong Road, Toorak) (HO346).** Designed by George Ballantyne, or potentially J. F. W. Ballantyne in 1919, Yateley is a restrained Georgian Revival form with clear Prairie style influences. It is analogous to Revell in terms of its strong horizontal emphasis, although derived from projecting hood moulds and window sills as opposed to overhanging boxed eaves, its roof form and restrained use of ornamentation. While it is a less discernible example of the Prairie style when compared to Revell, it is noted for being one of the earliest examples of the Georgian Revival idiom.
- **Clendon Lodge (83 Clendon Road, Toorak) (HO22/VHR H0561).** Designed by the office of Walter Burley Griffin in 1927, this Prairie style derived two-storey, brick rendered bungalow is comparable to Revell in terms of its low pitched roof, deep overhanging eaves, and its strong horizontality set window arrangement. While the precise architect within Griffin's office has not been substantiated, the imprint of his style is obvious. Key differences include its unique T-shaped form and rusticated stone piers. Clendon Lodge is of state significance, owing to its extreme individuality in form and style. It is a noticeably more distinguished and unique example of the Prairie style when compared to Bilson's Revell.

Overall, Revell is a fine example of the Prairie idiom as designed by Edward F. Bilson. It is not only one of the few surviving examples of Griffin's influence within the municipality but also holds importance as a particularly articulated representation of the Prairie style when compared to the synthesized nature of similar designs in the area.

References

C.J. and T. Ham. 1913. Moonga Estate, Toorak. Auction flyer. Always Collection, ref no. MH647. Stonnington History Centre.

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.

Nigel Lewis and Richard Aitken Pty Ltd. 1992. 'City of Malvern Heritage Study.' Unpublished report prepared for City of Malvern.

State Library of Victoria, Sands & McDougall Street Directories of Victoria, 1920-1974 ed.

Stonnington City Council. 2007. Heritage Citation Report: Clendon Lodge, 83 Clendon Road TOORAK, STONNINGTON CITY. Hermes ID 30509. Unpublished report. PDF file.

Stonnington City Council. 2008. Heritage Citation Report: Revell, 9 Toorak Avenue TOORAK, STONNINGTON CITY. Hermes ID 31518. Unpublished report. PDF file.

Stonnington City Council. 2008. Heritage Citation Report: Revell, 3 Yar Orrong Road TOORAK, STONNINGTON CITY Hermes ID 31522. Unpublished report. PDF file.

Stonnington City Council. 2008. Heritage Citation Report: Wooragee, 28 Clendon Road TOORAK, STONNINGTON CITY Hermes ID 31311. Unpublished report. PDF file.

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



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



View of front façade and landscaped front yard (source: Extent Heritage Pty Ltd, 2021).



Detail of roof and chimney (source: Extent Heritage Pty Ltd, 2021).



Detail of upper floor fenestration and overhanging boxed eaves (source: Extent Heritage Pty Ltd, 2021).

Authors

Former citation prepared by: Nigel Lewis and Richard Aitken Pty Ltd, 1992.

Updated citation prepared by: Extent Heritage Pty Ltd, 2023.

Heritage Citation – Individual Place

3 Heritage Place: Yateley
Address: 3 Yar Orrong Road, Toorak

HO Reference: HO346
Citation status: Final
Date Updated: 23 January 2023
Year of Construction: 1919

Designer: George Ballantyne
Builder: Unknown



Photograph of Yateley (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of HO346.

Heritage Group: Residential buildings
Heritage Type: House

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: 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 known at 3 Yar Orrong Road, Toorak (otherwise known as Yateley), is significant. Specifically, the form, scale, fenestration and detailing of the early interwar Georgian Revival residence with strong Prairie style influences is of local significance. The front boundary wall is contributory towards the heritage values of the place. The landscaping and later alterations and additions to the property are not significant.

How is it significant?

Yateley, is of local aesthetic and creative significance to the City of Stonnington. It also demonstrates a high degree of creative achievement, being one of the first dwellings in the area to anticipate both the Prairie style and the more stylised forms of the Georgian Revival style that gained popularity in the late 1920s and 1930s.

Why is it significant?

Yateley has aesthetic significance as an intact and high quality synthesis of the interwar Georgian Revival and Prairie styles, a combination of architectural influence, which gives it a distinctive character. Key features contributing towards its aesthetic value include its alignment of windows with strong projecting drip moulds that give the residence a strong horizontal character, its projecting front portico, low pitched projecting hipped roof, and balanced asymmetrical façade. (Criterion E)

Yateley demonstrates a high degree of creative achievement and innovation as one of the first dwellings in the area to anticipate both the Prairie style and the more stylised forms of the Georgian Revival style that gained popularity in the late 1920s and 1930s. This is derived from its form and horizontal emphasis, created by its fenestration, geometric form and balanced asymmetry. (Criterion F)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	This place does not meet this criterion.
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>	This place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	Yateley has aesthetic significance as an intact and high quality synthesis of the interwar Georgian Revival and Prairie styles, a combination of architectural influence, which gives it a distinctive character. Key features

		contributing towards its aesthetic value include its alignment of windows with strong projecting drip moulds that give the residence a strong horizontal character, its projecting front portico, low pitched projecting hipped roof, and balanced asymmetrical façade.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	Yateley demonstrates a high degree of creative achievement and innovation as one of the first dwellings in the area to anticipate both the Prairie style and the more stylised forms of the Georgian Revival style that gained popularity in the late 1920s and 1930s. This is derived from its form and horizontal emphasis, created by its fenestration, geometric form and balanced asymmetry.
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>	<p>Although Yateley is associated with Melbourne architect George Ballantyne, this particular architect was not as well-known as Cedric Heise Ballantyne or George's son James Frederick Wilson Ballantyne. He is not considered to be an <u>important</u> architect in Stonnington's history as would be required by this criterion.</p> <p>As previous research suggests, while George Ballantyne is shown in records to be the agent, there is a chance that the original design may have been undertaken by his son James Frederick Wilson Ballantyne, who later took over his father's business in 1923 (Nigel Lewis and Richard Aitkin 1992). This is also reflected in the fact that J. F. W. Ballantyne worked under Walter Burley Griffin, a noted architect who pioneered the Prairie School architectural style in Australia that is readily evident at Yateley (Goad 2012, 297-300). Further investigation is required to substantiate this.</p> <p>At this stage, there is no firm evidence to suggest that this place meets this criterion.</p>

Description

- Physical Analysis

Yateley is a two-storey residence design in a restrained Georgian Revival style with Prairie style influences. The masonry structure is rendered in a white roughcast stucco. The structure has a robust and simple overall form with a low-pitched hipped roof clad in slate. The restraint in the design can be seen in its form and detailing but the Georgian Revival influences are still evident. There are five narrow chimneys that project from the main roof. The white roughcast chimneys have a simple form with a wide flat cap supported by simple bracket mouldings. The structure overall presents a strong horizontal character created by the fenestration and geometric form of the structure and front portico.

The single fronted façade facing the street features an entrance portico slightly to the left of the centre of the façade. The portico extends over the driveway which leads to the raised recessed front entrance porch. The portico is supported by two front square columns and a low wall with concave curved flanking ends. The base of the structure is emphasised by a subtle expressed lower section finished in a smooth wide render. The two levels on the north corner of the façade include a wide porch and verandah with a single unadorned rectilinear opening on the façade. The horizontality of the portico is emphasised by its flat projecting concrete awning detailed with extruded square and rectangular mouldings imitating rafters. The fenestration includes banks of paired single hung sash windows with leadlight top sash. The windows have a projecting concrete sill with interspaced dentils. The sash box and lintel are also extruded, albeit a shorter distance compared to the sill. The simple façade includes recessed rectilinear forms on the façade. The façade terminates at the white timber boxed eaves of the slightly projecting roof.

The northern elevation includes evenly interspaced windows around the wide chimney breast beginning at ground level. The triple fronted western elevation includes single storey projections which may be a later extension. The southern elevation features two additional wide chimney breasts and a bay window at the south east side of the elevation.

The grounds of Yateley are landscaped. The structure is located on a large lot fronting a curved section of Yar Orrong Road which extends the visual street frontage of the property. The street front boundary of the property is demarcated by a low white roughcast masonry wall with wide piers with a low-pitched hipped cap. Two entrances give access to the return driveway. The gate piers are topped with a wrought iron light fixture and the northern most gate pier includes narrow metal lettering reading 'YATELEY'. The front yard includes the concrete paved return driveway, which extends to a paved parking area off the façade. The front lawn fronting the street features a round decorated cast concrete urn fountain. The backyard off the western elevation includes a sympathetic freestanding single storey structure and two large water tanks. The north side of the property includes an extensive lawn area with dense tree plantings on the street side and a hedge bisecting the area in two. The property includes several mature trees including pine (*pinus*) trees and a large Canary Island palm (*phoenix canariensis*) in the north east corner.

Yateley is located on Yar Orrong Road in front of the junction with Eden Court. Yar Orrong Road terminates to the north at Toorak Road and Albany Road to the south. Yateley is currently used as a private residence. Yateley is considered in good condition and with high integrity.

- ## Alterations and Additions

- Roof reclad in slate tiles.
- One skylight added to the main roof.
- Front wall rebuilt to match its original form, style and finish (after 2019).
- New sympathetic low timber entrance gates, painted black (after 2019).
- Original beige roughcast finish painted white (after 2019)
- Windows restored with leadlight single hung sash windows, painted black (after 2019)
- Brick paved parking area off the west elevation added.
- Two water tanks added to the west yard.

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

Yateley at 3 Yar Orrong Road was erected in 1919 following the 1918 subdivision of Yar Orrong Estate. A subdivision plan shows twenty-five available allotments, and the land at 3 Yar Orrong Road is advertised as lot 21 (Patterson & Sons 1918). This allotment was soon purchased by Arthur E. Onians, and a house was subsequently erected in 1919 to designs prepared by George Ballantyne (MMBW Drainage Plan 1919).

As previous research suggests, while George Ballantyne is shown in records to be the agent, there is a chance that the original design may have been undertaken by his son J. F. W. (James Frederick Wilson) Ballantyne, who later took over his father's business in 1923 (Nigel Lewis and Richard Aitkin 1992). This

is also reflected in the fact that J. F. W. Ballantyne worked under Walter Burley Griffin, a noted architect who pioneered the Prairie School architectural style in Australia that is readily evident at Yateley (Goad 2012, 297-300). Further investigation is required to substantiate this.

Given the lack of available archival material, not much about Onians' identity is known. He owned the house for just under a decade and by 1928, James Tuson Thompson is listed as the official owner (Malvern Building Plan). Thompson was a successful insurance manager and was appointed the acting general manager of T & G Mutual Life Insurance Company by 1917 (Browne 2002). His leadership of T & G saw an intensive building program that resulted in the erection of several distinct neo-Renaissance style T & G buildings across major Australasian cities (Browne 2002). An example of this can readily be observed at the iconic A & K Henderson designed Melbourne T & G Building at 141-165 Collins Street. Thompson occupied Yateley with his wife and daughter Enid Mary, and their occupancy saw several alterations and additions to the building. Records from 1928 reveal drawing plans for the addition of a bay to the dining room (A & K Henderson 1928). These additions were designed by A & K Henderson, who had also been commissioned by Thompson's company, T & G, to design the company office building.

Enid Mary Thompson married George Gardiner in 1940, and records indicate that the couple occupied the house alongside Enid's father James Tuson Thompson from this period (The Argus 1941, 4; Sands and McDougall 1940-1960). James Tuson Thompson continued to live at the house until his death in 1954.

Comparative Analysis

Yateley was designed in a restrained Georgian Revival form that was quite unique for its time. Its alignment of windows with strong projecting hood moulds and window sills create a strong horizontal character, and foreshadowed the Georgian stylistic expression that gained popularity in the late 1920s and 1930s. It also contains elements of the interwar Prairie style, and thus reflects the influence of Walter Burley Griffin, who is credited as introducing Prairie School architecture to Australia (Goad 2012, 297-300). As there are no comparable dwellings by George Ballantyne in the municipality that have been afforded heritage protection, the following comparative analysis draws from buildings in the area with Georgian Revival and Prairie style influences.

Comparable examples include:

- **1 Linlithgow Road, Toorak (HO507).** Erected in 1919 to designs prepared by the noted architectural firm W & R Butler, this early double storey Georgian Revival style residence is analogous to Yateley in terms of its style, formal composition and Prairie style influenced low-slung horizontal form. Like Yateley, it is also restrained in character, being an earlier application of the Georgian idiom. Distinct features that differ from Yateley include its ionic columns, classically-derived pediment and domineering use of large scale chimneys. It thus makes use of features that are more typically associated with the interwar Georgian Revival style, and is considered a more elegant and refined synthesis of the two styles when compared against Yateley.
- **Revell (9 Toorak Avenue, Toorak) (HO342).** This two-storey Prairie style residence was constructed in 1920 to designs by Edward F. Bilson. It is characterised by a low pitched hipped roof with a wide, low chimney on the ridge line. Like Yateley, it has a strong horizontal emphasis, although derived from its boxed eaves with exaggerated overhangs as opposed to projecting hood moulds and

window sills. Other similarities include its roof form and restrained use of ornamentation. Compared to Yateley's unique synthesis of Georgian Revival and Prairie style influences, Revell is a more representative and orthodox example of Prairie School design.

- **2 Lascelles Avenue, Toorak (HO71).** Although a later example of the Georgian Revival style, this double storey residence, constructed in 1934 to designs by Marcus Martin, is comparable to Yateley in terms of its composition, lack of ornamentation, low pitched hipped roof and asymmetrical front façade. While notable differences include the absence of a portico as well as its Spanish Mission derived entrance arch and its semi-circular wrought iron balcony, its overall design exhibits a restrained modernism that can be likened to the Prairie School's emphasis on simplicity and function that is exemplified in Yateley's geometric form and front portico.

Overall, Yateley is an important example of an interwar Georgian Revival residence that incorporates the Prairie School style sources. As an earlier example of the style that was forward-thinking for its time, it not only demonstrates how the Georgian Revival style evolved throughout the interwar period, but also exemplifies a unique synthesis of two design styles.

References

A & K Henderson. (1928). *J.T. Thompson, Yar Orrong Road, Toorak. Addition of Bay (Window) to Dining Room and Alterations to Residence* [architectural plan]. Malvern City Council Collection, Stonnington History Centre.

Browne, G. (2002). *Thompson, James Tuson (1879-1965)*.

<https://adb.anu.edu.au/biography/thompson-james-tuson-11847>.

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

Family Notices. (1941, September 20). *The Argus*, 4.

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.

Malvern Building Plan. No. 9893, 1928.

Melbourne & Metropolitan Board of Works. *3 Yar Orrong Road Drainage Plan*, no. 113388, 1919.

Nigel Lewis and Richard Aitken Pty Ltd. 1992. 'City of Malvern Heritage Study,' Unpublished report prepared for City of Malvern.

Patterson & Sons. 1918. *Yar Orrong, Toorak*. Auction flyer. Malvern Collections, ref no. MP531. Stonnington History Centre.

State Library of Victoria, Sands & McDougall Street Directories of Victoria, 1920-1974 ed.

Stonnington City Council. 2007. Heritage Citation Report: House, 3 Yar Orrong Road, TOORAK, Stonnington City. Hermes ID 30629. Unpublished report. PDF file.

Stonnington City Council. 2008. Heritage Citation Report: Revell, 9 Toorak Avenue TOORAK, Stonnington City. Hermes ID 31518. Unpublished report. PDF file.

Stonnington City Council. 2008. Heritage Citation Report: Yateley Residence, 3 Yar Orrong Road, TOORAK, Stonnington City. Hermes ID 31522. Unpublished report. PDF file.

Stonnington City Council. 2015. Heritage Citation Report: Mansion, 1 Linlithgow Road, TOORAK, Stonnington City. Hermes ID 197693. Unpublished report. PDF file.

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.

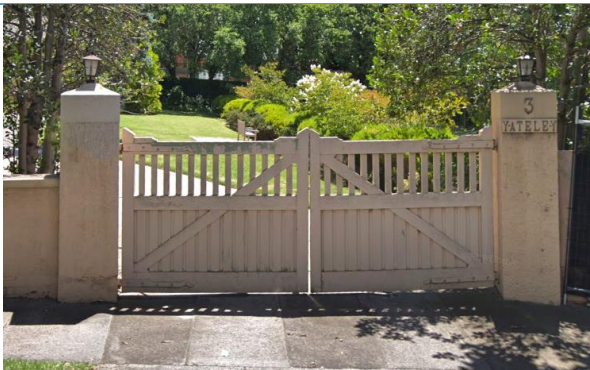
Further Images



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



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



View of the front fence prior to restoration works, showing the gate and post design(source: Google Streetview, 2019



Sympathetic outbuilding at the rear of dwelling (source: Extent Heritage Pty Ltd, 2021).

Authors

Former citation prepared by: Nigel Lewis and Richard Aitken Pty Ltd, 1992.

Updated citation prepared by: Extent Heritage Pty Ltd, 2023.

Heritage Citation – Individual Place

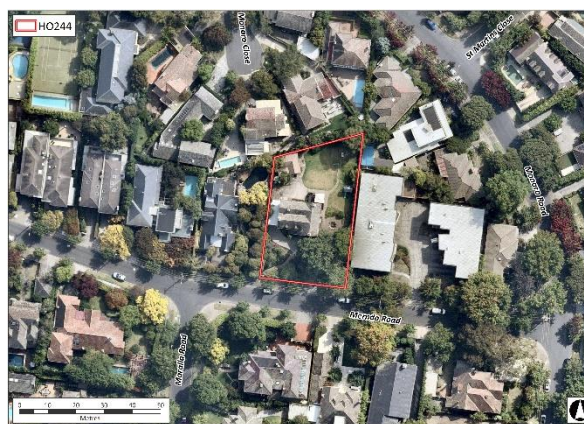
Heritage Place: Grenfell House
Address: 9 Mernda Road, Kooyong

HO Reference: HO244
Citation status: Final
Date Updated: 24 March 2022
Year of Construction: 1932

Designer: Godfrey and Spowers
Builder: Unknown



Photograph of Grenfell House (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of HO244.

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: Retain as a local heritage place on the HO with paint and tree controls.

Controls:	<input checked="" 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 property at 9 Mernda Road, Kooyong (otherwise known as Grenfell House) is significant. Specifically, the form, scale, setback and detailing of the 1932 Arts and Crafts inspired interwar era house is of local significance, as well as the landscaping and mature oak (*Quercus*) tree. The front fence and gate, and later alterations and additions to the property are not significant.

How is it significant?

Grenfell House is of local representative and aesthetic significance to the City of Stonnington, and is associated with well-known architect Godfrey and Spowers. In addition, the landscaping has associative significance with prominent landscape designer Edna Walling, while the mature (*Quercus*) oak tree has historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The oak (*Quercus*) tree has historical significance as a very mature tree that pre-dates Grenfell House and therefore likely relates to the former landscape of the 1840 Glen Ferrie Estate. (Criterion A)

Grenfell House is a good representative example of an Arts and Crafts inspired interwar era house, a style which drew on the Federation Arts and Crafts movement that stood for the integration of art into everyday life through the medium of craftsmanship in architecture. Key details include the use of sandstone, brick and render to express certain features of the façade, catslide roof, wide eaves and exterior chimney breast. (Criterion D)

Grenfell House has aesthetic significance as a highly intact, fine and visually striking example of an Arts and Crafts inspired interwar era house owing to the use of sandstone and brick, the catslide roof form, scale and its placement on an estate-like lot as opposed to directly fronting a street. The mature oak (*Quercus*) tree also has aesthetic value as a large and visually prominent tree on the site that is clearly visible from the street. (Criterion E)

Grenfell House is associated with Godfrey and Spowers, well known architects early to mid 20th century architects who designed a large number of houses, warehouses and institutional buildings, along with numerous bank buildings in Melbourne. Its grounds are also associated with the influential landscape designer Edna Walling, who was particularly renowned for the use of stone and dense greenery in residential gardens. (Criterion H)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The oak tree has historical significance as a very mature tree that pre-dates Grenfell House and therefore likely relates to the former landscape of the 1840 Glen Ferrie Estate.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The 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>	The 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>	Grenfell House is a good representative example of an Arts and Crafts inspired interwar era house, a style which drew on the Federation Arts and Crafts movement of concerning the integration of art into everyday life through the medium of craftsmanship in architecture. Key details include the use of sandstone, brick and render to express certain features of the façade, catslide roof, wide eaves and exterior chimney breast.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	Grenfell House has aesthetic significance as a highly intact, fine and visually striking example of an Arts and Crafts inspired interwar era house owing to the use of sandstone and brick, the catslide roof form, scale and its placement on an estate-like lot as opposed to directly fronting a street. The mature oak (<i>Quercus</i>) tree also has aesthetic value as a large and visually prominent tree on the site that is clearly visible from the street.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The 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>	The 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>	Grenfell House is associated with Godfrey and Spowers, well known architects early to mid 20th century architects who designed a large number of houses, warehouses and institutional buildings, along with numerous bank buildings in Melbourne. Its grounds are also associated with the influential landscape designer Edna Walling, who was particularly

Description

- Physical Analysis

Grenfell House is an Arts and Crafts deviation of the Interwar Old English style. The residence is a brick and render structure painted a cream colour. The main structure is double storey with a double gable roof clad in dark terracotta tiles. The front façade roof profile includes projecting dormers with brick apexes. It has a main transverse gable with a catslide roof running across the front façade, with arched windows and arched main doorway lined with unpainted brick. The entry wing is defined by a triple reveal with three small windows with arched voussoirs and tapestry brick to mirror the arched entryway. There are two additional feature windows on the projecting front façade including an eighteen pane leadlight rectangular timber window on ground level and an arched leadlight grid window on the upper level. The other windows on the front façade behind the projecting gable are twenty-eight pane leadlight rectangular timber casement windows.

The main feature along with the projecting catslide roof is a wide central chimney breast extending framing the front façade. The chimney has a sandstone base and decorative sandstone bricks located along the front of the chimney. The sandstone base extends away from the chimney to an area capped with terracotta which creates a solid form grounding the front façade of the residence. There is a small access pointed door with corresponding brick lintel along the sandstone base. There are three additional simplistic and unornamented painted brick chimneys located on the structure.

The grounds are heavily landscaped. There is a very mature oak (*Quercus*) tree dominating the front garden that pre-dates Grenfell House and therefore likely relates to the landscape of the 1840 Glen Ferrie Estate. Other garden features include its distinct use of curved edges and dense greenery. Exposed aggregate concrete paving and a lawn path in front of the house extends from the main wrought iron gates in a sweep to the side carport and terminating at the rear garage. The backyard has a lawn area, timber deck extension and play equipment. The boundary of Grenfell House is defined by a high white brick wall laid in a running bond and painted the same colour as the main residence. The brick wall is capped with vertically laid bricks in a varying dark brown to red colours to contrast the light colour of the wall and residence.

Grenfell House is set on a north south axis with the front façade facing due south and overlooking Mernda Road. It is located just off the junction of Toorak Road and Glenferrie Road and is close to the Kooyong Railway Station, Kooyong commercial area and several sports and recreational spaces north of the train line.

Grenfell House is currently used as a residential property and is considered in good condition. The original leadlight windows, timber window frames, roof riles, brickwork and sandstone appear intact and the house is considered to be of high integrity.

- [Alterations and Additions](#)

- Exposed aggregate driveway paving.
- Side car port extension with corrugated iron awning.
- Garage and storage building added to the backyard.
- Play equipment added to the backyard.
- Timber deck with shade structure added to the rear of the house.
- Addition of antenna to roof.

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.

The suburb of Kooyong was historically associated with the estate of solicitor Peter Ferrie, who purchased from the Crown Portion 21 in June 1840. This portion comprised sixty acres of land bounded by Glenferrie Road, Cardiners Creek, Avenel Road, and Toorak Road. This land would in turn form a portion of the future City of Malvern. Ferrie would lose his property due to financial constraints in 1843, and the property was taken up by many different owners over a period of twenty years. In 1865 it was purchased by one James Fergusson. A lithographer by trade, Fergusson constructed a palatial property of fourteen rooms with auxiliary outbuildings and gardens. This building would later be demolished in 1854. All sixty acres of the original grounds were subdivided, making way for the streets of Kooyong.

In 1890 the new railway line to Glen Iris cut a swathe through both the Glen Ferrie Estate and Bailey's land, cutting off the flood-prone river flats. Chinese market gardeners continued to use the land between the railway and the creek well into the 20th century. Today, Kooyong is characterised by a mixture of Federation/Edwardian and interwar private residences.

- [Place History](#)

Grenfell House was designed by architects Godfrey and Spowers for Hugh Randall Syme in the early 1930s, with the building being completed in 1932. Other notable buildings designed by Godfrey and Spowers include the Argus building, the former Bank of New South Wales and The National Mutual Centre. A naval officer, bomb disarmer and newspaper proprietor, Hugh Randall Syme was the grandson of David Syme, the publisher and editor of *The Age* (Refshaug 2002).

Grenfell House was initially occupied by Syme and his first wife Olive Alyson Clark. Its original exterior featured both deep cream brickwork and brown texture bricks at sills. As illustrated in the original architectural plan by Godfrey and Spowers (1931), the first floor comprised a large sitting room and study that was connected by double doors to a dining room and service wing, while the upper floor featured two bedrooms with built in wardrobes, a sleepout, dressing room, bathroom and maid's room (Stonnington History Centre Collection). A 1935 feature magazine article on Grenfell in *Table Talk* make

notes of a carefully landscaped English-like front garden characterised by shady oak trees and a winding pavement (Table Talk 1935, 2-3). These exterior features and plantings were predominantly the work of notable landscape designer Edna Walling. With the exception of several alterations, such as the removal of stone paths in the front garden and the addition of concrete paving, the curved edging and overall form of Walling's original design continues to be reflected Grenfell's current state.

During the early years of the house, the back garden was used as a space to hold luncheons. Changes in occupancy took place upon Harvey Syme and Olive Clark's divorce in 1940, and Syme's ensuing marriage to Joan Campbell Syme (née McCay) in 1943, the daughter of prominent journalist Delamore McCay (Refshaug 2002). Over the next decade, Harvey and Joan went on to have three daughters, Ione (birth date unknown), Eve (birth date unknown) and Belinda (b. 1952), further expanding occupancy at Grenfell House.

A MMBW Plan from 1947 reveals that a garage/workshop structure was added to the back of the house by this year. This addition likely took place following Joan's occupancy at Grenfell House.

Probate for Grenfell House was obtained for £106, 914 upon Hugh Randall Syme's death in 1965. It subsequently remained in the Syme family until it was sold in 2001 to an unknown proprietor; the sixty-nine year occupancy of Grenfell House by the Syme family was quite extraordinary. The new occupant modernised the residence while retaining the Arts and Crafts style of the original exposed timber interior. It was auctioned and sold again in 2019.

Comparative Analysis

The suburb of Kooyong is characterised by large group of interwar era dwellings, including the Old English style, Arts and Crafts deviations of the Interwar Old English, as well as Streamline Moderne style. Grenfell House is one of the best examples an Arts and Crafts deviation of the Interwar Old English style in Kooyong, a style which drew on the Federation Arts and Crafts movement of concerning the integration of art into everyday life through the medium of craftsmanship in architecture.

There are three clear comparative examples within the suburb:

- **35 Talbot Crescent, Kooyong (HO181 Kooyong Precinct).** The dwelling at 35 Talbot Crescent compares very favourably with Grenfell House as a high-quality example of an Arts and Crafts inspired Interwar dwelling. Both buildings share the same overall built form, roof form (inclusive of the façade skillion), height, exterior façade chimneys and decorative detailing which involves the use of painted render and exposed masonry to highlight features such as window and door surrounds or chimney breasts. Unlike 35 Talbot Crescent which utilises face brick for this decorative work, Grenfell House integrates both brick and sandstone as the masonry elements. This gives Grenfell House a unique and striking visual aesthetic. The chimneys at 35 Talbot Crescent are noted to be of higher quality through the profiled capping, as opposed to Grenfell House which includes un-profiled brick chimneys. With respect to siting, Grenfell House is notable in its placement on an estate-like allotment as opposed to directly fronting a street like 35 Talbot Crescent.
- **53 and 59 Talbot Crescent, Kooyong (HO181 Kooyong Precinct).** The dwellings at 53 and 59 Talbot Crescent compare quite favourably with Grenfell House as high-quality examples of an Arts and Crafts inspired interwar dwellings. All three buildings share the same overall built form,

roof form (inclusive of the façade skillion) and height. Unlike Grenfell house which utilises render and masonry (sandstone and brick) to highlight features such as window and door surrounds or chimney breasts, 53 and 59 Talbot Crescent have a clear separation between face brick and timber panelling on the façade. Although this façade finish is of aesthetic value, the difference in approach gives Grenfell House a unique and striking visual aesthetic in comparison. Other differences include the considerably smaller building footprint of 53 and 59 Talbot Crescent, lack of a front facing façade chimney breast and siting fronting the street as opposed to a setback within an estate-like allotment.

As shown by the above examples, Grenfell House compares very favourably with a number of local heritage buildings in terms of built form, roof form and some aspects of the materiality. While this is the case, Grenfell House stands out as the most unique, high quality and visually striking example of the group through the use of sandstone, the scale of the dwelling and its setback on an estate-like lot as opposed to directly fronting a street.

Grenfell House was designed by Godfrey and Spowers, well known architects who designed a large number of houses, warehouses and institutional buildings, along with numerous bank buildings for the Bank of NSW and others (Goad and Willis 2012, 279). Notable buildings completed by Godfrey and Spowers include the Argus building, the former Bank of New South Wales and The National Mutual Centre. A search of heritage Victoria's database HERMES shows that there are no comparable dwellings designed by Godfrey and Spowers (or their later business entities) that are afforded heritage protection and can be compared to Grenfell House. In fact, much of the work that is afforded heritage protections relates to churches and bank buildings.

References

Bryce Raworth Pty Ltd, and D Foster. 2000. 'Kooyong Precinct, Kooyong.' Unpublished report prepared for City of Stonnington. PDF file. Distinctive Features of Kooyong Residence. (1932, May 18). *The Herald*, p. 4.

Engagements. (1941, January 28). *The Age*, p. 4.

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

Godfrey & Spowers. (1931, December). *Residence Kooyong for Hugh Syme* [architectural plan]. Stonnington History Centre collection.

Nigel Lewis and Richard Aitken Pty Ltd. 1992. 'City of Malvern Heritage Study.' Unpublished report prepared for City of Malvern.

Refshauge, R. (2002). *Hugh Randall Syme*.

<https://adb.anu.edu.au/biography/syme-hugh-randall-11815>

Social: All About People You Know. (1934, November 29). *Table Talk*, p. 38.

State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 58, dated 1947.

The English Cottage Touch in a Lovely Kooyong Home. (1935, March 14). *Table Talk*, p. 2-3.

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



Overview of the dwelling and landscaped front garden from the front gate (source: Extent Heritage Pty Ltd, 2021).



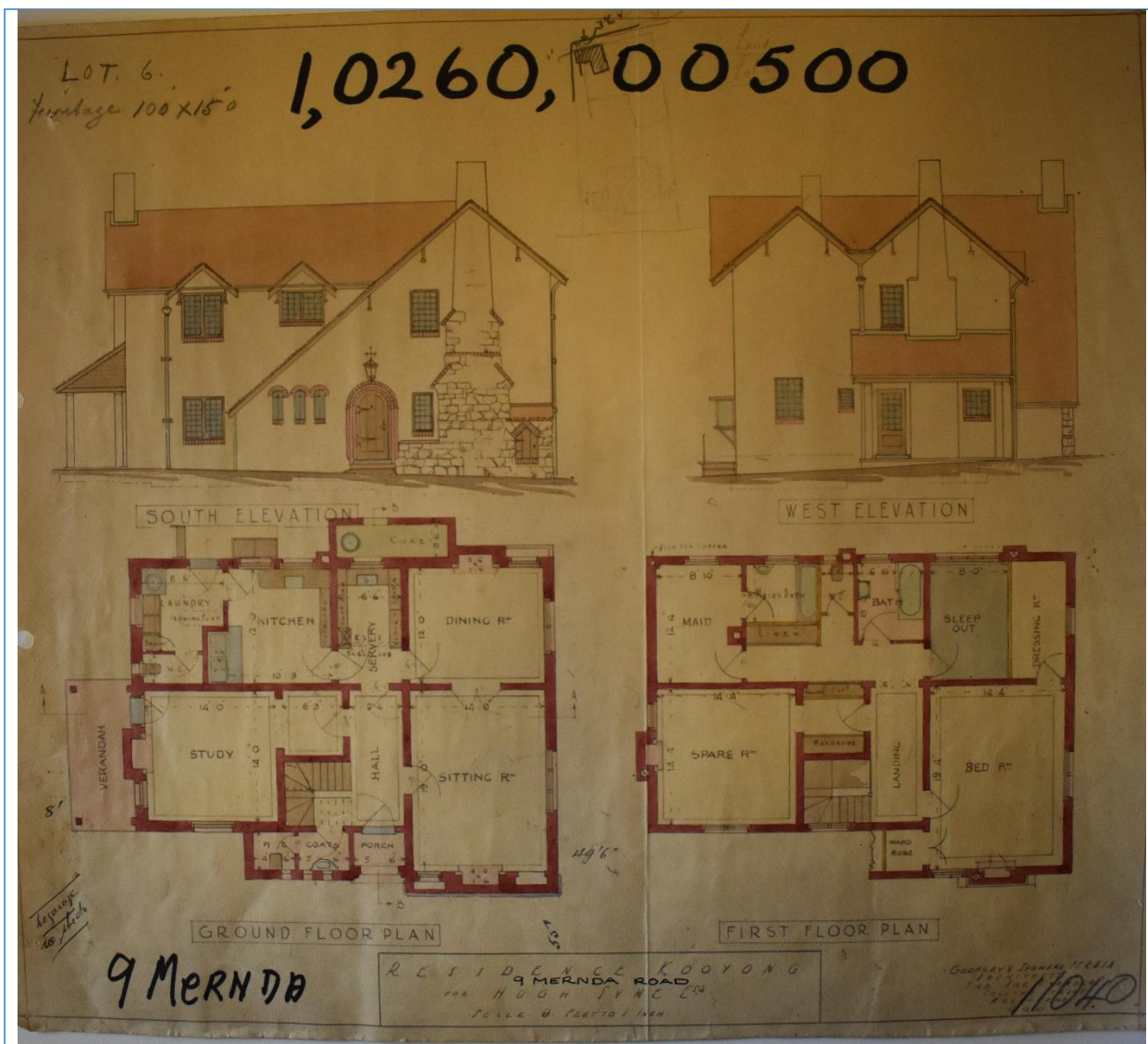
View of the dwelling behind the front gate (source: Extent Heritage Pty Ltd, 2021).



Large oak (*Quercus*) tree in the front setback. The tree pre-dates Grenfell House and therefore likely relates to the landscape of the 1840 Glen Ferrie Estate (source: Extent Heritage Pty Ltd, 2021).



Overview of the site from Mernda Road (source: Extent Heritage Pty Ltd, 2021).



Original 1931 drawings of Grenfell House (source: Godfrey & Spowers. (1931, December). *Residence Kooyong for Hugh Syme* [architectural plan]. Stonnington History Centre collection).

Authors

Former citation prepared by: Nigel Lewis and Richard Aitken Pty Ltd, 1992.

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

Heritage Citation – Individual Place

Heritage Place: 719 Toorak Road, Kooyong

Address: 719 Toorak Road, Kooyong

HO Reference: HO344

Citation status: Final

Date Updated: 24 March 2022

Designer: Francis J. Davies

Year of Construction: 1919

Builder: Unknown



Photograph of 719 Toorak Road (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of HO344.

Heritage Group: Residential buildings

Heritage Type: Mansion

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: Retain as a local heritage 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 719 Toorak Road, Kooyong is significant. The form, scale and detailing of the Spanish and Elizabethan inspired interwar building from 1919 is of local heritage significance. The front fence and gate, landscaping and later alterations and additions to the property are not significant.

How is it significant?

719 Toorak Road is of local aesthetic significance to the City of Stonnington.

Why is it significant?

719 Toorak Road has aesthetic significance as a highly intact, unique and distinct example of a Spanish and Elizabethan inspired interwar building, characterised by projecting render swagged parapets, profiled chimneys, an arched portico, timber multi-paned windows and pitched tiled roof. (Criterion E)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The place does not meet this criterion.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The 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>	The 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>	The place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	719 Toorak Road has aesthetic significance as a highly intact, unique, and distinct example of a Spanish and Elizabethan inspired interwar building, characterised by projecting render swagged parapets, profiled chimneys, an arched portico, timber multi-paned windows and pitched tiled roof.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The 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>	The 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>	Very little is documented on Francis J Davies. The place does not meet this criterion.
---	---	--

Description

• Physical Analysis

719 Toorak Road, Kooyong is a double storey yellow roughcast structure with a distinctive design which draws on Spanish and Elizabethan influences with two distinct hipped roof wings. The front façade and main structure are distinguished by projecting swagged parapets facing both corner façades. The parapets are scalloped and framed by projecting piers on each side with a quatrefoil motif painted white in the centre of the parapet. There are several corbelled roughcast chimneys extending from the roof with the main wide chimney projecting from the east elevation.

The parapet form is repeated at the ground floor porch, which extends across the south elevation and projects out on the eastern side to form a porte cochere. The porch has repeated arched openings set on square doric columns with moulded reveals and quatrefoil motifs. Apart from the parapets, the building has wide eave overhang with a glazed terracotta tile roof that may be a later alteration.

The rectangular windows on the structure vary in size and all have concrete sill. There are some remaining original nine pane timber double hung sash windows. It appears that most of the larger windows and full-length windows at the north façade overlooking the backyard and pool have been replaced with aluminium frame windows. A set of windows and French doors penetrate the principal parapet panel facing Toorak Road. There are windows of a Moorish style on the ground floor living room.

The grounds of the property are highly and have a high wall street boundary. The house and new boundary wall are finished in a yellow ochre cement or lime finish. There is a pool in the backyard with terracotta tiled flooring surrounding it. The street entrance off Avenel Road is defined by a black wrought iron fence and a grey stone paved flooring. There is a garage fronting Avenel Road that has in a sympathetic roof form and yellow roughcast with a white garage door.

719 Toorak Road is located on the junction of Toorak Road and Avenel Road adjacent to the Sir Robert Menzies Reserve. It is close to the Kooyong Railway Station, Kooyong commercial area and several sports and recreational spaces north of the train line.

719 Toorak Road, Kooyong is currently as used as a residential property and is considered to be in good condition aside from the yellow roughcast which appears to be deteriorating in some areas. There have been several major alterations and additions and the property is considered to be of moderate integrity.

• Alterations and Additions

- Replacement of the terracotta tiled roof.
- New gutters and downpipes.
- Aluminum frame windows.
- New boundary wall (1992).
- Original cypress (*Cupressus*) hedge removed (1992).

- Gate added.
- Stone paved driveway added.
- Sympathetic garage addition.
- Addition of a swimming pool.
- Addition of an antenna to the roof.

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.

The suburb of Kooyong was historically associated with the estate of solicitor Peter Ferrie, who purchased land from Crown Portion 21 in June 1840. This portion comprised sixty acres of land bounded by Glenferrie Road, Gardiners Creek, Avenel Road, and Toorak Road. Ferrie lost his property due to financial constraints in 1843, and the property was taken up by many different owners over a period of twenty years. In 1865, it was purchased by James Fergusson. A lithographer by trade, Fergusson constructed a palatial property of fourteen rooms with auxiliary outbuildings and gardens. This building was later demolished in 1854. All sixty acres of the original grounds were subdivided, making way for the streets of Kooyong.

In 1890 the new railway line to Glen Iris cut a swathe through both the Glen Ferrie Estate and land owned by nurseryman William Bailey in present day Elizabeth Street, cutting off the flood-prone river flats. Chinese market gardeners continued to use the land between the railway and the creek well into the 20th century. Today, Kooyong is characterised by a mixture of Federation/Edwardian and Interwar private residences.

• Place History

719 Toorak Road, originally listed as 37 Toorak Road, was designed by Francis J. Davies for Mrs. Roberts, widow of William Roberts, in 1919. A fellow of the Royal Institute of Victorian Architects (FRIVA), Davies is controversially known for designing W.D. & H.O. Wills (Aust.) Ltd.'s five story interwar tobacco warehouse at 411-424 Swanston Street, Melbourne, following the 1925 collapse of his original building design that killed four workmen and injured at least three others (The Herald 1925, 1).

While there is little known about the house during its initial years, a Sands and McDougall directory reveals that occupancy was taken up by Stephen F. Roberts by 1925 (Sands & McDougall 1925). Although difficult to confirm, it is likely that Stephen F. Roberts bore a relation to Mrs. Roberts. A key change during the property's early history includes the 1919 addition of an adjoining motor garage (Lewis and Aitkin 1992). Occupancy by the Roberts family ended after a decade.

In 1928, emerging neurologist and art collector Leonard Bell Cox and Nancy Compson Cox (née Trumble) purchased 719 Toorak Road (Sands McDougall 1930). Educated at Wesley College and the University of Melbourne, Leonard Cox had a lasting friendship with Sir Robert Menzies, and is notable for his significant contributions to neurological literature (Schwieger 1993). As an avid art collector, he also helped establish the National Gallery Society of Victoria, which he was president of in 1952. In 1935, the residency whereby the house was officially re-listed as 719 Toorak Road, Kooyong. Throughout their thirty-three year occupancy at the house, both Leonard and Nancy Cox were noted for their major philanthropic contributions to public causes.

Leonard and Nancy Cox moved out of the house in 1962 and, by the mid- 1960s, Geelong sportsman and engineer F. A. V. Goldstone had taken up residence. Known modifications during the late 20th century included the removal of a mature cypress (*Cupressus*) hedge and low rendered wall, and the subsequent insertion of a high boundary wall in 1992 (Lewis and Aitkin 1992).

Comparative Analysis

719 Toorak Road is the only residence by Francis J. Davies afforded heritage protections in Victoria. No other dwellings designed by Davies have been identified through desktop research. The following comparative analysis is based on an assessment of the architectural style and quality of the building within the City of Stonnington.

Comparative examples include:

- **Thanes, 13A Monaro Road, Kooyong (HO83 / VHR H0953).** Designed by Walter Richmond Butler, the dwelling called 'Thanes' is of 'architectural significance as an extraordinary example of the Arts and Crafts freestyle, with distinctive Elizabethan influences, and as perhaps the most unusual Arts and Crafts residence constructed in Victoria' (VHR H0953). Both dwellings are characterised by Elizabethan influences, in particular the projecting render swagged parapets. The buildings differentiate in their overarching styles, however, with 719 Toorak Road taking on more Spanish Mission influences and Thanes taking on more of Arts and Crafts influences.
- **546 Orrong Road, Armadale (not currently listed).** Although this property is not protected by a HO, it shares some important similarities with 719 Toorak Road as a Spanish Mission interwar era dwelling. Importantly, both residences include swagged parapets and a porte cochere with repeated arched openings set on square columns with moulded detailing. Although they are of different scales, they are both considered to be highly intact and illustrative examples of the Spanish Mission style.
- **61 Clendon Road, Toorak (individually significant in Montalto Avenue Precinct (HO143)).** 61 Clendon Road consists of an interwar dwelling with some Spanish Mission influences. Both buildings share the same scale, hipped roof form and materiality, however 719 Toorak Road presents as a more unique building owing to the swagged parapets, porte cochere, profiled chimneys and cement render detailing.

By means of the above comparative examples, it is clear that 719 Toorak Road is an intact and high-quality example of an interwar era dwelling with both Spanish Mission and Elizabethan influences. The building is architecturally unusual and unique within the municipality.

References

Bryce Raworth Pty Ltd, and D Foster. 2000. 'Kooyong Precinct, Kooyong.' Unpublished report prepared for City of Stonnington. PDF file.

Building Collapse — Three Men for Trial. (1925, 29 June). *The Herald*, p. 1.
<http://nla.gov.au/nla.news-article244037637>.

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

Nigel Lewis and Richard Aitken Pty Ltd. 1992. 'City of Malvern Heritage Study.' Unpublished report prepared for City of Malvern.

Schwieger, A. 1993. 'Cox, Leonard Bell (1894–1976)'. *Australian Dictionary of Biography*. vol. 13. Parkville: Melbourne University Press.

State Library of Victoria, Sands & McDougall Street Directories of Victoria, 1925, 1930.

Stonnington City Council. 1999. Heritage Citation Report: Thanes, 13A Monaro Road, Kooyong, Hermes ID 3749. Unpublished report. PDF file.

Stonnington City Council. 2007. Heritage Citation Report: Montalto Avenue / Stradbroke Avenue / Clendon Road / Toorak Road Precinct, Hermes ID 30767. Unpublished report. PDF file.

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



North east view of upper level storey (source: Extent Heritage Pty Ltd, 2021).



View of east elevation behind the front gate (source: Extent Heritage Pty Ltd, 2021).



North east view of porte cochere (source: Extent Heritage Pty Ltd, 2021).



View of east elevation scalloped parapet (source: Extent Heritage Pty Ltd, 2021).



Detail of chimney and built form of the addition (source: Extent Heritage Pty Ltd, 2021).

Authors

Former citation prepared by: Nigel Lewis and Richard Aitken Pty Ltd, 1992.

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

Appendix B - Updated Heritage Overlay citations – precincts

Heritage Citation – Precinct

Heritage Place: Montalto Avenue Precinct

Address: 1-33 and 2-32 Montalto Avenue, 679-692 Orrong Road, 1A, 1B, 1 and 3 Stradbroke Avenue, and 6-8 Stonehaven Court, Toorak

Designer: N/A

Builder: N/A

HO Reference: HO143

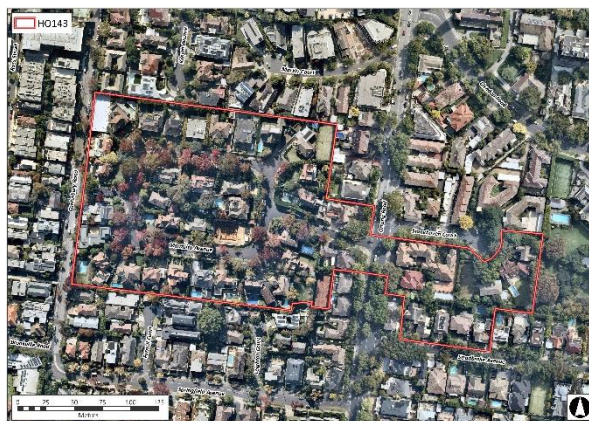
Citation status: Final

Date Updated: 23 March 2022

Year of Construction: 1920s-1930s



Photograph of view along 17-19 Montalto Avenue (source: Extent Heritage, 2021).



Location map and extent of HO143.

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: The existing (1993) precinct for HO143 is highly disjointed, with a series of building clusters that are not physically or aesthetically connected to one another. As a result, it is recommended to revise the curtilage of HO143 to align with the curtilage outlined in this precinct citation. The remainder of the precinct has been divided into new precincts and individual places, or recommended for removal from the Heritage Overlay; tree controls are recommended in relation to the sweetgum (*Liquidambar*) street trees on Montalto Avenue and Orrong Road, Edna Walling gardens at 23 Montalto Avenue and 6 Stonehaven Court, the Western Australian peppermint (*Agnus flexuosa*) tree at 7 Montalto Avenue, as well as a large eucalypt (*Eucalyptus*) tree and two mature cedar (*Cedrus*) trees at 6 Stonehaven Court.

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 Montalto Avenue Precinct, comprising properties on Montalto Avenue, Orrong Road, Stradbroke Avenue, and Stonehaven Court, Toorak, is locally significant. In addition, the sweetgum (*Liquidambar*) street trees on Montalto Avenue and Orrong Road, Edna Walling gardens at 23 Montalto Avenue and 6 Stonehaven Court, the Western Australian peppermint (*Agnus flexuosa*) tree at 7 Montalto Avenue, as well as a large eucalypt (*Eucalyptus*) tree and two mature cedar (*Cedrus*) trees at 6 Stonehaven Court are also locally significant.

Significant properties include:

- 16 Montalto Avenue, Toorak (highly intact and fine example of an Interwar Old English building)
- 18 Montalto Avenue, Toorak (highly intact and fine example of an Interwar Old English building)
- 19 Montalto Avenue, Toorak (highly intact and fine example of an Interwar Old English building with Tudor influences)
- 32 Montalto Avenue, Toorak (highly intact and fine example of an Interwar Old English building with Tudor influences)
- 681 Orrong Road, Toorak (highly intact and fine example of an Interwar Old English building)
- 1-8 Stonehaven Court 1-8 and 692 Orrong Road, Toorak (a substantial and intact example of an interwar Old English apartment building with Tudor Revival influences, designed by Robert Hamilton)
- Mullion at 6 Stonehaven Court, Toorak (Prairie style interwar era dwelling, designed by Walter Burley Griffin and Eric M. Nichols, original trees from the Egoleen Estate and Edna Walling designed gardens)

The remainder of the precinct is largely characterised by contributory buildings, with a small number of non-contributory infill developments. Refer to the gradings map for designations.

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

- The generous allotments, subdivision pattern and unique loop road formation established by the 1927 Montalto Estate, the last character of which creates a 'village' feel.
- The presence of a large group of individually significant dwellings of varying Interwar styles, including Old English, Georgian Revival, Tudor Revival and Prairie style, some associated with prominent architects.
- The high integrity of the contributory interwar buildings when viewed from the street. Dwellings typically survive with their presentation to the street largely unaltered, retaining elements such as verandahs, porticos, roof forms, chimneys, window and door openings, brick detailing and timber joinery;
- The regularity and harmony of the double-storey, freestanding interwar era building stock;
- Consistency in front setbacks on each individual street;
- Buildings characterised by brick, timber wall panelling, render, tile and timber joinery, as well as hipped and gabled roofs;
- Building designs responding to the rise in popularity of the motor car;
- Original or period appropriate front fences; and

- A garden estate character established by well-maintained garden settings and street trees, particularly the sweetgum (*Liquidambar*) trees. Some gardens were designed by Edna Walling, including 23 Montalto Avenue and 6 Stonehaven Court.
- Remnant landscaping from the former estates, including a large eucalypt (*Eucalyptus*) tree and two mature cedar (*Cedrus*) trees at 6 Stonehaven Court from the former Egoleen Estate, and the rare Western Australian peppermint (*Agnus flexuosa*) tree at 7 Montalto Avenue from the original Montalto Estate.

Later alterations and additions to the properties are not significant.

How is it significant?

The Montalto Avenue Precinct is of local historical, representative and aesthetic significance to the City of Stonnington. The precinct also has associative significance as related to a number of notable architects and landscape designer.

Why is it significant?

The Montalto Avenue Precinct is historically significant as the 1927 subdivision of the Montalto Estate which saw the formation of a highly unusual loop road form in the suburb. Amongst this, the Western Australian peppermint (*Agnus flexuosa*) tree at 7 Montalto Avenue is historically significant as a remnant planting from the original Montalto Estate. It is also historically significant as forming part of the 1927 Egoleen Estate subdivision; the former estate is still evident through a large eucalypt (*Eucalyptus*) tree and two mature cedar (*Cedrus*) trees at 6 Stonehaven Court. The precinct forms a tangible link to the original estates and interwar subdivision story of Toorak. (Criterion A)

The Montalto Avenue Precinct contains a good representative collection of Interwar era dwellings of various styles, including Old English, Georgian Revival, Tudor Revival and Prairie style. (Criterion D)

The Montalto Avenue Precinct is aesthetically significant as an intact and visually cohesive group of streetscapes in the City of Stonnington for this period of development. The streetscape consists of a large number of fine, well-detailed and cohesive freestanding dwellings from the interwar eras, as well as an aesthetically pleasing apartment building from the same era. As a group they display cohesion through form, materials, setbacks and heights, as well as a strong garden estate character established by sweetgum (*Liquidambar*) trees, landscape architect designed gardens and remnant Victorian era estate trees, which combine to create a harmonious and attractive streetscape. The unique subdivision pattern formed by the Montalto Estate subdivision adds further aesthetic appeal, creating a village feel to the loop road. (Criterion E)

The Montalto Avenue Precinct has associative significance, featuring examples of the work of noted architects Walter Burley Griffin, Eric M. Nichols and Robert Hamilton as well as an Edna Walling designed garden. (Criterion H)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Montalto Avenue Precinct is historically significant as the 1927 subdivision of the Montalto Estate which saw the formation of a highly unusual loop road form in the suburb. Amongst this, the Western Australian peppermint (<i>Agnus flexuosa</i>) tree at 7 Montalto Avenue is historically significant as a remnant planting from the original Montalto Estate. It is also historically significant as forming part of the 1927 Egoleen Estate subdivision; the former estate is still evident through a large eucalypt (<i>Eucalyptus</i>) tree and two mature cedar (<i>Cedrus</i>) trees at 6 Stonehaven Court. The precinct forms a tangible link to the original estates and interwar subdivision story of Toorak..
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The 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>	The 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>	The Montalto Avenue Precinct contains a good representative collection of Interwar era dwellings of various styles, including Old English, Georgian Revival, Tudor Revival and Prairie style.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Montalto Avenue Precinct is aesthetically significant as an intact and visually cohesive group of streetscapes in the City of Stonnington for this period of development. The streetscape consists of a large number of fine, well-detailed and cohesive freestanding dwellings from the interwar eras, as well as an aesthetically pleasing apartment building. As a group they display cohesion through form, materials, setbacks and heights, as well as a strong garden estate character established by sweetgum (<i>liquidambar</i>) trees, landscape architect designed gardens and remnant Victorian era estate trees, which combine to create a harmonious and attractive streetscape. The unique subdivision pattern

		formed by the Montalto Estate subdivision adds further aesthetic appeal, creating a village feel to the loop road.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The 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>	The 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>	The Montalto Avenue Precinct has associative significance, featuring examples of the work of noted architects Walter Burley Griffin, Eric M. Nichols and Robert Hamilton as well as an Edna Walling designed garden.

Description

• Physical Analysis

The Montalto Avenue Precinct comprises all the properties fronting Montalto Avenue, the south side of Stonehaven Court, the properties between Montalto Avenue and Southaven Court on Orrong Road, and several properties on Stradbroke Avenue. Montalto Avenue is an internally focused residential precinct. Entry to the avenue is from Orrong Road to the east and Canterbury Road to the west. The main road is aligned in an unusual square formation with houses on the perimeter and the central, inner square. Each corner of the internal road is extended in a small cul-de-sac. Stonehaven Court is accessed from Orrong Road to its west and ends at the east in a cul-de-sac. Stradbroke Avenue is accessed from Orrong Road to the west and Clendon Road to the east. The precinct is bounded to its north and east by residential properties, Stradbroke Avenue to the south and Canterbury Road to the west. There are no laneways intersecting or bordering the precinct.

Montalto Avenue

Montalto Avenue is a narrow street with two-way traffic and parking on both sides of the street. The avenue is predominantly planted with sweet gum (*liquidambar*) trees. The mature trees form a dense canopy that shades the road and footpath. The trees are located within planting strips along the street side with a concrete footpath between the planting strips and the property boundaries. The streetscape consists of this layout with the exception of the north side of the outer side of the loop which lacks the concrete footpath. The southeast corner is unique with a centered tree planted in a circular garden bed in the middle of the cul-de-sac. The street lacks additional roadside landscaping except on the north side where the wider planting strip extends into the front yard of the bordering properties. Montalto Avenue is surfaced in bitumen with concrete curbs and crossovers.

The Montalto Avenue area is characterised by low-density residential properties. There are thirty-three properties fronting Montalto Avenue on allotments that are generally larger than the allotment sizes the immediate surrounding area. The properties have a consistent setback on the outer and inner rings of the avenue. Street front boundary fences in the avenue come in a wide variety of styles with no consistent style, form, height or colour. A notable front wall is 1 Montalto Avenue with a tall hedge wall over a tall brick wall. The wall is the tallest and most imposing within the avenue. Most houses have a single or return driveway with off street parking. The alignment of Montalto Avenue forming a closed centred loop with two end access points has contributed to the overall character of the street.

The setback of the properties allows for a sizeable front yard, often the same size as the backyards in some properties. In corner properties and in the inner ring, the front yards represent the majority of open space in the properties. Several houses have swimming pools and the largest corner cul-de-sac lots each include a tennis court. Most houses are surrounded by a leafy garden with smaller trees and shrubs predominating, although a few properties have larger specimen trees.

The architectural character of Montalto Avenue consists predominantly of two-storey detached Interwar era houses. The houses are reflected in two primary design styles, Old English (some with Tudor Revival influences) and Georgian Revival. Old English houses are generally characterised by clinker brick, steep pitched tiled roofs, render with brick detailing, wide chimneys, open gable facades and a tall, compact form. Of the Old English style, Tudor Revival examples in the avenue typically include steep pitched hipped and open gable roofs and the distinctive black half-timber façade details; 19 and 32 Montalto Avenue include prime examples of this design. Other variations of the style include the steep pitch roof and prominent bay windows with leadlight glass at 23 Montalto Avenue.

The Georgian Revival style represented in the avenue present more diversity in design influences including of the Spanish Mission and Arts and Crafts styles. Most of the houses are rendered with some presenting open face brick. The rendered houses present in a different range of colours which reduces the cohesiveness of the avenue. The restrained form of the style in addition to distinct details such as Tudor arches, porte cochre, quoining and timber louvred window shutters can be seen at . 3, 8, 9, 20, 29 and 30 Montalto Avenue. While most properties include some form of extension and addition, most are largely sympathetic to the original design intent. Only a handful of properties have been redeveloped and include. 5, 7, 14 and 5 Montalto Avenue, which have all been replaced with contemporary structures. It should be noted that while 14 Montalto Avenue has been designed by well-regarded architect Martin Sachs, its style does not align with the heritage values of the precinct as a 1990s structure.

A Western Australian peppermint (*Agnus flexuosa*) tree, located at 7 Montalto Avenue, is credited as a rare species and a surviving remnant planting attributed to the original Montalto Estate.

The overall character of the avenue is strongly influenced by its streetscape setting and unique subdivision. While the houses within the avenue do generally belong to one of two main architectural styles identified, the form, character and detailing of the structures are highly diverse within the area. The only true consistency in the built form of the avenue lies in the setback of the properties, otherwise is it tied together as an interwar era streetscape.

Orrong Road

Orrong Road is aligned on a north south axis. It is a wide major thoroughfare with two lanes and street side parking on each side of the road. The road is laid in bitumen and has concrete curbs, crossovers, a planting strip and concrete walkway within the precinct. Four properties on Orrong Road lie within the precinct. This includes 692 and 694 Orrong Road on the east side and 679 and 681 Orrong Road on the west side. The streetscape of Orrong Road is dominated by mature sweetgum (*liquidambar*) trees on both sides of the road. There is a tall mature evergreen tree in front of 692 Orrong Road which stands out during the winter months when the other trees are bare. The four properties have significant street frontage and are highly visible from the wider street level. The properties on the west side are fronted by tall masonry walls. The properties on the east are open to the street with low masonry walls and hedges demarcating the street boundary.

679 Orrong Road is a two-storey Georgian Revival residence presenting a restrained symmetrical form typical of the style. The house also presents a porte cochre with arched openings that a hallmark of the style. On the other hand, 681 Orrong Road is an Old English style house featuring distinct open half-timbered gable facades. Additional details include the brick nogging and Marseilles tiled roof that are cohesive with the style. The two houses which flank the entrance to Montalto Avenue aesthetically align within the broader Interwar style of the avenue beyond.

692 Orrong Road is a large raised two-storey Old English Tudor style apartment building. The structure commands an impressive and imposing façade overlooking the street. The street level provides access to a four car garage. The structure presents detailing typical of the style including the wide embellished chimneys, open gable bay with black half timbering, open face chequered and herringbone nogging and the Marseilles roof tile. The property includes a highly landscaped terraced front yard with boxwood (*buxus*) hedges and topiaries visible from the street. The street front main open gable façade includes large, stylised lettering reading 'STONEHAVEN' painted onto the open face brick. 694 Orrong Road is a two-storey apartment complex. The yellow bagged brick structure presents a simple form and evenly spaced fenestration. The Interwar structure presents few embellishments on the façade limited to the wrought iron window grills and dentilled cornice.

Stonehaven Court

Stonehaven Court is aligned on an east west axis. It is a narrow road with two lanes and street side parking on each side of the road. The road is laid in bitumen and has concrete curbs, crossovers, a planting strip and concrete walkway within the street. The street is accessed from its west off Orrong Road and ends to its east at a wide cul-de-sac. Only the south side of the street is included within the precinct, consisting of four properties fronting the cul-de-sac. The western most property is currently an empty lot. The south side of the street includes mature evergreen trees, birch trees and agapanthus underplanting within the planting strip. Three of the properties including the empty lot have coursed rubble front walls with the exception of a tall open face masonry wall at 7 Stonehaven Court.

The three structures along Stonehaven Court are two-storey residential structures. 6 Stonehaven Court, also known as Mullion, is a highly unusual design for the area, built in the Prairie style which drew on the Arts and Crafts movement. Designed by Walter Burley Griffin and Eric M. Nichols, the building emphasises nature and craftsmanship through the extensive use of stone, asymmetry and strong geometric massing. Mullion is also reported to have an Edna Walling garden design. Meanwhile, 7

Stonehaven Court is built with a general Old English style featuring wide chimneys, open gable facades, steep pitched hipped roofs and an overall tall, compact form. 8 Stonehaven Court has a symmetrical front façade and restrained form reminiscent of the Georgian Revival style. However typical details are absent, such as a porte cochre which appears infilled. The structure is rendered white.

The properties are set back evenly around the cul-de-sac with larger front yards. The cul-de-sac is largely shaded by mature trees with a height and canopy that exceeds that of a typical suburban streetscape. Mullion is of particular interest for its tall eucalypt tree and two big spreading cedar (*cedrus*) trees both on the property and on the nature strip; they likely relate to the former Egoleen Estate. Other mature trees include a jacaranda tree at 7 Stonehaven Court and tall oak (*quercus*) trees and dense planting at 8 Stonehaven Court

The streetscape quality is largely created by brush box (*lophostemon confertus*) plantings and the garden settings of the individual properties. The setback and overall consistent form of the structures, partially hidden by the mature dense tree planting lends to an overall sense of cohesiveness within the private cul-de-sac.

Stradbroke Avenue

Stradbroke Avenue is aligned on an east west axis. It is a narrow road with two lanes and street side parking on each side of the road. The road is laid in bitumen and has concrete curbs, crossovers, a planting strip and concrete walkway on both sides of the avenue. The avenue is accessed from its west off Orrong Road and terminates to the east on Clendon Road. Only four properties at 1A, 1B, 1 and 3 Stradbroke Avenue on the north side of the street lie within the precinct. The street is lined with mature oak (*quercus*) trees. The street front boundaries of the four properties are demarcated by a cohesive row of tall white rendered masonry walls and piers with a flat cap. The main car and entrance gates consist of black wrought iron, albeit with different styles and heights. The wall of 1A Stradbroke Avenue is unique for its open face clinker brick expressed base and top course, and terraced face brick pier caps.

1A Stradbroke Avenue is a two-storey house built with Old English influences. This can be seen in its prominent chimneys and open face gable façade. The property is unusual for its extremely long pitched roof extending from the apex of the main structure down to the street front side of the garage extension. 1B Stradbroke Avenue is a modern two-storey house built in a Neo-Georgian style. 1 Stradbroke Avenue is a two-storey Interwar mansion with some Georgian influences seen in its classical ordered portico. 3 Stradbroke Avenue is an imposing two-storey structure with a design reminiscent of the Scottish houses designed by Charles Rennie Mackintosh. This is seen in the grey roughcast render, imposing roof and façade, open gable front, wide chimney and recessed brick motifs. However, the design also presents influences of its local context including exposed rafter eaves, timber louvred shutters and cavetto curved walls not seen in Mackintosh's style.

The houses along Stradbroke Avenue are located within equally sized allotments with 1A Stradbroke Avenue on a slightly larger lot. However, the setbacks of the properties differ along the street. The streetscape is defined by its mature oak planting.

Montalto Avenue Precinct

The Montalto Avenue Precinct includes groups of houses along four different streets. Each section has a different streetscape informed by its alignment and tree planting. Considering the precinct covers four different streets, the house setbacks and front walls alter throughout the precinct. The four properties fronting Stradbroke Avenue feature the most cohesive front walls in the precinct. The precinct is largely entirely defined by two-storey Interwar houses. The most common styles seen throughout the precinct are that of the broader Old English and Georgian Revival styles. Houses may present detailing influenced by other styles including Arts and Crafts and the Tudor styles. This leads to a large range of styles, forms and detailing adding to a sense of cohesive diversity to the precinct. The most impressive houses in the precinct are along Orrong Road and Montalto Avenue. With the exception of five contemporary houses, the rest of the precinct is largely intact, and is considered to be of high integrity and good condition.

- [Alterations and Additions](#)

Montalto Avenue:

- Highly modified front fences throughout.
- Most Georgian Revival style properties have been rendered, some with unsympathetic colours such as grey at 25 Montalto Avenue.
- 5, 7, 14 and 15 Montalto Avenue: all original dwellings replaced with contemporary dwellings.

Orrong Road:

- 679 Orrong Road: dwelling and front wall have been rendered grey.
- 694 Orrong Road: front yard altered.

Stonehaven Court:

- 8 Stonehaven Court: addition of a two-storey extension.

Stradbroke Avenue:

- 1A Stradbroke Avenue: a street front garage with a roof line incorporated to the roof pitch of the main structure.
- 1B Stradbroke Avenue: contemporary dwelling added.

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 1920s and 1930s. While the subdivision of large estates was also taking place 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 housing developments that took place during the interwar period.

Montalto Avenue

In the 1850s, Montalto was one of the large estates located around the emerging Toorak Village. Other estates in the vicinity were Tintern, Springfield, Balmerino and Leura. An 1850s map of the area shows these properties on large portions of land. Over the next forty years, the precinct west of Canterbury Road was developed intensely. However, there was little development east of Canterbury Road. By 1899, both the Montalto and Laura Estates, then known as Montalta were still remaining in the large area bounded by Orrong Road, Toorak Road, Canterbury Road and roughly present day Selbourne Road (MMBW 1899).

In 1927, the Montalto Estate was surveyed by J. Gillespie and subsequently subdivided to form Montalto Avenue and 33 lots. The subdivision was distinct in its unusual geometric form and comprised an enclosed rectangular road with entrances to Canterbury Road to the west and Orrong Road to the east. Its design has been noted in previous studies for creating an unusual village-like street pattern that was ideal for the construction of distinguishable architecture and landscape design (John Curtis Pty Ltd 1991, 2-5). Throughout the late 1920s and 1930s, grand architect designed interwar homes were erected on the newly available generous allotments that had formerly comprised the Montalto Estate.

Stonehaven Court

As with Montalto Avenue, Stonehaven Court was developed following the subdivision of a grand Toorak estate known as Egoleen. Owned by notable pastoralist and politician Sir Francis Ormond, Egoleen was located at the corner of Clendon and Orrong Roads and neighbouring Coonac Estate. It was subsequently subdivided in 1927, similarly reflecting the rampant interwar period of subdivision and development in Toorak (The Argus 1926, 35; The Argus 1927, 13).

Notable properties erected in the area following subdivision include the distinct Prairie style dwelling Mullion at 6 Stonehaven Court (1927-28), which also comprises the original trees that were part of the Egoleen Estate, and the flats Stonehaven Court at the corner of Orrong Road. Designed by architects Walter Burley Griffin and Eric Nicholls, Mullion has also been noted for its Edna Walling designed gardens.

679, 681, 690 & 692 Orrong Road

This area of Orrong Road was developed in three stages. While 679 Orrong Road was erected following the initial 1927 subdivision of Montalto Estate, 681 was not constructed until Montalto's demolition in 1931. Thus, although the Estate's 1927 subdivision resulted in the formation of the majority of allotments at Montalto Avenue, the north east corner of the Estate was retained as present day 681-689 Orrong Road. It was only following the death of Montalto's owner Agnes Kelly whereby the mansion was demolished and further subdivided (Bryce Raworth Pty Ltd 2015). The English Domestic Revival dwelling at 681 Orrong Road was erected shortly after. Given the lack of archival material, the architect has yet to be determined. The Robert Hamilton designed interwar Old English flats 'Stonehaven Court' at 692 Orrong Road, is believed to have been erected following the 1927 subdivision of Egoleen Estate.

1A, 1B, 1 and 3 Stradbroke Avenue

According to existing research, the dwellings in this area of Stradbroke Avenue were developed at a later subdivision (Nigel Lewis 1992, 50). The exact date has yet to be determined, although the building typology indicates that it likely took place in the 1930s. The dwelling at 1B Stradbroke Avenue was constructed in 2000.

Comparative Analysis

The Montalto Avenue Precinct is characterised by predominantly two-storey interwar era houses. The most common styles seen throughout the precinct are that of the broader Old English and Georgian Revival styles, however many dwellings present detailing influenced by other styles including Arts and Crafts and the Tudor styles. There is also an unusual Prairie style dwelling.

Comparative precinct examples include:

- **Huntingfield Road Precinct (HO347).** The Huntingfield Road Precinct is an important and distinctive example of an interwar residential estate of Georgian Revival dwellings. The quality of its houses, the relative uniformity of their scale and architectural character, the extent to which the original interwar houses survive largely intact, the slight bend to the road and the maturity of its street trees all combine to encapsulate the essence of an affluent interwar suburb. The Montalto Precinct shares many qualities with Huntingfield Road, including the presence of Georgian Revival dwellings, intactness of dwellings to their original states, a dominant two-storey character, unique road formation and street trees, however it is also more diverse in its architectural character and has some infill development. Further, Montalto Precinct has a larger number of individually significant buildings.
- **St Georges Court Precinct (HO348).** St Georges Court Precinct is an interwar era precinct which is also characterised by two-storey Georgian Revival style residences. However, St Georges Court Precinct is also heavily influenced by Mediterranean architecture and consists of a number of masonettes as opposed to single, freestanding residences. The Montalto Precinct shares

many qualities with the St Georges Court Precinct, including the presence of Georgian Revival dwellings, intactness of dwellings to their original states, a dominant two-storey character, unique road form and street trees, however it is also more diverse in its architectural character and has some infill development. Further, Montalto Precinct has a larger number of individually significant buildings.

- Kooyong Precinct (HO181).** The Kooyong Precinct consists of a relatively intact and visually cohesive group of buildings consisting of a large number of fine, well-detailed and cohesive freestanding dwellings from the Federation/Edwardian and interwar eras. The Kooyong Precinct shares similarities to the Montalto Precinct in terms of diversity in interwar architectural character, height, form and intactness, and both include a number of notable individually significant buildings.

As demonstrated by the above examples, the Montalto Avenue Precinct encompasses a high quality and intact collection of interwar era residences, a dominant two-storey character, a unique subdivision and looped road form, and strong landscape character through consistency in street trees. The range of interwar styles, forms and detailing add a sense of cohesive diversity. Further, the Montalto Precinct has a larger number of significant buildings than many other precincts in the City of Stonnington.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

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

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
MONTALTO AVENUE			
1 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
2 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
3 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
4 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
5 Montalto Avenue	House	Contemporary	NC
6 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
7 Montalto Avenue^	House	Contemporary	NC
8 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
9 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
10 Montalto Avenue	House	Interwar period (c.1910-c.1940)	S
11 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
12 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
14 Montalto Avenue	House	Late Twentieth Century (c.1960-c.2000)	NC
15 Montalto Avenue	House	Contemporary	NC
16 Montalto Avenue	House	Interwar period (c.1910-c.1940)	S
17 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
18 Montalto Avenue	House	Interwar period (c.1910-c.1940)	S
19 Montalto Avenue	House	Interwar period (c.1910-c.1940)	S
20 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
21 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
22 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
23 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
24 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
25 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
26 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
27 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
28 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
29 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
30 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
31 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
32 Montalto Avenue	House	Interwar period (c.1910-c.1940)	S
33 Montalto Avenue	House	Interwar period (c.1910-c.1940)	C
ORRONG ROAD			
679 Orrong Road	House	Interwar period (c.1910-c.1940)	C
681 Orrong Road	House	Interwar period (c.1910-c.1940)	S
690 Orrong Road	House	Interwar period (c.1910-c.1940)	C
1-8/692 Orrong Road	Flat	Interwar period (c.1910-c.1940)	S
STONEHAVEN COURT			
6 Stonehaven Court	House	Interwar period (c.1910-c.1940)	S
7 Stonehaven Court	House	Interwar period (c.1910-c.1940)	C
8 Stonehaven Court	House	Interwar period (c.1910-c.1940)	C
STRADBROKE AVENUE			
1A Stradbroke Avenue	House	Interwar period (c.1910-c.1940)	C
1B Stradbroke Avenue	House	Contemporary (built 2000)	NC
1 Stradbroke Avenue	House	Interwar period (c.1910-c.1940)	C
3 Stradbroke Avenue	House	Interwar period (c.1910-c.1940)	C

^ note: although the building is graded NC, the site is subject to tree controls. Refer to the statement of significance for details.

References

Clendon Estate, Toorak. (1923, March 16). *The Herald*, 12.

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.

Display Advertising- SATURDAY NEXT EGOLEEN ESTATE TOORAK. (1927, February 17). *The Argus*, 13.

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

John Curtis and Associates with Graeme Butler. 1991. 'Prahran Character and Conservation Study.' Unpublished report prepared for City of Prahran. PDF File.

Kearney, James. 1855. Map of Melbourne and Its Suburbs. Cartographic material. State Library of Victoria.

Nigel Lewis and Associates. 1992. 'Prahran Conservation Study.' Unpublished report prepared for City of Prahran.

State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 973, dated 1899.

State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 974, dated 1900.

Stonnington City Council. 2008. Heritage Citation Report: Huntingfield Road Precinct, Hermes ID 31528. Unpublished report. PDF file.

Stonnington City Council. 2008. Heritage Citation Report: Kooyong Precinct, Hermes ID 31189. Unpublished report. PDF file.

Stonnington City Council. 2008. Heritage Citation Report: St Georges Court Precinct, Hermes ID 31529. Unpublished report. PDF file.

Stonnington City Council. 2017. Heritage Citation Report: 687-689 Orrong Road, Hermes ID 31529. Unpublished report. PDF file.

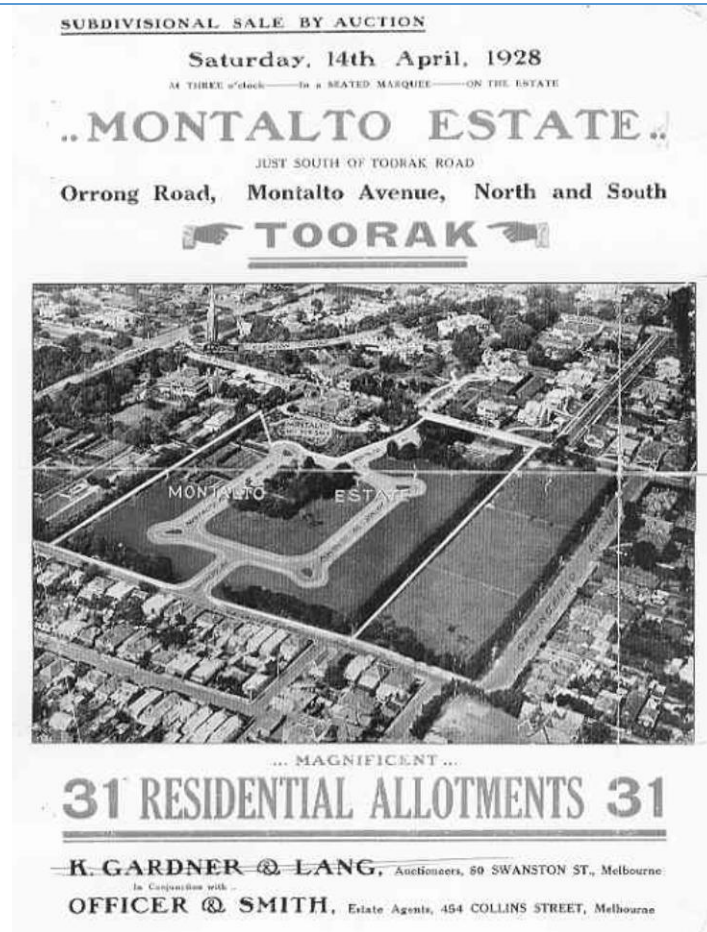
TOORAK MANSION SOLD. (1926, October 30). *The Argus*, 35.

Unknown. c.1927. Montalto Estate subdivision. Subdivision plan. Prahan Collections, ref no. PH1387. Stonnington History Centre.

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



Subdivision sale poster from 1928 (source: City of Stonnington, 'Montalto estate – land subdivision', Reference number: PH1387.1).



10 Montalto Avenue, Armadale.
(source:www.realestate.com).



16 Montalto Avenue, Toorak (source: City of Stonnington, 2020)



18 Montalto Avenue, Toorak (source: City of Stonnington, 2020).



18 Montalto Avenue, Toorak (source: City of Stonnington, 2020).



32 Montalto Avenue, Toorak (source: City of Stonnington, 2020)



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



6 Stonehaven Court, Toorak which contains early plantings (source: City of Stonnington, 2020).



Western Australian peppermint (*Agnus flexuosa*) tree at 7 Montalto Avenue (source: Extent Heritage Pty Ltd, 2021).



View along 17-19 Montalto Avenue, Toorak
(source: Extent Heritage Pty Ltd, 2021).



View along 2-5 Montalto Avenue, showing the
street trees (source: Extent Heritage Pty Ltd,
2021).



View along 21-19 Montalto Avenue, Toorak
(source: Extent Heritage Pty Ltd, 2021).



View of 679 and 681 Orrong Road, Toorak and
entrance to Montalto Avenue (source: Extent
Heritage Pty Ltd, 2021).

Authors

Former citation prepared by: Context Pty Ltd, 1993.

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

Heritage Citation – Precinct

Heritage Place: Power Street Precinct

Address: 1-43 and 2-32 Evans Court, 2-18 Glenbervie Road, 2,3, 18 and 25 Glen Road, 449-487 Glenferrie Road, 1, 2 and 3 Glyndebourne Avenue, 1-5 and 2-6 Kooyong Road, 3-15 and 4-12 Kyeamba Grove, 1-17 and 2-18 Merriwee Crescent, 1-13 and 2-14 Monomeath Avenue, 2-20, 9-19 and 25 Moonga Road, 1-3 Myrong Crescent, 1-27 and 4-20 Power Avenue, 1-21 and 2-18 Toorak Avenue, 625-665 Toorak Road and 2-42 Warra Street, Toorak

Designer: N/A

Builder: N/A

HO Reference: HO180

Citation status: Final

Date Updated: 23 March 2022

Year of Construction: 1890s-1930s



Photograph of 12 and 12A Monomeath Avenue (source: City of Stonnington, 2020).



Location map and extent of HO180.

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: Retain as a locally significant precinct 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 Power Street Precinct, comprising properties on Evans Court, Glenbervie Road, Glen Road, Glenferrie Road, Glyndebourne Avenue, Kooyong Road, Kyeamba Grove, Merriwee Crescent, Monomeath Avenue, Moonga Road, Myriong Crescent, Power Avenue, Toorak Avenue, Toorak Road and Warra Street, Toorak, is locally significant.

Significant properties include:

- 1 Evans Court, Toorak (highly intact and fine example of an Interwar Old English building, designed by Joseph Plottel)
- 8 Evans Court, Toorak (highly intact and fine example of an Interwar Old English building)
- 11 Glenbervie Road, Toorak (an intact and notable example of an Interwar Georgian Revival building and fence with Mediterranean design influences, designed by Arthur Barnes)
- 'Wyndarring' at 2 Glyndebourne Avenue, Toorak (highly intact and visually distinct example of an Interwar residence with Arts and Crafts influences)
- 1 Merriwee Crescent, Toorak Toorak (highly intact and fine example of an Interwar Old English building)
- 12 and 12A Monomeath Avenue, Toorak (highly intact and fine example of an Interwar Old English masonette with Tudor influences)
- 3 Myriong Crescent, Toorak (a high quality and intact example of an Interwar Old English / English Domestic Revival residence, designed by Arnaud E. Wright)
- 8 Power Avenue, Toorak (a high quality example of Harold Debrowe-Annear's interwar domestic designs)
- 19 Power Avenue, Toorak (highly intact and fine example of an Interwar Old English building, designed by Arnaud E. Wright)
- 21 Power Avenue, Toorak (highly intact and fine example of an Interwar Old English building, designed by Arnaud E. Wright)
- 1-5/625 Toorak Road, Toorak (highly intact and fine example of an Interwar Old English apartment building, designed and altered by Joseph Plottel)

The remainder of the precinct is largely characterised by contributory buildings, with a series of non-contributory infill developments. Refer to the gradings map for designations.

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

- The distinctive pattern of subdivision and development created by groups of Interwar housing amongst some Victorian and Federation era dwellings and shops;
- The presence of a large group of individually significant dwellings and apartment buildings of varying Interwar styles, including Old English and Georgian Revival, some associated with prominent architects;
- The relatively high integrity of the contributory buildings when viewed from the street. Dwellings typically survive with their presentation to the street largely unaltered, retaining elements such as verandahs, porticos, roof forms and parapets, chimneys, window and door openings, brick detailing and timber joinery;

- Consistency in front setbacks on each individual street;
- Buildings characterised by brick, render, tile and timber joinery, as well as hipped and gabled roofs;
- Building designs responding to the rise in popularity of the motor car; and
- Some original or period appropriate front fences.

Later alterations and additions to the properties are not significant.

How is it significant?

The Power Street Precinct is of local historical, representative and aesthetic significance to the City of Stonnington. The precinct also has associative significance with a range of notable architects.

Why is it significant?

The Power Street Precinct is historically significant as a substantial representation of residential development of the interwar period that took place following the subdivision of the large estates of the previous century. These developments combine with other remnant commercial and residential buildings of the first wave of limited development during the 19th and early 20th centuries to form a tangible link to two distinct periods of development and change in Toorak. The area covers four former estates, and a series of subdivision land parcels named Glyn, Glyndebourne, Mayfield and Grong Grong, Metford/Kyeamba, Myrong and Moonga from which street names have been derived. (Criterion A)

The Power Street Precinct contains a good representative collection of interwar era dwellings of various styles, including Old English, Georgian Revival, Art Deco and Tudor Revival. (Criterion D)

Owing to the higher level of integrity, Glenferrie Road, Kyeamba Grove, Moonga Road and Toorak Road in particular are aesthetically significant as an intact and visually cohesive group of streetscapes in the City of Stonnington for this period of development. The streetscape consists of a large number of fine, well-detailed and cohesive dwellings and apartment buildings from both the Federation and Interwar eras. As a group they display cohesion through form, materials, setbacks and heights. (Criterion E)

The St Georges Court Precinct has associative significance, featuring examples of the domestic Interwar work of noted architects Joseph Plottel, Arthur Barnes, Arnud E. Wright and Harold Desbrowe-Annear. (Criterion H)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Power Street Precinct is historically significant as a substantial representation of residential development of the interwar period that took place following the subdivision of the large estates of the previous century. These developments combine with remnant commercial and residential buildings of the first wave of limited development during the 19th and early 20th centuries to form a tangible link to two distinct periods of development and
---	--	---

		change in Toorak. The area covers four former estates, and a series of subdivision land parcels named Glyn, Glyndebourne, Mayfield and Grong Grong, Metford/Kyeamba, Myrong and Moonga from which street names have been derived.
<i>B</i>	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The 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>	The 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>	The Power Street Precinct contains a good representative collection of Interwar era dwellings of various styles, including Old English, Georgian Revival, Art Deco and Tudor Revival.
<i>E</i>	<i>Importance in exhibiting particular aesthetic characteristics</i>	Owing to the higher level of integrity, Glenferrie Road, Kyeamba Grove, Moonga Road and Toorak Road in particular are aesthetically significant as intact and visually cohesive group of streetscapes in the City of Stonnington for this period of development. The streetscape consists of a large number of fine, well-detailed and cohesive dwellings and apartment buildings from both the Federation and Interwar eras. As a group they display cohesion through form, materials, setbacks and heights.
<i>F</i>	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The 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>	The 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 St Georges Court Precinct has associative significance, featuring examples of the domestic Interwar work of noted architects

		<p>Joseph Plottel, Arthur Barnes, Arnuaud E. Wright and Harold Desbrowe-Annear.</p> <p>Works by Robert Bell Hamilton, Walter Butler, the Klingenders and the Kings have also been reported, however the specific addresses have not been identified.</p>
--	--	--

Description

• Physical Analysis

The Power Street Precinct in Toorak covers a large area roughly comprising of two sections. The larger portion consists of asquare like area bounded by Glenferrie Road to the east, Warra Street and the rail line to the north, Moonga Road to the west and Toorak Road to the south. The precinct extends west and south along Evans Court and Kyeamba Grove before bending north to include the properties roughly bounded by Kooyong Road to the west and around Glyndebourne Avenue. The area is serviced by Kooyong Railway Station. The Power Street Precinct is largely residential.

Glenferrie Road

There is a small commercial zone in the northeast corner of the precinct along Glenferrie Road off the railway station. The Federation era two-storey shops present a simple flush façade with a street front awning and flat parapet typical of the era. The northern most shop named Pedersen's Buildings at 485/487 Glenferrie Road introduces Victorian era influences with prominent upper-level verandah with decorative timber balustrades, posts and valance and trim mouldings. The ground level façades of the commercial buildings are highly altered which is expected within a commercial setting. However, the upper level façades and overall form of the commercial zone are intact. Along with the adjacent rail signal boxes, the area retains the early Federation character of Glenferrie Road.

The area south of the commercial zone along Glenferrie Road is characterised by large Interwar villa style two-storey multi-unit buildings. The large, rendered masonry structures present a well-grounded form with a low hipped roof, detailed with raised entrance porticos, level courses, dentilled windowsills and cornices which are characteristic of the style. Exemplar forms can be found at El Tovar at 469 Glenferrie Road, Coxley at 455 Glenferrie Road and Melville Court at 453 Glenferrie Road. The area includes the Kooyong Gardens, a large but narrow park aligned parallel to the road. The park is mostly covered in an expanse of lawn and a play area with interspaced shrub planting along its west perimeter and mature eucalyptus trees.

Monomeath Avenue

Monomeath Avenue is a narrow two lane avenue aligned on an east west axis, with street parking, planting strip and concrete footpath. The road is laid in bitumen with concrete curbs, crossover and bluestone gutter. There is a raised bluestone island at the west end. The road is planted with oak (*quercus*) trees with a moderate height. The street front boundaries are mostly demarcated by tall, rendered masonry walls. A distinct open face low red brick retaining wall with detailed distinct stretcher, header and recessed header courses is presented along 12-14 Monomeath Avenue.

The most prominent style in the avenue comprises of two-storey interwar villas and semi-detached structures including at 4, 11, and 13 Monomeath Avenue. Good examples with a well-defined typical form and detailing including a symmetrical front façade with portico can be seen at 10 Monomeath Avenue and the semi-detached dwelling at 8 Monomeath Avenue with its Tudor arched porticos. Other notable structures on Monomeath Avenue include the Federation style villa at 14 Monomeath Avenue with a distinct raised corner portico with detailed turned timber posts, valance and prominent bay window with leadlight and stained glass featuring a flower motif. 12 Monomeath Avenue is a two-storey Interwar Old English Tudor style house which is highly intact featuring the black half-timbering, nogging, form and façade that is characteristic to the style. There are several 1970s style open face brick structures at 2, 5 and 9 Monomeath Avenue, as well as a contemporary semi-detached residence at number 7 that remains distinct from the otherwise intact streetscape.

Glenbervie Road

Glenbervie Road is a two-lane road aligned on a north south axis with street parking, planting strip and concrete footpath on both sides of the road. The road is laid in bitumen with concrete curbs, crossover and bluestone gutter. The road is planted with young trees, however large mature trees from bordering front yards with overhanging canopies form a leafy setting along the the road. A tall mature eucalyptus tree at 3 Glenbervie Road is a notable tree along the streetscape. The street front boundaries are demarcated by a mix of low and rendered masonry walls, some with palisade fencing. The street front of 11 Glenbervie Road is of particular interest with its low white roughcast masonry wall with highly detailed wrought iron palisade fence providing direct views to the well-maintained Georgian Revival style house with Mediterranean influences. Another notable building includes the substantial Interwar style residence with Arts and Crafts influences at 3 Glenbervie Road.

This streetscape has been altered through the addition of a range of Neo-Georgian Revival dwellings. Examples include 5, 15, 16 and 17 Glenbervie Road.

A late Victorian style villa is present at 4 Glenbervie Road with a highly detailed front verandah, bracketed cornice, slate roof and distinct short header laid rendered masonry wall and piers with short timber palisade fencing. A distinct and intact Old English Tudor style house is present nearby at 9 Glenbervie Road.

Power Avenue and Power Street

Power Street and Power Avenue are two-lane streets with street parking, planting strip and concrete footpath on both sides of the road. Power Street is laid in bitumen with concrete curbs, crossover and bluestone gutter. Power Avenue is laid in bitumen with bluestone curbs and guttering. The centre of Power Avenue tapers to a single lane for a short distance serving as speed control on the road. The northern end of Power Avenue meets at a close junction with Monomeath Avenue and Toorak Avenue. Power Avenue doglegs slightly at this point with bluestone edged islands. Power Avenue realigns itself northward past the island where it turns into a narrow two-way lane with bluestone edging on the west side and curbs on the right. Power Street and Power Avenue are landscaped with mature oak trees with a moderate height.

Power Avenue presents a predominantly Interwar character in its historic building stock. A notable Old English dwelling is located at 1A Power Avenue and a Georgian Revival example can be seen at 8 Power

Avenue. The centre of the avenue includes a group of highly intact and detailed houses in an Old English Cottage style. Represented by its distinct open gable form with corbelled eaves form, steep pitched Marseilles tiled roof, emphasised entrance and bay windows. The houses include 15, 17, 19 and 21 Power Avenue). They present with cohesive tall, rendered masonry front walls with distinct piers and cavetto curves. The front wall of 19 Power Avenue is notable for its hipped piers, centred arched wall section and stucco render in a similar colour to the main structure. Next to the group of Cottage style houses is 23 Power Avenue, which stands out in the avenue for its large imposing form and a Federation/Edwardian style. The two-storey structure has a symmetrical front façade flanked by bay projections. The red open face brick, white timber detailing, portico entrance and tall corbelled strapwork chimneys are typical to the style.

Power Avenue has also been altered through the addition of a range of Neo-Georgian Revival dwellings. Examples include 2, 5, 7 and 9 Power Avenue. The north lane extension features contemporary houses fronting the lane with little to no setback.

The junction of Power Avenue with Toorak Road is flanked by at 655 and 657 Toorak Road which are exemplar houses influenced by the broader Old English style.

Key buildings on Power Street include an Edwardian era dwelling at 41 Power Street, an Interwar style bungalow at 43 Power Street and a set of Interwar style flats at 45 Power Street. Power Street has also been altered through the addition of a range of Neo-Georgian Revival dwellings. Examples include 37 and 39 Power Avenue. In addition, a 1970s style red brick apartment building is located at 28 Power Street.

Overall, Power Avenue and Power Street remain highly intact in some areas and less so in other areas characterised by infill contemporary development.

Merriwee Crescent and Toorak Avenue

Toorak Avenue is a two-lane avenue with street parking, planting strip and concrete footpath on both sides of the road. The avenue is planted with mature oak trees which shelter the narrow avenue. Toorak Avenue has concrete curbs, crossover, footpath, bluestone guttering and planting strip on both sides of the road. There is a bluestone edged island at the west end of Toorak Road. Merriwee Crescent is a narrow two-lane crescent accessible from Toorak Avenue to the north, before doglegging and terminating at Moonga Avenue to the west. Merriwee Crescent is laid in bitumen with a planting strip, concrete curbs, gutters, crossovers, and footpaths. Merriwee Crescent is planted with young oak trees. The street alignment, size, planting, and house setbacks create an increased sense of privacy within the streetscape.

Toorak Avenue presents a mix of single and double-storey interwar era residences. A notable example includes 11 Toorak Avenue which is described as an early variant of the Georgian Revival style featuring a distinct weatherboard clad façade. Other stripped back Georgian Revival examples include 3 and 5 Toorak Avenue. Arts and Crafts inspired interwar era residences are located at 7 Toorak Avenue and 8 Toorak Avenue (designed by Harold Desbrowe-Annear). Toorak Avenue has also been altered through the addition of a range of Neo-Georgian Revival dwellings. Examples include 12, 16 and 19 Toorak Avenue.

Despite the narrower streetscape of Merriwee Crescent, there are several notable houses particularly on the eastern, raised side of the road. 14 Merriwee Crescent presents as a grand Interwar style villa with its sweeping steps leading up to the stately form of the Georgian Revival house. 12 Merriwee Crescent is located at a prominent corner lot on the bend on the road. It occupies a raised portion of land, and the building itself features stark white render, restrained fenestration, dentilled cornice and slate. The impressive L-shaped form terraced with steep pitched open gables fronts and small gable projections over upper-level windows creates an overall church-like style. The most notable property on the crescent is 1 Merriwee Crescent, characterised by a distinct and highly detailed Old English style and form.

These houses, particularly along Merriwee Crescent, provide evidence of the affluent designs popular during the interwar periods. The two streets remain moderately intact, with a notable number of later infill developments.

Warra Street

Warra Street is a long two-lane street with street parking, planting strip and concrete footpath on the south side of the road. The north side street edging consists of bluestone. The street runs parallel to the railway line with the north side consisting of a rail corridor reserve with dense shrub and tree planting. The south side of the street is planted with mature sweet gum (*liquidambar*) trees.

The street includes domestic scale Federation style houses at 12-14 and 30-36 Warra Street. They are single storey structures on lots smaller than the average sized lots in the precinct. The setbacks, forms, façade and details are largely consistent. The houses present open face red brick masonry with white timber and half-timber detailing, bay windows and return verandahs characteristic of the style.

In addition, there are a large number of interwar era dwellings that are either single residences or maisonettes. Styles include Old English, Arts Deco and bungalows.

The street front boundaries present a range of front wall styles including low rendered masonry walls and white timber picket fences. Aside from the late 20th century flats at 204 Warra Street and some contemporary units at 42 Warra Street, the level of consistency along Warra Street remains quite high in comparison to the rest of the precinct. The style is predominant throughout much of the street except the west side, which presents a variety of styles.

Moonga Road

Moonga Road is a long two-lane road with street parking, planting strip, concrete footpath and bluestone edging on both sides of the road. The road runs under the rail line on its north extent. Moonga Road is planted with a mix of mature oak trees interspersed with jacaranda and eucalypt trees. The front fences along the street remain quite varied, however, a low bluestone wall spanning several houses crossing Toorak Avenue along the north end of the road is of particular interest.

South end of the road predominantly presents Interwar Georgian Revival style villas with a relatively restrained and simple design. Simple characteristic detailing including arched porticos and louvre shutters are used to good effect, especially at properties located on prominent corner lots like number 11 and 13.

Moonga Road also been altered through the addition of a range of Neo-Georgian Revival dwellings. Examples include 6 and 12 Moonga Road. A faux Victorian Italianate residence is also located at 14 Moonga Road.

The streetscape of Moonga Road is defined by its long sloping vista and wide views giving prominence to the robust forms and symmetrical façades. The one and two-storey forms of the houses remain relatively consistent with a three storey Interwar apartment being the only outlier in terms of scale within the street.

Evans Court and Kyeamba Grove

The precinct includes the properties fronting Evans Court and Kyeamba Grove. Evans Court includes concrete curbs, footpaths and wide crossovers. The street includes particularly wide planting strips planted with young to mature oak trees. A notable tree includes a tall eucalyptus tree located along the front boundary of 14 Evans Court. Kyeamba Grove is a short street with concrete curbs, crossovers and footpath. It has narrower planting strips planted with young to mature deciduous trees.

Evans Court includes a notable Georgian Revival inspired dwelling at 6 Evans Court. Two areas typified by the Old English style include 8, 11 and 19 as well as 26- 32. These groups of houses present a consistent scale, setback, front façade and materiality albeit with individual detailing differences. The most notable example is 26 Evans Court, which features a prominent circular turret form upper-level projection. Other distinct examples of the style include 9A and 39, which present an interesting blend of Old English with Art Deco influences featuring prominent curved forms and parapets. Evans Court has also been overall altered through the addition of a range of Neo-Georgian Revival dwellings. Examples include 18, 31, 33 and 35 Evans Court.

Kyeamba Grove presents an even mix of Interwar Georgian Revival and Old English styles.

The two streets, overall, present consistently placed and highly developed varieties of the two predominant styles. However, there is also a clear presence of contemporary dwellings on Evans Court that are overstated in style and form.

Glyndebourne Avenue, Kooyong Road, Myrnong Crescent and Glen Road

The western area of the precinct extends away from the main area of the precinct to include Glyndebourne Avenue, Kooyong Road, Myrnong Crescent and Glen Road. The area is characterised by mostly narrow and short streets with the area backing the rail corridor, creating an increased sense of privacy away from the long and wider roads found elsewhere in the precinct. Glyndebourne Avenue and Kooyong Road include bluestone curbing and edging. The planting strips are well maintained and planted with young to mature ornamental pear (*pyrus*) trees.

The houses fronting the Glyndebourne Avenue present classic interwar era built forms, as seen at 1, 23 and 24 Glyndebourne Avenue. 2 Glyndebourne Avenue is particularly notable as a highly intact and visually distinct example of an Interwar residence with Arts and Crafts influences. It is set back on a prominent corner lot with a low coursed bluestone front wall. The modern Neo-Georgian houses at 3A, 3B and 3 lower the overall intactness of the avenue.

Only two properties on Myrnong Crescent are included in the precinct. 3 Myrnong Crescent is a high quality and intact example of an Interwar Old English / English Domestic Revival residence, designed by Arnaud E. Wright. 1 Myrnong Crescent is also an Interwar era residence but with some Streamline Moderne features.

With the exception of the interwar dwelling at 226 Kooyong Road, the area fronting Kooyong Road is characterised by large properties with Georgian Revival influences that have been developed into townhouses and a community centre.

Power Street Precinct

The Power Street Precinct provides a variety of streetscapes unified by the steeply falling land, curved subdivision patterns and high standards of architectural design. Stylistically, the area draws from a number of sources with Interwar era bungalows, Georgian Revival and Old English broader styles well represented throughout the precinct. The individual styles are characterised by a wide range of forms, façades and detailing that range from the relatively restrained to the overstated. The Old English style includes several houses chiefly influenced by the English Domestic Revival and Art Deco styles, although the Tudor style is also present. Warra Street is unique within the precinct for its Federation dwellings at the eastern end with slightly more substantial Interwar bungalows to the west.

The precinct includes a variety of buildings designed by major architectural figures including Robert Bell Hamilton, Walter Butler, the Klingenders, the Kings, Joseph Plottel, Arthur Barnes, Arnaud E. Wright and Harold Desbrowe-Anneer. This unique combination of topographic opportunity, prominent designers and affluent residents produce an attractive and significant architectural landscape. The original 19th century building stock associated with the grand mansion estates has been largely reduced and the area today derives its character from buildings constructed between 1910 and 1940.

There has been a large amount of contemporary development, with the advent of Neo-Georgian architecture as the primary character element. These developments impede on the integrity of the individual streetscapes.

The precinct is bounded by Glenferrie and Toorak Roads. The areas fronting and close to these roads have been largely redeveloped to include apartment developments, particularly along Toorak Road. While outside the curtilage of the precinct, these unsympathetic properties are highly visible within the streetscape.

The scale and affluence of the precinct provides an extensive variety of streetscapes, forms, and designs. The integrity of the precinct cannot be determined by individual physical factors such as front walls, setbacks, façades, finishes and details. Instead, the overarching predominant styles of the interwar period houses can be appreciated broadly throughout the precinct. The housing stock has remained relatively intact, and any alterations and additions have largely been sympathetic and recessive. The Power Street Precinct is considered to have moderate integrity and to be in good condition.

- [Alterations and Additions](#)

Refer to the grading table before for a list of late 20th century and contemporary developments.

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

Detailed histories of Power Street Precinct have previously been authored in 1992 by Nigel Lewis Richard Aitken and in 2000 by Bryce Raworth and Di Foster for the City of Stonnington (Nigel Lewis and Richard Aitken Pty Ptd 1992; Bryce Raworth Pty Ltd 2000). The following account is drawn from these existing studies and is augmented by supplementary archival research and revisions by Extent Heritage.

This area of Toorak roughly bounded by Warra Street to the north, Glenferrie Road to the east, Toorak Road to the north and Kooyong Road to the west is located on the former estates of Moonga, Myrnong, Glyndebourne, Glyn, Metford, Mayfield and Grong Grong. A former creek valley, its contained landscape is a result of its proximity to Gardiners Creek.

Part of Crown Allotments 19 and 20, the Power Street Precinct formerly comprised one part of the 131 acres of land west of present day Glenferrie Road that was first purchased by land speculator John William Glossing in 1840 (McLaren 1987). The allotments were subsequently sold to prominent colonial pastoralist, land speculator, and politician Thomas Herbert Power in 1851 (Schumer 1997). Power's purchase coincided with Victoria's Gold Rush boom, and its close proximity to Melbourne rendered it a desirable place for the settlement of wealthy merchants, pastoralists and politicians. Power subsequently subdivided his land, with present day Moonga Road separating the two allotments (Bower n.d.). By 1855, four allotments, each roughly over four acres with frontages to present day Toorak Road and Kooyong Road, were respectively sold to parliamentarian John McCrae, James Kidd, landholder James Brown and stock and station agent Gideon Rutherford (Bower n.d.). Brick dwellings were

subsequently built on each of the four estates, and an overarching history of each of the sites is provided below.

GLYN - Corner of Kooyong Road and Toorak Road

John McCrae purchased the allotment at the corner of Kooyong and Toorak Roads for £800, and subsequently built a five-roomed house with a detached kitchen, stables and cellar in c.1856 (Gardiner Road Board Rate Book 1856-7). The residence was given the name Glyn, and later sold to noted businessman and politician James Stewart Butters in 1865 for £3000 (Bower n.d.). Within three years of his arrival in Victoria in 1853, Butters had become a stock and share broker and gold-buyer and by 1868, he had entered the Legislative Assembly as a member of Portland (Milner 1969). Butters' ownership of Glyn was short lived however, and the land was subsequently transferred to Hugh Glass in 1868. Glyn changed hands a number of times before being purchased in 1905 by financier, pastoralist and politician Edward Miller, the son of noted pastoralist and political figure Henry 'Money' Miller (Finlay 1986).

In 1908, Miller commissioned prominent architect Rodney Alsop of the firm Klingender & Alsop, to design a new home on the site of Glyn. The grand Edwardian mansion, also named Glyn, was completed in the same year. When Sir Edward Miller died in 1932, ownership of the property passed on to his wife Mary and their son philanthropist Everard Studley Miller, who remained the owner of the dwelling until his death in 1956 (Hoff 1986). Everard Miller's death saw the auctioning and subdivision of Glyn, as well as the subsequent creation of Selwyn Court.

GLYNDEBOURNE – Glyndebourne Avenue

In 1857, squatter John Quarterman purchased nine acres of land in Boundary Road where he built a modest villa of five rooms with detached kitchen, stone cellar and stables. During the 1880s, land values rose rapidly and the house which had been enlarged to twelve rooms was sold to Thomas Power's son, Robert Power in 1889 (Malvern Valuation Book 1889). The enlarged dwelling was named Glyndebourne and by 1905, ownership was transferred once more to Crown Prosecutor John Gurner. A MMBW map from 1907 shows the dwelling on a large estate with an entrance way leading to Kooyong Road (MMBW 1907). It was later demolished and in 1911, a new replacement house also named 'Glyndebourne', was erected to designs by William Blackett for Gurner.

From 1915, land surrounding Glyndebourne was subdivided and sold as the Glyndebourne Heights Estate (Alway c. 1919). The dwelling itself, now on two acres of land, was purchased by Harold Gordon Darling. In the 1920s, vacant blocks in Glyndebourne Avenue were quickly developed into dwellings, reflecting the intense interwar period of subdivision and development that characterised Toorak during the 1920s and 1930s. Notable dwellings constructed during this period include the Oakden and Ballantyne designed Old English residence Windarring at 2 Glyndebourne Avenue (1919), and the Walter Burley Griffin designed knitolock dwelling at 16 Glynderbourne Avenue (1923).

MAYFIELD & GRONG GRONG – Evans Court & Grong Grong Court

In 1855, James Kidd had also paid £800 for the land fronting Toorak Road east of McCrae's allotment. A villa named Mayfield was soon built, before being sold off to stock and station agent Gideon Rutherford in 1858 (Bower n.d.). It was subsequently auctioned off again in 1876 to merchant Robert Harper and his family, and their occupancy saw a series of alterations in 1877.

On the west corner of Toorak Road and Moonga Road east of Mayfield, Gideon Rutherford's allotment was the site of Ettrick, a nine-roomed brick house with kitchen, cellar, coach-house and stables. Rutherford's property was eventually sold to pastoralist and racing enthusiast, John Inglis in 1878 and then again in 1888 to solicitor Robert Whiting. By this period, the dwelling was given the name Grong Grong. By 1907, Isabella Ross-Soden had purchased the home (Malvern Valuation Book 1908-9). It was subsequently demolished and a new house, also named Grong Grong, was erected to designs by prominent society architect Walter Butler.

In 1927, the land surrounding both Grong Grong and Mayfield Villa was subdivided to create Evans Court, leaving both homes on reduced allotments (Malvern Rate Books 1927-8). At the Toorak Road end of Evans Court, architect Joseph Plottel designed a block of four apartments with a matching maisonette for his own use in 1933. Other leading architects including Arnaud Wright, Philip Hudson, Butler & Martin and Robert Hamilton, also designed houses in Evans Court. Grong Grong Court was a later development, and was only erected in 1964 following the demolition of the Butler designed Grong Grong residence.

METFORD/KYEAMBA – Kyeamba Grove

The land between McCrae and Kidd's allotments on Toorak Road was first purchased by James Brown. From 1880 however, it was owned by merchant, parliamentarian and Commissioner of Customs, William Froggatt Walker (Malvern Rate Book 1880). The 1880s land and economic boom produced larger and more elaborate houses across Toorak as previously modest villas were converted into grand mansions. Thus, by 1890, Walker's house given the name 'Metford' and enlarged to include sixteen rooms spread over two- storeys (Malvern Rate Book 1888-90).

It was subsequently renamed Kyeamba and sold to prominent eye surgeon Dr William Francis Orr, before being demolished and subdivided in 1938 (The Argus 1937, 7). This resulted in the creation of Kyeamba Grove, and the erection of grand interwar homes by notable architects including Arnaud Wright, Philip Hudson, and Cowper, Murphy & Appleford.

MYRNONG – Myriong Crescent

Glyndebourne, Glyn, Metford, Mayfield, and Grong Grong, were surrounded by large estates belonging to Thomas Power and his sons, Herbert and Robert. In 1860, Robert Power commissioned architect Francis Maloney White to design his new home at present day Kooyong Road. Erected on seventeen acres of high land with views across Gardiner's Creek, the residence was named Myriong. Power occupied the dwelling with his wife Harriet (née French) (Pastoral Review 1914, 1044).

Myrnong Estate was ultimately subdivided in 1923, creating twenty-six allotments across Myrnong Crescent and the east end of Turnbull Avenue. The Myrnong dwelling itself was purchased by former bicycle racing champion William Howard Lewis, who renamed the property Gleneagles. Lewis occupied the residence until his death in 1939. Following this period, Gleneagles was sold, demolished and subdivided, resulting in the additional construction of interwar dwellings in the area.

MOONGA - Moonga Road, Merriwee Crescent, Monomeath Avenue, Power Avenue, Toorak Avenue and Warra Street

The land further east of the precinct towards Glenbervie Road was owned by pastoralist Herbert Power, the brother of Robert Power and the son of Thomas Herbert Power. In 1880, Power commissioned architect Francis White to design a new home at the site. Completed in 1888, the mansion was given the name Moonga and consisted of thirty-six rooms large enough to house Power's family of seven children (Malvern Valuation Book 1888).

In 1888, in anticipation of the railway and with the opportunities for speculation and development provided by the inflated economy, the north east corner of Power's land was subdivided and the east end of Warra Street, (initially known as Station Street), was created. This was followed by an extension of Warra Street and the creation of Monomeath Avenue in 1903. Moonga itself was eventually subdivided in 1913, which created the south end of Power Avenue and left the mansion standing on a reduced allotment.

Architects were immediately attracted to the new estate, with the first house designed by Walter Butler in 1914 for his own family on lot 16 at the corner of Power Avenue and Power Street. In 1920, Moonga was demolished and a second subdivision created Merriwee Crescent.

While intense subdivision and development was widespread across Toorak during the interwar period, the high landscape qualities and curved pattern of the estates bordering Gardiners Creek in this area was of particular interest to architects and wealthy clients. New roads, planned around the earlier mansion estates, were a diversion from the standard suburban grid, creating an unconventional curving road pattern. This pattern made excellent use of the undulating terrain, presenting opportunities for imaginative design. Building standards remained high as vacant land continued to bring premium prices. Houses, particularly those built during the interwar period, were thus regarded as examples of fine architecture.

During the post-war years, Toorak continued to attract the cream of Melbourne's architectural profession and the work of noted post-war architects such as Robin Boyd, Neil Clerehan, Frederick Romberg and Roy Grounds can be found throughout the district.

Comparative Analysis

The Power Street Precinct is characterised as a series of streetscapes that are dominated by interwar era architecture, with some Victorian and Federation examples throughout. There is also a considerable amount of post-war and contemporary development. The integrity and strong period character of streets such as Glenferrie Road, Kyeamba Grove, Moonga Road and Toorak Road, is of particular note. The built form character of the area is distinct from much of Toorak in that the residential properties are typically somewhat more modest in scale. The closest comparison in terms of character is found in Kooyong, Armadale and Malvern, in areas that developed in the same period. The predominant style seen throughout the precinct is the Old English style, some with detailing influenced by other styles, including Arts and Crafts and Tudor Revival.

Comparative precinct examples include:

- **Kooyong Precinct (HO181).** The Kooyong Precinct consists of a relatively intact and visually cohesive group of buildings consisting of a large number of fine, well-detailed and cohesive freestanding dwellings from the Federation/Edwardian and interwar eras. The Kooyong Precinct shares similarities to the Power Street Precinct in terms of diversity in interwar architectural

character, height, form and intactness, and both include a number of notable individually significant buildings. Further, both include a number of dwellings from the Federation/Edwardian era. Power Street precinct is less intact, however, with more infill development evident.

- **Montalto Avenue Precinct(HO143).** This precinct contains a good representative collection of Interwar era dwellings of various styles, including Old English, Georgian Revival, Tudor Revival and Prairie style. The Montalto Avenue Precinct shares similarities to the Power Street Precinct in terms of diversity in interwar architectural character, height, form and intactness, and both include a number of notable individually significant buildings. Power Street precinct is less intact, however, with more infill development evident.
- **St Georges Court Precinct (HO348).** St Georges Court Precinct is an interwar era precinct characterised by two-storey Georgian Revival style residences with Mediterranean influences. The Power Street Precinct shares many qualities with the St Georges Court Precinct, including the presence of Georgian Revival dwellings, a large number of maisonettes, intactness of dwellings to their original states and a dominant two-storey character. However the Power Street Precinct is more diverse in its architectural character and is less intact. Finally, the Power Street Precinct has a larger number of individually significant buildings.

As demonstrated by the above examples, the Power Street Precinct encompasses a high quality collection of Federation and Interwar era residences, however this precinct contains more mixed development, owing to post-war and contemporary development. Much of the work completed throughout the 1950s and 1960s maintained the themes of scale, setback and form of the earlier work, and thus has not intruded too much upon the primarily early 20th character of the area; these properties, however, cannot be considered as contributory places owing to their construction era. Overall, the range of heritage styles, forms and detailing add a sense of cohesive diversity and the significance of the precinct is further supported by a number of individually significant buildings.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

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

Street address	Place type	Style/era	Grading
EVANS COURT			
1 Evans Court	House	Interwar period (c.1910-c.1940)	S
2 Evans Court	Villa	Late 20th century (c.1960-c.2000)	NC
3 Evans Court	House	Interwar period (c.1910-c.1940)	C
4 Evans Court	House	Contemporary	NC
4A Evans Court	House	Contemporary	NC
5 Evans Court	House	Interwar period (c.1910-c.1940)	C
6 Evans Court	House	Interwar period (c.1910-c.1940)	C
7 Evans Court	Flats	Interwar period (c.1910-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
8 Evans Court	House	Interwar period (c.1910-c.1940)	S
9 Evans Court	Flats	Interwar period (c.1910-c.1940)	C
9A Evans Court	Flats	Interwar period (c.1910-c.1940)	C
10 Evans Court	House	Interwar period (c.1910-c.1940)	C
11 Evans Court	House	Interwar period (c.1910-c.1940)	C
12 Evans Court	House	Interwar period (c.1910-c.1940)	C
13 Evans Court	House	Contemporary	NC
14-16 Evans Court	House	Interwar period (c.1910-c.1940)	C
15A Evans Court	Units	Postwar period (1945-1965)	NC
15B Evans Court	Units	Postwar period (1945-1965)	NC
15C Evans Court	Units	Postwar period (1945-1965)	NC
15D Evans Court	Units	Postwar period (1945-1965)	NC
15E Evans Court	Units	Postwar period (1945-1965)	NC
15 Evans Court	House	Contemporary	NC
17A Evans Court	Duplex	Interwar period (c.1910-c.1940)	C
17 Evans Court	Duplex	Interwar period (c.1910-c.1940)	C
18-20 Evans Court	House	Contemporary	NC
19 Evans Court	House	Interwar period (c.1910-c.1940)	C
21-23 Evans Court	House	Contemporary	NC
22-24 Evans Court	House	Contemporary	NC
25 Evans Court	House	Interwar period (c.1910-c.1940)	C
26 Evans Court	House	Interwar period (c.1910-c.1940)	C
27-29 Evans Court	House	Interwar period (c.1910-c.1940)	C
28 Evans Court	House	Interwar period (c.1910-c.1940)	C
30 Evans Court	House	Interwar period (c.1910-c.1940)	C
31 Evans Court	Villa	Contemporary	NC
32 Evans Court	House	Interwar period (c.1910-c.1940)	C
33 Evans Court	Villa	Contemporary	NC
35-37 Evans Court	House	Contemporary	NC
39 Evans Court	Duplex	Interwar period (c.1910-c.1940)	C
41 Evans Court	Duplex	Interwar period (c.1910-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
43 Evans Court	House	Postwar period (1945-1965)	NC
GLENBERVIE ROAD			
2 Glenbervie Road	House	Interwar period (c.1910-c.1940)	C
3 Glenbervie Road	House	Interwar period (c.1910-c.1940)	C
4 Glenbervie Road	House	Victorian period (1851-1901)	C
5 Glenbervie Road	House	Contemporary	NC
6 Glenbervie Road	House	Victorian period (1851-1901)	C
8 Glenbervie Road	House	Late 20th century (c.1960-c.2000)	NC
9 Glenbervie Road	House	Interwar period (c.1910-c.1940)	C
10 Glenbervie Road	Vacant	N/A	NC
11 Glenbervie Road	House	Interwar period (c.1910-c.1940)	S
12-14 Glenbervie Road	House	Interwar period (c.1910-c.1940)	C
15 Glenbervie Road	House	Contemporary	NC
16 Glenbervie Road	House	Contemporary	NC
17 Glenbervie Road	House	Contemporary	NC
18 Glenbervie Road	House	Contemporary	NC
GLEN ROAD			
2 Glen Road	House	Interwar period (c.1910-c.1940)	C
3-5 Glen Road	House	Contemporary	NC
18-20 Glen Road	House	Interwar period (c.1910-c.1940)	C
25 Glen Road	Duplex	Contemporary	NC
GLENFERRIE ROAD			
449A Glenferrie Road	House	Postwar period (1945-1965)	NC
1/449 Glenferrie Road	Kooyong Gardens	N/A	NC
2/449 Glenferrie Road	Kooyong Gardens	N/A	NC
3/449 Glenferrie Road	Kooyong Gardens	N/A	NC
4/449 Glenferrie Road	Kooyong Gardens	N/A	NC
451 Glenferrie Road	House	Interwar period (c.1910-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
1/453 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
2/453 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
3/453 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
4/453 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
3/455 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
4/455 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
7/455 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
8/455 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
1/459 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
2/459 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
3/459 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
4/459 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
461 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
463 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
465 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
467 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
469 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
471 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
473 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
475 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C
477 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C
478 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C
479 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C
481 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C
483 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C
485/487 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
GLYNDEBOURNE AVENUE			
1 Glyndebourne Avenue	House	Interwar period (c.1910-c.1940)	C
2 Glyndebourne Avenue	House	Interwar period (c.1910-c.1940)	S
3 Glyndebourne Avenue	Villa	Contemporary	NC
3A Glyndebourne Avenue	Villa	Contemporary	NC
3B Glyndebourne Avenue	Villa	Contemporary	NC
23 Glyndebourne Avenue	House	Interwar period (c.1910-c.1940)	C
24 Glyndebourne Avenue	Flats	Interwar period (c.1910-c.1940)	C
KOORYONG ROAD			
226 Kooyong Road	House (main two-storey structure)	Interwar period (c.1910-c.1940)	C
	House (self-contained single-storey structure)	Interwar period (c.1910-c.1940)	C
	Community facility (north of main two-storey structure)	Contemporary	NC
	Community facility (east of main two-storey structure fronting Glyndebourne Avenue)	Contemporary	NC
	Carport	Contemporary	NC
1/226A Kooyong Road	Unit	Contemporary	NC
2/226A Kooyong Road	Unit	Contemporary	NC
3/226A Kooyong Road	Unit	Contemporary	NC
4/226A Kooyong Road	Unit	Contemporary	NC
5/226A Kooyong Road	Unit	Contemporary	NC
6/226A Kooyong Road	Unit	Contemporary	NC
KYEAMBA GROVE			
2 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
3 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
4 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
5 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
6 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
7 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
8 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
9 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
10 Kyeamba Grove	House	Interwar period (c.1910-c.1940)	C
11 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
12 Kyeamba Grove	House	Interwar period (c.1910-c.1940)	C
13 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
15 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
MERRIWEE CRESCENT			
1 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	S
2 Merriwee Crescent	House	Contemporary	NC
1/3 Merriwee Crescent	Duplex	Contemporary	NC
2/3 Merriwee Crescent	Duplex	Contemporary	NC
4 Merriwee Crescent	House	Contemporary	NC
5 Merriwee Crescent	House	Contemporary	NC
6 Merriwee Crescent	House	Contemporary	NC
7A Merriwee Crescent	Duplex	Contemporary	NC
7 Merriwee Crescent	Duplex	Contemporary	NC
8 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C
9 Merriwee Crescent	House	Contemporary	NC
10 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C
11 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C
12 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C
13 Merriwee Crescent	House	Contemporary	NC
14 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C
15 Merriwee Crescent	House	Contemporary	NC
16 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
17 Merriwee Crescent	House	Contemporary	NC
18 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C
MONOMEATH AVENUE			
1 Monomeath Avenue	House	Interwar period (c.1910-c.1940)	C
2 Monomeath Avenue	House	Late 20th century (c.1960-c.2000)	NC
3A Monomeath Avenue	Duplex	Contemporary	NC
3 Monomeath Avenue	Duplex	Contemporary	NC
4 Monomeath Avenue	House	Federation/Edwardian period (1902 – c.1918)	C
1/5 Monomeath Avenue	Unit	Late 20th century (c.1960-c.2000)	NC
2/5 Monomeath Avenue	Unit	Late 20th century (c.1960-c.2000)	NC
3/5 Monomeath Avenue	Unit	Late 20th century (c.1960-c.2000)	NC
6A Monomeath Avenue	Duplex	Contemporary	NC
6 Monomeath Avenue	Duplex	Contemporary	NC
7A Monomeath Avenue	Duplex	Contemporary	NC
7 Monomeath Avenue	Duplex	Contemporary	NC
8A Monomeath Avenue	Duplex	Interwar period (c.1910-c.1940)	C
8 Monomeath Avenue	Duplex	Interwar period (c.1910-c.1940)	C
1/9 Monomeath Avenue	Flats	Late 20th century (c.1960-c.2000)	NC
2/9 Monomeath Avenue	Flats	Late 20th century (c.1960-c.2000)	NC
3/9 Monomeath Avenue	Flats	Late 20th century (c.1960-c.2000)	NC
4/9 Monomeath Avenue	Flats	Late 20th century (c.1960-c.2000)	NC
5/9 Monomeath Avenue	Flats	Late 20th century (c.1960-c.2000)	NC
6/9 Monomeath Avenue	Flats	Late 20th century (c.1960-c.2000)	NC
10 Monomeath Avenue	House	Interwar period (c.1910-c.1940)	C
1/11 Monomeath Avenue	Flats	Interwar period (c.1910-c.1940)	C
2/11 Monomeath Avenue	Flats	Interwar period (c.1910-c.1940)	C
3/11 Monomeath Avenue	Flats	Interwar period (c.1910-c.1940)	C
4/11 Monomeath Avenue	Flats	Interwar period (c.1910-c.1940)	C
12A Monomeath Avenue	Duplex	Interwar period (c.1910-c.1940)	S
12 Monomeath Avenue	Duplex	Interwar period (c.1910-c.1940)	S

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
1/13 Monomeath Avenue	Flats	Contemporary	NC
2/13 Monomeath Avenue	Flats	Contemporary	NC
3/13 Monomeath Avenue	Flats	Contemporary	NC
4/13 Monomeath Avenue	Flats	Contemporary	NC
14 Monomeath Avenue	House	Federation/Edwardian period (1902 – c.1918)	C
MOONGA ROAD			
2 Moonga Road	Duplex	Interwar period (c.1910-c.1940)	C
2A Moonga Road	Duplex	Interwar period (c.1910-1940)	C
2B Moonga Road	Duplex	Interwar period (c.1910-c.1940)	C
6 Moonga Road	House	Contemporary	NC
8 Moonga Road	House	Interwar period (c.1910-c.1940)	C
9 Moonga Road	House	Contemporary	NC
10 Moonga Road	House	Interwar period (c.1910-c.1940)	C
11 Moonga Road	House	Interwar period (c.1910-c.1940)	C
12 Moonga Road	House	Contemporary	NC
13 Moonga Road	House	Interwar period (c.1910-c.1940)	C
14 Moonga Road	House	Contemporary	NC
15 Moonga Road	House	Interwar period (c.1910-c.1940)	C
16 Moonga Road	House	Interwar period (c.1910-c.1940)	C
17 Moonga Road	House	Interwar period (c.1910-c.1940)	C
18 Moonga Road	House	Interwar period (c.1910-c.1940)	C
19 Moonga Road	House	Interwar period (c.1910-c.1940)	C
20 Moonga Road	House	Interwar period (c.1910-c.1940)	NC (altered)
25 Moonga Road	Duplex	Contemporary	NC
MYRNONG CRESCENT			
1 Myrnong Crescent	House	Interwar period (c.1910-c.1940)	C
3 Myrnong Crescent	House	Interwar period (c.1910-c.1940)	S
POWER AVENUE			
1A Power Avenue	House	Interwar period (c.1910-c.1940)	C
1B Power Avenue	House	Contemporary	NC

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
1 Power Avenue	House	Contemporary	NC
2 Power Avenue	House	Contemporary	NC
3 Power Avenue	House	Interwar period (c.1910-c.1940)	C
4 Power Avenue	House	Interwar period (c.1910-c.1940)	C
5 Power Avenue	House	Contemporary	NC
6 Power Avenue	House	Interwar period (c.1910-c.1940)	C
7 Power Avenue	House	Contemporary	NC
8 Power Avenue	House	Interwar period (c.1910-c.1940)	S
9 Power Avenue	House	Contemporary	NC
10A Power Avenue	Duplex	Contemporary	NC
10 Power Avenue	Duplex	Contemporary	NC
11 Power Avenue	House	Interwar period (c.1910-c.1940)	C
12 Power Avenue	House	Contemporary	NC
15 Power Avenue	House	Interwar period (c.1910-c.1940)	C
16A Power Avenue	Duplex	Contemporary	NC
16 Power Avenue	Duplex	Contemporary	NC
17 Power Avenue	House	Interwar period (c.1910-c.1940)	C
19 Power Avenue	House	Interwar period (c.1910-c.1940)	S
20 Power Avenue	House	Late 20th century (c.1960-c.2000)	NC
21 Power Avenue	House	Interwar period (c.1910-c.1940)	S
23 Power Avenue	House	Interwar period (c.1910-c.1940)	C
25 Power Avenue	House	Contemporary	NC
27 Power Avenue	House	Contemporary	NC
POWER STREET			
1/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
2/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
3/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
4/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
5/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
6/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
7/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
8/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
9/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
10/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
11/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
12/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
31 Power Street	House	Contemporary	NC
33 Power Street	House	Interwar period (c.1910-c.1940)	C (altered)
37A Power Street	Duplex	Contemporary	NC
37 Power Street	Duplex	Contemporary	NC
39A Power Street	Duplex	Contemporary	NC
39 Power Street	Duplex	Contemporary	NC
41 Power Street	House	Federation/Edwardian period (1902 – c.1918)	C
43 Power Street	House	Interwar period (c.1910-c.1940)	C
1/45 Power Street	Flats	Interwar period (c.1910-c.1940)	C
2/45 Power Street	Flats	Interwar period (c.1910-c.1940)	C
5/45 Power Street	Flats	Interwar period (c.1910-c.1940)	C
6/45 Power Street	Flats	Interwar period (c.1910-c.1940)	C
TOORAK AVENUE			
1 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
2 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
3 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
4 Toorak Avenue	House	Contemporary	NC
5 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
6A Toorak Avenue	Duplex	Interwar period (c.1910-c.1940)	NC (altered)
6B Toorak Avenue	Duplex	Interwar period (c.1910-c.1940)	NC (altered)
7 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
8 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
10 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
11 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
12 Toorak Avenue	House	Contemporary	NC

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
13 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
14 Toorak Avenue	House	Contemporary	NC
15 Toorak Avenue	House	Contemporary	NC
16 Toorak Avenue	House	Contemporary	NC
17 Toorak Avenue	House	Contemporary	NC
18 Toorak Avenue	House	Contemporary	NC
19 Toorak Avenue	House	Contemporary	NC
21 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
TOORAK ROAD			
1/625 Toorak Road	Flats	Interwar period (c.1910-c.1940)	S
2/625 Toorak Road	Flats	Interwar period (c.1910-c.1940)	S
3/625 Toorak Road	Flats	Interwar period (c.1910-c.1940)	S
4/625 Toorak Road	Flats	Interwar period (c.1910-c.1940)	S
5/625 Toorak Road	Flats	Interwar period (c.1910-c.1940)	S
655 Toorak Road	House	Interwar period (c.1910-c.1940)	S
657 Toorak Road	House	Interwar period (c.1910-c.1940)	S
659 Toorak Road	House	Interwar period (c.1910-c.1940)	C
661A Toorak Road	Duplex	Interwar period (c.1910-c.1940)	C
661 Toorak Road	Duplex	Interwar period (c.1910-c.1940)	C
663 Toorak Road	House	Interwar period (c.1910-c.1940)	C
665 Toorak Road	House	Interwar period (c.1910-c.1940)	C
WARRA STREET			
1/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
2/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
3/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
4/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
5/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
6/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
7/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
8/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
9/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
10/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
6A Warra Street	Duplex	Interwar period (c.1910-c.1940)	C
6 Warra Street	Duplex	Interwar period (c.1910-c.1940)	C
8 Warra Street	House	Interwar period (c.1910-c.1940)	C
10 Warra Street	House	Interwar period (c.1910-c.1940)	C
12 Warra Street	House	Federation/Edwardian period (1902 – c.1918)	C
14 Warra Street	House	Federation/Edwardian period (1902 – c.1918)	C
1/16 Warra Street	Flats	Interwar period (c.1910-c.1940)	C
2/16 Warra Street	Flats	Interwar period (c.1910-c.1940)	C
18 Warra Street	House	Interwar period (c.1910-c.1940)	C
20 Warra Street	House	Interwar period (c.1910-c.1940)	C
22 Warra Street	House	Interwar period (c.1910-c.1940)	C
24 Warra Street	House	Interwar period (c.1910-c.1940)	NC (altered)
26 Warra Street	House	Interwar period (c.1910-c.1940)	C
28 Warra Street	House	Interwar period (c.1910-c.1940)	C
30 Warra Street	House	Federation/Edwardian period (1902 – c.1918)	C
32 Warra Street	House	Federation/Edwardian period (1902 – c.1918)	C
34 Warra Street	House	Federation/Edwardian period (1902 – c.1918)	C
36 Warra Street	House	Federation/Edwardian period (1902 – c.1918)	C
38 Warra Street	House	Interwar period (c.1910-c.1940)	C
40 Warra Street	House	Victorian period (1851-1901)	C
42A Warra Street	Units	Contemporary	NC
42B Warra Street	Units	Contemporary	NC
42C Warra Street	Units	Contemporary	NC

References

- Bower, Rob. n.d. 'Malvern, a history of the subdivision, 1840-1989 – Plan 1.' Unpublished manuscript. Malvern Archives.
- Bryce Raworth Pty Ltd, and Foster, D. 2000. 'Power Street Precinct, Toorak.' Unpublished report prepared for City of Stonnington. PDF file.
- Cannon, M. 1993. *Melbourne After the Gold Rush*. Main Ridge: Loch Haven Books.
- City of Malvern Rate Books, Gardiner Road Board.
- Context Pty Ltd. 2009. 'Stonnington Thematic Environmental History.' Unpublished report prepared for City of Stonnington. PDF File.
- De Serville, P. 1991. *Pounds and Pedigrees: The Upper Class in Victoria*. South Melbourne: Oxford University Press.
- Finlay, E. M. (1986). *Miller, Sir Edward (1848-1932)*. <https://adb.anu.edu.au/biography/miller-sir-edward-7582>.
- Finn, E. 1888. *The Chronicles of Early Melbourne 1835-1852*. Melbourne: Fergusson & Mitchell.
- Foster, D. 1999. 'Melbourne's Most Fashionable Suburb: A History of Toorak, East of Kooyong Road 1840–1998.' Unpublished Masters diss., Monash University.
- Hoff, U. (1986). *Miller, Everard Studley (1886-1956)*. <https://adb.anu.edu.au/biography/miller-everard-studley-7584>.
- Johns, F. 1914. *Fred John's Annual, Australia's Prominent People 1914*. London: Sir Isaac Pitman & Sons.
- Kiddle, M. 1961. *Men of Yesterday: A Social History of the Western District of Victoria 1834-1890*. Melbourne: Melbourne University Press.
- McLaren, Tan F. 1987. Malvern Crown Land Sales 1840-1879. Unpublished manuscript, Malvern Archives.
- Milner, A. C. (1969). *Butters, James Stewart (1832-1912)*. <https://adb.anu.edu.au/biography/butters-james-stewart-3129>.
- Nigel Lewis and Richard Aitken Pty Ltd. 1992. 'City of Malvern Heritage Study.' Unpublished report prepared for City of Malvern.
- Robb, E. M. 1934. *Early Toorak and District*. Melbourne: Robertson & Mullens.
- Schumer, L. A. 1979. Malvern Pioneers No. 1. Unpublished report, Malvern Historical Society.
- Serle, G. & Grant, J. 1957. *The Melbourne Scene, 1803-1956*. Melbourne: Melbourne University Press.
- Serle, G. & Navir, B. 1986. *Australian Dictionary of Biography, Volume 10, 1939-1981*. Melbourne: Melbourne University Press.

Smith, J. 1903-1905. *The Cyclopedia of Victoria: an historical and commercial review, description and biographical facts, figures and illustrations, an epitome of progress*. Melbourne: The Cyclopedia Company.

State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan, dated 1907.

Stonnington City Council. 2007. Heritage Citation Report: Montalto Avenue / Stradbroke Avenue / Clendon Road / Toorak Road Precinct, Hermes ID 30767. Unpublished report. PDF file.

Stonnington City Council. 2008. Heritage Citation Report: Kooyong Precinct, Hermes ID 31189. Unpublished report. PDF file.

Stonnington City Council. 2008. Heritage Citation Report: St Georges Court Precinct, Hermes ID 31529. Unpublished report. PDF file.

Sutherland, A. 1888. *Victoria and its Metropolis: Past and Present*. Melbourne: McCarron, Bird & Co.

The Late Mr. Robert Power. (1914, November 16). *The Pastoral Review*, 1044.

Thomson, K. & Serle, G. 1972. *A Biographical Register of the Victorian Legislature, 1859-1900*. Canberra: Australian National University Press.

Unknown, 1907. Toorak Estate. Subdivision plans, Malvern Archives.

Unknown, 1913. Moonga Estate. Subdivision plans, Malvern Archives.

Unknown, 1923. Myrnong Estate. Subdivision plans, Malvern Archives.

Unknown, 1927. Mayfield Estate. Subdivision plan, Malvern Archives.

Unknown, 1940. Gleneagles Estate. Subdivision plan, Malvern Archives.

Unknown. 1957. The superb antique furniture contained in 'Glyn', under instructions from Trustees in the Estate of the later E. Studley Miller. Sale catalogue, Malvern Archives.

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 Evans Court, Toorak (source: Extent Heritage Pty Ltd, 2021).



8 Evans Court, Toorak (source: www.realestate.com.au, 2014).



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



2 Glyndebourne Avenue, Toorak (source: www.realestate.com.au, 2018).



1 Merriwee Crescent, Toorak (source: Google Streetview, 2019).



12 and 12A Monomeath Avenue, Toorak (source: City of Stonnington, 2020).



3 Myriong Crescent, Toorak (source: City of Stonnington, 2020).



19 Power Avenue, Toorak (sSource: City of Stonnington, 2020).



21 Power Avenue, Toorak (source: www.realestate.com.au, 2016).



8 Power Avenue, Toorak (source: City of Stonnington, 2020).



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

Authors

Former citation prepared by: Bryce Raworth Pty Ltd, 2000.

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

Heritage Citation – Precinct

Heritage Place: Huntingfield Road Precinct
Address: 2-16 and 1-21 Huntingfield Road, 28 Irving Road and 169-173 Kooyong Road, Toorak
Designer: Architects include Marcus Martin, Walter Mason, Cowper Murphy and Appleford and Arnaud Wright
Builder: N/A

HO Reference: HO347
Citation status: Final
Date Updated: 23 March 2022
Year of Construction: 1934-1938



Photograph of 12 and 14 Huntingfield Road (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of HO347.

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: Retain as a local heritage precinct on the HO; tree controls for the mature sweetgum (*liquidambar*) street trees is recommended.

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 Huntingfield Road Precinct, comprising a group of dwellings on Huntingfield Road, Ottawa Road, Irving Road and Kooyong Road, Toorak is locally significant. The mature sweetgum (*liquidambar*) street trees are also locally significant.

Significant properties include: 9 Huntingfield Road (a highly intact and fine example of an Interwar Old English building with Tudor influences).

Contributory properties include: 1, 2-14, 5-7 and 17-21 Huntingfield Road, 11 Ottawa Road, 28 Irving Road and 169-173 Kooyong Road.

Non-contributory properties include: 3 and 16 Huntingfield Road.

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

- A high degree of intactness arising from the large group of Interwar era dwellings of a uniform style;
- The regularity and harmony of the two-storey, pitched roof building stock;
- Intactness of most individual buildings to their original designs. Dwellings typically survive with their presentation to the street largely unaltered, roof forms and materiality, chimneys, window and door openings, as well as Adamesque details such as timber louvred shutters, balconies, porticos and entrances flanked by classical order pilasters and columns;
- The uniform front setbacks;
- Sympathetic infill development;
- *Liquidambar* street trees; and
- Masonry front boundary walls primarily in brick or render.

Later alterations and additions to the properties are not significant.

How is it significant?

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

Why is it significant?

The Huntingfield Road Precinct is historically significant as an Interwar era subdivision of the 19th century estates of Norla and Carrical. The dwellings form a tangible link to this period of development and change in Toorak, whereby there was a shift from sparsely developed estates to a middle-class urban area. The precinct derives further historical importance from the number of quality homes designed by prominent architects for wealthy professional clients. The curving line of Huntingfield Road is of historical importance as it follows the former drive of Carrical. (Criterion A)

Due to the architectural unity of the dwellings and clearly definable precinct curtilage primarily over one street, the Huntingfield Road Precinct is a very good representative example of two-storey Interwar Georgian Revival dwellings. (Criterion D)

The Huntingfield Road Precinct is aesthetically significant as an intact, visually cohesive and prestigious Interwar subdivision that pursues a single stylistic theme despite the involvement of a range of architects. The largely intact group of two storey Interwar Georgian Revival houses and the quality of their design contribute to the significance of the precinct as a fine and distinctive residential development from the interwar period. The consistency of the street trees also promote an atmosphere of order and formality. (Criterion E)

The Huntingfield Road Precinct has associative significance, featuring examples of the domestic Interwar work of noted architects Marcus Martin, Walter Mason, Cowper Murphy and Appleford as well as the developer of the estate Arnaud Wright. (Criterion H)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	<p>The Huntingfield Road Precinct is historically significant as an Interwar era subdivision of the 19th century estates of Norla and Carrical. The dwellings form a tangible link to this period of development and change in Toorak, whereby there was a shift from sparsely developed estates to a middle-class urban area. The precinct derives further historical importance from the number of quality homes designed by prominent architects for wealthy professional clients.</p> <p>The curving line of Huntingfield Road is of historical importance as it follows the former drive of Carrical.</p>
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The 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>	The 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 the dwellings and clearly definable precinct curtilage primarily over one street, the Huntingfield Road Precinct is a very good representative example of two-storey Interwar Georgian Revival dwellings.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Huntingfield Road Precinct is aesthetically significant as an intact, visually cohesive and prestigious Interwar subdivision that pursues a single stylistic theme despite the involvement of a range of architects. The

		largely intact group of two-storey Interwar Georgian Revival houses and the quality of their design contribute to the significance of the precinct as a fine and distinctive residential development from the interwar period. The consistency of the street trees also promote an atmosphere of order and formality.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The 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>	The 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>	The Huntingfield Road Precinct has associative significance, featuring examples of the domestic Interwar work of noted architects Marcus Martin, Walter Mason, Cowper Murphy and Appleford as well as the developer of the estate Arnaud Wright.

Description

• Physical Analysis

The Huntingfield Road Precinct in Toorak is relatively small in size and occupies the entirety of Huntingfield Road, terminating at Irving Road to the west and Kooyong Road to the east. The road is aligned on an east west axis with a slight dog-leg closer to the Kooyong Road end. The precinct is bounded to the north and south by other residential allotments with no laneways intersecting or bordering the precinct.

Huntingfield Road

Huntingfield Road is a relatively wide street with two-way traffic and parking on both sides of the street. The precinct is predominantly lined with mature sweetgum (*liquidambar*) trees that were reportedly planted during the original subdivision of the area. Several trees on the south side of the road are underplanted with Lily of the Nile (*Agapanthus*) shrubs. The road is surfaced in bitumen with concrete curb edging and crossovers. The avenue of trees is a strong visual feature of the road, and the well-maintained gardens reinforce the formality of the street. Timber power poles are present on the north side of the street, but in insufficient numbers to have a negative visual impact.

The Huntingfield Road Precinct is characterised by low-density residential properties. There are twenty properties in the precinct. The allotments are uniform in size and all but two properties are oriented

north to south. The residences along both sides of the road have a roughly consistent setback with a front yard and driveway. The street boundary is defined by tall masonry front walls. However, the walls vary in height, pier design, brick colour and finish. Most of the front boundary walls on the south side of the street are rendered with a white stucco while the north side walls are open face brick. Only two properties along the street present different boundary walls, with 9 Huntingfield Road containing a bluestone wall with palisade fence and 3 Huntingfield Road containing a low masonry wall with concrete cement render. Two properties, at the east end of Huntingfield Road, 21 Huntingfield Road and 169 Kooyong Road, have garages directly accessible from the road.

Eighteen of the properties are intact two-storey houses reflecting varying designs derived from a Georgian Revival style. Four buildings at 10, 12, 17 and 19 adopt a simple massing. Most structures feature typical Adamesque details such as timber louvred shutters, balconies and porticos. The front entrance porticos and balconies form a distinct characteristic of the street, typically raised and flanked by classical order pilasters and columns. Residences featuring a portico on the front façade include 3, 5, 6, 10 and 17. All of the Georgian Revival style properties typically feature a main pitched roof with projecting pitch roof wings clad in terracotta tiles. The building stock also comprises full and confident variations of the Georgian Revival theme and excellent examples survive at 5, 7, 8, 10 and 17 Huntingfield Road.

The most notable exception to the Interwar Georgian Revival uniformity of the avenue occurs at 9 and 21 Huntingfield Road. The house at 9 Huntingfield Road is designed in an Interwar Old English Tudor style featuring a half-timbered, steep pitched slate roof and black painted joinery, while 21 Huntingfield Road features herringbone brickwork gable and tall corbelled chimneys. Both properties feature prominent gable façades with a steep roof pitches typical of the style.

Although more recent developments and renovations have taken place at Huntingfield Road, they generally contribute to the streetscape. The 1977 multi-residential units at 16 Huntingfield Road have adopted the simple massing, red brick and white shutters superficially associated with the Georgian style, while the 1993 duplex house at 3 Huntingfield Road applies Regency inspired detail to an otherwise modern house. On the other hand, the buildings at 6, 14 and 15 Huntingfield Road have undergone refurbishments characterised by landscape alterations and the incorporation of plain rendered surfaces associated with the Georgian idiom.

Kooyong Road and Irving Road

Along Kooyong Road, there are three buildings included in the heritage curtilage. 169 and 173 Kooyong Road are both characterised as an Interwar Georgian Revival residence with Mediterranean influences, whereas 171 Kooyong Road is an Interwar Old English design. On the opposite side of the precinct, at 28 Irving Road is a high quality Interwar Georgian Revival building.

The residential streetscape of the Huntingfield Road Precinct is defined by its visually consistent public vistas and predominantly Interwar Georgian Revival style residences. New building activity and alterations to existing structures has generally aligned with the character of the original development and overall streetscape. The houses are considered to be in good condition and are significant as a cohesive group of mostly Interwar Georgian Revival style residences. The integrity of the streetscape and houses is high overall.

- [Alterations and Additions](#)

Visible modifications to the precinct include:

- 2 Huntingfield Road: Landscape to the front setback altered.
- 3 Huntingfield Road: Contemporary duplex with a sympathetic design and detailing.
- 5 Huntingfield Road: Large extension to the rear of the dwelling.
- 6 Huntingfield Road: Rendered and refurbished dwelling with a heavily altered landscape and rear addition.
- 7 Huntingfield Road: Small rear extension.
- 9 Huntingfield Road: Landscape to the front setback altered.
- 10 Huntingfield Road: Heavily altered landscape.
- 11 Ottawa Road: Landscape to the front setback altered.
- 12 Huntingfield Road: Heavily altered landscape and rear extensions to the main structure.
- 14 Huntingfield Road: Dwelling rendered and portico infilled.
- 16 Huntingfield Road: Two storey multi-residential infill development.
- 17 Huntingfield Road: Garage added.
- 21 Huntingfield Road: Garage added.
- 173 Kooyong Road: Small rear extension.

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](#)

A detailed history of Huntingfield Road Precinct has previously been authored by Bryce Raworth Pty Ltd for the City of Stonnington in 1997. The following account is drawn from this existing study and is augmented by supplementary archival research and revisions by Extent Heritage.

Huntingfield Road was formerly the site of two significant Toorak estates known as Norla on Irving Road and Carrical on Kooyong Road. These properties comprise the 19th century mansion developments that took place in the area bounded by Orrong Road, Malvern Road, Kooyong Road and Toorak Road following its auctioning at the Crown Land Sale in June 1849. Tied to the high elevation of the land, the construction of mansions in this area unfolded in stark contrast to the smaller allotments that were created on the cheap flat land at the western end of the municipality. Lots 27 and 28, which consisted of fifty acres of high ground extending from Kooyong Road and Irving Road and fifty-five acres between Irving Road and Clendon Road respectively, were both purchased by prominent Melbourne merchant James Jackson. Lot 28 included fifty-five acres between Irving Road and Clendon Road, while Lot 29 comprised fifty-four acres between Clendon Road and Orrong Road. Both of these lots were purchased by merchant Alfred Ross in 1852, who subsequently built the mansion known as Orrong between Gardiners Creek Road (now Toorak Road) and Commercial Road (now Malvern Road). Ross' Orrong Estate was eventually subdivided and by 1890, John Horsfall had transformed Orrong, by then on two acres, into a forty roomed mansion. Other mansions that were erected in this high land area throughout the mid to late 19th century include Woorigoleen, Dunraven, Ottawa, Scotsburn, Myoora and Coonac. Taken together, these estates reflected the profound wealth of those early pastoralists, merchants, military officers and professionals who came to own land in this area of Melbourne.

Norla, located to the south of Ottawa, was one of the first houses to be built on Irving Road. John McVean owned the large brick house from 1877, before it was sold to Irish-born Australian piano manufacturer Octavius Beale in 1887. Beale's ownership was short-lived however, and by 1890, pastoralist and politician Simon Fraser was listed as the official owner of Norla. A member of the Legislative Assembly, Fraser and his family occupied Norla until the estate was sold in 1933. It was subsequently owned by architect Arnald Wright in late 1933, and occupied by Stanley Burston in 1934 in the period immediately prior to its demolition. Carrical was situated immediately to the east of Norla. Built in 1896 for apple orchardist Thomas Lockwood, the mansion comprised sixteen rooms. By 1929, Carrical was owned by wealthy businessman James Burston, before being purchased by architect and Norla owner Arnaud Wright and his partner Edith Overell in 1934.

Under the ownership of Arnaud Wright and Edith Overell, both Norla and Carrical were demolished in 1934 for the subdivision of what effectively became Huntingfield Road. The curving line of Huntingfield Road follows the former drive of Carrical. It provided a link between Kooyong Road and Irving Road, and was officially opened in 1935. As suggested by previous research, the name Huntingfield was likely chosen following Governor of Victoria Lord Huntingfield's visit to Melbourne in May 1934. Built using sustenance labour amidst the Great Depression of the 1930s, the road's construction was indicative of the intense wealth disparity between Melbourne's land-owning and working classes.

Prior to the subdivision of Huntingfield Road, a nine room brick house had been built for furniture manufacturer Sam Berkovitz in 1929. Constructed on the south corner of Carrical estate, it was sold to sharebroker Thomas Hastie in 1939. Following subdivision and roadworks, the house came to occupy the corner of Kooyong Road and Huntingfield Road. In terms of Huntingfield Road itself, the first house

was built in 1934 at 2 Huntingfield Road for notable barrister and judge Norman O'Bryan. While Arnaud Wright and Edith Overell owned all the allotments in Huntingfield Road in 1934, having recently purchased Norla and Carrical, the land was quickly sold over the next few years. From the mid to late 1930s, new architect designed Interwar Georgian Revival homes came to occupy the allotments. This included the construction of a ten room brick house at 9 Huntingfield Road for Reginald Fancis Baillieu, the director of Myer Emporium Ltd and member of the prominent Baillieu family. Baillieu was merely one of the many landowners who built new homes in Huntingfield Road and chose prominent architects to design them. These architects included Arnaud Wright himself, Marcus Martin, Walter Butler, and the firm Cower, Murphy and Appleford.

A timeline of the houses built at the Huntingfield Precinct included below:

- 1934: 2 Huntingfield Road- Eleven room residence derived from Georgian sources built for Norman O'Brien.
- 1935: 4 Huntingfield Road- Ten room brick residence with Georgian theme built for H. Latreille.
- 1935: 5 Huntingfield Road- Georgian Revival residence built for Edith Green to designs prepared by Arnaud Wright.
- 1935: 6 Huntingfield Road- Ten room brick residence built for Reginald Francis Baillieu.
- c.1935: 7 Huntingfield Road- Georgian Revival residence built for J.A.F. Shipton to designs prepared by Arnaud Wright.
- 1935: 8 Huntingfield Road- Residence derived from Georgian sources built for Commander C.R. Price to designs prepared by the firm Cowper, Murphy and Appleford.
- 1935: 10 Huntingfield Road- Ten room house containing elements of Greek sources built for stockbroker Phillip Carney.
- 1935: 21 Huntingfield- Nine room Old English style brick house built for E. Abrahams.
- c.1935: 169 Kooyong Road- Residence comprising a synthesis of Georgian Revival and Spanish Mission sources built for Melbourne manufacturer Sam Berkotwiz.
- 1936: 11 Ottawa Road (Previously 11 Huntingfield Road)- Residence built for merchant T. Watt to designs prepared by C. H. Hollinshed.
- 1936: 19 Huntingfield Road- Eight room brick house broadly characterised by Georgian Revival style elements built for Fisher Horton to designs prepared by Arnaud Wright.
- 1937: 14 Huntingfield Road- Residence combining elements of Mediterranean and Old English architecture built for Fred Thomas.
- 1937: 17 Huntingfield Road- Georgian Revival residence built for J. O'Connell to designs prepared by Arnaud Wright.
- 1938: 9 Huntingfield Road- Residence derived from Tudor sources built for solicitor Ronald Stewart to designs prepared by noted local architect Walter Butler.
- 1938: 12 Huntingfield Road- Understated building built for A.L. Jack by noted Melbourne architect Marcus Martin.
- c.1938: 28 Irving Road- Twelve room house characterised by a combination of Georgian sources and Tudor elements built for Mrs Cecil Naughton.
- c. 1939: 173 Kooyong Road - Ten room house modelled after Georgian and Mediterranean antecedents erected for E. Berkowitz, likely related to Sam Berkowitz at 169 Kooyong Road.

- 1977: 16 Huntingfield Road- Addition of a block of two-storey units with Georgian Revival inspired design built by developers Irving Heights Pty Ltd.
- 1993: 3 Huntingfield Road- Recent addition to Huntingfield Road featuring Georgian Revival inspired design.

Comparative Analysis

Huntingfield Road Precinct is an important and distinctive 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, and the maturity of its street trees all combine to encapsulate the essence of an affluent interwar suburb. The most notable character of the street is the size and quality of the housing typical of the Toorak area, Kooyong and parts of Malvern but rarely found in such consistency in the suburbs beyond. In most respects the subdivision retains its appearance from the late 1930s, although with some contemporary interventions such as the infill development at 3 and 16 Huntingfield Road which incorporate Georgian Revival characteristics as well as contemporary front boundary fences.

While various other interwar residential suburbs such as in Camberwell, Essendon, Kew and Caulfield also contain middle class estates of high quality, in most instances they comprise primarily single storey villas or a combination of one and two storey housing as opposed to the consistent two storey character of Huntingfield Road. Comparative precinct examples include:

- **Montalto Avenue Precinct (HO143).** With specific relation to Montalto Avenue, the streetscape primarily consists of two-storey interwar subdivision. While this area of the precinct includes a large number of two-storey Interwar Georgian Revival dwellings, the precinct is also more varied in its specific style of interwar dwellings than Huntingfield Road Precinct with a range of Old English styles and qualities, some with Tudor style influences.
- **St Georges Court Precinct (HO348).** St Georges Court Precinct is an Interwar era precinct which is also characterised by two-storey Georgian Revival style residences. However, St Georges Court Precinct is also heavily influenced by Mediterranean architecture which makes it less representative of the style. Both precincts share a similar level of intactness in building height and overall form, and are situated on curved roads. Both precincts have undergone alterations to their boundary walls.
- **Linden Court / Jessamine Avenue / Kenleigh Grove Precinct (HO141).** This precinct has significance as a cohesive and intact 1920s-40s precinct containing an impressive grouping of substantial houses set in landscaped grounds and streetscapes of the period. Linden Court/ Jessamine Avenue / Kenleigh Grove shares similarities to the Huntingfield Road Precinct in terms of built and roof form, height and inclusion of entry porticos on the front façades, however the buildings present with more typical Interwar Bungalow style features, such as leadlight windows and timber shingles, than Georgian Revival.

As demonstrated by the above examples, Huntingfield Road Precinct is a high quality group of dwellings that are largely consistent in their form, scale and architectural character. They present as a strong exemplar for Georgian Revival residences.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

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

Street address	Place type	Style/era	Grading*
HUNTINGFIELD ROAD			
2 Huntingfield Road	House	Interwar period (c.1910-c.1940)	C
1-2/3 Huntingfield Road	House	Late Twentieth Century (c.1960-c2000)	NC
4 Huntingfield Road	House	Interwar period (c.1910-c.1940)	C
5 Huntingfield Road	House	Interwar period (c.1910-c.1940)	C
6 Huntingfield Road	House	Interwar period (c.1910-c.1940)	C
7 Huntingfield Road	House	Interwar period (c.1910-c.1940)	C
8 Huntingfield Road	House	Interwar period (c.1910-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading*</i>
9 Huntingfield Road	House	Interwar period (c.1910-c.1940)	S
10 Huntingfield Road	House	Interwar period (c.1910-c.1940)	C
12 Huntingfield Road	House	Interwar period (c.1910-c.1940)	C
14 Huntingfield Road	House	Interwar period (c.1910-c.1940)	C
1-6/16 Huntingfield Road	Flats	Late Twentieth Century (c.1960-c2000)	NC
17 Huntingfield Road	House	Interwar period (c.1910-c.1940)	C
19 Huntingfield Road	House	Interwar period (c.1910-c.1940)	C
21 Huntingfield Road	House	Interwar period (c.1910-c.1940)	C
IRVING ROAD			
28 Irving Road	House	Interwar period (c.1910-c.1940)	C
KOORYONG ROAD			
169 Kooyong Road	House	Interwar period (c.1910-c.1940)	C
173 Kooyong Road	House	Interwar period (c.1910-c.1940)	C
OTTAWA ROAD			
11 Ottawa Road	House	Interwar period (c.1910-c.1940)	C

References

Bryce Raworth Pty Ltd, and Foster, D. 1998. 'Huntingfield Road Proposed Conservation Area.' Unpublished report prepared for City of Stonnington. PDF file.

City of Prahran Rate Books.

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.

De Serville, P. 1991. *Ponds and Pedigrees: The Upper Class in Victoria, 1850-80*. South Melbourne: Oxford University Press.

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

John Curtis and Associates with Graeme Butler. 1991. *Prahran Character and Conservation Study*. Unpublished report prepared for City of Prahran. PDF File.

Johns, Fred. 1927. *Who's who in Australia*. Melbourne: The Herald.

Malone, B. (n.d.) 'Section 13, North East Toorak.' Unpublished manuscript.

Nigel Lewis and Associates. 1992. 'Pahran Conservation Study', Unpublished report prepared for City of Prahran.

Robb, E.M. 1934. *Early Toorak and District*. Melbourne: Robertson & Mullens.

State Library of Victoria, Melbourne & Metropolitan Board of Works, various detail plans.

State Library of Victoria, Sands & McDougall Street Directories of Victoria, 1860-1974 ed.

Stonnington City Council. 2007. Heritage Citation Report: Linden Court / Jessamine Avenue / Kenleigh Grove Precinct, Hermes ID 30762. Unpublished report. PDF file.

Stonnington City Council. 2007. Heritage Citation Report: Montalto Avenue / Stradbroke Avenue / Clendon Road / Toorak Road Precinct, Hermes ID 30767. Unpublished report. PDF file.

Stonnington City Council. 2008. Heritage Citation Report: St Georges Court Precinct, Hermes ID 31529. Unpublished report. PDF file.

Surveyor General, Victoria. 1855. Melbourne and its suburbs. 1 map on 4 sheets, 119 x 98 cm; 66 x 52 cm. BIB ID: 786996. State Library of Victoria.

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



Overview of 10 and 12 Huntingfield Road (source: Extent Heritage, 2021).



Overview of 7 and 9 Huntingfield Road (source: Extent Heritage, 2021).



4 Huntingfield Road (source: Extent Heritage Pty Ltd, 2021).



10 Huntingfield Road (source: Extent Heritage Pty Ltd, 2021).



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



9 Huntingfield Road (source: Extent Heritage Pty Ltd, 2021).

Authors

Former citation prepared by: Bryce Raworth Pty Ltd, 1997.

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

Heritage Citation – Precinct

Heritage Place: St Georges Court Precinct

Address: 1-15 and 2-14 St Georges Court and 9-11 St Georges Road, Toorak

Designer: Architects include Marcus Martin & Tribe, A. Mortimer McMillan and Billson & Mewton

Builder: N/A

HO Reference: HO348

Citation status: Final

Date Updated: 23 March 2022

Year of Construction: 1938-1942



Photograph (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of HO348.

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: Retain as a local precinct on the HO; separate 13 St Georges Road from the precinct curtilage and include on the HO as an individual heritage place with its own HO number as the building is significant in its own right but does not align with the heritage character of the precinct.

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 St Georges Court Precinct, comprising a group of dwellings on St Georges Court and St Georges Road, Toorak, is locally significant.

All properties are graded contributory to the precinct.

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

- A high degree of intactness arising from the large group of Interwar era dwellings of a uniform style;
- The regularity and harmony of the two-storey, pitched roof building stock;
- Intactness of most individual buildings to their original designs. Dwellings typically survive with their presentation to the street largely unaltered, roof forms and materiality, chimneys, window and door openings, Georgian Revival details such as timber louvred shutters, porticos and entrances flanked by classical order columns, and Mediterranean influences with simpler massing and restrained detail;
- A mixture of free-standing dwellings and maisonettes;
- Consistent use of render, timber joinery and roof tiles;
- The shallow and uniform front setbacks; and
- Low rendered masonry walls.

Later additions and alterations to the properties are not significant.

How is it significant?

The St Georges Court Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The St Georges Court Precinct is historically significant as a subdivision of part of the 19th century Toorak Estate prior to World War II. The dwellings form a tangible link to this period of development and change in Toorak, whereby there was a shift from sparsely developed estates to a middle-class urban area. The precinct derives further historical importance from the number of quality houses designed by prominent architects for wealthy professional clients. (Criterion A)

The St Georges Court Precinct is aesthetically significant as an intact, visually cohesive and prestigious Interwar subdivision that pursues a consistent stylistic theme despite the involvement of a range of architects. The largely intact group of two-storey Interwar residences and maisonettes with Georgian Revival and Mediterranean influences, and the quality of their design to conceal multi-residential properties into what appear to be large and stately residences, contribute to the significance of the precinct as a visually distinctive residential development from the interwar period. The curve in the road and uniform shallow setback of the dwellings promotes a picturesque character and an atmosphere of seclusion. (Criterion E)

The St Georges Court Precinct has associative significance, featuring examples of the domestic Interwar work of noted architects Marcus Martin & Tribe and Billson & Mewton. (Criterion H)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The St Georges Court Precinct is historically significant as an Interwar era subdivision of part of the 19th century Toorak Estate. The dwellings form a tangible link to this period of development and change in Toorak, whereby there was a shift from sparsely developed estates to a middle-class urban area. The precinct derives further historical importance from the number of quality houses designed by prominent architects for wealthy professional clients.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The 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>	The 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>	The place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The St Georges Court Precinct is aesthetically significant as an intact, visually cohesive and prestigious Interwar subdivision that pursues a consistent stylistic theme despite the involvement of a range of architects. The largely intact group of two-storey Interwar residences and maisonettes with Georgian Revival and Mediterranean influences, and the quality of their design to conceal multi-residential properties into what appear to be large and stately residences, contribute to the significance of the precinct as a visually distinctive residential development from the interwar period. The curve in the road and shallow setback of the dwellings promotes a picturesque character and an atmosphere of seclusion.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The 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>	The 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>	The St Georges Court Precinct has associative significance, featuring examples of the domestic Interwar work of noted architects Marcus Martin & Tribe and Billson & Mewton.

Description

• Physical Analysis

The St Georges Court Precinct in Toorak is a small cul-de-sac extending west of a roundabout on St Georges Road. The alignment of the cul-de-sac adopts a shallow S-shaped plan on a gently sloping site. The precinct is small, occupying the entirety of St Georges Court and two residences fronting St Georges Road. The alignment of the cul-de-sac provides visual interest and a degree of seclusion to residents at the western end of the street. The precinct is bounded to the north and south by other residential allotments. The properties along the east of the precinct front St Georges Road. The properties along the west side back onto Dalriada Street. There are no laneways intersecting or bordering the precinct.

St Georges Court is a narrow street with two-way traffic and parking on both sides of the street. The road is predominantly planted with young birch (*betula*) trees that are distinct for their white bark and leafy canopy. Roadside landscaping at the eastern end of the court is precise and orderly, with manicured lawns and hedges, however they tend towards a less formal approach at the western end of the court. Private gardens in the street are modest by local standards and also reflect the increasing tendency towards informality from east to west.

St Georges Road is a wide two-lane road with dedicated on-street parking on both sides of the road. The public domain of the road is defined by wide, lawn covered planting strips with mature sweetgum (*liquidambar*) and London plane (*platanus x acerifolia*) trees.

St Georges Court and St Georges Road are both surfaced in bitumen with concrete curbs and crossovers. The roundabout forming the junction of the two streets is centre planted with a low groundcover and a ring of square bluestone tiles around the centre perimeter of the roundabout. The footpath and road at the entrance to St Georges Court is flanked by extensive garden beds with boxwood and shrub underplanting. The north end of the entrance includes a stand of ornamental Lily of the Nile (*agapanthus*) plantings and a historical metal sign with decorative brackets, painted white with blue painted lettering reading 'St Georges CRT'.

The St Georges Court precinct is defined by low-density residential housing. The precinct comprises fifteen dwellings across twelve building allotments, and consists of a mixture of free standing and maisonette structures. The allotments vary in size and orientation, although they are considered small in relation to the allotment sizes across the rest of Toorak. Properties in the precinct have shallow setbacks

from the street with small front yards typically occupied by a short, paved driveway or off-street parking area. The houses are situated in close proximity to each other, and are also smaller in size in comparison to residences outside of the precinct. Despite the relatively dense siting of the houses, the streetscape of St Georges Court remains open and spacious.

The front property boundaries in the precinct are defined by a mixture of fencing types. This includes tall white rendered masonry walls along St Georges Road and at 3 and 15 St Georges Court. 1, 5, 6, 11 and 14 St Georges Court are demarcated by low white rendered masonry walls which is the original and predominant fencing type. 2 St Georges Court is the only property in the precinct that features a steel panel and post fence, which is considered to be intrusive to the overall streetscape. The fences and boundaries on the western end of the road around the cul-de-sac are softened by mature shrubbery and vine plantings.

The properties in the precinct are two-storey masonry structures finished in cement-render or white painted brick, with roofs of slate or Marseilles tiles. Stylistically, the residences in the precinct draw from both Georgian Revival and Mediterranean styles.

Residences at the eastern end of St Georges Court and along St Georges Road generally draw from Georgian inspired sources, which can readily be seen through the use of façade bay and elliptical windows, ornamental balustrades, and louvred timber shutters. 14 St Georges Court is a good example of the Georgian style in the precinct with its symmetrical form, portico entrance with Corinthian order columns and façade detailing typical of the style. Towards the western end of St Georges Court, the housing styles incorporate detailing typical of the Mediterranean style. This includes structures with simpler massing and restrained detail compared to the Georgian style houses. Such features ultimately reflect the growing influence of modernism and architects' attempts to incorporate contemporary trends into the Interwar Mediterranean idiom. Alterations to the existing structures, including the rendering of the red brick residence at 14 St Georges Court and the clinker brick exterior of 9 St Georges Court, are generally sympathetic with the overall character of the original development.

The St Georges Court Precinct is unusual for the high proportion of maisonette development and for the extent to which architects have worked to conceal the multi-unit nature of these buildings with the appearance of large and stately homes. This is especially visible at 1 St Georges Court. The residences do present variations in overall design influence, character and detail in the streetscape, however, this is reconciled through the consistency of scale, colour and texture of exterior surfaces of the residences. Additionally, the presence of decorative shutters sits with equal ease amid Georgian formality and the casual Mediterranean styles forming a stylistic link between the residences. The integrity of the streetscape and contributing houses is high overall.

- [Alterations and Additions](#)

Visible modifications to the precinct include:

- 2 St Georges Court: Front garage added, sympathetic in form and finish but its prominent location detracts from the streetscape. The new steel post and panel front fence is also an outlier in the street.
- Fence alterations and replacements throughout.

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). His house, called Toorak House, is 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

A detailed history of St Georges Court Precinct has previously been authored by Bryce Raworth Pty Ltd for the City of Stonnington in 1997. The following account is drawn from this existing study and is augmented by supplementary archival research and revisions by Extent Heritage Pty Ltd.

St Georges Court was created in 1938 following the subdivision and demolition of the Kildrum residence, a large Federation era property facing St Georges Road. While the subsequent development of grand mansions on a new road following demolition and subdivision was typical in Toorak, it is unusual for having taken place during the early years of World War II.

The line of Toorak Road was first shown on a map drawn by surveyor Robert Hoddle in 1837, when Prahran was surveyed into sixteen main blocks bounded by main roads. These were sold as large Crown Allotments that were subsequently subdivided and re-sold. On the more valuable high land towards Prahran's east, large mansion estates developed, contrasting with the smaller allotments created on the cheaper flat land at the western end of the municipality. At the first Crown Land Sales in June 1840, three large allotments bounded by Orrong Road, Toorak Road, Kooyong Road and the Yarra River were sold to speculators. Lot 16 consisting of seventy acres was sold to Sylvester J. Brown, lot 17 of seventy-eight acres to J. D. L. Campbell, and lot 18 of sixty acres to W. H. Yaldywn (Malone, n.d.).

By 1849, prominent Melbourne merchant James Jackson purchased lot 16 from Brown and lot 17 from Campbell, ultimately resulting in the construction of a large mansion between 1849-50 to the designs

laid out by architect Samuel Jackson. The mansion consisted of a formal garden on 148 acres, and was given the name 'Toorak House', the eventual namesake of the suburb itself. A map from 1855 shows the property extending from Orrong Road to the east side of the present day St. Georges Road (Survey General 1855). Unfortunately, Jackson never lived at Toorak House, having died at sea in 1851.

From 1854-1873, the Victorian Government leased the property. Throughout this period, the mansion was occupied by a succession of Victorian Governors; Sir Charles Hotham (1854-55), Sir Henry Barkly (1856-63), Sir Charles Darling (1863-66), Sir J.H. Manners-Sutton (1866-73) and Sir John Bowen (1873-74). Toorak House was extended during the Governor's occupancy and its use as Melbourne's first Government House attracted other wealthy individuals to the area. Following this period, the mansion was reverted to a private home. It was briefly owned by solicitor Edward Klingender, before being sold off to mining entrepreneur George Lansell in 1875. Lansell's ownership saw the subdivision of the estate into large allotments fronting Orrong Road and Toorak Road, as well as the establishment of both Lansell and St. Georges Roads. The subdivision not only drastically changed the rural appearance of this portion of Toorak, but attracted wealthy pastoralists, merchants and professionals looking to build residences. Prominent mansions built during this late 19th century period include Illawarra (1891) and Edzell (1892). Following subdivision, Toorak House also occupied a much reduced allotment. While Lansell continued to own the property, it was leased to several occupants, including notable surgeon and army officer Sir Charles Ryan.

A further subdivision of the Toorak Estate took place in 1900 when forty-five allotments were auctioned. The subdivision included the west side of St Georges Road and the east side of Lansell Road, and reduced the land at Toorak Estate to five acres. This second round of subdivisions saw the construction of several Federation style mansions. These included Darnlee in Lansell Road in 1901, and Kildrum fronting 7 St. Georges Road in 1902.

Built for William Drummond, Kildrum comprised a fifteen room brick house with a coach house and outhouses on over one acre of land. Ownership was subsequently taken up by William Baragwanath in 1937, and the following year saw the subdivision of the estate into allotments, as well as the subsequent development of St. Georges Court. As with the development of other interwar mansions in the suburb, purchasers of the St Georges Court allotments chose prominent architects to design their new homes. These included notable firms such as Billson & Mewton, and Marcus, Martin & Tribe.

A timeline of the houses built at St Georges Court and St. Georges Road during this period is included below.

St Georges Court:

- 1939: 14 St Georges Court- Georgian Revival residence built for Lilliam Chaliyer.
- 1940: 1 St Georges Court- Residence containing Georgian derived elements is constructed for Mrs. E. A. Nunn. Forms a semi-detached pair with 9 St. Georges Road.
- 1940: 4 St Georges Court- Residence containing Georgian derived elements is constructed for Mrs. B. Cozens.
- 1940: 5/6 St Georges Court= Semi-detached pair is erected to designs by the architectural firm Marcus Martin & Tribe for Mrs E.E. Macfarlan.

- 1940: 11/12 St Georges Court- Semi-detached pair containing Mediterranean influences is erected to designs attributed to the architectural firm Billson & Mewton for Haffe S. Ferne.
- 1941: 9/10 St Georges Court- Pair of houses erected to designs by architects Billson & Mewton for Mary Drummond.
- 1941: 2/3 St Georges Court- Residence characterised by a synthesis of Georgian and English Arts and Craft architecture is erected for Harriet Yencken.
- 1941: 15 St Georges Court- Residence with Georgian detailing built for C. Cox.

St Georges Road:

- 1941: 9 St Georges Road- Building containing Georgian derived sources is part of a semi-detached pair built on corner of St. Georges Road for Mrs. E. A. Nunn.
- 1942: 11 St Georges Road- Georgian style residence built for Mr. R Jennings to designs prepared by the architectural firm Marcus Martin & Tribe.

Comparative Analysis

St Georges Court Precinct is an important and distinctive example of an interwar residential estate. The quality of its homes, the relative uniformity of their scale, consistent Georgian Revival and Mediterranean architectural character, the curve in the road and the integrity of the original interwar houses all combine to encapsulate the essence of an affluent interwar suburb. The most notable character of the precinct is the size and quality of the housing typical of the Toorak area, Kooyong and parts of Malvern but rarely found in such consistency in the suburbs beyond. St Georges Court lacks the generous front setbacks that contribute to the garden estate feel of comparable courts.

While various other interwar residential suburbs such as in Camberwell, Essendon, Kew and Caulfield also contain middle class estates of a high quality, in most instances they comprise primarily single storey villas or a combination of one and two-storey housing as opposed to the consistent two-storey character of St Georges Court Precinct. Comparative precinct examples include:

- **Montalto Avenue Precinct (HO143).** With specific relation to Montalto Avenue, the streetscape primarily consists of two-storey interwar subdivisions. While this area of the precinct also includes a large number of two-storey Interwar Georgian Revival dwellings, the precinct is also more varied in its specific style of interwar era dwellings than St Georges Court Precinct and consists of a range of Old English styles and qualities, some with Tudor style influences.
- **Huntingfield Road Precinct (HO347).** Huntingfield Road Precinct is an Interwar era precinct which is also characterised by two-storey Georgian Revival style residences. St Georges Court Precinct, however, is also heavily influenced by Mediterranean architecture which makes it less representative of the style. Both precincts share a similar level of intactness in building height and overall form, and are situated on curved roads. Both precincts have undergone alterations to their boundary walls.
- **Linden Court / Jessamine Avenue / Kenleigh Grove Precinct (HO141).** This precinct has significance as a cohesive and intact 1920s-40s precinct containing an impressive grouping of substantial houses set in landscaped grounds and streetscapes of the period. Linden Court / Jessamine Avenue / Kenleigh Grove Precinct shares similarities to the St Georges Court Precinct in terms of built and roof form, height and inclusion of entry porticos on the front façades, however the buildings in the Linden Court / Jessamine Avenue / Kenleigh Grove Precinct present

with additional typical Interwar Bungalow style features, such as leadlight windows and timber shingles.

As demonstrated by the above examples, St Georges Court Precinct is a high-quality group of interwar era dwellings that are largely consistent in their form, scale and setting, however there is some overlap in specific architectural styles which creates a greater sense of diversity than that seen in comparable precincts.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

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

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
ST GEORGES COURT			
1 St Georges Court	House	Interwar period (c.1910-c.1940)	C
2 St Georges Court	House	Interwar period (c.1910-c.1940)	C
3 St Georges Court	House	Interwar period (c.1910-c.1940)	C
1/4 St Georges Court	Duplex	Interwar period (c.1910-c.1940)	C
2/4 St Georges Court	Duplex	Interwar period (c.1910-c.1940)	C
5 St Georges Court	Duplex	Interwar period (c.1910-c.1940)	C
6 St Georges Court	Duplex	Interwar period (c.1910-c.1940)	C
9 St Georges Court	House	Interwar period (c.1910-c.1940)	C
10 St Georges Court	House	Interwar period (c.1910-c.1940)	C
11 St Georges Court	House	Interwar period (c.1910-c.1940)	C
12 St Georges Court	House	Interwar period (c.1910-c.1940)	C
14 St Georges Court	House	Interwar period (c.1910-c.1940)	C
15 St Georges Court	House	Interwar period (c.1910-c.1940)	C
ST GEORGES ROAD			
9 St Georges Road	House	Interwar period (c.1910-c.1940)	C
11 St Georges Road	House	Interwar period (c.1910-c.1940)	C

References

- Bryce Raworth Pty Ltd, and Foster, D. 1997. 'St Georges Court Proposed Conservation Area.' Unpublished report prepared for City of Stonnington. PDF file.
- City of Prahan Rate Books.
- Context Pty Ltd. 1993. 'Conservation Review: City of Prahan.' Unpublished report prepared for City of Prahan. 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.
- Malone, B. (n.d.) *Section 13, North East Toorak*. Unpublished essay.
- Mellor, S. G. (1974). *Lansell, George*. <https://adb.anu.edu.au/biography/lansell-george-3992>
- Nigel Lewis and Associates. 1992. 'Prahan Conservation Study.' Unpublished report prepared for City of Prahan.
- State Library of Victoria, Melbourne & Metropolitan Board of Works, various detail plans.
- State Library of Victoria, Sands & McDougall Street Directories of Victoria, 1860-1974 ed.
- Stonnington City Council. 2007. Heritage Citation Report: Linden Court / Jessamine Avenue / Kenleigh Grove Precinct, Hermes ID 30762. Unpublished report. PDF file.
- Stonnington City Council. 2007. Heritage Citation Report: Montalto Avenue / Stradbroke Avenue / Clendon Road / Toorak Road Precinct, Hermes ID 30767. Unpublished report. PDF file.
- Stonnington City Council. 2008. Heritage Citation Report: Huntingfield Road Precinct, Hermes ID 31528. Unpublished report. PDF file.
- Stonnington Council. 2007. Heritage Citation Report: Toorak House, 21 St Georges Road TOORAK, Hermes ID 30682. Unpublished report. PDF file.
- Surveyor General, Victoria. 1855. Melbourne and its suburbs. 1 map on 4 sheets, 119 x 98 cm; 66 x 52 cm. BIB ID: 786996. State Library of Victoria.
- Toorak Home Opened as Hotel. (1942, June 27). *The Herald*, 8.

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



View west showing 9-14 St Georges Court
(source: Extent Heritage Pty Ltd, 2021).



View east showing 11-15 St Georges Court
(source: Extent Heritage Pty Ltd, 2021).



View west showing 1-4 St Georges Court. (source:
Extent Heritage Pty Ltd, 2021).



View west showing 11-15 St Georges Court.
(source: Extent Heritage Pty Ltd, 2021).



1 St Georges Court (source: City of Stonnington, 2020).



1 St Georges Court (source: City of Stonnington, 2020).



14 St Georges Court (source: City of Stonnington, 2020).



9 St Georges Road (source: City of Stonnington, 2020).

Authors

Former citation prepared by: Bryce Raworth Pty Ltd, 1997.

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

Heritage Citation – Precinct

Heritage Place: Williams Road Precinct

Address: 71-79 Williams Road and 404-418 High Street, Windsor and 420 High Street, 83-135, 78-80 and 90-154 Williams Road, 1-6 Malo Street, 2 Wrights Terrace, 2A Spring Street and 74-82 Murray Street, Prahran

HO Reference: HO155

Citation status: Final

Date Updated: 23 January 2023

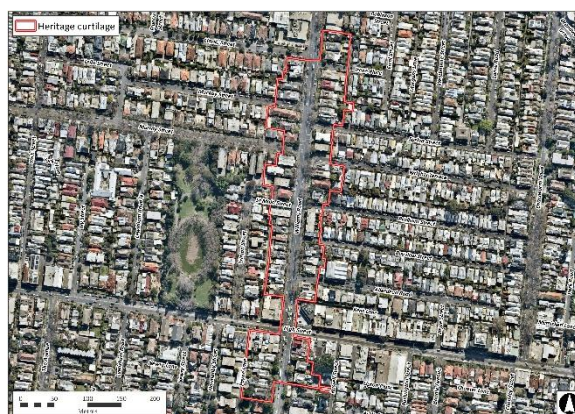
Designer: N/A

Year of Construction: c.1877 -1930s

Builder: N/A



Photograph of 93-97 Williams Road (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of HO155.

Heritage Group: Residential buildings

Key Theme: Building suburbs

Heritage Type: Residential precinct

Key Sub-theme: Middle class suburbs and the suburban ideal

Significance Level: Local

Recommendation: The existing (1998) precinct for HO155 is highly disjointed, with clusters of properties in differing styles spread across the suburbs of Windsor, Prahran and Toorak. As a result, it is recommended to revise the curtilage of HO155 to align with the curtilage outlined in this precinct citation. The remainder of the precinct has been divided into an additional precinct and individual places, or recommended for removal from the Heritage Overlay including 2/4/6/6A Russell Street, Prahran, and 276 Williams Road, Toorak.

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 Williams Road Precinct, comprising a group of Victorian, Edwardian and Interwar era dwellings and shops on Williams Road and High Street, Prahran and Windsor, is locally significant.

Significant properties include:

- 78 Williams Road, Prahran (a fine and intact two-storey Italianate Victorian residence).
- 80 Williams Road, Prahran (a fine and intact two-storey Italianate Victorian residence).
- 92-94 Williams Road, Prahran (a former fire station part of the Metropolitan Fire Brigade and intact example of a late Victorian building with transitional Federation era influences).
- 118 Williams Road, Prahran (a fine and intact two-storey Italianate Victorian residence; the dormer window is not original and considered an intrusive design element).
- 131-135 Williams Road, Prahran (a highly distinct, decorative and intact two-storey Italianate Victorian terrace group).

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

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

- The distinctive pattern of late 19th century subdivision and subsequent development created by groups of Victorian, Edwardian and Interwar era dwellings and shops;
- The presence of an important group of significant graded Victorian era residences;
- The regularity and harmony of the single-storey, freestanding Victorian era residential buildings characterised by pitched slate and corrugated galvanised iron roofs with profiled masonry chimneys, face brick, rendered masonry and timber walls, front verandahs with bullnose awnings, decorative lacework and timber or cast iron joinery, original timber window and door joinery, and, in some cases, projecting bay windows;
- The regularity and harmony of two-storey attached and freestanding Victorian Italianate residential buildings primarily characterised by hipped roofs with profiled masonry chimneys behind ornamented parapets, face brick and rendered masonry walls, decorative mouldings, elaborate verandah detailed including cast-iron lacework, upper floor balconies, and original arched windows and doors;
- The collection of one-storey Edwardian era building stock primarily characterised by decorative stucco gable ends, gable finials, profiled masonry chimneys, tiled and hipped gable roofs, original timber window and door joinery, and face brick walls;
- Edwardian era shops characterised by two-storey façades, flat roofs behind parapets, restrained ornamentation, ground floor awnings, and original timber sash windows to the upper floor;
- Several interwar dwellings that are largely complement older building stock in terms of their roof form, height and use of brick and timber in their construction;
- The relative uniformity of front setbacks and building heights across the precinct; and
- Original front fences of timber, cast iron, stone and brick;
- The landscape setting established by wide roads, bluestone kerb and guttering (some original and some contemporary) and young to mature London plane (*Platanus × acerifolia*) street trees.

Later alterations and additions to the properties are not significant.

How is it significant?

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

Why is it significant?

The Williams Road Precinct is historically significant as an area that rapidly developed during the 1880s boom period, which precipitated urban character changes and the formation of upper middle class enclaves in Prahran during the late 19th century. Evident in its substantially sized allotments and fine collection of one and two-storey terraces and villas set on a wide road, the precinct is distinct from the neighbouring narrow streets within the area that are predominantly characterised by smaller workers cottages. The precinct forms a tangible link to the late Victorian subdivision story of Prahran and illustrates the suburb's growing middle-class character by the early 20th century. (Criterion A)

The Williams Road Precinct is aesthetically significant as an intact and visually cohesive heritage area characterised by Victorian, Edwardian and Interwar era dwellings and shops. The buildings retain a high level of integrity as a group, displaying cohesion through built form, materials, setbacks and heights. The character of some buildings is enhanced by original fences of brick, stone, cast iron and timber. Combined, these elements create a harmonious and attractive precinct that is only occasionally intercepted by relatively low scale modern development. (Criterion E)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Williams Road Precinct is historically significant as an area that rapidly developed during the 1880s boom period, which precipitated urban character changes and the formation of upper middle class enclaves in Prahran during the late 19th century. Evident in its substantially sized allotments and fine collection of one and two-storey terraces and villas set on a wide road, the precinct is distinct from the neighbouring narrow streets within the area that are predominantly characterised by smaller workers cottages. The precinct forms a tangible link to the late Victorian subdivision story of Prahran and illustrates the suburb's growing middle-class character by the early 20th century.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The 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>	The 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>	The place does not meet this criterion.
<i>E</i>	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Williams Road Precinct is aesthetically significant as an intact and visually cohesive heritage area characterised by Victorian, Edwardian and Interwar era dwellings and shops. The buildings retain a high level of integrity as a group, displaying cohesion through built form, materials, setbacks and heights. The character of some buildings is enhanced by original fences of brick, stone, cast iron and timber. Combined, these elements create a harmonious and attractive precinct that is only occasionally intercepted by relatively low scale modern development.
<i>F</i>	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The 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>	The 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 place does not meet this criterion.

Description

• Physical Analysis

Williams Road is a major arterial road that extends north from Dandenong Road and leads into Alexandra Avenue at its northern extent. Williams Road is part of a major suburban network forming junctions with other main thoroughfares including Toorak Road, Malvern Road, High Street and the railway line at Hawksburn Station.

Williams Road is paved in asphalt with bitumen footpaths and concrete crossovers. The process of road widening has largely eroded the early character of the roadway itself, however bluestone kerb and guttering has been reintroduced along its length. The original bluestone road paving has been preserved at several intersections with smaller streets along the precinct including Bayview Street, St Malo Street, Pridham Street and Irene Place in Prahran. Kent Lane, between High Street and Aberdeen Road, in Prahran is of particular note for its significant length of intact bluestone paving. The original grass verges

along Williams Road have been entirely removed. London plane (*Planatus x acerifolia*) trees set into the footpath alongside timber power poles, provide a dense canopy above the streetscape.

A remnant of the earliest building stock in the precinct includes the 1853 Mount Erica Hotel at 420 High Street, Prahran. The Victorian-era commercial building was established in 1853 and rebuilt in 1877 featuring engaged piers, level courses, detailed architraves, and a feature corner arched parapet. The building establishes itself on its prominent corner location with its grounded form and decorative finish.

The building stock in the precinct includes buildings from the broader Victorian, Edwardian and Interwar styles. The most prominent style is the Victorian Italianate. The Italianate style is best represented at the villa Chayle at 71 Williams Road, Windsor, which is a substantial double storey, double fronted Victorian Italianate villa. Chayle presents a grounded form with strong vertical elements set on the front façade. This is emphasised by its tall double storey arcaded loggia and mirrored with the fenestration detailing featuring Corinthian engaged piers, arched windows and label moulds. Other notable freestanding two-storey Victorian Italianate residences include Woodland House at 78 Williams Road, as well as 80 and 118 Williams Road, Prahran. Of note, the pair of houses at 78 and 80 Williams Road feature large return verandahs with elaborate lacework, arched windows with expressed fenestration detailing, low pitched roof and flanking cornice moulded chimneys.

Impressive terrace groups can be found within the precinct, such as those at 131-135 Williams Road, Prahran. This a group of three double-storey Victorian villas features a highly decorative symmetrical form and finish including deep set front and return verandahs with ornate cast iron lacework. The group features unusual corner flanking turrets with a conical roof, which is a highly distinctive element within the precinct. In addition, Bayview House at 100-102 Williams Road, Prahran, comprises a pair of double-storey Victorian terraces with decorative cast iron verandah, decorative moulded console brackets with varying designs, a balustraded parapet with a centred arched capped with a festoon moulding, and urn finials.

Other Victorian era building stock tends to be less substantial. Large numbers of asymmetrical villas incorporating Italianate element are found throughout the area and survive in long unbroken sequences on the east side of Williams Road, north of Spring Street, and on the west side of Williams Road, south of High Street.

While the precinct largely consists of Victorian era buildings, there are groups of Edwardian era places that represent the transition between the Victorian and interwar periods. These include the commercial buildings along 404-414 High Street, Windsor, that are characterised by a restrained symmetrical flat façade, flat parapet and awning. The residences at 83A, 85, 96 and 98 Williams Road, Prahran, also present in the Edwardian style. This is characterised by the double fronted open gable structure with a front verandah (some with cast iron lacework), the use of open face red brick, half timber gables, timber joinery, exposed eaves and timber verandah detailing.

A small number of interwar era residences are also located at 119, 119A, 122 and 123 Williams Road, Prahran. They complement the older building stock in terms of their pitched roof form, heights and use of face brick, terracotta roof tiles and timber joinery in their construction. 122 and 123 Williams Road represent the interwar development of multi-dwelling apartments. The two storey structures feature subtle brickwork detailing and an elongated form presenting a domestic scale when viewed from Williams Road.

Several contemporary and unsympathetic developments have emerged over time. These predominantly take the form of multi-storey flats such as those found at 105, 107, and 130 Williams Road, Prahran. Other developments have also occurred at 113 and 104-116 Williams Road, Prahran, as well as the commercial premises at 416-418 High Street, Windsor.

Buildings in the Williams Road Precinct exist in varying states of repair and integrity. Few visible additions have occurred, and modifications typically take the form of a new roof and window materials. In the face of increased traffic, residents have tended towards the construction of tall front fences and walls which obscures some of the early character of the area. The front fences along the precinct present a high variety of rendered brick, open face brick and timber fences with little to no consistency even between immediate properties, although there are several examples of original and sympathetic fencing. Overall, the Williams Road Precinct is considered to be of overall fair to good condition and moderate integrity.

- [Alterations and Additions](#)

- Most properties have rear alterations and additions, however the scale and visibility of these elements is not intrusive in most instances. Exceptions include 101 and 152 Williams Road.
- Dormer window added to the front roof plan of 118 Williams Road.
- Replacement of front fences with tall, solid fences.
- Roof and awning replacements.
- Contemporary infill development at 104-116, 105, 107, 113, and 130 Williams Road, Prahran and 416-418 High Street, Windsor.

[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. Crown land sales in the 1840s and 1850s established a pattern of ownership whereby the land on higher ground was purchased by wealthy families, with land in lower-lying swampy areas occupied by working class families and developed for farming. The subject area, now known as Windsor, was first known to European settlers as South Prahran. The name Windsor was given to the suburb in 1891. The lots comprising the study area were sold in May 1850, being Lots 45, 55, 54 and 55. The lots in the area of Windsor were comparatively smaller than those sold in nearby Toorak, with a higher cost per acre. The small side streets of Windsor and Prahran developed as workers cottages in the nineteenth century, large areas of which were demolished in a program of slum clearance in the 1950s and 1960s, and replaced with high-rise public

housing apartment buildings. The lots comprising the study area largely comprised substantial Victorian residences interspersed with smaller residences and terraced shop buildings.

- **Place History**

The land and surrounds of the subject area were sold in May 1850 as Crown Portions 44 and 45. Purchased by Victoria's land owning colonial elite, lot 44 was taken up by wealthy land speculator and punt operator R.A. Balbirnie, whilst lot 45 was acquired by colonial official G.A. Robinson (Plan of allotments at St Kilda and Prahran for sale on the 15th May 1850, PROV).

An 1855 map of Melbourne suburbs by the Surveyor General's office draftsman James Kearney shows that Balbirnie and Robinson's respective lots at 44 and 45 had been subdivided by the mid 1850s and laid out in narrow streets and small building allotments (Surveyor General's Office 1855). Depicted in the map is Williams Road and High Street, as well as a scattering of dwellings, stores and small farms of varying sizes. The still extant Mount Erica Hotel is evident on the plan, though the hotel was rebuilt by 1898, while the now demolished Wesleyan Chapel and School is depicted on the western side of Williams Road at the intersection with High Street. Meanwhile, the area south west of the intersection of Williams Road and High Street as well as the eastern allotments along Williams Road to the north of the High Street border, remained as undeveloped land.

By the late nineteenth century, both the gold rush era and subsequent 1880s land boom saw further subdivisions and rapid expansion in the area. As Melbourne experienced a period of unprecedented prosperity, growth and development, urban boundaries were pushed out as people, sharing in the ideals of home ownership, sought new residential lands (Context Pty Ltd 2009, 41). As a result, vacant lots arising from additional subdivisions were readily bought up by from the 1870s, and by 1895, Williams Road was populated by numerous one and two-storey Victorian residences set on relatively substantial allotments, interspersed with smaller residences and terraced shop buildings (MMBW 1895). Impressive examples that are still present include the group of three two-storey brick Victorian terraces at 131-135 Williams Road. This series of semi-detached dwellings was constructed in c.1890 by Charles Nott, who was also responsible for the erection of numerous grand houses within the municipality during the 1880s land boom (Stonnington History Centre, n.d.).

While the narrow adjoining streets were primarily characterised by small, working-class weatherboard houses, Williams Road, being the main road, boasted the largest houses including several doctors' surgeries (Foster n.d.) The pattern of subdivision set out in the MMBW plans from this period is largely still present today, with the exception of areas of land not yet built upon and the demolition of some properties and subsequent subdivision of these lots. The interwar period that followed saw the demolition of several Victorian residences and the erection of some interwar era buildings, as evident in the present day sites of 119, 119A, 122 and 123 Williams Road.

Notable nineteenth century residences still extant today include Braeheid at 78 Williams Road and Carrawa at 80 Williams Road. Formerly part of a larger group of Italianate style residences, these two dwellings remain some of the few substantially intact Victorian era residences along the southern end of the precinct. The present day 2nd Prahran Scout Group Hall at 92 Williams Road is also of particular note. According to a MMBW plan from 1898, this brick building was formerly an early fire station that was part of the Metropolitan Fire Brigade and was later transformed into a hall during World War II (Context Pty Ltd 1993, 99).

Comparative Analysis

The Williams Road Precinct is predominantly defined by Victorian and Edwardian era style dwellings and shops constructed following the subdivision of larger Victorian estates. This residential area is an important example of the development of Prahran and Windsor into an urban upper middle-class area during the late 19th and early 20th century. There are several comparable examples in the City of Stonnington where residential development occurred within a clear stylistic period.

Comparative examples include:

- **Chatsworth Road Precinct, Prahran (HO127).** Chatsworth Road Precinct comprises a streetscape of late 19th and early 20th century residential buildings. As with the Williams Road Precinct, the area was developed following the 1800s boom period, which precipitated Prahran's development into an upper middle class area by the early 20th century. Both precincts contain Victorian and Edwardian building stock, including modest one-storey villas and ornate two-storey terraces and residences. Other similar features include the uniformity in front setbacks and modest side setbacks, consistent allotment sizes, height and built forms, as well as the use of brick, render, tiles, cast iron and timber joinery amongst other materials. Unlike the Williams Road Precinct, the Chatsworth Road Precinct also includes a series of distinct semi-detached one-storey Edwardian residences and has less infill development.
- **Union Street Precinct, Armadale (HO377).** The Union Street Precinct is directly comparable to the Williams Road Precinct as a residential area defined by a substantially intact and consistent collection of late 19th and early 20th century housing stock from the Victorian and Edwardian era, as well as some interwar era dwellings. Notable comparable features include the consistency in sitting and setbacks, detached and attached built forms, and the dominance of single-storey buildings. Unlike the Williams Road Precinct, it occupies a quiet residential street and has less infill development.
- **Auburn Grove Precinct, Armadale (HO123).** Constructed between 1887 and 1910, the Auburn Grove Precinct is a residential area that is similarly characterised by freestanding Victorian, Edwardian and Federation era dwellings and shops. As with the Williams Road Precinct, it retains a high level of cohesiveness due to the consistency in building forms, setbacks, heights, materials and allotment sizes. Auburn Grove Precinct is more modest in size and lacks the grand residences that form part of Williams Road Precinct. As with the two examples above, it occupies a quiet residential street and has less infill development.

The above analysis shows that while the Williams Road Precinct is not the most intact precinct in the City of Stonnington, it compares well to other examples as a cohesive residential area that demonstrates a diverse range of late Victorian and Edwardian styles, including both modest villas and more elaborate two-storey terraces and residences. Unlike other examples, its placement on a major thoroughfare has resulted in a number of changes to the fabric of the place over time, namely front fences and the level of infill development, however it maintains a strong sense of cohesion across the residential and commercial buildings. Further, it contains a larger collection of highly significant and grand residences than other 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
WILLIAMS ROAD, PRAHRAN			
78 Williams Road	House	Victorian period (1851-1901)	S
80 Williams Road	House	Victorian period (1851-1901)	S
83 Williams Road	House	Late Twentieth Century (c.1960-c.2000)	NC
83A Williams Road	House	Federation/Edwardian period (1902-c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
85 Williams Road	House	Federation/Edwardian period (1902-c.1918)	C
87 Williams Road	House	Victorian period (1851-1901)	C
89 Williams Road	House	Victorian period (1851-1901)	C
90 Williams Road	House	Victorian period (1851-1901)	C
91 Williams Road	House	Victorian period (1851-1901)	C
92-94 Williams Road	Scouts	Victorian period (1851-1901)	S
93 Williams Road	House	Victorian period (1851-1901)	C
95 Williams Road	House	Victorian period (1851-1901)	C
96 Williams Road	House	Federation/Edwardian period (1902-c.1918)	C
97 Williams Road	House	Victorian period (1851-1901)	C
98 Williams Road	House	Federation/Edwardian period (1902-c.1918)	C
99 Williams Road	House	Contemporary	NC
100 Williams Road	Terrace	Victorian period (1851-1901)	C
101 Williams Road	House	Victorian period (1851-1901)	C
102 Williams Road	Terrace	Victorian period (1851-1901)	C
103 Williams Road	House	Victorian period (1851-1901)	C
104-116 Williams Road	Flats	Contemporary	NC
107 Williams Road	Flats	Late Twentieth Century (c.1960-c.2000)	NC
113 Williams Road	Flats	Late Twentieth Century (c.1960-c.2000)	NC
115 Williams Road	House	Victorian period (1851-1901)	C
115A Williams Road	Flats	Contemporary	NC
118 Williams Road	House	Victorian period (1851-1901)	S
119 Williams Road	Duplex	Interwar period (c.1919-c.1940)	C
119A Williams Road	Duplex	Interwar period (c.1919-c.1940)	C
121 Williams Road	House	Victorian period (1851-1901)	C
122 Williams Road	House	Interwar period (c.1919-c.1940)	C
123 Williams Road	Flats	Interwar period (c.1919-c.1940)	C
124 Williams Road	House	Victorian period (1851-1901)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
126 Williams Road	House	Victorian period (1851-1901)	C
127 Williams Road	House	Victorian period (1851-1901)	C
129 Williams Road	House	Victorian period (1851-1901)	C
130 Williams Road	Flats	Late Twentieth Century (c.1960-c.2000)	NC
131 Williams Road	Terrace	Victorian period (1851-1901)	S
133 Williams Road	Terrace	Victorian period (1851-1901)	S
135 Williams Road	Terrace	Victorian period (1851-1901)	S
138 Williams Road	House	Victorian period (1851-1901)	C
140 Williams Road	House	Victorian period (1851-1901)	C
142 Williams Road	House	Victorian period (1851-1901)	C
144 Williams Road	House	Victorian period (1851-1901)	C
146 Williams Road	House	Victorian period (1851-1901)	C
148 Williams Road	House	Victorian period (1851-1901)	C
150 Williams Road	House	Victorian period (1851-1901)	C
152 Williams Road	House	Victorian period (1851-1901)	C
154 Williams Road	House	Victorian period (1851-1901)	C
WILLIAMS ROAD, WINDSOR			
71 Williams Road	House	Victorian period (1851-1901)	C
73 Williams Road	House	Victorian period (1851-1901)	C
75 Williams Road	House	Victorian period (1851-1901)	C
77 Williams Road	House	Victorian period (1851-1901)	C
79 Williams Road	House	Victorian period (1851-1901)	C
HIGH STREET, PRAHRAN			
420 High Street	Hotel	Victorian period (1851-1901). Date of the hotel is 1853, rebuilt in c.1877.	C
HIGH STREET, WINDSOR			
404 High Street	Shop	Federation/Edwardian period (1902-c.1918)	C
404A High Street	Shop	Federation/Edwardian period (1902-c.1918)	C
406 High Street	Shop	Federation/Edwardian period (1902-c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
408 High Street	Shop	Federation/Edwardian period (1902-c.1918)	C
410 High Street	Shop	Federation/Edwardian period (1902-c.1918)	C
412 High Street	Shop	Federation/Edwardian period (1902-c.1918)	C
414 High Street	Shop	Federation/Edwardian period (1902-c.1918)	C
416 High Street	Shop	Late Twentieth Century (c.1960-2000)	NC
418 High Street	Shop	Late Twentieth Century (c.1960-2000)	NC
ST MALO STREET			
1 St Malo Street	Flats	Contemporary	NC
2 St Malo Street	Flats	Contemporary	NC
3 St Malo Street	Flats	Contemporary	NC
4 St Malo Street	Flats	Contemporary	NC
5 St Malo Street	Flats	Contemporary	NC
6 St Malo Street	Flats	Contemporary	NC
WRIGHTS TERRACE			
2 Wrights Terrace	House	Victorian period (1851-1901)	C
SPRING STREET			
2A Spring Street	Flats	Contemporary	NC
MURRAY STREET			
74 Murray Street	Flats	Contemporary	NC
76 Murray Street	Flats	Contemporary	NC
78 Murray Street	Flats	Contemporary	NC
80 Murray Street	Flats	Contemporary	NC
82 Murray Street	Flats	Contemporary	NC

References

- Bryce Raworth Pty Ltd and Foster, D. 1998. 'Williams Road Proposed Conservation Area.' Unpublished report prepared for City of Prahran.
- Bryce Raworth Pty Ltd. 2011. 'Williams Road Proposed Conservation Area.' Unpublished report prepared for City of Prahran.
- 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.
- Foster, D. n.d. Williams Road historical research. Unpublished textual material. Prahan Collections, ref no. PH23074. Stonnington History Centre.
- National Portrait Gallery. 2018. 'Robert W. Pohlman.' National Portrait Gallery (website). Last modified 2018. <https://www.portrait.gov.au/people/robert-williams-pohlman-1811>.
- State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 984, dated 1896.
- State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 985, dated 1896.
- State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 986, dated 1898.
- State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 987, dated 1898.
- State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 1004, dated 1899.
- State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 1005, dated 1898.
- STONNINGTON CITY. 2011. Heritage Citation Report: Auburn Grove Area, Hermes ID 30701. Unpublished report. PDF file.
- STONNINGTON CITY. 2013. Heritage Citation Report: Chatsworth Road Precinct, Hermes ID 116349. Unpublished report. PDF file.
- STONNINGTON CITY. 2013. Heritage Citation Report: Union Street Precinct, Hermes ID 54884. Unpublished report. PDF file.
- Surveyor General's Office. 1855. *Melbourne and its Suburbs*. Map. Historic Plan Collection VPRS 8168/P0002. Public Records Office Victoria.
- Unknown. n.d. Portrait of builder Charles Nott. Prahan Collections, ref no. PH9033. Stonnington History Centre.

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



78 Williams Road, Prahran (source: www.realestate.com.au, 2021).



80 Williams Road, Prahran (source: City of Stonnington, 2020).



92-94 Williams Road, Prahran (source: City of Stonnington, 2020).



118 Williams Road, Prahran (source: City of Stonnington, 2020).



133-135 Williams Road, Prahran (source: City of Stonnington, 2020).



133-135 Williams Road, Prahran (source: City of Stonnington, 2020).



102 Williams Road, Prahran (source: City of Stonnington, 2020).



96 Williams Road, Prahran (source: City of Stonnington, 2020).



97 Williams Road, Prahran (source: City of Stonnington, 2020).



122 Williams Road, Prahran (source: City of Stonnington, 2020).



71 Williams Road, Windsor (source: City of Stonnington, 2020).



75 Williams Road, Windsor (source: City of Stonnington, 2020).



404-414 High Street, Windsor (source: City of Stonnington, 2020).



Mount Erica Hotel at 420 Williams Road, Prahran (source: www.broadsheet.com.au)



76-80 Williams Road, Windsor (source: Extent Heritage Pty Ltd, 2021).



87-91 Williams Road, Prahran (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, 2023 (Vivian Lu, Benjamin Petkov, Hayley Edmonds and Reuel Balmadres).

Quality assurance review conducted by: Corinne Softley.

Heritage Citation – Precinct

Heritage Place: Kooyong Precinct

Address: Avenel Road, Elizabeth Street,
Glenferrie Road, Mernda Road, Monaro Road,
Moralla Road, Norford Grove, Sutton Street,
Talbot Crescent and Toorak Road, Kooyong

HO Reference: HO181

Citation status: Final

Date Updated: 25 March 2022

Designer: N/A

Builder: N/A

Year of Construction: 1902-1925



Photograph of 422-426 Glenferrie Road (source: Extent Heritage, 2021).'



Location map and extent of HO181.

Heritage Group: Residential Buildings

Heritage Type: House

Key Theme: Building Suburbs

Key Sub-theme: Creating Australia's most prestigious suburbs – the end of an era – mansion estate subdivisions in the 20th century

Significance Level: Local

Recommendation: Retain as a local heritage precinct on the HO; reduce the heritage curtilage to exclude 444 Glenferrie Road, Kooyong.

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 Kooyong Precinct, comprising properties on Avenel Road, Elizabeth Street, Glenferrie Road, Mernda Road, Monaro Road, Moralla Road, Norford Grove, Sutton Street, Talbot Crescent and Toorak Road, is significant.

Significant properties include:

- 1 Avenel Road (highly intact and fine example of an Interwar Old English building)
- 31 Avenel Road (highly intact Interwar Streamline Moderne building)
- 404 Glenferrie Road (DesbroweAnnear designed Interwar Arts and Crafts inspired dwelling)
- 422-426 Glenferrie Road ('Denby Dale'; highly intact and fine collection of Interwar Old English buildings with distinct garden settings)
- 1 and 2/434 Glenferrie Road (highly intact and fine example of an Interwar Old English building)
- 4 Mernda Road (highly intact and fine example of an Interwar Old English building)
- 7 Moralla Road (highly intact and fine example of an Interwar Old English building)
- 13 Moralla Road (highly intact and fine example of an Interwar Old English building)
- 1 and 2/3 Talbot Crescent (highly intact and fine example of an Interwar Old English building)
- 35 Talbot Crescent (highly intact and fine example of an Interwar Old English building)
- 37 Talbot Crescent (highly intact and fine example of an Interwar Old English building)
- 39 Talbot Crescent (highly intact and fine example of an Interwar Old English building)
- 1 and 2/53 Talbot Crescent (highly intact and fine example of an Interwar Old English building with Arts and Crafts influences)
- 59 Talbot Crescent (highly intact and fine example of an Interwar Old English building with Arts and Crafts influences)
- 77-79 Talbot Crescent (semi-detached Interwar Streamline Moderne)

The remainder of the precinct is largely characterised by contributory buildings, with a series of non-contributory infill developments. Refer to the gradings map for designations.

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

- The distinctive pattern of subdivision and development created by the discrete groups of Interwar housing amongst some Federation era dwellings;
- The presence of a large group of individually significant dwellings of varying Interwar styles, including Old English, Arts and Crafts deviations of the Old English and Streamline Moderne;
- The relatively high integrity of the contributory buildings when viewed from the street. Dwellings typically survive with their presentation to the street largely unaltered, retaining verandahs, chimneys, face brick (as relevant), window and door openings, brick detailing and timber joinery;
- The regularity and harmony of the single-storey or double-storey, freestanding Federation/Edwardian and Interwar era building stock;
- Buildings characterised by brick, render, tile and timber joinery, as well as hipped and gabled roofs; and

- Consistency in front and side setbacks.

Later alterations and additions to the properties are not significant.

How is it significant?

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

Why is it significant?

The Kooyong Precinct is historically significant as representative of the 1902-1925 subdivisions of Kooyong, which resulted in the creation of over seven key streets. The precinct forms a tangible link to the post-subdivision story of Kooyong, particularly in the Federation and Interwar years. (Criterion A)

The Kooyong Precinct contains a good representative collection of Interwar era dwellings of various styles, including Old English, Streamline Moderne and other Interwar buildings with Arts and Crafts influences. There are also some good representative examples of Edwardian era residences. (Criteria D)

The Kooyong Precinct is aesthetically significant as a relatively intact and visually cohesive group of streetscapes in the City of Stonnington for this period of development. The streetscape consists of a large number of fine, well-detailed and cohesive freestanding dwellings from the Federation/Edwardian and Interwar eras. They display cohesion through form, materials, setbacks and heights that creates a harmonious and attractive streetscape. (Criteria E)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Kooyong Precinct is historically significant as representative of the 1902-1925 subdivision of Kooyong, which resulted in the creation of over seven key streets. The precinct forms a tangible link to the post-subdivision story of Kooyong, particularly in the Federation and Interwar years.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The 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>	The 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>	The Kooyong Precinct contains a good representative collection of Interwar era dwellings of various styles, including Old English, Streamline Moderne and other Interwar buildings with Arts and Crafts influences. There are also some good representative examples of Edwardian era residences.

E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Kooyong Precinct is aesthetically significant as a relatively intact and visually cohesive group of streetscapes in the City of Stonnington for this period of development. The streetscape consists of a large number of fine, well-detailed and cohesive freestanding dwellings from the Federation/Edwardian and Interwar eras. They display cohesion through form, materials, setbacks and heights that creates a harmonious and attractive streetscape.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The 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>	The 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>	The place does not meet this criterion.

Description

• Physical Analysis

The Kooyong Precinct is bounded by Toorak Road to the south, Glenferrie Road to the west and the Monash Freeway forming its eastern and northern extent. The east and north border is more precisely defined by Gardiners Creek. The railway line dissects the precinct, splitting it into two distinct zones, and the area is served by Kooyong Railway Station. The precinct is largely residential and characterised by low-density freestanding Edwardian and Interwar style houses situated on large allotments. The majority of the residential properties are located south of the train line, while the area north of the train line comprises a smaller residential area that sits adjacent to several sporting ovals.

Talbot Crescent and Elizabeth Street (north end)

The area north of the railway line consists of Talbot Crescent and the northern section of Elizabeth Street. Talbot Crescent is defined by residential properties on its north side as well as mature trees and heavy groundcover growth on a raised embankment. The park forms the backdrop of the area, with mature eucalyptus, melaleuca and coniferous trees planted along the perimeter of the sporting fields and against the freeway to the north and east. The houses in this area typically date from the Federation and Interwar period. This includes a group of notable English Revival properties at 3, 35, 37, 39, 53 and 59 Talbot Crescent, as well as a pair of Spanish Revival style houses at 55 and 57 Talbot Crescent. Elizabeth Street

and the southern end of Talbot Crescent are defined by two-storey open-face red brick Interwar houses and apartments. Intact examples include 102-108, 114-120 and 126 Elizabeth Street and 65-75 and 89 Talbot Crescent. Other notable Interwar designs include the Streamline Moderne duplex at 77-79 Talbot Crescent. Given the proximity of the properties on Talbot Crescent to the railway line, most properties along this street have tall brick walls on the street front boundary.

Avenel Road, Norford Grove and Elizabeth Street (south end)

To the south of the railway, Avenel Road, Norford Grove and Elizabeth Street combine to create a crescent which begins and ends at Toorak Road. Norford Grove is defined by Interwar style housing. The houses on Norford Grove, while largely retaining their original façade and single-storey form, have largely been modified with rendered façades, contemporary colour schemes and unsympathetic tall brick front walls. The dwellings at 79-81 and 92 Elizabeth Street present as intact examples of Edwardian era housing, with their original form and façade detailing remaining. These details include the open-face brick work, bay windows with stained leadlight glass, half-timber gables, and terracotta hip tile roofing. The southern end of Elizabeth Street also includes some Interwar period housing and a notable pair of intact weatherboard houses at 91 and 93. As the majority of weatherboard dwellings in the area have since been demolished, these houses are the only known examples within Kooyong. Avenel Road is defined by a mix of housing styles from both the Federation/Edwardian and Interwar periods. These include Spanish Mission style houses at 7, 9 and 25 Avenel Road, as well as an Interwar Streamline Moderne house at 31 Avenel Road characterised by distinct pink render and curved walls.

Moralla Road and Mernda Road

Moralla Road has an eclectic range of housing styles, including 4, 9 and 15 Moralla Road in the Federation style, and 2, 8 10, 12 and 13 Moralla Road in the Interwar style. The dwelling at 7 Moralla Road is particularly notable as an intact and well-presented Interwar Old English dwelling. Like Moralla Road, Monaro Road features some Interwar era building stock. The southern end of Mernda Road is included within the precinct and comprises a series of Interwar dwellings. Notable examples include the highly intact and substantial Interwar Old English dwelling at 4 Mernda Road. The street is also home to 9 Mernda Road, otherwise known as Grenfell House (HO244). The narrow streetscape of Mernda Road is defined by very tall walls and hedges, as well as mostly young trees.

Toorak Road

Kooyong occupies the north side of Toorak Road. Interwar and Federation era properties of interest include 689-697, 701-711 and 725-731 Toorak Road. As Toorak Road is a main thoroughfare, most properties on these roads have high brick boundary walls.

Glenferrie Road

The section of Glenferrie Road within the Kooyong Precinct contains a group of Federation era dwellings with consistent front setbacks that are highly intact. An important group of Interwar Old English properties are located at 422-426 Glenferrie Road. They have a strong streetscape presence, established by their grand architecture as well as their well-manicured, open and distinct front landscaping. As with Toorak Road, most properties contain high brick boundary walls.

Throughout the precinct, there are a number of contemporary dwellings and apartment buildings that do not contribute to the heritage values of the precinct.

The residential streetscapes of Kooyong feature an extensive mix of housing styles but it is mostly characterised by intact Interwar era houses. The streets are relatively wide but have street parking on both sides. Most streets in the precinct have bluestone curbing and guttering. The precinct also has highly variable front wall heights and setbacks owing to the eclectic mix of housing styles. There has been an increasing number of contemporary developments in the precinct, especially in the areas of Mernda Road and Glenferrie Road that are adjacent to the railway station.

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.

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.

The suburb of Kooyong was historically associated with the estate of solicitor Peter Ferrie, who purchased land from Crown Portion 21 in June 1840. This portion comprised sixty acres of land bounded by Glenferrie Road, Gardiners Creek, Avenel Road, and Toorak Road. Ferrie lost his property due to financial constraints in 1843, and the property was taken up by many different owners over a period of twenty years. In 1865, it was purchased by James Fergusson. A lithographer by trade, Fergusson constructed a palatial property of fourteen rooms with auxiliary outbuildings and gardens. This building was later demolished in 1854. All sixty acres of the original grounds were subdivided, making way for the streets of Kooyong.

In 1890 the new railway line to Glen Iris cut a swathe through both the Glenferrie Estate and land owned by nurseryman William Bailey in present day Elizabeth Street, cutting off the flood-prone river flats. Chinese market gardeners continued to use the land between the railway and the creek well into the 20th century.

Today, Kooyong is characterised by Federation/Edwardian and Interwar private residences, epitomised by the highly intact and significant Wyalla at 13A Monaro Road, designed by Walter Butler and completed in 1907 (Raworth 2000).

- [Place History](#)

A detailed history of Huntingfield Road Precinct has previously been authored by Bryce Raworth Pty Ltd for the City of Stonnington in 2000. The following account is drawn from this existing study and is augmented by supplementary archival research and revisions by Extent Heritage.

The area of Kooyong, north of the present Glen Iris railway line extending to the line of Avenel Road and east of Glenferrie Road, forms part of Crown Portion 21. At the first sales of Crown land in June 1840, Crown Portion 21, which included sixty acres of land bounded by Glenferrie Road, Gardiners Creek, the line of Avenel Road and Gardiners Creek (Toorak) Road, was purchased by solicitor Peter Ferrie. Ferrie became the first freeholder to settle on land that was to become part of the future City of Malvern. Ferrie had arrived at Port Phillip with his wife Elizabeth in September 1839, and immediately commenced practice as a conveyancer and solicitor. The following year, Ferrie mortgaged some town land to obtain funds for the purchase and improvement of Portion 21. In January 1841, Ferrie obtained a loan of £1000 secured by a mortgage of lot 21, 'known by the name Glen Ferrie together with the farm-house and other buildings thereon' (Schumer 1979). In 1843, Ferrie was unable to meet his commitments under the mortgage of Glen Ferrie and lost the property.

Over the next twenty years Glen Ferrie changed hands several times, until it was purchased by lithographer James Ferguson for £3375 in 1865 (Bower n.d.). An auction notice in December 1864 described the property as having 'extensive orchard with well-grown hedges on two sides, a weatherboard house of 8 rooms, with kitchen, oven, outhouses etc. and flower garden in front' (The Argus 1871, 3).

James Ferguson MLA, of Ferguson and Moore, engravers, lithographer & stationers, replaced Ferrie's house with a two-storey brick mansion of 'fourteen rooms, two kitchens, storerooms, offices, stables and coach house'. The property also included 'shrubbery, garden, pasture and cultivation' (Shire of Malvern rate book, 1884). It was called Glenferrie.

By 1900, R.E. Hayes occupied the property, which had been renamed Culbin. In 1902, with the subdivision of the Toorak Estate, Mernda Road, Moralla Road and Monaro Road were created with building allotments in Glenferrie Road, south of Mernda Road (Bower n.d.). The MMBW plan of that year shows Glenferrie with its sweeping carriage-drive leading from Glenferrie Road and the stables located north of Avenel Road. East of Avenel Road, William Bailey's house is shown between Elizabeth Street and the railway line. Avenel Road and Elizabeth Street extend north across the flood-plain to the creek, with several cottages in both streets (MMBW Plan 1902).

In 1903, Monaro Road was extended to meet Glenferrie Road, creating building allotments north of Mernda Road (Bower n.d.). Culbin was retained on a reduced allotment. By 1910 George Stevenson occupied the property and the mansion was re-named Zeerust. Zeerust was demolished prior to the creation of Monaro Close in 1954.

Land extending east from the line of Avenel Road to Gardiners Creek, formed part of Crown Portion 22. This allotment, purchased by John Moffat Chisholm, was also sold at the first land sales. Chisholm had arrived in the colony in 1838 and established a business as a draper, silk mercer and merchant tailor in Collins Street. He was one of the 'Twelve Apostles', a group of businessmen who gave guarantees to a bank to save one of their number from bankruptcy (Bower n.d.).

In August 1848, Chisholm sold Portion 22 to Matthew Neave, who also purchased the allotment south of Toorak Road (23A) the following year. Neave, with his wife Elizabeth and young son, had arrived from Scotland in 1841 as assisted immigrants. Following time spent on a pastoral run at Flowerdale, Neave became licensee of the Prince Albert Hotel on Swanston Street. He leased his land at Gardiners Creek for two years before occupying it in 1851. Two years later he subdivided Portion 22 into 49 lots extending from Toorak Road to the creek, and divided by Western (Avenel) Road and East (Elizabeth) Road. South of Gardiners Creek Road, Elizabeth Street had been named for Neave's first wife who had died in 1850. Most of Neave's lots were sold in 1853, but the remaining four lots were sold in 1879, by which time Neave had left the Colony. Much of Neave's land included acres of rich river flats which attracted market gardeners and orchardists. James Cousins, Edward and William Hunt and George Cole settled in the vicinity of Elizabeth Street and the creek. On one of Cole's allotments near Gardiners Creek Road, a house was included in the sale (Bower n.d.).

On, or close to the site of Cole's house, nurseryman William Bailey built a brick house in 1882. English-born Bailey had arrived in Victoria in 1861 and settled with his uncle as a nurseryman in Richmond for ten years. He gradually purchased forty acres of land at Malvern, of which fourteen acres included Cole's weatherboard cottage of four rooms, kitchen and stable. Several houses in Elizabeth Street were leased from William Bailey by market gardeners, William Barnes and Thomas Kelly. Bailey was a member of the Malvern Shire Council for seven years, starting from 1880. Bailey's brick house now stands at 90 Elizabeth Street (National Trust of Australia (Victoria) 1996).

In 1925, Bailey's Estate was subdivided into nine allotments with frontages to Toorak Road and Elizabeth Street. Although Bailey had moved to Narre Warren, he continued to own his Malvern properties and the sale included Bailey's two-storey brick residence on lot 4 and a weatherboard cottage with extensive stabling on lot 1 (Bailey's Estate 1925, Malvern Archives). A later subdivision created building allotments in Elizabeth Street North and in Talbot Crescent, south of Elizabeth Street. Sutton Street had been created in Neave's 1853 subdivision and Talbot Crescent, formerly railway land, was proclaimed a public highway in 1904 (Bower n.d.).

The Hunt family were market gardeners, who owned and occupied much of the land bounded by Avenel Road, Toorak Road, Elizabeth Street and the creek. With the subdivision of the Kooyong Estate in 1916, Norford Grove was created and named after a Hunt family name (Norford Grove 1916, Malvern Archives). Allotments were also created on the east side of Avenel Road (Kooyong Subdivision Plan 1916, Malvern Archives).

The present day streets of Kooyong show two distinct development patterns, with Avenel Road marking the boundary. West of Avenel Road, the Glenferrie Estate dominated the area until it was subdivided early this century into residential allotments. The area east of Avenel Road was largely developed as market gardens, with a few houses built to accommodate gardeners. William Bailey's substantial brick house in Elizabeth Street remains from this period. With the subsequent subdivision of Bailey's nursery and the adjacent market gardens, the area gradually developed in the 20th century. North of the railway line, the line of residential development in the 20th century appears to coincide with the flood line shown on the 1902 MMBW plan. By the Second World War, little vacant land remained south of this line (MMBW Plan c.1940).

Comparative Analysis

Kooyong Precinct is characterised as a series of streetscapes that are largely intact with respect to their Federation/Edwardian and Interwar era architecture, albeit with some contemporary infill. The integrity and strong period character of streets such as Moralla Road, Norford Grove, Talbot Crescent and Elizabeth Street, is of particular note. The built form character of the area is distinct from that of Toorak directly to the west, for example, in that the residential properties are typically somewhat more modest and the topography is flatter in its undulation toward the low lying river flats to the north. The closest comparison in terms of character is found in areas of Armadale and Malvern that were developed in the same periods.

Comparable examples include:

- **Moorakyne/Stonnington Precinct, Malvern (HO182).** The Moorakyne/Stonnington Precinct is representative of 1930s and 1940s Interwar era domestic residential development with a strong garden suburb character consisting of Ash, Maple and London Plane trees. The precinct is characterised by a series of highly intact Interwar era dwellings of brick, render and tile that combine to present as a cohesive streetscape through period, scale and quality. This shares many character based similarities with the Kooyong Precinct, however, the Kooyong Precinct appears to have more recent infill development and therefore less of a distinctive Interwar character in some areas.
- **Coolgardie Avenue Precinct, Malvern East (HO350).** The Coolgardie Avenue Precinct contains a fine and intact collection of dwellings on an Interwar era subdivision. The precinct is characterised by Interwar era dwellings of brick, render and tile, some with Spanish Mission influences as seen in the Kooyong Precinct. Unlike the Kooyong Precinct that has some Edwardian era architecture, this precinct is diversified through 1920s Californian Bungalows. The precinct has a strong garden suburb character consisting of London Plane street trees, well-maintained front gardens and low fences. The suburb has some postwar development. The Coolgardie Avenue Precinct compares favourably with the Kooyong Precinct.
- **Hampden Road Precinct, Armadale (HO136).** The Hampden Road Precinct is architecturally and aesthetically significant as a fine example of a middle-class Interwar residential area with some earlier Victorian era estate mansions. It presents a consistent quality of built form and intactness, and has a strong garden suburb character with well-maintained front gardens and low fences. The precinct compares favourably with the Kooyong Precinct, with both suburbs having occasional infill development.

As demonstrated through the above examples, Kooyong Precinct compares favourably with other Interwar era precincts in the municipality through consistency in built form, scale and setbacks which combine to present with a strong heritage character. However, it is noted that the precinct has undergone some more change in recent years than other precincts, with infill houses and multi-unit developments now present in some parts. Further, there is less consistency in the height of front fences which has an impact on the garden suburb character.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

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

Street address	Place type	Style/era	Grading
AVENEL ROAD			
1 Avenel Road	House	Interwar Period (c.1919-c.1940)	S
2 Avenel Road	House	Federation/Edwardian Period (1902-c.1918)	C
3 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
4 Avenel Road	House	Federation/Edwardian Period (1902-c.1918) (modified)	C
5 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
6 Avenel Road	House	Federation/Edwardian Period (1902-c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
7 Avenel Road	House	Interwar Period (c.1919-c.1940) (modified)	C
8 Avenel Road	House	Contemporary	NC
9 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
10 Avenel Road	House	Federation/Edwardian Period (1902-c.1918) (modified)	C
12 Avenel Road	House	Contemporary	NC
14 Avenel Road	House	Contemporary	NC
16 Avenel Road	House	Contemporary	NC
18 Avenel Road	House	Contemporary	NC
20 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
22-24 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
23 Avenel Road	House	Contemporary	NC
25 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
26 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
27 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
28 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
29 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
31 Avenel Road	House	Interwar Period (c.1919-c.1940) Moderne	S
ELIZABETH STREET			
73 Elizabeth Street	House	Federation/Edwardian Period (1902-c.1918)	C
75 Elizabeth Street	House	Federation/Edwardian Period (1902-c.1918)	C
77 Elizabeth Street	House	Contemporary	NC
79 Elizabeth Street	House	Federation/Edwardian Period (1902-c.1918)	C
81 Elizabeth Street	House	Federation/Edwardian Period (1902-c.1918)	C
83 Elizabeth Street	House	Contemporary	NC
84/84A Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
85 Elizabeth Street	House	Contemporary	NC

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
86 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
86A Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
87 Elizabeth Street	House	Contemporary	NC
88 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
89 Elizabeth Street	House	Contemporary	NC
90 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
91 Elizabeth Street	House	Federation/Edwardian Period (1902-c.1918)	C
92 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
93 Elizabeth Street	House	Federation/Edwardian Period (1902-c.1918) (modified)	C
93A Elizabeth Street	House	Contemporary	NC
94 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
96 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
98 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
99 Elizabeth Street	House	Contemporary	NC
101 Elizabeth Street	House and Carport	Interwar Period (c.1919-c.1940)	C
102 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
103 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
104 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
105 Elizabeth Street	House	Interwar Period (c.1919-c.1940) (modified)	C
106 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
108 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
110 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
112 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
114 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
116 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
118 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
120 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
122-124 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
126 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
128 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
130 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
GLENFERRIE ROAD			
398 Glenferrie Road	House	Contemporary	NC
400 Glenferrie Road	House	Federation/Edwardian Period (1902-c.1918) (modified)	C
402 Glenferrie Road	House	Federation/Edwardian Period (1902-c.1918) (modified)	C
404 Glenferrie Road	House	Interwar Period (c.1919-c.1940)	S
406 Glenferrie Road	House	Federation/Edwardian Period (1902-c.1918) (modified)	C
406A Glenferrie Road	House	Contemporary	NC
408 Glenferrie Road	House	Interwar Period (c.1919-c.1940)	C
1-18/414 Glenferrie Road	Flat	Contemporary	NC
1-4/416 Glenferrie Road	Flat	Contemporary	NC
418 Glenferrie Road	Duplex	Interwar Period (c.1919-c.1940)	C
418A Glenferrie Road	Duplex	Interwar Period (c.1919-c.1940)	C
422 Glenferrie Road	House	Interwar Period (c.1919-c.1940)	S
1-12/422-426 Glenferrie Road	Flat	Interwar Period (c.1919-c.1940)	S
1-5/428 Glenferrie Road	Flat	Contemporary	NC
1-8/430 Glenferrie Road	Flat	Contemporary	NC
1/434 Glenferrie Road	Duplex	Interwar Period (c.1919-c.1940)	S
2/434 Glenferrie Road	Duplex	Interwar Period (c.1919-c.1940)	S
MERENDA ROAD			
2 Mernda Road	House	Interwar Period (c.1919-c.1940)	C
2A Mernda Road	House	Contemporary	NC
4 Mernda Road	House	Interwar Period (c.1919-c.1940)	S
6/8 Mernda Road	House	Contemporary	NC

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
MONARO ROAD			
13A Monaro Road (also includes land previously addressed as 13 Monaro Road and 23 Avenel Road)	House	Contemporary	NC
17 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
19 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
21 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
22 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
23 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
24 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
25 Monaro Road	House	Contemporary	NC
26 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
27 Monaro Road	House	Contemporary	NC
28 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
29 Monaro Road	House	Contemporary	NC
30 Monaro Road	House	Contemporary	NC
32 Monaro Road	House	Contemporary	NC
MORALLA ROAD			
2 Moralla Road	House	Interwar Period (c.1919-c.1940)	C
1/2 Moralla Road	House	Contemporary	NC
2A Moralla Road	House	Contemporary	NC
2B Moralla Road	House	Contemporary	NC
4 Moralla Road	House	Federation/Edwardian Period (1902-c.1918)	C
6 Moralla Road	House	Contemporary	NC
7 Moralla Road	House	Interwar Period (c.1919-c.1940)	S
8 Moralla Road	House	Interwar Period (c.1919-c.1940)	C
9 Moralla Road	House	Federation/Edwardian Period (1902-c.1918)	C
10 Moralla Road	House	Interwar Period (c.1919-c.1940 (modified))	C
11 Moralla Road	House	Interwar Period (c.1919-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
13 Moralla Road	House	Interwar Period (c.1919-c.1940)	S
15 Moralla Road	House	Federation/Edwardian Period (1902-c.1918)	C
NORFORD GROVE			
2 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
4 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
6 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
8 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
10 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
12 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
14 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
16 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
SUTTON STREET			
1 Sutton Street	House	Interwar Period (c.1919-c.1940)	C
2 Sutton Street	House	Contemporary	NC
3 Sutton Street	House	Interwar Period (c.1919-c.1940)	C
TALBOT CRESCENT			
1/3 Talbot Crescent	Duplex	Interwar Period (c.1919-c.1940)	S
2/3 Talbot Crescent	Duplex	Interwar Period (c.1919-c.1940)	S
7 Talbot Crescent	House	Contemporary	NC
7A Talbot Crescent	House	Contemporary	NC
9 Talbot Crescent	House	Contemporary	NC
9A Talbot Crescent	House	Contemporary	NC
11 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
13 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
15 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
1/17 Talbot Crescent	Townhouse	Contemporary	NC
2/17 Talbot Crescent	Townhouse	Contemporary	NC
3/17 Talbot Crescent	Townhouse	Contemporary	NC
1/19 Talbot Crescent	Townhouse	Interwar Period (c.1919-c.1940)	C
2/19 Talbot Crescent	Townhouse	Interwar Period (c.1919-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
3/19 Talbot Crescent	Townhouse	Interwar Period (c.1919-c.1940)	C
21 Talbot Crescent	House	Contemporary	NC
21A Talbot Crescent	House	Contemporary	NC
23 Talbot Crescent	House	Contemporary	NC
25 Talbot Crescent	House	Contemporary	NC
27 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
29 Talbot Crescent	House	Interwar Period (c.1919-c.1940) (modified)	C
31 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
33 Talbot Crescent	House	Contemporary	NC
35 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	S
37 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	S
39 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	S
45 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
47 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
49 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
51 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
1/53 Talbot Crescent	Duplex	Interwar Period (c.1919-c.1940)	S
2/53 Talbot Crescent	Duplex	Interwar Period (c.1919-c.1940)	S
1/55 Talbot Crescent	Duplex	Interwar Period (c.1919-c.1940)	C
2/55 Talbot Crescent	Duplex	Interwar Period (c.1919-c.1940)	C
57 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
59 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	S
61 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
65 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
67 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
69 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
71 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
73 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
75 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
77 Talbot Crescent	House	Interwar Period (c.1919-c.1940) Moderne	S

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
79 Talbot Crescent	House	Interwar Period (c.1919-c.1940) Moderne	S
81 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
83 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
85 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
87 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
89 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
91 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
93-95 Talbot Crescent	House	Postwar Period (1945-1965)	NC
TOORAK ROAD			
1-6/687 Toorak Road	Flat	Contemporary	NC
102-203/687 Toorak Road	Flat	Contemporary	NC
689 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
691 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
693 Toorak Road	House	Interwar Period (c.1919-c.1940) (postwar modifications)	C
695 Toorak Road	House	Interwar Period (c.1919-c.1940) (postwar modifications)	C
1/697 Toorak Road	Duplex	Interwar Period (c.1919-c.1940)	C
2/697 Toorak Road	Duplex	Interwar Period (c.1919-c.1940)	C
701 Toorak Road	House	Contemporary	NC
705 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
707 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
709 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
711 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
1-8/717 Toorak Road	Flat	Contemporary	NC
1-7/723 Toorak Road	Flat	Contemporary	NC
101-204/723 Toorak Road	Flat	Contemporary	NC
725 Toorak Road	House	Contemporary (or heavily modified earlier dwelling)	NC

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
727 Toorak Road	House	Federation/Edwardian Period (1902-c.1918)	C
729 Toorak Road	House	Federation/Edwardian Period (1902-c.1918)	C
731 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
731A Toorak Road	House	Postwar	NC

References

Advertisements. (1871, June 28). *The Argus*, 3.

Always, John. 1925. Bailey's Estate, Malvern North. Auction flyer. Malvern Collections, ref. MH583. Stonnington History Centre.

Always, John. 1933. Kooyong Park Estate. Auction flyer. Malvern Collections, ref. MH310. Stonnington

Bower, R. n.d. 'Malvern: A History of the Subdivision, 1840-1989.' Unpublished manuscript. Malvern Archives.

Bryce Raworth Pty Ltd and Di Foster. 2000. 'Kooyong Precinct.' Unpublished report prepared for the City of Stonnington. PDF file.

Kellaway, C. n.d. '90 Elizabeth Street.' Unpublished report prepared for the National Trust of Australia (Vic). Ref no. 1151. PDF file.

Nigel Lewis and Richard Aitken Pty Ltd. 1992. 'City of Malvern Heritage Study.' Unpublished report prepared for City of Malvern.

Schumer, Leslie. 1979. 'Malvern Pioneers 1.' Unpublished manuscript. Malvern Archives. Historical Society., 1979, Malvern Archives.

Schumer, Leslie. 1979. 'Malvern Pioneers 2.' Unpublished manuscript. Malvern Historical Society, 1979Malvern Archives., Malvern Archives.

State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan dated 1902.

State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan dated 1940.

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



Corner of Mernda Road and Monaro Road
(source: Extent Heritage Pty Ltd, 2021).



79 and 81 Elizabeth Street (source: Extent
Heritage Pty Ltd, 2021).



422-426 Glenferrie Road (source: Extent Heritage
Pty Ltd, 2021).



31 Avenel Road (source: City of Stonnington,
2020).



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



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



404 Glenferrie Road (source: City of Stonnington, 2020).



434 Glenferrie Road (source: Google Streetview, 2019).



4 Mernda Road (source: City of Stonnington, 2020).



3 Talbot Crescent (source: Google Streetview, 2019).



35 Talbot Crescent (source: Google Streetview, 2019).



53 Talbot Crescent (source: City of Stonnington, 2020).



59 Talbot Crescent (source: City of Stonnington, 2020).



77-79 Talbot Crescent (source: City of Stonnington, 2020).

Authors

Former citation prepared by: Bryce Raworth Pty Ltd, 2000.

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

Appendix C - Updated Heritage Overlay citations - new places and precincts

Heritage Citation – Individual Place

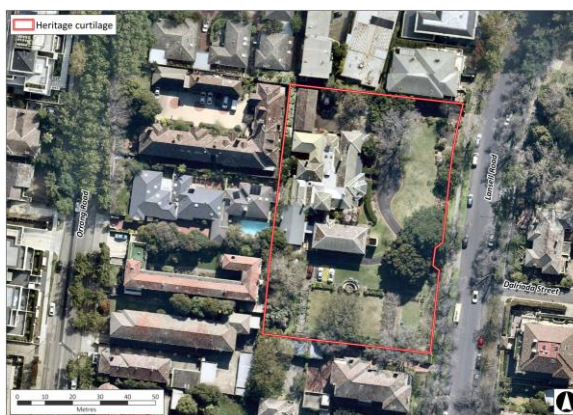
Heritage Place: Umina
Address: 3 Lansell Road, Toorak

HO Reference: TBA
Citation status: Final
Date Updated: 30 March 2022
Year of Construction: 1875

Designer: Smith and Johnson
Builder: Unknown



Photograph of Umina (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of 3 Lansell Road, Toorak (source: Extent Heritage Pty Ltd, 2021).

Heritage Group: Residential building
Heritage Type: House

Key Theme: Building suburbs
Key Sub-theme: Creating Australia's most prestigious suburbs – seats of the mighty – mansion estates in the 19th century

Significance Level: Local

Recommendation: Remove from the curtilage of HO143 Montalto Avenue Precinct and include on the HO as an individually significant place in its own right; tree controls are recommended in relation to the mature white oak (*Quercus alba*) tree.

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 property at 3 Lansell Road, Toorak (otherwise known as Umina) is significant. Specifically, the form, scale and detailing of the Victorian era Italianate villa is of local significance, as is the mature white oak (*Quercus alba*) tree, curved return driveway and formal garden situated to the south of the property. Later alterations and additions to the property, including the secondary wings at the rear (west elevation) connected by a central corrugated metal flat roof, the two-storey face brown brick extension at the north-west corner, and the two-storey extension with a gabled roof at the south-west corner, are not significant. The 1968 south wing extension comprising a two-storey structure with a hipped roof is also not significant.

How is it significant?

Umina is of local historical and aesthetic significance to the City of Stonnington. It has associative significance as a residence erected for a former Premier of Victoria, John Alexander MacPherson by renowned architects Smith and Johnson.

Why is it significant?

Umina is historically significant in demonstrating the development of late Victorian Italianate villas on substantial allotments during the late 19th century, prior to the wider subdivision of the late Victorian estates. This history is also reflected in the mature white oak (*Quercus alba*) tree, which is a remnant of the of the demolished 19th century property Repton that now forms part of Umina's grounds. The property is also of historical significance in demonstrating residential development in the south eastern suburbs by Melbourne's wealthiest citizens during the gold rush period. (Criterion A)

Umina has aesthetic significance as a fine example of a late Victorian Italianate villa established on a substantial allotment with a deep setback. While the building has undergone a number of alterations and additions, the building maintains several original and defining late Victorian Italianate features which contribute to its aesthetic value. These features include its distinct tower with projecting eaves, polygonal projection with matching verandah, complex hipped roof form with profiled chimneys, and decorative mouldings below the eaves. These elements are also enhanced by the deep building setback, original curved return driveway and established gardens with a remnant mature white oak planting that combine to create a picturesque setting. (Criterion E)

Umina has associative significance as a residence designed by prominent architects Smith and Johnson for a former Premier of Victoria, John Alexander MacPherson. It is an unusual example of Smith and Johnson's domestic architecture work, who were better known for their Classical style public building designs. (Criterion H)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	Umina is historically significant in demonstrating the development of late Victorian Italianate villas on substantial allotments during the late 19th century, prior to the wider subdivision of the late Victorian estates. This history is also reflected in the
---	--	--

		mature white oak (<i>Quercus alba</i>) tree, which is a remnant of the of the demolished 19th century property, Repton, that now forms part of Umina's grounds. The property is also of historical significance in demonstrating residential development in the south eastern suburbs by Melbourne's wealthiest citizens during the gold rush period.
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>	This place does not meet this criterion.
E	<i>Importance in exhibiting particular aesthetic characteristics</i>	Umina has aesthetic significance as a fine example of a late Victorian Italianate villa established on a substantial allotment with a deep setback. While the building has undergone a number of alterations and additions, the building maintains several original and defining late Victorian Italianate features which contribute to its aesthetic value. These features include its distinct tower with projecting eaves, polygonal projection with matching verandah, complex hipped roof form with profiled chimneys, and decorative mouldings below the eaves. These elements are also enhanced by the deep building setback, original curved return driveway and established gardens with a remnant mature white oak planting that combine to create a picturesque setting.
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</i>	This place does not meet this criterion.

	<i>Indigenous peoples as part of the continuing and developing cultural traditions</i>	
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	Umina has associative significance as a residence designed by prominent architects Smith and Johnson for a former Premier of Victoria, John Alexander MacPherson. It is an unusual example of Smith and Johnson's domestic architecture work, who were better known for their Classical style public building designs.

Description

• Physical Analysis

Umina is a large Victorian era mansion consisting of a single-storey original stuccoed brick villa with a two-storey tower. The original villa is built in an Italianate style, distinguished by its tower with projecting eaves, prominent verandah and characteristic polygonal projection. The complex hipped roof is clad in slate tiles with metal ridge flashing. Several sections of the original roof have been reclad in corrugated sheet metal. There are five stuccoed brick chimneys extending from the roof of the original structure with a characteristic Italianate form. The roof extends over the main structure with OG profile guttering and fascia painted a deep red colour. This contrasts with the off-white stucco colour of the structure.

The villa and main entrance are raised above Lansell Road and accessible via a set of steps that lead to the covered front verandah. The verandah mirrors the projecting roof profile that is characteristic of the Italianate villa form. The verandah awning is supported by paired turned timber posts. The verandah protects the arched main entrance door and tall timber sash windows. The verandah awning roof is separated from the main roof by horizontal lined mouldings and round vents that run the length of the façade.

The prominent two-storey tower is square in plan and rendered like the ground floor villa. It features a centralised door flanked with two small windows on each side of the tower. Expressed architraves and an arched hood mould emphasise the fenestration on the tower. The tower is capped with a low-pitched hipped roof with a pointed cast iron finial. The roof eaves project over the tower supported by timber brackets resting on a string mould.

The original structure includes several smaller secondary wings located towards its rear (west) side which has since been connected under a central shared corrugated metal flat roof. The smaller northwest secondary wing features a square clerestory window. There have been multiple extensions and additions to Umina, including a 1919 southwest addition, as well as extensive two-storey wings to its north added in 1961 and to its south in 1968. The south wing is the most visible from the street front and includes a tall front U-shaped wall enclosing an external set of stairs leading to the upper level on the front elevation. The north extension is constructed of face brown brick with two distinct roof sections; a gable terracotta tiled roof and a hipped green corrugated steel roof. A separate two-storey

extension with a grey corrugated steel gable roof and two chimneys is located at the southwest corner of the complex.

The residence has a deep setback from the street. The large property is set on a rising slope with the low end at the street level. The street front boundary is demarcated by a tall face red brick wall laid with a stretcher bond. The wall is topped with a rounded terracotta cap. The wall includes two openings at both ends to accommodate the return driveway. The main entrance is recessed with flanking tall square brick posts. The curved return driveway is laid in asphalt and edged with brick. The driveway extends to parking areas located to the north and south of the complex.

The front yard encircled around the driveway consists of an open lawn. The sloped area between the house and the driveway is heavily planted with hedges and low shrubs, and edged with a retaining low rubble wall. The south of the property is occupied by a formal garden. The garden includes a two-tiered semi-circular fountain and two wisteria (*Wisteria sinensis*) pergolas with reinforced concrete pillars. The garden also includes a lozenge shaped pond and stone retaining walls and steps. The formal garden is centred around a mature large white oak (*Quercus alba*) tree. In addition to the white oak tree, there are numerous mature trees located on the property particularly around the formal garden, east and north boundaries. This includes a Lilly Pilly (*Syzygium sp*), Magnolia (*Magnolia sp*) and coniferous trees.

Umina is located by the junction with Lansell Road and Dalriada Street. The property is currently managed by the Country Women's Association (CWA) and used mainly as bed and breakfast accommodation. The property is considered to be in good condition. There have been extensive changes to the original structure over time. Further alterations and additions were implemented by the CWA including the highly visible two-storey 1968 south wing located next to the original structure. The grounds have also been relandscaped to include two large parking areas but retains the south formal garden and several historic trees. Overall, Umina has moderate to low integrity.

- **Alterations and Additions**

- Additional structure added to the south west of the villa (1919).
- Replacement of some original windows with square bayed windows (1930s).
- Tennis court, octagonal pavilion and fernery located south of the residence removed.
- North garden stone fountain removed.
- Outbuildings including original stables removed.
- Original property expanded to the south and reduced to the north (after 1936).
- Original tower balconies removed.
- Internal alteration to the room layout undertaken.
- Northern end of the verandah glazed.
- Two-storey north wing added (1961).
- Two-storey south wing added (1968).
- Sections of the original roof reclad with corrugated sheet metal.
- Middle section of the front wall rebuilt with different coloured bricks and without the curved terracotta cap.
- Return driveway paved with asphalt.
- Asphalt paved parking areas added to the north and south of the complex.
- Large water tank added to the south of the complex.

- Water access system added to the front yard 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

The residence known as Umina was built for politician and seventh Premier of Victoria, John Alexander MacPherson in c.1875 to a design by architects Smith and Johnson (Fitzpatrick 2006). The residence was designed with the intention of adding another storey, however this never eventuated. The property originally included a tennis court, octagon pavilion and fernery on the southern side of the house. A large stone fountain on the northern side of the garden has also been removed, as have the outbuildings including the stables (Heritage Victoria 2004).

MacPherson sold the property to politician A. Grant McIntyre who died shortly after. The property was then rented to politician and solicitor Norman Bayles and his family in c.1891 (Table Talk 1898, 12). It appears that they later purchased the property. The Bayles made several alterations to the property including the installation of electricity (The Australasian 1903, 41). By 1905, the property comprised a formal return curved driveway, a tennis court, fernery, octagon pavilion as well as an outbuilding (MMBW 1905)

Umina was purchased by the Country Women's Association (CWA) from the Bayles family in 1948 for use as a residential club and later as the administrative headquarters (The Age 1948, 5). The block on the south side with the formal garden and mature centerpiece white oak (*Quercus alba*) tree was purchased separately and was originally part of the adjacent property to the south known as Repton.

The date of the garden's construction has not been ascertained, though it appears that the white oak planting predates establishment of the gardens. Existing research has speculated that the garden design may be the works of renowned interwar designers like Edna Walling or Harold Desbrowe Annear, although this has not been substantiated by historical evidence. Some land on the north side was later sold.

A craft room with bedrooms above was built to the north-west in 1960-61. A bedroom wing with seventeen rooms was built on the southern side in 1968. Since the CWA took over ownership of the property, there have been several other alterations and additions to the residence.

Umina gained land on the south side from a property known as Repton which was demolished in c.1936. The residence also lost some property to the north which resulted in a new exit to Lansell Road in the early 1950s. Today, the residence continues to be owned by the CWA for use as club headquarters and a bed and breakfast facility (Heritage Victoria 2004, 2-3).

Comparative Analysis

Designed by Smith and Johnson in the picturesque Italianate style, Umina is directly comparable to several single storey Victorian era Italianate villas that were also constructed for the wealthy and influential in Toorak and Armadale during the late 19th century. Popularised following the development of Toorak House in 1850 and its subsequent use as the Governor's residence in 1854, the application of the Victorian Italianate style in domestic architecture was particularly prevalent in the Victorian era colony. Its association with the social and political elite was integral to its success, and the style is readily observable in residences across Melbourne's wealthy inner eastern suburbs. As Smith and Johnson were primarily known for their design of classical style public buildings, the only comparable example by the duo exists outside of the municipality:

- **Billilla (26 Hailfax Street, Brighton) (Brighton City HO188/VHR H1155).** Constructed in 1878 to designs by Smith and Johnson and comprehensively altered by Arts and Crafts style architect Walter Butler in 1907, Billilla is a large, single-storey mansion that is similarly distinguished by a central tower. However, given its later alterations and additions, it is also characterised by a synthesis of the Art Nouveau and Jacobethan idioms as opposed to purely the Italianate. It is defined by its aesthetic range of architectural embellishment and stands as an important stylistic example of Walter Butler's work.

Other comparable dwellings within the municipality that are not designed by Smith and Johnson include:

- **Lillirie House (1089 Malvern Road, Toorak) (HO273).** Erected in c.1860 for merchant Nell McLean, Lillirie House is comparable to Umina as a large single storey Victorian Italianate villa erected for a wealthy family during the 19th century. As with Umina, it encompasses all the elements typically associated with the Italianate style, such as a slate-clad roof, bay windows, low pitched roof, rendered walls, and front verandah. Other analogous features include its semi-circular driveway and deep setback. However, while Lillirie is ornamented by a cast iron frieze and decorative brackets, Umina adorns round vents situated beneath its eaves and is defined by its complex massing and tower with projecting eaves. In comparison to Umina, Lillirie is considered to be a less sophisticated example of the style.

- **1043 Malvern Road, Toorak (HO324).** Constructed in 1889, this residence is comparable to Umina as an Italianate villa distinguished by a square tower. While more modest in size, this residence is similarly characterised by asymmetrical massing, a slate-clad hipped roof and an angled bay window that is reflected in its roof form. As with Victorian style residences constructed towards the end of the 19th century, 1043 Malvern Road makes use of moulded ornamentation, a stuccoed cornice, garlands and a Corinthian pilaster that differ from the less elaborate mid-Victorian ornamentation at Umina.
- **Blairholme (1034-1040 Malvern Road, Armadale) (HO528).** Erected in 1887 to designs attributed to architect Lloyd Tayler, Blairholme is a large single storey Italianate villa set on an expansive garden setting. It is comparable to Umina as an Italianate style dwelling with a central landmark tower built for a prominent Melbourne resident. Analogous features include bay windows reflected in its roof form, slate-clad hipped roof and asymmetrical composition. Compared to Umina, it is a more sophisticated example of the style by virtue of its wrap around verandah and series of hipped projecting canted bays. Its high degree of ornamentation, evident in its intricate cast iron work, balustraded parapet with moulded piers and elaborate leaf impost mouldings, sets it apart from Umina and other buildings within this design idiom.

Overall, Umina is a good example of a single-storey Italianate villa erected for a prominent Melbourne resident during the 19th century. It is distinguished by its central tower with projecting eaves, massing and formal sitting. It is an unusual example of Smith and Johnson's work within domestic architecture and compares well to similar examples by contemporaneous architects within the City of Stonnington.

References

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

Fitzpatrick, D. 2006. MacPherson, John Alexander (1833-1894), accessed October 2021
<https://adb.anu.edu.au/biography/macpherson-john-alexander-4135>

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

Heritage Victoria 2004. *Umina, 3 Lansell Road, Toorak*. Letter to Mrs Paula Pither-Mills, President of the Country Women's Association of Victoria Inc.

State Library of Victoria, Melbourne & Metropolitan Board of Works, detail plan No. 932, dated 1905.

Stonnington City Council. 2010. Heritage Citation Report: House, 1043 Malvern Road, Armadale, Hermes ID 31407. Unpublished report. PDF file.

Stonnington Council. 2015. Heritage Citation Report: Lillirie House, 1089 Malvern Road, Toorak, Hermes ID 31166. Unpublished report. PDF file.

Stonnington Council. 2018. Heritage Citation Report: Billilla, 26 Halifax Street, Brighton, Hermes ID 2383. Unpublished report. PDF file.

Stonnington Council. 2019. Heritage Citation Report: Blairholme House (formerly Awbridge), 1034-1040 Malvern Road, Armadale, Hermes ID 200134. Unpublished report. PDF file.