

Statement of Significance: Blair House, 17 St Georges Road, Toorak (March 2022)

Heritage Place: Blair House	PS ref no: HO98
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(Source: Extent Heritage Pty Ltd, 2021)

What is significant?

The property at 17 St Georges Road, Toorak, (otherwise known as Blair House) is significant. Specifically, the form, scale, setback and detailing of the substantial Old English Revival mansion with Arts and Crafts influences is of local significance, along with the carriage house, front boundary wall, the formal tree lined herringbone brick driveway and alignment, and remnant trees from Toorak House including a red cedar (*toona australis*), zean oak (*quercus canariensis*), Ormeau bottle tree (*brachychiton sp*) and Norfolk Island pine (*araucaria heterophylla*). The lap pool, tennis court and later alterations and additions to the property are not significant.

How is it significant?

Blair House is of local historical and aesthetic significance to the City of Stonnington, and is associated with the reputed Australian architectural firm, Hughes and Ormes.

Why is it significant?

Mature trees at Blair House, including a red cedar (*toona australis*), zean oak (*quercus canariensis*), Ormeau bottle tree (*brachychiton sp*) and Norfolk Island pine (*araucaria heterophylla*), have historical significance as remnant plantings from the former Toorak Estate. (Criterion A)

Blair House is aesthetically significant as an intact and visually distinct early 20th century interwar Old English Revival mansion with Arts and Crafts influences. These characteristics include the use of terracotta shingle tiles, the use of symmetry, brick masonry and fenestration, timber window shutters, sash windows and sandstone entrance treatment. The carriage house is aesthetically significant as a two-storey red brick Georgian Revival style structure fitted with sash windows with timber shutters, deep eaves and a tiled gable roof. The manicured grounds, the formal tree lined herringbone brick driveway and mature plantings from the former Toorak Estate are also of significance, contributing to the overall setting of the place. (Criterion E)

Blair House and the carriage house have associative significance as a substantial mansion designed by the architectural firm Hughes and Ormes who were known for their domestic Old English designs during the interwar period. (Criterion H)

Primary source

17 St Georges Road, Citation Report, Extent Heritage Pty Ltd, November 2021.