

05/11/92

Belinda Dale

National Trust of Australia (Victoria)
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NATIONAL TRUST

08 March 2005

FI: 7299

**Manager
Planning Services
Stonnington City Council
PO Box 21
PRAHRAN VIC 3181**

CITY OF STONNINGTON	
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S. Drattin	
Classified	
P. Meikle	

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T 03 9656 9800
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Dear Sir/Madam

RE: Toorak Village, Toorak Road, Toorak

I write to advise you that the above precinct has been Classified by the National Trust. The Trust believes that Classified places are an essential part of Australia's heritage and must be preserved for future generations to enjoy.

The inclusion of a precinct in the National Trust's Register does not impose any legal obligations on property owners or occupiers. Therefore the Trust strongly recommends that if this place is not already protected by the Heritage Overlay controls of your Planning Scheme that you take steps to do so.

Please find enclosed a copy of the Trust's Classification Report for Toorak Village. The Statement of Significance summarises those aspects that, in the view of the National Trust, contribute to the importance of the places. Such a summary is a necessary part of protection through Heritage Overlay controls under the Planning Scheme.

I would be grateful if you could bring this Classification to the attention of your Council and Heritage Advisor. We also respectfully request that you place this letter on the appropriate building file, with the intention that the Trust be informed should Council become aware of any proposed developments which could have an adverse impact on the Classified place.

I would be pleased if you could acknowledge receipt of this letter. Should you have any queries, please do not hesitate to contact Fae Ingledew of this office on 9656 9818.

Yours sincerely

**MR JIM GARD'NER
Conservation Manager**

**Cc. Anstat
VicRoads
Toorak Village Residents Action Group Inc.**

CLASSIFICATION REPORT

FN 7299

NAME : Toorak Village

LOCATION: Toorak Road, Toorak, City of Stonnington

OTHER / FORMER NAMES:

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:

What is significant?

In 1854 the State Government leased James Jackson's Toorak House for use as the Governor's residence, and Gardiner's Creek Road (subsequently Toorak Road) was transformed from a rough bush track into a made road. The presence of the Vice-Regal residence attracted wealthy merchants, pastoralists and politicians to the area and a small village gradually developed around Notley's Hotel at the foot of Orrong Hill, to service the mansions and villas of the gentry. This group of modest shops and dwellings would later be known as Toorak Village.

By the beginning of the twentieth century, the area had broadly developed its current form, of a shopping strip with retail premises on each side of the road and workers' cottages to the south. At that time, the Toorak village was broadly comparable to other shopping strips found throughout the inner suburbs of Melbourne. The wealth of the Toorak area ensured the prosperity of the businesses along Toorak Road, and unlike in some less wealthy areas the buildings have been continually updated. In the late 1920s and 1930s, noted architect Robert Bell Hamilton, possibly with others, undertook the refurbishment of a number of properties within the village in a Tudor Revival style, creating a character that distinguishes the Toorak Village from other small shopping strips in Melbourne.

Toorak Village occupies both sides of Toorak Road, between Tintern Avenue and Canterbury Road on the south side, and between Wallace Avenue and Grange Road on the north side. Its buildings are typically of one or two-storeys, several dating from the late nineteenth century, such as the shop row at numbers 464-70, and some from the early twentieth century. These include several refurbished in a Tudor Revival mode during the 1920s and 1930s, such as Robert Hamilton's redevelopment of several shops on the corner of Grange Road (no 541 Toorak Road and 1& 1A Grange Road), and possibly 476-478 Toorak Road almost opposite, both at the eastern gateway to the precinct, and also the Tudor buildings east of Wallace Avenue and around 451 and 475 Toorak Road. Other early twentieth century buildings include the Moderne building on the east side of Mathoura Avenue (no 428), and the stripped classical Commonwealth Bank (1934, no 442) and Vintage Cellars (no 481). A number of modern infill buildings have been constructed in the area during the second half of the twentieth century but the scale and, to a lesser degree the early character, of the area, survives intact.

How is it significant?

Toorak Village is significant for historical and social reasons at a local level, and the collection of Tudor Revival buildings (numbers 451-7, 475-9, 476-8, 527-9 and 541) is architecturally significant at a regional level.

Why is it significant?

Toorak Village is historically significant as a reflection of the history of the Toorak area, one of Melbourne's wealthiest and most exclusive suburbs.

Toorak Village is socially significant as the local shopping place for Toorak residents for one hundred and fifty years, and as one of Melbourne's most exclusive shopping precincts.

Toorak Village is architecturally significant as an early shopping strip which retains the scale and form of the original nineteenth and early twentieth century development. It retains a number of early buildings, as well as a collection of Tudor Revival shops by noted architect and Tudor Revival stylist Robert Bell Hamilton and others which define the character of the village.

EXTENT:

The extent of the current nomination is as follows: all of the properties on the south side of Toorak Road situated between Tintern Avenue and Canterbury Road; and all of the properties on the north side of Toorak Road situated between Wallace Avenue and Grange Road.

FILE NO: National Trust file No. 7299

CATEGORY: Area

HISTORY:

CONTEXTUAL HISTORY

At the auction of Crown land in 1849, lots 31 and 32 were bought by Thomas Colclough who settled at Tintern. Lot 31, which extended from Canterbury Road to Mathoura Road, was subsequently divided into two halves. The southern half became a large estate known as Brookville, part of which was leased out for brick-making. Brookville survived until the 1870s when land was sold for the new railway to Oakleigh. The northern half, situated on the south side of Gardiner's Creek Road was subdivided in the early 1850s to form a nest of small streets including Canterbury Road, Ross Street and Carters Avenue. Colclough sold a number of allotments along Gardiner's Creek Road [Betty Malone, section 10, unpublished manuscript, Prahran Archives]. These were typically developed as sites for workers cottages, many of which survive.

To the north of Toorak Road, Crown allotment 14 extended from the line of Wallace Avenue to the line of Grange Road and contained around 73 acres. At the Crown land sales, lot 14 was sold to John Brown. RA Balbirnie purchased the allotment from Brown and acquired part of the holding of Jane Hill. Jane and her father David Hill owned the adjacent lot 13. Jane married James Glover, a fellow pastoralist and lived at Mt. Verdant on the hill overlooking the river. Balbirnie and his family were close by at Balmerino, a large estate located north of present day Burnie Street [Betty Malone, Prahran Series, Section 9, unpublished manuscript].

Balbirnie began subdividing the 103 acres that comprised the Balmerino estate in the early 1850s, reserving some of the best blocks south of Bruce Street for his children. A grid of streets was set out and blocks were sold along Grange Road, Wallace Avenue, Jackson, Andrew (now Douglas), Washington and George (now Bruce) Streets. Fourteen allotments on Gardiner's Creek Road between Grange Road and Wallace Avenue completed this subdivision [Plan of subdivision, portions 13 & 14, Parish of Prahran, 1860]. At that time Grange Road led down to the Twickenham Ferry linking Hawthorn and Prahran [Plan of subdivision, portions 13 & 14, Parish of Prahran, 1860] providing ready access to suburbs north of the river.

HISTORY OF PLACE

The Toorak village developed quickly from the mid 1850s. The Sands and McDougall directory of 1868 lists a number of traders and businesses in the village, including a blacksmith, draper, coach builder, cab proprietor, grocer, Post Office and carpenter [*Sands & McDougall Directory, 1868*, as cited in Bill Dane, *The Toorak Village - Past, Present & Future*, Prahran Heritage Series, no 6, p 4]. From the 1870s, development was slow and the building boom in the 1880s had little impact on quiet local village [Bill Dane, *The Toorak Village - Past, Present & Future*, Prahran Heritage Series, no 6, p 5]. By 1895, the village included a shoeing forge adjacent to the hotel, a carriage factory and the Toorak Horse Bazaar [MMBW plan, 1895]. Colclough's subdivision with its workers' cottages to the south of Toorak Road survived but had become almost entirely encircled by the mansions and villas of the gentry.

By the beginning of the twentieth century, the term Toorak Village was used to describe the area on both sides of Toorak Road between Tintern Avenue and Canterbury Road. The broad boundaries of the precinct are more or less unchanged to this day. At that time, it contained about twenty-eight shops although a number of private residences remained along the frontage. In 1912, the northern streetscape of the village comprised [James Paxton, *Toorak As I Knew I (1900-30)*, p 28-9]:

Grange Road

House	Dr Morrison
House	Unknown
House	Krcouse
Vacant land	Unknown
Jeweler	Jones
Dairy	Jones
Picture framer	Eaton
Greengrocer	Crotty
Presbyterian Church Hall	
Livery Stables	Name unknown
Toorak Hotel	
Bakery & Cake shop	Williams
Bakery dwelling	Williams
House	Mitchell
House	Mrs McCrae
House	Reynolds

Wallace Avenue

At that time, the southern streetscape of the village comprised:

Canterbury Road

Shoe store	Hall
Plumber	Pitblado
Chemist	Ford
Greengrocer	Unknown
Shop	Unknown
Shop	Unknown
Butcher	Unknown

Ross Street

Unknown (later Alcock's garage)	
Confectioner	Miss Kane
Post Office	
Newsagent	Mrs Webb
Shop	Unknown

Carters Avenue

Cabinet maker	Unknown
Laundry	Unknown
Wood yard	Unknown
Painter & decorator	Oliver
Barber & tobacconist	Thomas
Chemist	Wallis

Mathoura Road

House	Unknown
Grocer	Griffin
Hardware	Horne & Irving
Carpenter	Rowcliffe

Laneway

House	Dr EA Mackay
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Tintern Avenue

Around 1929 the architect Robert Hamilton designed a new two-storey double fronted shopfront in the Tudor Revival or Old English style for chemists Ford and Woodhouse at 476-478 Toorak Road (photograph of shopfront, designed by Cr. R.B. Hamilton, in City of Prahran Annual Report, 1931-2). The premises had operated as a chemist's shop from at least 1888 but the refurbishment was particularly warmly received and was published in a number of contemporary journals. A number of other buildings in the precinct were subsequently developed in a similar manner. The substantial reworking of the building on the corner of Grange Road (541 Toorak Road) in a Tudor mode is often attributed to Hamilton although no documentary evidence to support this assertion. A number of other buildings within the precinct such as 527-533a Toorak Road and the modest retail group on the corner of Wallace Avenue are also attributed to Hamilton but are of a considerably less refined architectural character and are likely to be the work of other designers. Nonetheless, the Tudoresque elements within the streetscape are particularly well known, and are commonly understood to set the character of this small shopping strip.

Robert Bell Hamilton was born in 1892 [Wilson & Sands, *Building a City*, Melbourne, 1981, p187]. After military service in Europe, he studied architecture in London becoming an associate of the Royal Institute of British Architects. (For a detailed analysis of the life and work of Robert Bell Hamilton refer, Peter Cuffley, *Houses of the 20s and 30s*, pp114-118. Unless noted otherwise, biographical details are drawn from that source.) On his return, he formed an architectural

partnership with F L Klingender becoming the designing partner. The association with F L Klingender lasted until 1925 when Hamilton established his own practice. By the late 1920s Hamilton had become the foremost exponent of Tudor Revival styling in Melbourne. His design approach drew upon Arts and Crafts principles, in particular the idea that architectural expression should extend beyond the built fabric and into individual components such as leadlight, fittings and furniture. Hamilton was active in Melbourne until WWII. He was elected MLA for Toorak in November 1945 and subsequently served as both a parliamentarian and a Councilor for Mornington Shire until his death on 15 May 1948.

Although Hamilton designed a number of large and impeccably detailed shops and houses throughout Prahran and Malvern in the Tudor Revival mode, he is best remembered for his Tudor Revival flats, including *Burnham* in Grange Road, Toorak (1933), *Moore Abbey* in Marne Street, South Yarra (1934), *Denby Dale* in Glenferrie Road, Kooyong (1938), *Park Manor* in Williams Road (1930s).

DESCRIPTION:

Toorak Village occupies both sides of Toorak Road between Tintern Avenue and Canterbury Road. Its buildings are typically of one or two-storeys, several dating from the late nineteenth century, such as the shop row at nos 464-70, and some from the early twentieth century. These include several refurbished in a Tudor mode during the 1920s and 1930s, such as Robert Hamilton's redevelopment of several shops on the corner of Grange Road, and possibly 476-478 Toorak Road almost opposite, both at the eastern gateway to the precinct, the Tudor buildings east of Wallace Avenue at nos 451-7 and 475-9, and 527-533A Toorak Road. Other early twentieth century buildings include the Moderne building on the east side of Mathoura Avenue (no 428), and the stripped classical Commonwealth Bank (1934, no 442) and Vintage Cellars (no 481). A number of modern infill buildings have been constructed in the area during the second half of the twentieth century but the scale and, to a lesser degree, the early character of the area, survives intact.

CONTEXT

The surrounding developments are principally residential. This is one of Melbourne's exclusive residential areas, with some of Melbourne's most expensive houses.

INTACTNESS:

As noted above, the early character of the area has, to some extent, been diminished by the construction of a large number of modern infill buildings. The low scale of the strip has so far been preserved, but a new three storey development is currently (2004) being built behind 521 Toorak Road.

COMPARISON:

The Toorak Village shopping precinct belongs to the category of smaller suburban strip shopping centres. These occupy a position between the corner shop development meeting the requirements of a few contingent streets and the larger strip developments such as: Lygon Street, Carlton; Clarendon Street, South Melbourne; Smith Street, Collingwood; Chapel Street, Prahran; and Glenferrie Road, Hawthorn, which service the needs of an entire district. Developments of this type are common

around suburban Melbourne. Similar strips are found locally at Toorak Road, South Yarra and Swan Street, Richmond. These precincts have a great deal in common with the Toorak Village, particularly insofar as they are generally well-serviced by transport and share similar nineteenth century architectural vocabularies.

The Toorak Village can be compared to other developments of similar size and age and the extent to which its current presentation reflects its early form. However, the nineteenth century character of Toorak village is less intact than a number of other small strips within the municipality such as Toorak Road, South Yarra, which retains more of its early building stock. Later developments such as the Central Park Road Shopping Precinct in East Malvern or the High Street Road Precinct, Glen Iris both are also more intact in terms of their integrity as a consequence of their relatively recent construction dates. This loss of nineteenth century character in Toorak Village is no doubt a result of the wealth of the area. The economic prosperity of the area resulted in a continual up-dating of shops in the latest fashions, which did not occur in the less wealthy areas of Melbourne.

The architectural character of the Toorak village is distinguished from other inner suburban shopping strips by the overlay of Tudor Revival elements dating from the late 1920s and 1930s. This reflects the 1920s fashion for Tudor Revival, inspired by the Tudor Shop of Liberty of London (completed 1924), by Edwin Thomas Hall and his son Edwin Stanley Hall. This was a reactionary period in British architecture, and the Tudor Revival was intended to represent a revival of Tudor values, with its perceived marketing as well as ideological and aesthetic advantages. (Stephen Calloway, *Liberty of London*, London 1992, pp 132-4.) There was also a minor revival in Australia in the 1920s and 1930s, along with the predilection for other eclectic historic styles which found favour, including Modern Georgian, Old English, French Provincial and Spanish Mission. In Melbourne the Tudor Revival style was more commonly used for domestic buildings, such as Hartpury Court (1923) by Arthur Plaisted, 11 Milton Street, Elwood; Colinton (1926) by Barlow & Hawkins, 92 Mont Albert Road, Canterbury; and the apartment blocks by Robert Bell Hamilton: Burnham in Grange Road, Toorak (1933), Moore Abbey in Marne Street, South Yarra (1934), Denby Dale, 424 Glenferrie Road, Kooyong (1938), and Park Manor in Williams Road (1930s).

The best known Tudor Revival commercial buildings in Australia is London Court (1937) in Hay Street, Perth. In Melbourne there are a number of examples of Tudor Revival commercial buildings (such as at 796-8 Burke Road, Camberwell; EK Motors on the corner of Glen Eira and Orrong Roads, Elsternwick; and the Portsea Hotel) but nowhere else is there such a concentration of them. The popularity of the style in Toorak Village could be related to the reactionary middle class values associated with Toorak residents at the time.

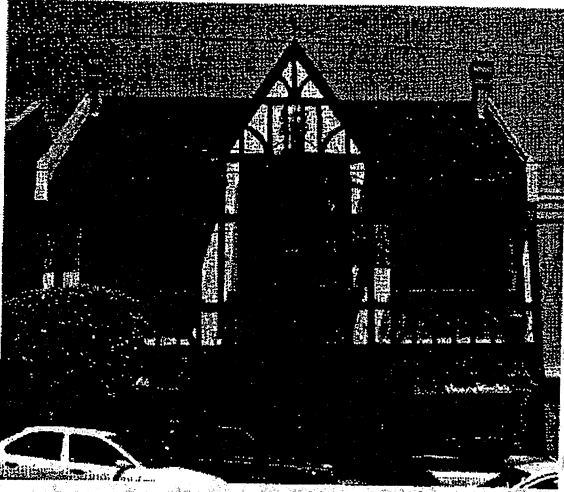
Toorak Village therefore is representative of the smaller commercial strips developed in the inner and ring of residential suburbs in Melbourne during the nineteenth century, and is an important contributory element within the significant larger Toorak area. It is of some additional interest for its redevelopment during the late 1920s and 1930s in a Tudor Revival style. The area includes an unusual concentration of Tudor Revival buildings, which are of regional significance. These have been added to the schedule to the Heritage Overlay in the local section of the Stonnington Planning Scheme and have been recommended for nomination to the Australian Heritage Commission for inclusion in the register of the National Estate.

APPENDICES:

Plans, maps, illustrations

TOORAK VILLAGE

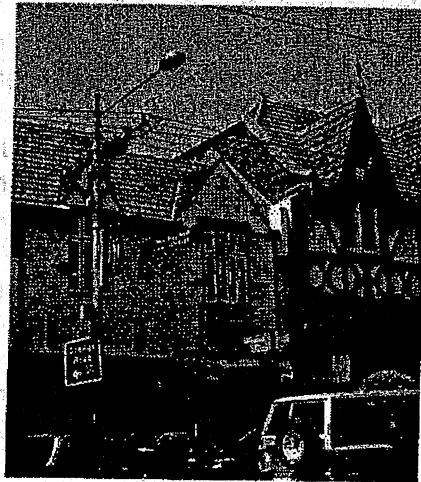
Tudor redevelopments along Toorak Road



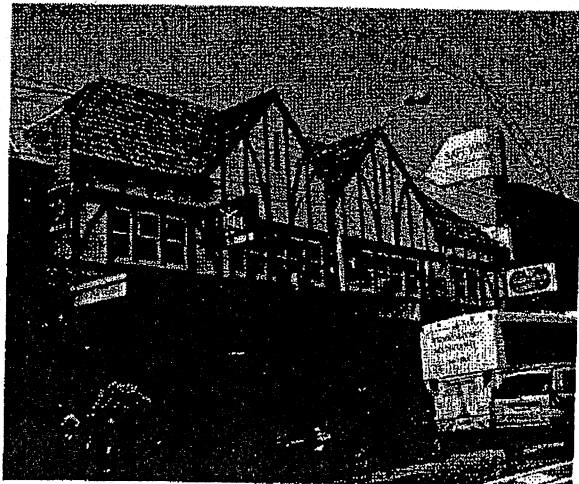
Henry Bucks (no 476-8)



No 541 (includes 1 & 1a Grange Rd)



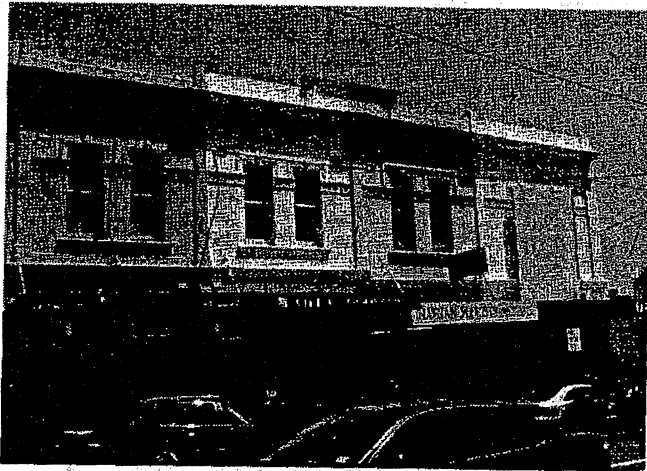
Nos c527-539, with new development at no 521 to left, and no 541 at right.



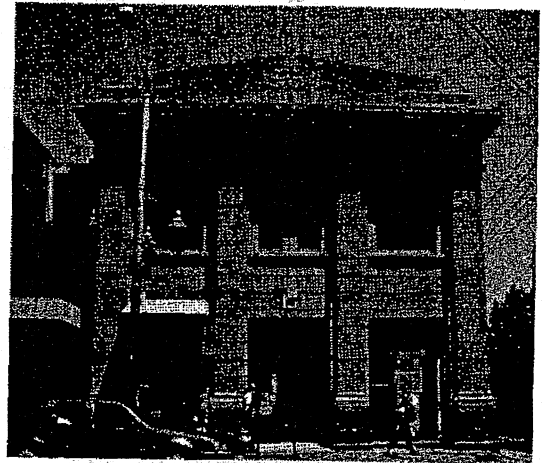
Nos 451-7



Nos 475-9



Nineteenth century shops at 464-470 Toorak Road



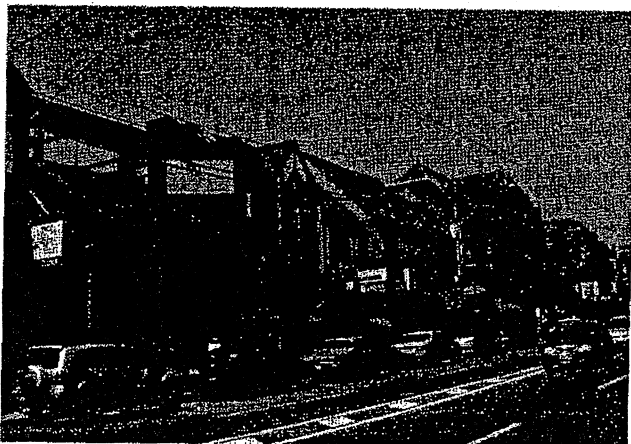
Commonwealth Bank (no 442)



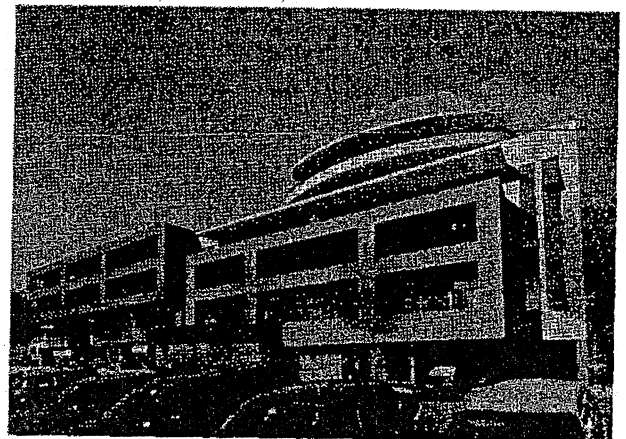
Moderne style (TBM Real Estate, no 428)



Early 20th century (no 416) and modern building adjacent (414)



New development under construction (left) next to Tudor buildings at nos 527-541.



Representation of new development on sale sign.

EXTENT OF CLASSIFICATION

