

Heritage Citation

'KEYHAM'

Address: 4 Burnie Street, Toorak

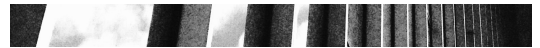
Prepared by: GJM Heritage/Purcell

Date: June 2017 (updated 31 July 2018)

Place type: Residential	Architect: Not confirmed
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: 1891
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundary



Figure 1. 4 Burnie Street, Toorak (GJM Heritage/Purcell, June 2016)



Statement of Significance

What is significant?

'Keyham', 4 Burnie Street, Toorak, a single-storey dwelling built in 1891.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original external form, materials and detailing
- The house's high level of integrity to its original design.

Later alterations and additions, such as the garage at the front boundary, are not significant.

How is it significant?

'Keyham', 4 Burnie Street, Toorak is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

'Keyham', 4 Burnie Street, Toorak is a fine and representative example of a Federation house. It displays typical features of the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Toorak and across Melbourne more broadly, including a picturesque, asymmetrical front façade, a verandah roof integrated with the main roof, and the use of materials such as red brick, slate roof with terracotta detail and half-timbering to gable ends (Criterion D).

'Keyham', 4 Burnie Street, Toorak is a carefully designed and well-resolved example of a Federation house. The front façade, with dominant, contrasting projecting roof bays, polygonal window bay, rich timber decoration and decorative encaustic tiling, presents a picturesque composition of this architectural style (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in the *Stonnington Environmental History* (2009):

8 Building Suburbs

- 8.1 Creating Australia's most prestigious suburbs

Locality history

The close proximity of the former Prahran municipality to the centre of Melbourne resulted in its early development and growth. The municipality comprised the localities of South Yarra (east of Punt Road), Prahran, Windsor, Toorak (west of Kooyong Road), Hawksburn, and Armadale (west of Kooyong Road). Toorak was part of both the former City of Prahran (majority) and former City of Malvern, divided by Kooyong Road, before their consolidation in 1994 to form the City of Stonnington. The name Toorak derived from 'Toorak House', built by merchant James Jackson in 1850 (and serving as Government House in 1854-1875). The name may have originated from Aboriginal words of similar pronunciation, meaning 'reedy swamp' or 'black crow' (Victorian Places).

The Prahran municipality was first surveyed for farm lots in 1840. Most original Crown grantees subdivided their allotments for resale and a hierarchy of development quickly emerged. The desirable elevated locations immediately south of the Yarra River, in Toorak and South Yarra, attracted residential development in the form of substantial houses on large allotments. By 1849, land sales had reached Dandenong Road at the southern extent of the Prahran municipality, in the lower-lying areas that were prone to flooding. Development here comprised dwellings and worker's cottages on smaller allotments (Context 2006:37-40; 2009:11). The commercial area at the junction of Chapel Street and Toorak Road had begun to develop by the mid 1850s. The Prahran Road District was proclaimed in 1854, soon becoming a



municipality in 1855, and a Borough in 1863. In 1870 the Borough of Prahran was proclaimed a Town, and then a City in 1879 due to population growth (City of Stonnington [CoS]). In the 1860s and 70s the population of the municipality more than doubled, from approximately 10,000 in 1861 to 21,000 in 1881 (Victorian Places).

In 1860 the private Melbourne and Suburban Railway Company, opened a railway line through Richmond to South Yarra, Prahran and Windsor. In 1878 the Victorian Government purchased the existing railways in the municipality as part of a project to build a line through Oakleigh to Gippsland. The new Oakleigh line, which was opened in 1879, ran through Malvern, Armadale, Toorak and Hawksburn to join the existing line at South Yarra. The arrival of the Oakleigh railway line coincided with the start of the land boom that resulted in substantial urban growth. The railway line along the northern boundary of the municipality was established through the Glen Iris Valley from Burnley, establishing Heyington and Kooyong stations, however, the expected residential development in the vicinity stalled during the 1890s, following the economic collapse (Context 2006:65-7).

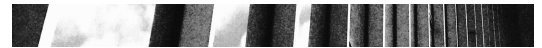
Cable trams were first established in Toorak Road and Chapel Street in 1888 and 1891 respectively, and major commercial centres grew along these tram routes, particularly Chapel Street. By 1891 the population of the municipality had again doubled from 21,000 in 1881 to almost 40,000 in 1891. By the 1890s, much of the Prahran municipality had been developed, with its population growing at a steady rate from 1891 (Context 2006:69; Victorian Places). The 1893 *Australian Handbook* (as cited in Victorian Places) reported that Toorak was serviced by tramcar and rail, and noted that 'the private buildings in this suburb are generally of a superior description, wealthy Melbourne men having chosen this locality as a place of residence ... It lies high, and affords fine views of the surrounding country' (Victorian Places).

From an early date, large estates in South Yarra and Toorak began to be subdivided, leaving the original mansion surrounded by one or two acres of garden. This subdivision increased in the early 1900s, following the 1890s depression, and particularly in the 1920s when rising labour costs made the cost of servants and maintenance staff prohibitive. During the 1920s, and the economic hardships of the 1930s Depression, many flats were constructed in Toorak and South Yarra and many existing dwellings were converted into shared accommodation. By the end of the 1930s, Toorak had a high percentage of dwellings that were flats. Flats also became fashionable for the wealthy in Toorak and South Yarra as a way of living in a prestigious suburb without the need to sustain a large house, garden and servants (Context 2006:122-5, 145).

By 1927 the Prahran municipality had five electric tram routes: Dandenong Road (1911), High Street (1910), Malvern Road (1915), Toorak Road (1927) and Chapel Street (1926). By 1933, the municipality had a population of 51,000 (Vic Places; Context 2006:70 & 2009:6). The 1946 *Australian Handbook* (as cited in Victorian Places) stated that the Prahran municipality was largely residential, with a number of factories, 80 acres of parks and gardens, and recreational facilities. Toorak was known as the key residential location with 'many large palatial homes' (Victorian Places). In 1947, the municipality reached its peak population of almost 60,000 people (Victorian Places). The construction of flats continued in the post-war period, and in the 1960s and 1970s considerable apartment and high rise development occurred, generating community concern (Context 2006:146; Victorian Places). By 1991 the population of the municipality had declined to 42,000. In 2011, Toorak's residential building stock comprised 35% freestanding houses, 16% row houses and 49% flats and apartments (Victorian Places). Toorak remains one of the municipality's most prestigious suburbs and is the location of a number of fine architect designed houses, dating from all periods of development.

Place history

The Balbirnie family owned property south of the Yarra from the 1840s, upon which was built the house 'Balmerino' in stages (on the north side of what is now Burnie Crescent; since demolished) (Malone 2002:8). From 1869, Agnes Balbirnie Vans, widow, and John Patrick Balbirnie Vans, gentleman, owned the 28 acres south of the Yarra River. After Agnes's death in 1885, John Balbirnie Vans was the sole proprietor.



He subdivided part of the property, creating Harold Terrace (now the western half of Burnie Crescent; referred to as Harold Place in the early 1900s), Dora Place (now part of Vista Grove), Winifred Crescent and Balmerino Road (now Avenue) (LV:V308/F528; MMDb; Malone 2002:17).

In July 1887, J. P. Balbirnie Vans sold lot 6, and lot 22 and 23 (the current 2 and 4 Burnie Street) to Harold Sparks, gentleman. After Spark's death in 1889, lots 22 and 23 were sold to Charles Henry James, Toorak grazier, in May 1891, before they were transferred to Harriette Hardy James in June 1892 (LV:V1929/F709). The 1891-92 rate books recorded that Charles H. James was the owner of two lots on Harold Terrace, each described with a brick house in progress of construction, each with a Net Annual Value of 32 pounds. The 1892-93 rate books confirmed that Charles H. James was the owner of two 10 room brick houses on Harold Terrace, each with a Net Annual Value of 110 pounds (RB). This indicates that No. 4 (and the house at No. 2) was built for Charles James in 1891. James subsequently let both houses to tenants (RB). It is suggested that No. 4 may have been designed by either architects Ussher & Kemp, or architect A. Einsiedel (Context 1993:38), however this association has not been confirmed.

The 1898 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan (Figure 2) showed the footprint of No. 4; the house at No. 2 Burnie Street was labelled 'Woorneet', with both houses having the same footprint. The 1898 footprint showed a corner verandah that met projecting bays on the facade and west elevation and central entrance steps. A second verandah was located on the west elevation, adjacent to a cellar. An outbuilding to the rear of the house comprised further wet areas (since removed). A 1907 MMBW Property Sewerage Plan for the place showed the footprint of the house, now named 'Keyham' (Figure 3). The plan confirmed the owner as H. H. James and the agent as Galliers & Klaerr of Inkerman Street, St Kilda, plumbers and gasfitters (*Prahran Telegraph*, 28 Jul 1906:2). The footprint remained the same as the 1898 plan, and confirmed that the rear of the house comprised a central recessed verandah. Stables were now located on the rear boundary (since removed) (PSP).

The James' subdivided and on-sold 2 Burnie Street to Edward James Horwood in June 1920 (LV:V2354/F718). Harriette retained ownership of 4 Burnie Street until her death in 1937, after which the property was sold by her executors to Thomas F. W. Hall, dentist, in June 1937 (LV:V2453/F483). A 1956 plan of the property indicated that the outbuilding immediately rear of the house had been removed by this date (PSP).

Council valuation records for 4 Burnie Street indicate that a permit was granted for alterations to the residence in 1982, mainly comprising alterations to the rear of the house (Valuers Field Book). Council property files indicate that a permit was granted for the carport and fence on the front boundary in 2013. A garage was proposed to be built off the southern elevation of the house in 2015 but doesn't appear to have been constructed. Architectural drawings dating to 2015 showed that the house retained the underground cellar (SCC PF). Real estate photographs from 2008 indicate that the house retains a leadlight skylight surrounded by timber panelling in the entrance hall, and arched openings to the interior spaces (Figure 4).

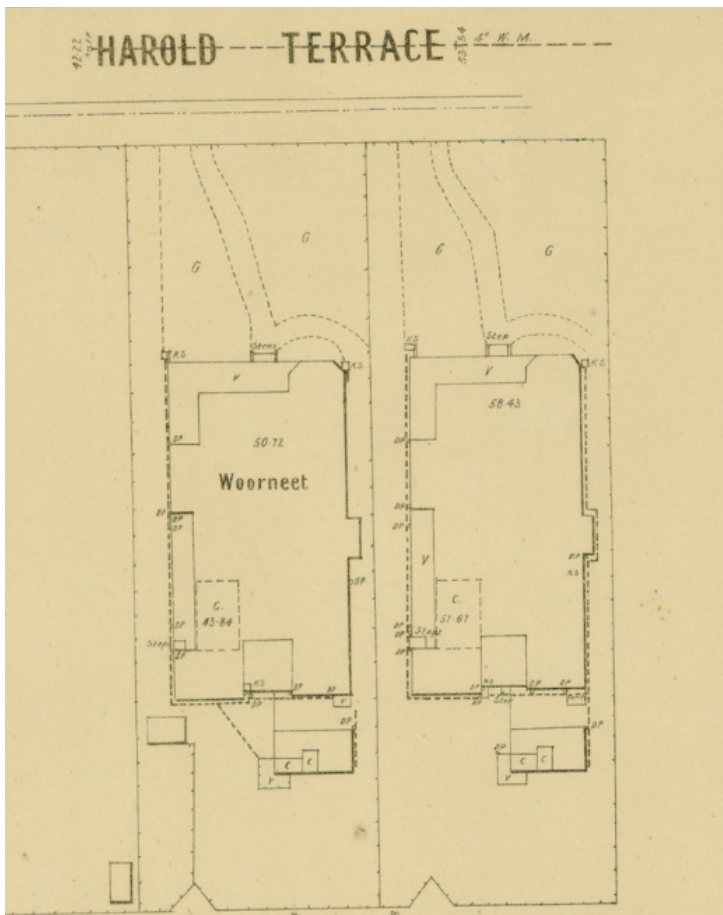
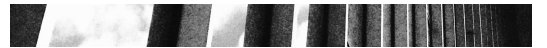


Figure 2. The 1898 Melbourne and Metropolitan Board of Works Detail Plan showing the duplicate footprints of the two houses at no. 2 (left) and the subject site, no. 4 (right).

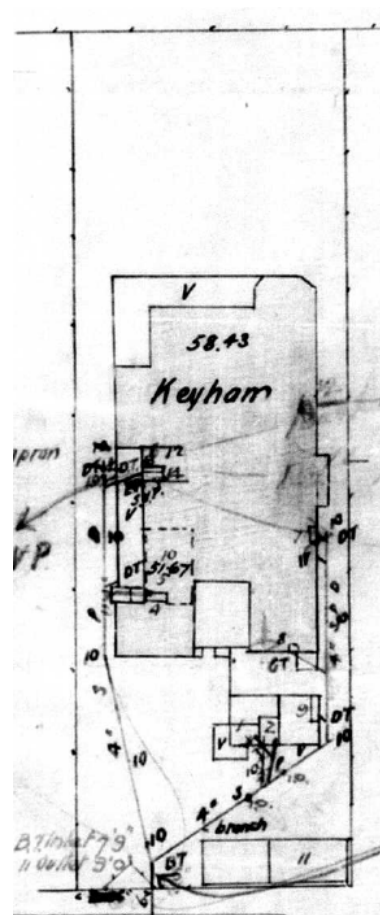


Figure 3. The 1907 footprint of the house 'Keyham' and outbuildings. Stables were located on the rear boundary (PSP).



Figure 4. Leadlight skylight
(<https://www.realestate.com.au/property/4-burnie-st-toorak-vic-3142>, July 2008)



Description

The dwelling at 4 Burnie Street is a single-storey detached dwelling, with deep street setback, set within a mature garden on a suburban allotment. In terms of both form and detail, the dwelling draws broadly on the Federation Queen Anne style, incorporating a number of unusual elements. Constructed in 1891, the dwelling remains in good condition.

The wall construction is red brick, tuckpointed and laid in Flemish bond with a decorative cream brick stringcourse and cream brick banding. Clad in slate, with decorative terracotta ridge cappings and both spiked and ball finials (Figure 5), the main roof is a steep hip with an unusual projecting bay surmounted by a hip and gablet (Figure 6). A second gable fronting the street and four symmetrically placed red brick chimneys, with cream brick corbelling, balance the composition (Figure 7). A wide verandah across the front façade is contained within the large hip roof of the house, and is supported on turned timber posts, with a timber and decorative cast iron balustrade (Figure 8). The verandah floor is encaustic tile, with bluestone edging and central access steps. The two gable ends are finished with smooth render (overpainted) and timber strapping, with a moulded bargeboard (Figure 6 and 7). The windows are double hung sashes, simply set into the wall with cream brick sills and aprons. The front door is a six-panelled timber door, with half panelled, half decorative stained glass sidelight. Two modern double hung sash windows are adjacent to the entry.

The site is bounded by a modern brick pier and timber infill fence. A large modern carport with slate roof and replica gable end details is located on the western side of the dwelling in the front setback.



Figure 5. Roof detail (GJM Heritage/Purcell, June 2016)



Figure 6. Projecting bay detail (GJM Heritage/Purcell, June 2016)

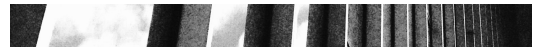


Figure 7. Gable and chimney detail (GJM Heritage/Purcell, June 2016)



Figure 8. Verandah detail (GJM Heritage/Purcell, June 2016)

Integrity

The house retains a high degree of integrity to the Federation Queen Anne style, in fabric, form and detail. While the house has undergone some alterations and additions, these do not diminish the ability to understand and appreciate the place as a fine example of a Federation house.

Comparative Analysis

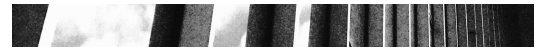
'Keyham', 4 Burnie Street, Toorak, is of note as an intact and early example of the Federation Queen Anne style which was commonly applied to the design of houses in Victoria from the late 1880s through to the early twentieth century. It was the dominant style in Victorian domestic architecture during the decades immediately before and after 1900 and was applied to both large and modest designs. Originally an English revival of both traditional rural design and elements from a range of periods, this style was seen in the work of English architects such as Norman Shaw. This 'Old English' style became popular in the United States and influences of both English and American Queen Anne can be seen in a distinctly Federation Queen Anne style which developed in Australia.

Predominantly a domestic style, houses were designed in a picturesque manner with asymmetrical forms, dominant and complex roofs with multiple gables, conical towers, dormer windows and tall chimneys. Houses were often single-storey and sprawled over large suburban sites. They share a basic set of materials: usually red brick for walls, timber for verandah posts and decoration, half-timbering with roughcast in the gable ends, and terracotta tiles, or less commonly slate, with decorative terracotta ridge capping and finials for the roof. Other typical characteristics include a variety of bay windows, multi-paned windows with decorative coloured glass sashes and diagonally projecting corners with surrounding verandahs, particularly on corner sites.

A number of leading Melbourne architects designed houses in the Queen Anne style particularly in the 1890s and 1900s and it was commonly adopted in the City of Stonnington in developing suburbs, such as Malvern and Glen Iris, and in wealthy, established areas, such as Armadale and Toorak. Architects associated with this style include Beverley Ussher, Henry Kemp and Christopher Cowper.

Within the City of Stonnington a small number of Federation Queen Anne style houses are included in the Heritage Overlay on an individual basis. These include:

- Darnlee, 33 Lansell Road, Toorak (HO69 & VHR H1024) c1899
- Edzell, 76 St Georges Road, Toorak (HO101 & VHR H0691) 1892
- Redcourt, 506 Orrong Road, Armadale (HO166) 1887



- Chesterfield, 6 Mayfield Avenue, Malvern (HO275) 1891

Two of these houses have identified significance at the state level. These are Darnlee, 33 Lansell Road, Toorak and Edzell, 76 St Georges Road, Toorak and will not be considered further here. The other dwellings are both large and early examples of the Federation Queen Anne style. They are both recognised as fine and early examples of the style in the City of Stonnington and display typical characteristics of the Federation Queen Anne style. They are noted as follows:

- Redcourt, 506 Orrong Road, Armadale (Reed, Henderson & Smart, 1887) is a fine and very early example of the Federation Queen Anne style in Melbourne. It is a large, two-storey, red brick house, set on a large allotment, with tiled roof, jettied gables supported on ornate, timber brackets, half-timbered gable ends, segmental arched windows, large oriel bay window and tall buttressed chimneys.
- Chesterfield, 6 Mayfield Avenue, Malvern (Phillip E Treeby, 1891) is an accomplished and early example of the Federation Queen Anne style in Melbourne. It is a large, two-storey, red brick house with steeply pitched tiled roofs, prominent half-timbered gables, multiple tall chimneys with rendered strapwork, jettied gables supported on ornamental timber brackets, bay windows and tall chimneys.

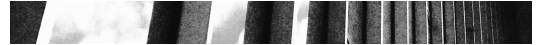
In addition, Stonnington Planning Scheme Amendment C225 recently included the following four Federation Queen Anne houses in the Heritage Overlay in the Stonnington Planning Scheme on an individual basis:

- Coomaroo, 63 Albany Road, Toorak
- Maroondah, 177 Kooyong Road, Toorak
- Quantock, 179 Kooyong Road, Toorak
- Helenslea, 181 Kooyong Road, Toorak

These are recognised as fine representative examples of the Federation Queen Anne style in the City of Stonnington. They display the principal characteristics of the style and are noted as follows:

- Coomaroo, 63 Albany Road, Toorak (architect unknown, 1898/99) is a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey, red brick house with tiled roof, prominent and distinctive crenellated turret with crowning cast iron balustrade and multiple half-timbered gable ends.
- Maroondah, 177 Kooyong Road, Toorak (architect unknown, 1898/99) is a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey, red brick house (front overpainted) with slate roof, asymmetrical facade with prominent half-timbered and stuccoed gabled bay window and verandah with smaller gable.
- Quantock, 179 Kooyong Road, Toorak (architect unknown, 1898/99) appears to be a well-resolved and carefully designed composition which displays the principal characteristics of the Federation style. It is a single-storey red brick house with tiled roof, large moulded and strapped chimney, central transverse ridge and projecting front gables.
- Helenslea, 181 Kooyong Road, Toorak (architect unknown, 1898/99) appears to be a well-resolved and carefully designed composition which displays a fusion of Victorian and Federation style characteristics. It is a single-storey, bichromatic brick house with slate roof, terracotta roof cresting, large corbelled and strapped chimneys, asymmetrical front facade with projecting gable end with canted bay window, half-timbering, stucco finish and decorative timber brackets, and a verandah roof integral with the main roof.

There are also large numbers of Federation Queen Anne style houses that are included in the Heritage Overlay in the Stonnington Planning Scheme as significant and contributory places in Heritage Precincts.



These are included in precincts such as HO130 Armadale Precinct, HO133 Gascoigne Estate, HO156 Claremont Avenue Precinct and HO375 Coonil Estate Precinct Malvern.

'Keyham', 4 Burnie Street, Toorak is a small and early example of the Federation Queen Anne style. It was built in 1891 at a time when the Federation Queen Anne style was emerging in established suburbs such as Toorak and across Melbourne. The house displays characteristics which have strong associations with the Federation Queen Anne style and it remains highly intact to demonstrate these strong associations.

'Keyham', 4 Burnie Street demonstrates the following Federation Queen Anne characteristics:

- Picturesque asymmetrical facade with projecting gable-end to the west side and an unusual, complex hipped bay with gablet above and polygonal hooded bay below, to the east side
- Verandah roof integral with the main roof
- Red brick walls and chimneys
- Slate roof with terracotta ridge capping and finials
- Geometric half-timbering to gable-ends
- Turned timber verandah posts
- Polygonal window bay

Unlike a number of larger, and many later, examples of the Federation Queen Anne style, 'Keyham' has been built to be viewed from the front only. Asymmetry has been achieved using architectural elements rather than complex roof forms or massing.

Assessment Against Criteria

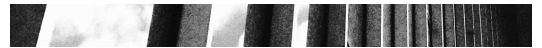
Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

'Keyham', 4 Burnie Street, Toorak is a fine and representative example of a Federation house. It displays typical features of the Federation Queen Anne architectural style popular in the first decade of the twentieth century in Toorak and across Melbourne more broadly, including a picturesque, asymmetrical front façade, a verandah roof integrated with the main roof, and the use of materials such as red brick, slate roof with terracotta detail and half-timbering to gable ends.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance)*

'Keyham', 4 Burnie Street, Toorak is a carefully designed and well-resolved example of a Federation house. The front façade, with dominant, contrasting projecting roof bays, polygonal window bay, rich timber decoration and decorative encaustic tiling, presents a picturesque composition of this architectural style.



Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Stonnington Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Stonnington Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the purple polygon on the aerial below.



Figure 9. 2016 aerial of subject site (Source: Stonnington City Council).

**References:**

Australian Architectural Index (AAI), copyright Miles Lewis, record nos. 1928, 1630 (Melbourne City Council Burchett Index, reg. no. 1630).

City of Prahran Rate Books (RB), Toorak Ward: 1890-91, entries 718, 719; 1891-92, entries 727, 728; 1892-93, entries 735, 736.

City of Stonnington (CofS), 'History of Stonnington',
<<http://www.stonnington.vic.gov.au/Discover/History/History-of-Stonnington>> accessed 8 March 2017.

Context Pty Ltd (1993), *City of Prahran Conservation Review*, Vol 4: A2 Buildings, citation for '4 Burnie Street, Toorak'.

Context Pty Ltd (2006 & 2009 addendum), *Stonnington Thematic Environmental History*.

Land Victoria (LV), Certificates of Title, as cited above.

Malone, Betty (2002), *Discovering Prahran, Area Five*, Prahran.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan No.939 (1898).

Melbourne and Metropolitan Board of Works Property Sewerage Plan (PSP), No. 60187.

Melbourne Mansions Database (MMDB), copyright Miles Lewis, Record No. 509.

Realestate.com.au, listings for '4 Burnie Street Toorak' and '2 Burnie Street Toorak',
<<https://www.realestate.com.au/property/2-burnie-st-toorak-vic-3142>> &
<<https://www.realestate.com.au/property/4-burnie-st-toorak-vic-3142>>, accessed 2 Feb 2017.

Stonnington City Council Property File (SCC PF), including Building and Planning Permit records for the place, provided by Council: File Nos. BR109416, BR125713, 56273PL.

The Prahran Telegraph.

Valuers Field Book (1968-1994), City of Prahran record for '2 Burnie Road' and '4 Burnie Road'. Provided by Stonnington History Centre.

Victorian Places, 'Prahran', 'Toorak' & 'South Yarra', < <http://www.victorianplaces.com.au/>>, accessed 8 March 2017.