City of
STONNINGTON

Lechlade, Como and Fulham Avenues Precinct

Prepared by: GJM Heritage (March 2025)

Address: Como Avenue, Fulham Avenue, Toorak Road and Williams Road, South Yarra

Name:	Lechlade, Como and Fulham Avenues Precinct	**Review Date:**	June 2024
Place Type:	Residential Precinct	**Architect/Designer:**	Harold Desbrowe Annear (3 Como Ave, 4 Como Ave); R M King (6 Como Ave); Gawler & Drummond (15 Como Ave); FL & K Klingender (19 Como Ave); Charles Greenhill (21 Como Ave); Yunken Freeman & Freeman (10 Fulham Ave); Klingender & Alsop (11 Fulham Ave, 12 Fulham Ave); Christopher Cowper (279 Williams Rd)
Grading:	See grading table	**Builder:**	Various
Extent of the Overlay:	See Figure 3	**Construction Date(s):**	1910s-1930s



Figure 1. 9 Como Avenue



Figure 2. 3 Fulham Avenue



Figure 3. Lechlade, Como and Fulham Avenues Precinct, South Yarra (GJM Heritage, August 2024)

Statement of Significance

What is significant?

The Lechlade, Como and Fulham Avenues Precinct, a residential subdivision of the Como Estate, containing a collection of substantial Edwardian-era houses with some interwar houses.

The precinct includes:

- Como Avenue (nos. 1-23 odd, 2-14 even)
- Fulham Avenue (nos. 3-15 odd, 2-12 even)
- Toorak Road (nos. 389, 397)
- Williams Road (nos. 277-283 odd)

Elements which contribute to the significance of the precinct include:

- Single-storey and two-storey detached brick (some overpainted) houses, from the Edwardian and interwar periods
- Hipped and gabled roof forms clad with slate or tile
- Asymmetrical principal elevations, including complex roof forms, steeply-pitched gabled roofs and projecting gable ends

- Half-timbered effect and timber shingles to gable ends
- Roughcast render finish
- Exposed rafter ends
- Verandahs with timber or masonry supports and brick balustrading
- Recessed porches
- Timber-framed rectangular and polygonal bay windows (combined with a conical turret at 9 Como Avenue)
- Groups of timber-framed windows
- Variety of prominent brick chimneys.

Rear additions, later front fences and later vehicle accommodation (garages and carports) do not contribute to the significance of the precinct. The properties at 2A, 8, 12 and 17 Como Avenue and 5, 11 and 15 Fulham Avenue are of more recent construction and are non-contributory places within the precinct.

How is it significant?

The Lechlade, Como and Fulham Avenues Precinct South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Lechlade, Como and Fulham Avenues Precinct has strong associations with the development of the municipality in the early twentieth century. This period of development transformed the built environment and social character of the area when substantial mansion estates were subdivided to create high quality, higher density residential development. Forming part of the 1911 subdivision of the prestigious Como Estate, the Lechlade, Como and Fulham Avenues Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Lechlade, Como and Fulham Avenues Precinct contains a cohesive collection of fine and highly intact representative examples of predominantly Edwardian residences (with some interwar development). The majority of residences in the precinct display typical features of the Edwardian period, including the use of face brickwork with tiled or slate-clad hipped or gabled roofs, asymmetrical front elevations, half-timbering effect and timber shingles to projecting gable ends, roughcast render finish, recessed porches, verandahs with timber or masonry supports and brick balustrading, timber-framed rectangular and polygonal bay windows and a variety of prominent brick chimneys (Criterion D).

The Lechlade, Como and Fulham Avenues Precinct forms an impressive collection of substantial and finely executed residences dating predominantly to the Edwardian period with some interwar development. With many of the residences designed by renowned architects of the time, along with a high degree of consistency in scale, siting, materiality and detailing, the precinct presents as a high-quality residential development with a distinctive architectural character (Criterion E).

Historical Context

This precinct is associated with the following historic theme(s) taken from the *Stonnington Thematic Environmental History* (2009):

3 Settling the land

- 3.3.5 Recovery and infill 1900-1940

8 Building suburbs

- 8.1.3 The end of an era – mansion estate subdivisions in the twentieth century

- 8.4.1 Houses as a symbol of wealth, status and fashion

- 8.2.1 Mansion estates and the high ground

Place History

The following history is drawn from the background document in support of Como Urban Conservation Area, prepared by Bryce Raworth in 1994, with additional information as cited.

The land on which the Lechlade, Como and Fulham Avenues Precinct is located formed part of Lots 11 and 12 in the Parish of Prahran in the County of Bourke (Figure 4). These lots were purchased in the Crown Land sales of 1840 by Alfred Langhorne, who subdivided the land into smaller allotments (Victorian Collections). A large tract of land was sold to barrister Edward Eyre Williams in c1846, who constructed a stone house, evident on the 1855 Kearney map of Melbourne (Figure 5). The property, known as Como, was sold to several successive owners, during which time the house was enlarged and an elaborate garden laid out. The property was purchased by Charles Henry Armytage, a wealthy pastoralist with extensive land holdings, and his wife, Caroline, in 1864. The Armytage family resided at Como for almost 100 years.



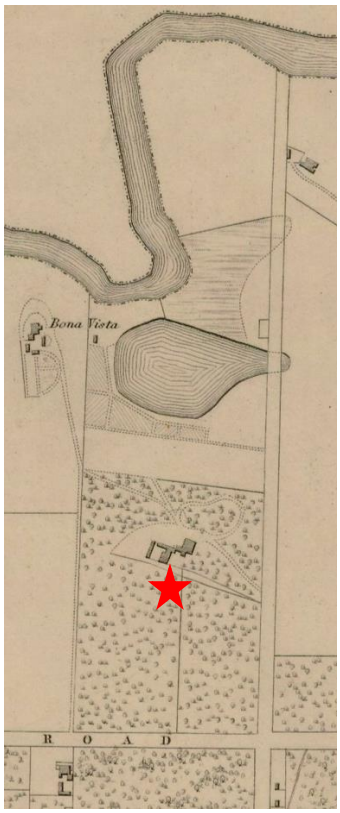


Figure 4 (L). Detail of parish plan, showing lots 11 and 12 purchased by Alfred Langhorne (outlined in red) with later notations; plan dates to 1880. Approximate location of precinct indicated by blue star (Source: Public Record Office Victoria)

Figure 5 (R). Detail of plan of Melbourne and its suburbs, compiled by James Kearney, 1855 showing early Como House (indicated by red star) (Source: State Library of Victoria)

Charles Armytage died in 1876. Following Caroline's death in 1909, a decision was made to subdivide the extensive Como property and sell much of the surrounding land. The southern portion of the estate was subdivided and put up for auction on 25 February 1911 (Figure 6). Conditions of purchase required that no school house, church, shop, or place of public entertainment be built and that only brick, stone or concrete residences costing £1000 could be erected.

The planned subdivision of 86 allotments included the present Como, Fulham and Lechlade avenues and the bordering sections of Toorak and Williams roads. The name 'Lechlade' was a reference to Caroline Armytage's birth town in Gloucestershire, while 'Fulham' was the family property at Balmoral in the Western District. The auction of the Como Estate, reported in the *Argus* on 27 February 1911, resulted in the sale of 64 allotments, of which nine were double blocks (at 3, 7 and 12 Fulham Avenue, 9 and 17

Como Avenue and 283 Williams Road) A further 35 acres of the property, extending north to the Yarra River and encompassing the Como Lagoon, were sold to the Prahran City Council in 1921 for use as a public park.

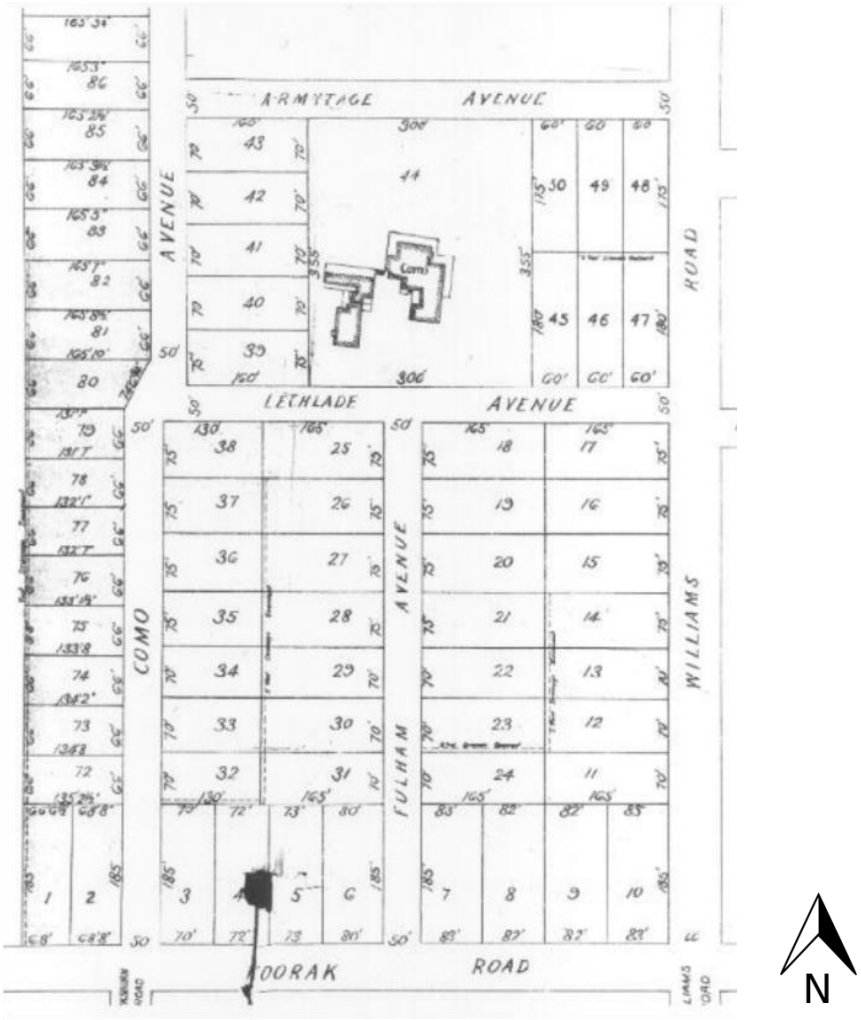


Figure 6. Como Estate subdivision, 1911 (Source: Stonnington History Centre)

The majority of allotments within the Como Estate subdivision were rapidly developed. By 1914 the *Sands & McDougall* Street Directory listed 11 houses in Como Avenue, six in Fulham Avenue and four houses to Toorak Road. By 1918 all allotments in Fulham Road except no. 10 were occupied, three houses had been built in Williams Road, and Como Avenue had been developed between Toorak Road and the corner of Lechlade Avenue. Several of the properties were designed by prominent architects, including Harold Desbrowe Annear (3 and 4 Como Avenue, c1917 and 1914 respectively), Gawler & Drummond (15 Como Avenue, c1920), , Klingender & Alsop (12 Fulham Avenue, c1912) and Christopher Cowper (279 Williams Road, c1912). The northern end of Como Avenue was developed in the 1920s with designs by F L & K Klingender (19 Como Avenue, c1929) and Charles Greenhill (21 Como Avenue, c1929). The last of the original houses on the subdivision, 10 Fulham Avenue, was built in c1934 to a design by Yuncken Freeman & Freeman. The fully developed precinct can be seen in a 1945 aerial photograph of the area (Figure 7). A later 1958 oblique aerial photograph shows the houses within the estate prior to any infill development (Figure 8).

Some change has occurred over time, including the replacement of several original residences along Toorak Road. In addition, flats replaced the original house at 17 Como Avenue in 1966 and contemporary residences have replaced the original houses at 2A, 8, 12 Como Avenue, 5, 10, 11 and 15 Fulham Avenue.



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Figure 7. Aerial photograph showing the Lechlade, Como and Fulham Avenues Precinct (outlined) with Como House and Park to the north, 1945 (Source: Landata Victoria)



Figure 8. Oblique aerial photograph looking south-west over Como House towards Toorak Road, 1958 (precinct outlined) (Source: Museum Victoria)

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Description

The Lechlade, Como and Fulham Avenues Precinct is located to the north-west of the main intersection of Toorak Road and Williams Road, South Yarra and to the south of the substantial nineteenth century mansion and gardens, Como House. It comprises a collection of houses predominantly built in the 1910s, with a smaller number constructed in the 1920s and 30s. The precinct extends along the south side of Lechlade Avenue, the west side of Williams Road, and includes Como Avenue, Fulham Avenue and the north side of Toorak Road. The houses are located on rectangular sites and are set back from street boundaries behind front gardens. 2A, 8, 12 and 17 Como Avenue, and 5, 10, 11 and 15 Fulham Avenue, South Yarra are newer built forms and are do contributory to the significance of the precinct.

The precinct consists of large single and two-storey detached brick houses. Predominantly constructed in the 1910s, with a small number constructed in the 1920s and 30s, the residences are consistent in scale and materiality and display a variety of Arts and Craft and English Domestic Revival detailing. Walls are of face brickwork (some overpainted), roofs are predominantly hipped or gabled with tile or slate cladding, and the principal elevations are predominantly asymmetrical, some with complex roof forms, steeply-pitched gabled roofs and projecting gable ends. Detailing includes half-timbering effect and timber shingles to gable ends, roughcast render finish, exposed rafter ends, verandahs with timber or masonry supports and brick balustrading, recessed porches, timber-framed rectangular and polygonal bay windows (combined with a conical turret at 9 Como Avenue), groups of timber-framed windows and a variety of prominent brick chimneys. Built in a Georgian Revival style of the interwar period, the house at 10 Fulham Avenue presents in a formal, symmetrical manner with rendered walls with quoining to corners, hipped slate-clad roof, front portico entrance and multi-paned windows with shutters.

A small number of original or early brick front fences have been retained, including at nos. 9 and 19 Como Avenue and 2 Fulham Avenue.

Key Features:

- Single-storey and two-storey detached brick (some overpainted) houses, from the Edwardian and interwar periods
- Hipped and gabled roof forms clad with slate or tile
- Asymmetrical principal elevations, including complex roof forms, steeply-pitched gabled roofs and projecting gable ends
- Half-timbered effect and timber shingles to gable ends
- Roughcast render finish
- Exposed rafter ends
- Verandahs with timber or masonry supports and brick balustrading
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- Variety of prominent brick chimneys.



Figure 9. 2 Como Avenue, South Yarra



Figure 10. 3 Como Avenue, South Yarra



Figure 11. 4 Como Avenue



Figure 12. 9 Como Avenue



Figure 13. 13 Como Avenue



Figure 14. 14 Como Avenue



Figure 15. 15 Como Avenue



Figure 16. 19 Como Avenue



Figure 17. 21 Como Avenue



Figure 18. 2 Fulham Avenue



Figure 19. 3 Fulham Avenue



Figure 20. 4 Fulham Avenue



Figure 21. 10 Fulham Avenue



Figure 22. 397 Toorak Road



Figure 23. 279 Williams Road



Figure 24. 281 Williams Road



Figure 25. 283 Williams Road

Intactness and Integrity

The Lechlade, Como and Fulham Avenues Precinct remains substantially intact to its period of construction and retains a high degree of integrity in fabric, form and detail as an early twentieth century subdivision. While the residences have undergone some alterations, including rear additions and the construction of new fences, these changes do not diminish the ability to understand and appreciate the place as a finely

detailed and cohesive precinct of residences dating predominantly from the Edwardian period, with some interwar development.

Assessment Against Criteria

Criteria referred to in *Planning Practice Note No. 1: Applying the Heritage Overlay* (Department of Environment, Land, Water and Planning, August 2018), modified for the local context.

CRITERION A: *Importance to the course or pattern of the City of Stonnington's cultural or natural history (historical significance).*

The Lechlade, Como and Fulham Avenues Precinct has strong associations with the development of the municipality in the early twentieth century. This period of development transformed the built environment and social character of the area when substantial mansion estates were subdivided to create high quality, higher density residential development. Forming part of the 1911 subdivision of the prestigious Como Estate, the Lechlade, Como and Fulham Avenues Precinct clearly illustrates this important phase of development in the City of Stonnington.

CRITERION B: *Possession of uncommon, rare or endangered aspects of the City of Stonnington's cultural or natural history (rarity).*

N/A

CRITERION C: *Possession to yield information that will contribute to an understanding of the City of Stonnington's cultural or natural history (research potential).*

N/A

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

The Lechlade, Como and Fulham Avenues Precinct contains a cohesive collection of fine and highly intact representative examples of predominantly Edwardian residences (with some interwar development). The majority of residences in the precinct display typical features of the Edwardian period, including the use of face brickwork with tiled or slate-clad hipped or gabled roofs, asymmetrical front elevations, half-timbering effect and timber shingles to projecting gable ends, roughcast render finish, recessed porches, verandahs with timber or masonry supports and brick balustrading, timber-framed rectangular and polygonal bay windows and a variety of prominent brick chimneys.

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

The Lechlade, Como and Fulham Avenues Precinct forms an impressive collection of substantial and finely executed residences dating predominantly to the Edwardian period with some interwar development. With many of the residences designed by renowned architects of the time, along with a high degree of consistency in scale, siting, materiality and detailing, the precinct presents as a high-quality residential development with a distinctive architectural character.

CRITERION F: *Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

CRITERION G: *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 their continuing cultural traditions (social significance).*

N/A

CRITERION H: *Special association with the life or works of a period, or group of persons, of importance in the City of Stonnington's history (associative significance).*

N/A

Gradings and Recommendations

383, 385 and 395 Toorak Road and 1A Como Avenue, South Yarra are either newer built form or very modest examples of Edwardian or interwar development that do not readily reflect the values of the balance of the precinct. As these buildings are on the edges of the precinct and do not comfortably reflect the values of the precinct, it is recommended that they be removed from HO140 (see Figure 26).



Figure 26. Recommended changes to extent of HO140

It is recommended that the balance of the properties remain in the Heritage Overlay as a Heritage Precinct known as *Lechlade, Como and Fulham Avenues Precinct* (HO140) with gradings as set out in the table below and Figure 27.

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

External paint controls *Is a permit required to paint an already painted surface?*	No
Internal alteration controls *Is a permit required for internal alterations?*	No
Tree controls *Is a permit required to remove a tree?*	No
Solar energy system controls *Solar energy system controls apply?*	Yes
Outbuildings and fences exemptions *Are there outbuildings or fences which are not exempt from notice and review?*	No
Victorian Heritage Register *Is this place included on the Victorian Heritage Register?*	No
Prohibited uses may be permitted *Can a permit be granted to use for a use which would otherwise be prohibited?*	No
Aboriginal heritage place *Is the place an Aboriginal heritage place which is subject to the requirements of the* Aboriginal Heritage Act 2006?	No
Incorporated Plan *Does an incorporated plan apply to the site?*	No

Gradings of individual properties within the precinct are recommended as follows and as shown in Figure 27:

Number	Address	Name/alternate address	Grading
1	Como Avenue		Contributory
2	Como Avenue	389 Toorak Road	Contributory
2A	Como Avenue		Non-contributory
3	Como Avenue		Contributory
4	Como Avenue		Contributory
5-7	Como Avenue		Contributory
6	Como Avenue		Contributory
8	Como Avenue		Non-contributory
9	Como Avenue		Significant
10	Como Avenue		Contributory
11	Como Avenue		Contributory

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12	Como Avenue		Non-contributory
13	Como Avenue		Contributory
14	Como Avenue		Contributory
15	Como Avenue		Contributory
17	Como Avenue		Non-contributory
19	Como Avenue		Contributory
21	Como Avenue		Contributory
23	Como Avenue		Contributory
2	Fulham Avenue		Contributory
3	Fulham Avenue		Significant
4	Fulham Avenue		Contributory
5	Fulham Avenue		Non-contributory
6	Fulham Avenue		Contributory
7	Fulham Avenue		Contributory
8	Fulham Avenue		Contributory
9	Fulham Avenue		Contributory
10	Fulham Avenue		Contributory
11	Fulham Avenue		Non-contributory
12	Fulham Avenue		Contributory
15	Fulham Avenue		Non-contributory
397	Toorak Road		Contributory
277	Williams Road		Significant
279	Williams Road		Contributory
281	Williams Road		Contributory
283	Williams Road		Contributory



Figure 27. Gradings map

Previous Assessments

Background document in support of Como Urban Conservation Area, Bryce Raworth, 1994.

City of Prahran Conservation Review, Context Pty Ltd, 1993.

References

Como House and the Armytage Family, Victorian Collections, https://victoriancollections.net.au/stories/como-house-and-the-armytage-family, accessed 13 June 2024.

Context Pty Ltd, *City of Prahran Conservation Review*, 1993.

Context Pty Ltd, *Stonnington Thematic Environmental History*, 2006.

Landata Victoria, Central Plan Office, Historical Aerial Photography, 1945.

Melbourne Metropolitan Board of Works (MMBW) Plan No 13, City of Prahran, 1895.

Museum Victoria, picture collection.

Public Record Office Victoria (PROV), Parish and Township Plans collection.

Raworth, Bryce, *Background document in support of Como Urban Conservation Area*, 1994.

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State Library of Victoria, map collection.

Stonnington History Centre, subdivision plans.