Heritage Citation – Precinct

Heritage Place: Huntingfield Road Precinct	**HO Reference:** HO347
Address: 2-16 and 1-21 Huntingfield Road, 28 Irving Road and 169-173 Kooyong Road, Toorak	**Citation status:** Final
	Date Updated: 23 March 2022
Designer: Architects include Marcus Martin, Walter Mason, Cowper Murphy and Appleford and Arnaud Wright	**Year of Construction:** 1934-1938
Builder: N/A	



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



Location map and extent of HO347.

Heritage Group: Residential Buildings	**Key Theme:** Building Suburbs
Heritage Type: Residential Precinct	**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:	☐	External paint colours	☐	Internal alterations	■ Tree controls
	☐	Victorian Heritage Register	☐	Incorporated Plans	☐ Outbuildings and fences exemptions
	☐	Prohibited uses may be permitted	☐	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	*Importance to the course, or pattern of our cultural or natural history*	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.
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	The place does not meet this criterion.
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	The place does not meet this criterion.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	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	*Importance in exhibiting particular aesthetic characteristics*	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	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	The place does not meet this 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 the continuing and developing cultural traditions*	The place does not meet this criterion.
H	*Special association with the life or works of a person, or group of persons, of importance in our history.*	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 Hungtingfield 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 or 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

Street address	Place type	Style/era	Grading*
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
KOOYONG 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

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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

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