
Residence



28 Albany Road, Toorak



Recommended extent of heritage overlay for 28 Albany Road, Toorak.

Location

28 Albany Road TOORAK, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO486

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

Note that the relevant HERCON criteria are shown in brackets.

What is Significant?

The double-storey English Domestic Revival style house at 28 Albany Road, Toorak was constructed in 1934 to designs by the noted architectural firm Irwin and Stevenson. The house was built on land subdivided from the grounds of the 1880s Eilyer mansion.

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

- The original external form, materials and detailing.
- The high level of external intactness.
- The legibility of the original built form.
- The domestic garden setting (but not the fabric of the garden itself).
- The low height of the front fence and its sympathetic clinker brick and render design.
- The absence of modern garages or carports in the front and side setbacks.

Modern additions and alterations, including the freestanding garage on Linlithgow Road, are not significant.

How is it significant?

The house at 28 Albany Road, Toorak is of local architectural significance to the City of Stonnington.

Why is it significant?

The house is architecturally significant as a fine and largely intact English Domestic Revival style residence (Criterion D). It is not typical of Irwin and Stevenson's oeuvre but nonetheless demonstrates a skilful handling of the English Domestic Revival mode.

Heritage Study/Consultant	Stonnington - City of Stonnington Interwar Houses Study, Bryce Raworth Pty Ltd, 2014;
Construction dates	1934,
Architect/Designer	Irwin & Stevenson,
Hermes Number	197638
Property Number	

Physical Description 1

The residence at 28 Albany Road, Toorak is a handsome double-storey English Domestic Revival style building with a gabled terracotta shingle roof. External walls are finished in a smooth render with clinker brick quoins to the openings providing contrasting texture and colour variation. The picturesque, asymmetrically composed front

elevation has a gabled clinker brick entry porch at its centre with a rendered Tudor arch. The projecting gable ended bay on the side south of the entry porch has a decorative screen marking the location of an internal staircase. The front elevation also has a double-height faceted bay window. The roof has gentle bellcast eaves and subtly detailed clinker brick infill to the gable ends, surmounted by squat brick chimney with raised brick banding. Windows typically have timber-framed multi-paned double-hung sashes.

The house appears to remain substantially intact as it presents to the street apart from the attic storey dormer windows to the garage roof, which date from c2006.[1] The skillon roofed attic storey addition to the rear of the garage roof has a minimal impact on the integrity of the original design. The front fence is constructed of rendered masonry with clinker brick detailing matching the house but may be a relatively recent addition to the site. The c1991 garage fronting Linlithgow Road adopts an interwar character in keeping with the main house.

[1] City of Stonnington Property File BS1587-001806

Local Historical Themes

The house at 28 Albany Road, Toorak illustrates the following themes, as identified in the *Stonnington Thematic Environmental History* (Context Pty Ltd, 2006):

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

The house at 28 Albany Road is of some historical interest as evidence of a major phase of development that took place in the 1920s and 1930s when many of Toorak's grand nineteenth century mansion estates were subdivided to create prestigious residential enclaves (TEH 8.1.3 The end of an era - mansion estate subdivisions in the twentieth century). It also illustrates the role of houses generally, and English Domestic Revival style houses in particular, as symbols of wealth, status and taste for Melbourne's middle and upper classes of the interwar period (TEH 8.4.1 - Houses as a symbol of wealth, status and fashion).

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>