

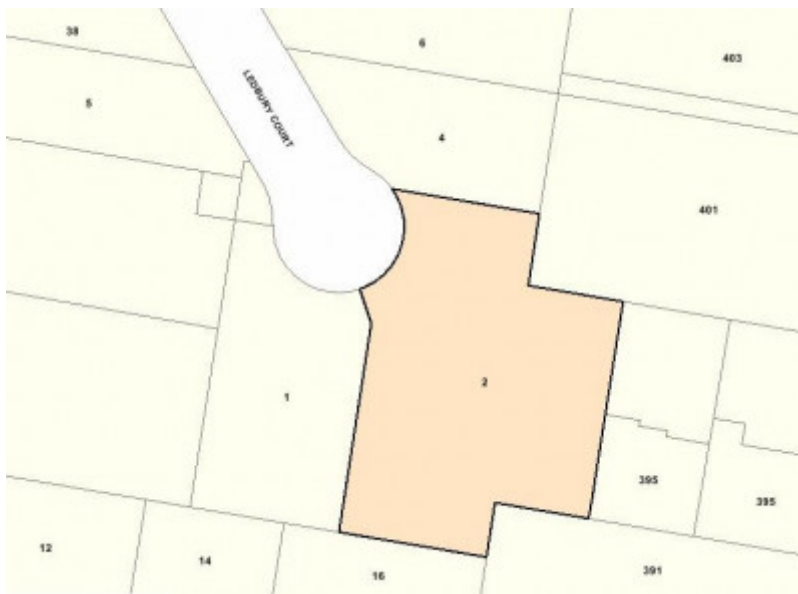
Residence



221 Kooyong Road, Toorak



221 Kooyong Road, Toorak



Recommended extent of heritage overlay for 221 Kooyong Road, Toorak.

Location

221 Kooyong Road TOORAK, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

Note that the relevant HERCON criteria are shown in brackets.

What is Significant?

The house at 221 Kooyong Road, Toorak is a large double-storey Old English style residence. It was built in 1933 on land subdivided from the grounds of the late-nineteenth century mansion Dalmeny.

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

- The original external form, materials and detailing.
- The unpainted state of the clinker brick and terracotta elements.
- The high level of external intactness.
- The legibility of the original built form in views from the public realm.
- The domestic garden setting (but not the fabric of the garden itself).

Modern fabric, including the garage addition, is not significant.

How is it significant?

The house at 221 Kooyong 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 highly intact example of a large interwar Old English style house (Criterion D). It is picturesquely composed using a range of forms and decorative motifs characteristic of the Old English mode. The designer of the house is not known but its quality and scale suggest the involvement of an accomplished architect.

Heritage Study/Consultant	Stonnington - City of Stonnington Interwar Houses Study, Bryce Raworth Pty Ltd, 2014;
Construction dates	1933,
Hermes Number	197696
Property Number	

Physical Description 1

The house at 221 Kooyong Road is a substantial English Domestic Revival style building with clinker brick walls and a terracotta shingle roof. The house sits proudly above street level with a terraced front garden. It has a complex, picturesque facade with gabled and hipped roof forms punctuated by sturdy brick chimneys with paired stacks. A projecting gable end at the southern end of the facade curves gently downwards to form a 'cat slide'

roof over the entry porch. A second gable end is articulated as a half-timbered first floor element sitting over a faceted ground floor bay window.

The house appears to be intact in so far as it presents to the street and the building footprint is essentially as shown on the first MMBW plan of 1932. The only apparent change has been the construction of a new garage in the front setback, hard up against the street boundary. The 1932 MMBW plan shows the original garage sited further back.

Local Historical Themes

The house at 219 Kooyong 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 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 Old English style houses in particular, as symbols of wealth, status and taste for Melbourne's 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/>