
Quantock



'Quantock', 179 Kooyong Road, Toorak

Location

179 Kooyong Road Toorak, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO483

Heritage Listing

Stonnington City

Statement of Significance

Last updated on -

What is significant?

The single-storey Federation style brick villa at No. 179 Kooyong Road, Toorak. Externally it is a reasonably early example of the Federation style, the development of which, from the 1880s, was interrupted by the 1890s Depression, and appears to be a highly intact and competent example.

The interiors are most likely to be highly intact similarly to the abutting houses. Interiors of this era are less numerous and are consequently rarer than Victorian interiors, moreover highly intact ones.

On stylistic and historical grounds it is almost certainly a private commission undertaken by Public Works Department architect Samuel Edward Bindley for his later brother-in-law Walter Murray Buntine.

Elements which are not of any significance are the front fence and gates, rear addition and structures abutting the rear boundary.

How is it significant?

No. 179 Kooyong Road, Toorak is of local historical and aesthetic/architectural significance.

Why is it significant?

Historically the subdivision and Walter Murray Buntine's houses are demonstrative of an early subdivision of part of one of the mansion estates, a phase of development which became widespread in the twentieth century and which lead to the breaking up and demolition of almost all of the great mansions which characterised the prestigious nature of the area. The private subdivision of the land from 'Ottawa' by Charles Officer, James Grice and Walter Murray Buntine, all prominent Melburnians, was one of the first expressions of the subdivision of the large estates and by the owner as compared more typically by development company. It is also a rare, almost unique, example of a villa development in the 1890s in this area where and when the mansions still dominated.

It is also an example of a standard of accommodation appropriate for the gentleman class in an area which was dominated by the mansions of the super-rich.

It is also almost the last vestige of the late nineteenth century in Kooyong Road between Malvern and Toorak Roads and the immediate environs which were dominated by mansions and which is recalled in real-time by James Paxton.

The architectural characteristics visibly displayed and which probably exist at No. 179 Kooyong Road accord with the principal characteristics of the Federation style. Similarly to No. 177 Kooyong Road, the design of this house appears to be a well resolved and carefully designed composition which compares well with relevant examples in Stonnington. It is of a calibre which is indicative of a professional hand (architect) and it is probably the work of Samuel Edward Bindley, and a rare example of his domestic work in an oeuvre domination by schools, barracks and other public buildings.

The interiors of the original portion of the house are probably original and intact. Given that many examples of Federation villas which are comparable externally have had their interiors modernised, such interiors are quite rare and there is potential to yield further information about historical decorative schemes of the Federation style, about which comparatively little is known presently.

Heritage Study/Consultant Stonnington - 179 Kooyong Road, Toorak, Anthemion Consultancies, 2016;

Construction dates 1888,

Hermes Number 200287

Property Number

Physical Description 1

No plans or photographs inside the property of No. 179 Kooyong Road have been located. An aerial photograph shows that the plan form is generally similar to that of No. 177 Kooyong Road and that there is an addition at the

rear.

The dwelling was inspected from the street in December 2015 and January, 2016.

No. 179 Kooyong Road is essentially square in plan and with a projecting rear wing and a detached garage at the rear located to the north side and accessed by a driveway.

It is a single storey red brick house in a style which could be described as Edwardian, and which contains some Federation detailing typical of houses constructed c. 1890s -1914. It is probably set on a bluestone plinth.

The front roof has a central transverse ridge with a projecting gable to the front at either end and clad in terracotta tiles. A large chimney, with some strapwork and mouldings, is located forward of the ridge and projects from the front roof face. The window detailing at the north end is similar, but not identical, to that of No. 177 Kooyong Road. No other details are known but it appears to be well-maintained and given that Nos. 177 and 181 are highly intact, both externally as regards the original portion, and also internally as to the main rooms at least in the original portion, it is probably that No. 179 is similarly intact.

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/>