

## EDZELL



EDZELL SOHE 2008



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1 edzell st georges road  
toorak front view may1988



edzell st georges road toorak  
gable she project 2003



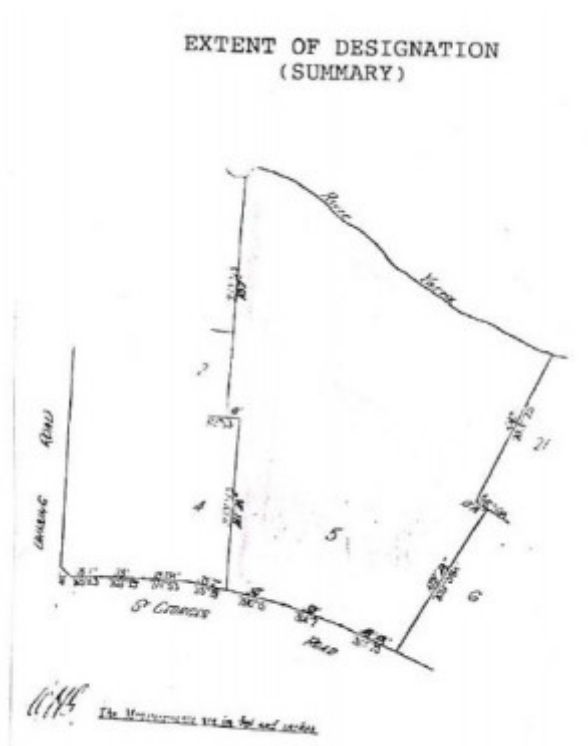
edzell st georges road toorak  
rear she project 2003



edzell st georges road toorak  
south facade she project  
2003



edzell st georges road toorak  
stone steps she project 2003



H0691 H0691 plan

## Location

76 ST GEORGES ROAD TOORAK, STONNINGTON CITY

## Municipality

STONNINGTON CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0691

## Heritage Overlay Numbers

HO101

## VHR Registration

August 24, 1988

## Heritage Listing

## Statement of Significance

Last updated on - August 10, 1999

What is significant?

Edzell, one of Toorak's grandest mansions, is strikingly located on an elevated site on the southern bank of the Yarra River. It was originally designed by the architects Reed Smart and Tappin in 1892 for James Cooper Stewart. Edzell is a red brick house with extensive half-timbered gabling, Marseilles-pattern tiles and terra cotta ridging, along with two asymmetrically placed turretted corner towers facing the river. Internally, the dining room features panelled timber ceiling and dado, which were executed in New Zealand rimu, embossed floral pattern wall paper, overdoors and a panelled timber mantel and overmantel with carved enrichments. In 1917 the noted architect Walter Richmond Butler designed extensive but sympathetic external additions and a garden for the building's new owner, George Russell. A large ballroom was added, and this continued the Tudor manner with its panelled ceiling and dado. The main verandah was replaced with a half-timbered patterned brick balustrade and on the south the original gables were extended in the same pattern over a new brick verandah. Similarly, the entrance porch was built on brick piers. In 1935, under the ownership of Rose Krantz, the architect Edward Billson designed the subdivision of the interior into two maisonettes. By 1947 it had been divided into six flats. This involved superficial internal alterations and a new stair.

How is it significant?

Edzell is of architectural historical and aesthetic significance to the State of Victoria.

Why is it significant?

Edzell is of architectural significance as a notable example of a style of architecture that pre-figured the maturation of Australia's own Federation style in the early decades of the 20th century. Several of the romantic revival styles popular at the end of the 19th century can be detected in Edzell's imposing form. Elements of English Queen Anne Revival, Elizabethan and Old English styles were incorporated in the original design, but perhaps Edzell's chief architectural significance is as a precursor of the later Federation style.

Edzell is of architectural significance as an expression of the work of the prominent architects Reed Smart and Tappin, Walter Butler, and Edward Billson. Reed Smart and Tappin was one configuration of an extremely influential and long-lived series of architectural partnerships featuring Joseph Reed, one of Melbourne's most distinguished architects, who was responsible for numerous important buildings, including the Public Library, Melbourne Town Hall and Rippon Lea. Butler was a prolific architect with a particular interest in Old English and Arts and Crafts styles. However, perhaps his best known creation was the Spanish Mission style Mission to Seamen in Flinders Street. Billson, Walter and Marion Griffin's first articulated pupil and the first graduate in architecture from the University of Melbourne, was important in the spread of the prairie style. His Revell in Toorak is one of the best surviving examples of the style.

Edzell is of historical significance for its associations with several prominent Victorians and as an illustration of the lifestyle and tastes of the late-19th century Melbourne elite. The house's first owner, James Stewart (1836-1919), was a prominent Melbourne lawyer, alderman of the Melbourne City Council and former Mayor (1885-86). Subsequent owners included George Russell and the pianist Jascha Spivakovsky. During the latter's residency, many famous musicians, including Nellie Melba, gave concerts at Edzell. The romanticised English theme of the house's architecture was common in houses of the establishment at this time, epitomising respectability and loyalty to the British Empire, particularly in the face of the late 19th century republican movement in Australia.

Edzell is of aesthetic significance for its site and garden. The house is located on an elevated site which is one of the most outstanding on the south bank of the Yarra River. Its impressive outlook is complemented by an extensive and lush garden, which was designed by Walter Butler, the architect of the first modifications to the house. The gardens remain a now-rare example of mansion grounds still largely intact. The gardens of most other large 19th century houses have either been redeveloped or substantially reduced in size.

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

**Places of worship:** In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

**Subdivision/consolidation:** Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates	1892,
Architect/Designer	Smart, Alfred C.,
Heritage Act Categories	Registered place,
Hermes Number	1167
Property Number	

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## History

EDZELL WAS ORIGINALLY DESIGNED BY Alfreed Smart of ARCHITECTS REED, SMART AND TAPPIN IN 1892 FOR JAMES COOPER STEWART (1836-1919), A PROMINENT MELBOURNE LAWYER, ALDERMAN OF THE MELBOURNE CITY COUNCIL AND FORMER MAYOR (1885-86).

IN 1917 THE NOTED ARCHITECT WALTER RICHMOND BUTLER DESIGNED EXTENSIVE BUT SYMPATHETIC EXTERNAL ADDITIONS AND A GARDEN FOR THE BUILDING'S NEW OWNER, GEORGE RUSSELL.

SUBSEQUENTLY, UNDER THE OWNERSHIP OF MRS ROSE KRANTZ THE ARCHITECT EDWARD BILLSON DESIGNED THE SUBDIVISION OF THE INTERIOR IN TWO MAISONETTES DURING 1935.

BY 1947 IT HAD BEEN DIVIDED INTO SIX FLATS.

In 1948 the house passed into the hands of the Spivakovsky family.

Associated People: James Cooper Stewart, Mayor of Melbourne 1885-6

Jascha Spivakovsky (pianist)

## Assessment Against Criteria

Criterion A

The historical importance, association with or relationship to Victoria's history of the place or object.

Criterion B

The importance of a place or object in demonstrating rarity or uniqueness.

Criterion C

The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage.

Criterion D

The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as part of a class or type of places or objects.

Criterion E

The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Criterion F

The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.

Criterion G

The importance of the place or object in demonstrating social or cultural associations.

Criterion H

Any other matter which the Council considers relevant to the determination of cultural heritage significance

## Extent of Registration

### AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 691.

"Edzell", 76 St. Georges Road, Toorak

to the extent of all of the buildings and all of the land described on Certificate of Title entered in the Register Book Volume 7476 Folio 019 according to the plan held by the Ministry for Planning and Environment.

[Victoria Government Gazette G32 24 August 1988 p.2562]

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*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/>*