

Statement of Significance: Avalon, 14 Power Street, Toorak, October 2023

Heritage Place: Avalon, Toorak	PS ref no: HO332
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(Source: Extent Heritage Pty Ltd, 2021)

What is significant?

The property at 14 Power Avenue, Toorak (otherwise known as Avalon) is significant. The form, scale and detailing of the substantial 1914-15 Arts and Crafts house is of local significance, along with the 1925 garage and 1920s extensions undertaken under the original ownership with the Butler family.

The landscaping, swimming pool and front boundary wall are not significant.

How is it significant?

Avalon is of local historical, aesthetic, and associative significance to the City of Stonnington and is associated with the well-reputed Australian architect, Walter Richmond Butler and his nephew Richard Butler.

Why is it significant?

Avalon is of historical importance in demonstrating the development of early 20th century mansions and houses within the suburb of Toorak. The 1925 garage is also historically important as demonstrating early 20th century parking facilities, during a time when the motor car was gaining popularity amongst the wealthy. (Criterion A)

Avalon is aesthetically significant as an intact and visually distinct example of an early 20th century Arts and Crafts house. Key characteristics that contribute towards its aesthetic value include the rectilinear form with porch treatment, low-pitched gable roof with slate, deep eaves with exposed timber trusses, the use of render and timber shingling as cladding, leadlight windows and unadorned roughcast chimneys. To the south of the original building is a double storey extension, built in a sympathetic form to the main house by the Butler family and joined by a walkway. (Criterion E)

Avalon has associative significance as a house designed by the well-reputed Australian architect Walter Richmond Butler and his architectural partner Ernest R. Bradshaw, for his nephew Richard Butler. Walter Richmond Butler was a prominent late nineteenth and early twentieth century architect who was noted for his striking Arts and Crafts designs. Richmond Butler would also go onto become an architect and subsequently entered into practice with his uncle Walter between 1907 and 1913. Walter Richmond Butler and his nephew Richard Butler had an enduring association with the municipality – they not only resided in Toorak, but were also responsible for a number of domestic designs in Toorak and Armadale. The garage and additions were added by the family in the 1920s and the house was owned by Richard Butler and his family for over sixty years. (Criterion H)

Primary source

Avalon, 14 Power Street Toorak, Citation Report, Extent Heritage Pty Ltd, October 2023.