

Statement of Significance: Power Street Precinct, Toorak, October 2023

Heritage Place: Power Street Precinct, Toorak

PS ref no: HO180



What is significant?

The Power Street Precinct, comprising properties on Evans Court, Glenbervie Road, Glen Road, Glenferrie Road, Glyndebourne Avenue, Kooyong Road, Kyeamba Grove, Merriwee Crescent, Monomeath Avenue, Moonga Road, Myrning Crescent, Power Avenue, Toorak Avenue, Toorak Road and Warra Street, Toorak, is locally significant.

Significant properties include:

- 1 Evans Court, Toorak (highly intact and fine example of an Interwar Old English building, designed by Joseph Plottel)
- 8 Evans Court, Toorak (highly intact and fine example of an Interwar Old English building)
- 11 Glenbervie Road, Toorak (an intact and notable example of an Interwar Georgian Revival building and fence with Mediterranean design influences, designed by Arthur Barnes)
- 'Wyndarring' at 2 Glyndebourne Avenue, Toorak (highly intact and visually distinct example of an Interwar residence with Arts and Crafts influences)
- 1 Merriwee Crescent, Toorak Toorak (highly intact and fine example of an Interwar Old English building)
- 12 and 12A Monomeath Avenue, Toorak (highly intact and fine example of an Interwar Old English masonette with Tudor influences)
- 3 Myrning Crescent, Toorak (a high quality and intact example of an Interwar Old English / English Domestic Revival residence, designed by Arnaud E. Wright)
- 8 Power Avenue, Toorak (a high quality example of Harold Debrowe-Anne's interwar domestic designs)
- 19 Power Avenue, Toorak (highly intact and fine example of an Interwar Old English building, designed by Arnaud E. Wright)

- 21 Power Avenue, Toorak (highly intact and fine example of an Interwar Old English building, designed by Arnaud E. Wright)
- 1-5/625 Toorak Road, Toorak (highly intact and fine example of an Interwar Old English apartment building, designed and altered by Joseph Plottel)

The remainder of the precinct is largely characterised by contributory buildings, with a series of non-contributory infill developments. Refer to the gradings map for designations.

Character elements that contribute to the significance of the precinct include:

- The distinctive pattern of subdivision and development created by groups of Interwar housing amongst some Victorian and Federation era dwellings and shops;
- The presence of a large group of individually significant dwellings and apartment buildings of varying Interwar styles, including Old English and Georgian Revival, some associated with prominent architects;
- The relatively high integrity of the contributory buildings when viewed from the street. Dwellings typically survive with their presentation to the street largely unaltered, retaining elements such as verandahs, porticos, roof forms and parapets, chimneys, window and door openings, brick detailing and timber joinery;
- Consistency in front setbacks on each individual street;
- Buildings characterised by brick, render, tile and timber joinery, as well as hipped and gabled roofs;
- Building designs responding to the rise in popularity of the motor car; and
- Some original or period appropriate front fences.

Later alterations and additions to the properties are not significant.

How is it significant?

The Power Street Precinct is of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

The Power Street Precinct is historically significant as a substantial representation of residential development of the interwar period that took place following the subdivision of the large estates of the previous century. These developments combine with other remnant commercial and residential buildings of the first wave of limited development during the 19th and early 20th centuries to form a tangible link to two distinct periods of development and change in Toorak. The area covers four former estates, and a series of subdivision land parcels named Glyn, Glyndebourne, Mayfield and Grong Grong, Metford/Kyeamba, Myrong and Moonga from which street names have been derived. (Criterion A)

The Power Street Precinct contains a good representative collection of interwar era dwellings of various styles, including Old English, Georgian Revival, Art Deco and Tudor Revival. (Criterion D) Owing to the higher level of integrity, Glenferrie Road, Kyeamba Grove, Moonga Road and Toorak Road in particular are aesthetically significant as an intact and visually cohesive group of streetscapes in the City of Stonnington for this period of development. The streetscape consists of a large number of fine, well-detailed and cohesive dwellings and apartment buildings from both the Federation and Interwar eras, including several examples designed by notable architects from that period. As a group they display cohesion through form, materials, setbacks and heights. (Criterion E)

Grades

Place address	Proposed grading
1 Evans Court	Significant
2 Evans Court	Non-Contributory
3 Evans Court	Contributory

Place address	Proposed grading
4 Evans Court	Non-Contributory
4A Evans Court	Non-Contributory
5 Evans Court	Contributory
6 Evans Court	Contributory
7 Evans Court	Contributory
8 Evans Court	Significant
9 Evans Court	Contributory
9A Evans Court	Contributory
10 Evans Court	Contributory
11 Evans Court	Contributory
12 Evans Court	Contributory
13 Evans Court	Non-Contributory
14-16 Evans Court	Contributory
15A Evans Court	Non-Contributory
15B Evans Court	Non-Contributory
15C Evans Court	Non-Contributory
15D Evans Court	Non-Contributory
15E Evans Court	Non-Contributory
15 Evans Court	Non-Contributory
17A Evans Court	Contributory
17 Evans Court	Contributory
18-20 Evans Court	Non-Contributory
19 Evans Court	Contributory
21-23 Evans Court	Non-Contributory
22-24 Evans Court	Non-Contributory
25 Evans Court	Contributory
26 Evans Court	Contributory
27-29 Evans Court	Contributory
28 Evans Court	Contributory
30 Evans Court	Contributory
31 Evans Court	Non-Contributory
32 Evans Court	Contributory
33 Evans Court	Non-Contributory
35-37 Evans Court	Non-Contributory
39 Evans Court	Contributory

Place address	Proposed grading
41 Evans Court	Contributory
43 Evans Court	Non-Contributory
2 Glenbervie Road	Contributory
3 Glenbervie Road	Contributory
4 Glenbervie Road	Contributory
5 Glenbervie Road	Non-Contributory
6 Glenbervie Road	Contributory
8 Glenbervie Road	Non-Contributory
9 Glenbervie Road	Contributory
10 Glenbervie Road	Non-Contributory
11 Glenbervie Road	Significant
12-14 Glenbervie Road	Contributory
15 Glenbervie Road	Non-Contributory
16 Glenbervie Road	Non-Contributory
17 Glenbervie Road	Non-Contributory
18 Glenbervie Road	Non-Contributory
2 Glen Road	Contributory
3-5 Glen Road	Non-Contributory
18-20 Glen Road	Contributory
449A Glenferrie Road	Non-Contributory
1/449 Glenferrie Road	Non-Contributory
2/449 Glenferrie Road	Non-Contributory
3/449 Glenferrie Road	Non-Contributory
4/449 Glenferrie Road	Non-Contributory
451 Glenferrie Road	Contributory
1/453 Glenferrie Road	Contributory
2/453 Glenferrie Road	Contributory
3/453 Glenferrie Road	Contributory
4/453 Glenferrie Road	Contributory
3/455 Glenferrie Road	Non-Contributory
4/455 Glenferrie Road	Non-Contributory
7/455 Glenferrie Road	Non-Contributory
8/455 Glenferrie Road	Non-Contributory
1/459 Glenferrie Road	Contributory
2/459 Glenferrie Road	Contributory

STONNINGTON PLANNING SCHEME

Place address	Proposed grading
3/459 Glenferrie Road	Contributory
4/459 Glenferrie Road	Contributory
461 Glenferrie Road	Contributory
463 Glenferrie Road	Contributory
465 Glenferrie Road	Contributory
467 Glenferrie Road	Contributory
469 Glenferrie Road	Contributory
471 Glenferrie Road	Contributory
473 Glenferrie Road	Contributory
475 Glenferrie Road	Contributory
477 Glenferrie Road	Contributory
478 Glenferrie Road	Contributory
479 Glenferrie Road	Contributory
481 Glenferrie Road	Contributory
483 Glenferrie Road	Contributory
485 Glenferrie Road	Contributory
1 Glyndebourne Avenue	Contributory
2 Glyndebourne Avenue	Significant
3 Glyndebourne Avenue	Non-Contributory
3A Glyndebourne Avenue	Non-Contributory
3B Glyndebourne Avenue	Non-Contributory
23 Glyndebourne Avenue	Contributory
24 Glyndebourne Avenue	Contributory
226 Kooyong Road	Contributory
1/226A Kooyong Road	Non-Contributory
2/226A Kooyong Road	Non-Contributory
3/226A Kooyong Road	Non-Contributory
4/226A Kooyong Road	Non-Contributory
5/226A Kooyong Road	Non-Contributory
6/226A Kooyong Road	Non-Contributory
2 Kyeamba Grove	Contributory
3 Kyeamba Grove	Contributory
4 Kyeamba Grove	Contributory

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Place address	Proposed grading
5 Kyeamba Grove	Contributory
6 Kyeamba Grove	Contributory
7 Kyeamba Grove	Contributory
8 Kyeamba Grove	Contributory
9 Kyeamba Grove	Contributory
10 Kyeamba Grove	Contributory
11 Kyeamba Grove	Contributory
12 Kyeamba Grove	Contributory
13 Kyeamba Grove	Contributory
15 Kyeamba Grove	Contributory
1 Merriwee Crescent	Significant
2 Merriwee Crescent	Non-Contributory
1/3 Merriwee Crescent	Non-Contributory
2/3 Merriwee Crescent	Non-Contributory
4 Merriwee Crescent	Non-Contributory
5 Merriwee Crescent	Non-Contributory
6 Merriwee Crescent	Non-Contributory
7A Merriwee Crescent	Non-Contributory
7 Merriwee Crescent	Non-Contributory
8 Merriwee Crescent	Contributory
9 Merriwee Crescent	Non-Contributory
10 Merriwee Crescent	Contributory
11 Merriwee Crescent	Contributory
12 Merriwee Crescent	Contributory
13 Merriwee Crescent	Non-Contributory
14 Merriwee Crescent	Contributory
15 Merriwee Crescent	Non-Contributory
16 Merriwee Crescent	Contributory
17 Merriwee Crescent	Non-Contributory
18 Merriwee Crescent	Contributory
1 Monomeath Avenue	Contributory
2 Monomeath Avenue	Non-Contributory
3A Monomeath Avenue	Non-Contributory
3 Monomeath Avenue	Non-Contributory
4 Monomeath Avenue	Contributory

STONNINGTON PLANNING SCHEME

Place address	Proposed grading
1/5 Monomeath Avenue	Non-Contributory
2/5 Monomeath Avenue	Non-Contributory
3/5 Monomeath Avenue	Non-Contributory
6A Monomeath Avenue	Non-Contributory
6 Monomeath Avenue	Non-Contributory
7A Monomeath Avenue	Non-Contributory
7 Monomeath Avenue	Non-Contributory
8A Monomeath Avenue	Contributory
8 Monomeath Avenue	Contributory
1/9 Monomeath Avenue	Non-Contributory
2/9 Monomeath Avenue	Non-Contributory
3/9 Monomeath Avenue	Non-Contributory
4/9 Monomeath Avenue	Non-Contributory
5/9 Monomeath Avenue	Non-Contributory
6/9 Monomeath Avenue	Non-Contributory
10 Monomeath Avenue	Contributory
1/11 Monomeath Avenue	Contributory
2/11 Monomeath Avenue	Contributory
3/11 Monomeath Avenue	Contributory
4/11 Monomeath Avenue	Contributory
12A Monomeath Avenue	Significant
12 Monomeath Avenue	Significant
1/13 Monomeath Avenue	Non-Contributory
2/13 Monomeath Avenue	Non-Contributory
3/13 Monomeath Avenue	Non-Contributory
4/13 Monomeath Avenue	Non-Contributory
14 Monomeath Avenue	Contributory
2 Moonga Road	Contributory
2A Moonga Road	Contributory
2B Moonga Road	Contributory
6 Moonga Road	Non-Contributory
8 Moonga Road	Contributory
9 Moonga Road	Non-Contributory
10 Moonga Road	Contributory
11 Moonga Road	Contributory

Place address	Proposed grading
12 Moonga Road	Non-Contributory
13 Moonga Road	Non-Contributory
14 Moonga Road	Non-Contributory
15 Moonga Road	Contributory
16 Moonga Road	Contributory
17 Moonga Road	Contributory
18 Moonga Road	Contributory
19 Moonga Road	Contributory
1 Myrnong Crescent	Contributory
3 Myrnong Crescent	Significant
1A Power Avenue	Contributory
1B Power Avenue	Non-Contributory
1 Power Avenue	Non-Contributory
2 Power Avenue	Non-Contributory
3 Power Avenue	Contributory
4 Power Avenue	Contributory
5 Power Avenue	Non-Contributory
6 Power Avenue	Contributory
7 Power Avenue	Non-Contributory
8 Power Avenue	Significant
9 Power Avenue	Non-Contributory
10A Power Avenue	Non-Contributory
10 Power Avenue	Non-Contributory
11 Power Avenue	Non-Contributory
12 Power Avenue	Non-Contributory
15 Power Avenue	Contributory
16A Power Avenue	Non-Contributory
16 Power Avenue	Non-Contributory
17 Power Avenue	Contributory
19 Power Avenue	Significant
20 Power Avenue	Non-Contributory
21 Power Avenue	Significant
23 Power Avenue	Contributory
25 Power Avenue	Non-Contributory
27 Power Avenue	Non-Contributory
1/28 Power Street	Non-Contributory
2/28 Power Street	Non-Contributory

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Place address	Proposed grading
3/28 Power Street	Non-Contributory
4/28 Power Street	Non-Contributory
5/28 Power Street	Non-Contributory
6/28 Power Street	Non-Contributory
7/28 Power Street	Non-Contributory
8/28 Power Street	Non-Contributory
9/28 Power Street	Non-Contributory
10/28 Power Street	Non-Contributory
11/28 Power Street	Non-Contributory
12/28 Power Street	Non-Contributory
31 Power Street	Non-Contributory
33 Power Street	Contributory
37A Power Street	Non-Contributory
37 Power Street	Non-Contributory
39A Power Street	Non-Contributory
39 Power Street	Non-Contributory
41 Power Street	Contributory
43 Power Street	Contributory
1/45 Power Street	Non-Contributory
2/45 Power Street	Non-Contributory
5/45 Power Street	Non-Contributory
6/45 Power Street	Non-Contributory
1 Toorak Avenue	Contributory
2 Toorak Avenue	Contributory
3 Toorak Avenue	Contributory
4 Toorak Avenue	Non-Contributory
5 Toorak Avenue	Contributory
6A Toorak Avenue	Non-Contributory (altered)
6B Toorak Avenue	Non-Contributory (altered)
7 Toorak Avenue	Contributory
8 Toorak Avenue	Contributory
10 Toorak Avenue	Contributory
11 Toorak Avenue	Contributory
12 Toorak Avenue	Non-Contributory
13 Toorak Avenue	Contributory

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Place address	Proposed grading
14 Toorak Avenue	Non-Contributory
15 Toorak Avenue	Non-Contributory
16 Toorak Avenue	Non-Contributory
17 Toorak Avenue	Non-Contributory
18 Toorak Avenue	Non-Contributory
19 Toorak Avenue	Non-Contributory
21 Toorak Avenue	Contributory
1/625 Toorak Road	Significant
2/625 Toorak Road	Significant
3/625 Toorak Road	Significant
4/625 Toorak Road	Significant
5/625 Toorak Road	Significant
655 Toorak Road	Significant
657 Toorak Road	Significant
659 Toorak Road	Contributory
661A Toorak Road	Contributory
661 Toorak Road	Contributory
663 Toorak Road	Contributory
665 Toorak Road	Contributory
6A Warra Street	Contributory
6 Warra Street	Contributory
8 Warra Street	Contributory
10 Warra Street	Contributory
12 Warra Street	Contributory
14 Warra Street	Contributory
1/16 Warra Street	Contributory
2/16 Warra Street	Contributory
18 Warra Street	Contributory
20 Warra Street	Contributory
22 Warra Street	Contributory
24 Warra Street	Non-Contributory
26 Warra Street	Contributory
28 Warra Street	Contributory
30 Warra Street	Contributory

Place address	Proposed grading
32 Warra Street	Contributory
34 Warra Street	Contributory
36 Warra Street	Contributory
38 Warra Street	Contributory
40 Warra Street	Contributory
42A Warra Street	Non-Contributory
42B Warra Street	Non-Contributory
42C Warra Street	Non-Contributory

* S: Individually significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Primary source

Power Street Precinct, Toorak, Citation Report, Extent Heritage Pty Ltd, November 2023