

Statement of Significance: Avalon, 14 Power Street, Toorak (March 2022)

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 Street, 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 and aesthetic significance to the City of Stonnington, and is associated with the well-reputed Australian architect, Walter Richmond Butler and his family

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, for his nephew Richard Butler. The garage and additions were added by the family in the 1920s and the house was owned by the Butler family for over sixty years. (Criterion H)

Primary source

14 Power Street Toorak, Citation Report, Extent Heritage Pty Ltd, November 2021