

Kooyong Precinct, Kooyong, Statement of Significance, March 2022

Heritage Place: Kooyong Precinct, Kooyong

PS ref no: HO181



What is significant?

The Kooyong Precinct, comprising properties on Avenel Road, Elizabeth Street, Glenferrie Road, Mernda Road, Monaro Road, Moralla Road, Norford Grove, Sutton Street, Talbot Crescent and Toorak Road, is significant.

Significant properties include:

- 1 Avenel Road (highly intact and fine example of an Interwar Old English building)
- 31 Avenel Road (highly intact Interwar Streamline Moderne building)
- 404 Glenferrie Road (DesbroweAnnear designed Interwar Arts and Crafts inspired dwelling)
- 422-426 Glenferrie Road ('Denby Dale'; highly intact and fine collection of Interwar Old English buildings with distinct garden settings)
- 1 and 2/434 Glenferrie Road (highly intact and fine example of an Interwar Old English building)
- 4 Mernda Road (highly intact and fine example of an Interwar Old English building)
- 7 Moralla Road (highly intact and fine example of an Interwar Old English building)
- 13 Moralla Road (highly intact and fine example of an Interwar Old English building)
- 1 and 2/3 Talbot Crescent (highly intact and fine example of an Interwar Old English building)
- 35 Talbot Crescent (highly intact and fine example of an Interwar Old English building)
- 37 Talbot Crescent (highly intact and fine example of an Interwar Old English building)
- 39 Talbot Crescent (highly intact and fine example of an Interwar Old English building)
- 1 and 2/53 Talbot Crescent (highly intact and fine example of an Interwar Old English building with Arts and Crafts influences)
- 59 Talbot Crescent (highly intact and fine example of an Interwar Old English building with Arts and Crafts influences)
- 77-79 Talbot Crescent (semi-detached Interwar Streamline Moderne)

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 the discrete groups of Interwar housing amongst some Federation era dwellings;
- The presence of a large group of individually significant dwellings of varying Interwar styles, including Old English, Arts and Crafts deviations of the Old English and Streamline Moderne;
- 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 verandahs, chimneys, face brick (as relevant), window and door openings, brick detailing and timber joinery;
- The regularity and harmony of the single-storey or double-storey, freestanding Federation/Edwardian and Interwar era building stock;
- Buildings characterised by brick, render, tile and timber joinery, as well as hipped and gabled roofs; and
- Consistency in front and side setbacks.

Later alterations and additions to the properties are not significant.

How is it significant?

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

Why is it significant?

The Kooyong Precinct is historically significant as representative of the 1902-1925 subdivisions of Kooyong, which resulted in the creation of over seven key streets. The precinct forms a tangible link to the post-subdivision story of Kooyong, particularly in the Federation and Interwar years. (Criterion A)

The Kooyong Precinct contains a good representative collection of Interwar era dwellings of various styles, including Old English, Streamline Moderne and other Interwar buildings with Arts and Crafts influences. There are also some good representative examples of Edwardian era residences. (Criteria D)

The Kooyong Precinct is aesthetically significant as a relatively 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 freestanding dwellings from the Federation/Edwardian and Interwar eras. They display cohesion through form, materials, setbacks and heights that creates a harmonious and attractive streetscape. (Criteria E)

Grades

Place address	Proposed grading
1 Avenel Road	Significant
2 Avenel Road	Contributory
3 Avenel Road	Contributory
4 Avenel Road	Contributory
5 Avenel Road	Contributory
6 Avenel Road	Contributory
7 Avenel Road	Contributory
8 Avenel Road	Non-Contributory

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Place address	Proposed grading
9 Avenel Road	Contributory
10 Avenel Road	Contributory
12 Avenel Road	Non-Contributory
13A Avenel Road	Non-Contributory
14 Avenel Road	Non-Contributory
16 Avenel Road	Non-Contributory
18 Avenel Road	Non-Contributory
20 Avenel Road	Contributory
22-24 Avenel Road	Contributory
23 Avenel Road	Non-Contributory
25 Avenel Road	Contributory
26 Avenel Road	Contributory
27 Avenel Road	Contributory
28 Avenel Road	Contributory
29 Avenel Road	Contributory
31 Avenel Road	Significant
73 Elizabeth Street	Contributory
75 Elizabeth Street	Contributory
77 Elizabeth Street	Non-Contributory
79 Elizabeth Street	Contributory
81 Elizabeth Street	Contributory
83 Elizabeth Street	Non-Contributory
84/84A Elizabeth Street	Contributory
85 Elizabeth Street	Non-Contributory
86 Elizabeth Street	Contributory
86A Elizabeth Street	Contributory
87 Elizabeth Street	Non-Contributory
88 Elizabeth Street	Contributory
89 Elizabeth Street	Non-Contributory
90 Elizabeth Street	Contributory
91 Elizabeth Street	Contributory
92 Elizabeth Street	Contributory
93 Elizabeth Street	Contributory
93A Elizabeth Street	Non-Contributory

STONNINGTON PLANNING SCHEME

Place address	Proposed grading
94 Elizabeth Street	Contributory
96 Elizabeth Street	Contributory
98 Elizabeth Street	Contributory
99 Elizabeth Street	Non-Contributory
101 Elizabeth Street	Non-Contributory
102 Elizabeth Street	Contributory
103 Elizabeth Street	Contributory
104 Elizabeth Street	Contributory
105 Elizabeth Street	Contributory
106 Elizabeth Street	Contributory
108 Elizabeth Street	Contributory
110 Elizabeth Street	Contributory
112 Elizabeth Street	Contributory
114 Elizabeth Street	Contributory
116 Elizabeth Street	Contributory
118 Elizabeth Street	Contributory
120 Elizabeth Street	Contributory
122-124 Elizabeth Street	Contributory
126 Elizabeth Street	Contributory
128 Elizabeth Street	Contributory
130 Elizabeth Street	Contributory
398 Glenferrie Road	Non-Contributory
400 Glenferrie Road	Contributory
402 Glenferrie Road	Contributory
404 Glenferrie Road	Significant
406 Glenferrie Road	Contributory
406A Glenferrie Road	Non-Contributory
408 Glenferrie Road	Contributory
1-18/414 Glenferrie Road	Non-Contributory
1-4/416 Glenferrie Road	Non-Contributory
418 Glenferrie Road	Contributory
418A Glenferrie Road	Contributory
422 Glenferrie Road	Significant
1-12/422-426 Glenferrie Road	Significant

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Place address	Proposed grading
1-5/428 Glenferrie Road	Non-Contributory
1-8/430 Glenferrie Road	Non-Contributory
1/434 Glenferrie Road	Significant
2/434 Glenferrie Road	Significant
2 Mernda Road	Contributory
2A Mernda Road	Non-Contributory
4 Mernda Road	Significant
6 Mernda Road	Contributory
8 Mernda Road	Contributory
17 Monaro Road	Contributory
19 Monaro Road	Contributory
21 Monaro Road	Contributory
22 Monaro Road	Contributory
23 Monaro Road	Contributory
24 Monaro Road	Contributory
25 Monaro Road	Non-Contributory
26 Monaro Road	Contributory
27 Monaro Road	Non-Contributory
28 Monaro Road	Contributory
29 Monaro Road	Non-Contributory
30 Monaro Road	Non-Contributory
32 Monaro Road	Non-Contributory
2 Moralla Road	Contributory
1/2 Moralla Road	Non-Contributory
2A Moralla Road	Non-Contributory
2B Moralla Road	Non-Contributory
4 Moralla Road	Contributory
1/5 Moralla Road	Non-Contributory
2/5 Moralla Road	Non-Contributory
6 Moralla Road	Non-Contributory
7 Moralla Road	Significant
8 Moralla Road	Contributory
9 Moralla Road	Contributory
10 Moralla Road	Contributory
11 Moralla Road	Contributory

STONNINGTON PLANNING SCHEME

Place address	Proposed grading
13 Moralla Road	Significant
15 Moralla Road	Contributory
2 Norford Grove	Contributory
4 Norford Grove	Contributory
6 Norford Grove	Contributory
8 Norford Grove	Contributory
10 Norford Grove	Contributory
12 Norford Grove	Contributory
14 Norford Grove	Contributory
16 Norford Grove	Contributory
1 Sutton Street	Contributory
3 Sutton Street	Contributory
1/3 Talbot Crescent	Significant
2/3 Talbot Crescent	Significant
7 Talbot Crescent	Non-Contributory
7A Talbot Crescent	Non-Contributory
9 Talbot Crescent	Non-Contributory
9A Talbot Crescent	Non-Contributory
11 Talbot Crescent	Contributory
13 Talbot Crescent	Contributory
15 Talbot Crescent	Contributory
1/17 Talbot Crescent	Non-Contributory
2/17 Talbot Crescent	Non-Contributory
3/17 Talbot Crescent	Non-Contributory
1/19 Talbot Crescent	Contributory
2/19 Talbot Crescent	Contributory
3/19 Talbot Crescent	Contributory
21 Talbot Crescent	Non-Contributory
21A Talbot Crescent	Non-Contributory
23 Talbot Crescent	Non-Contributory
25 Talbot Crescent	Non-Contributory
27 Talbot Crescent	Contributory
29 Talbot Crescent	Contributory
31 Talbot Crescent	Contributory

STONNINGTON PLANNING SCHEME

Place address	Proposed grading
33 Talbot Crescent	Non-Contributory
35 Talbot Crescent	Significant
37 Talbot Crescent	Significant
39 Talbot Crescent	Significant
45 Talbot Crescent	Contributory
47 Talbot Crescent	Contributory
49 Talbot Crescent	Contributory
51 Talbot Crescent	Contributory
1/53 Talbot Crescent	Significant
2/53 Talbot Crescent	Significant
1/55 Talbot Crescent	Contributory
2/55 Talbot Crescent	Contributory
57 Talbot Crescent	Contributory
59 Talbot Crescent	Significant
61 Talbot Crescent	Contributory
65 Talbot Crescent	Contributory
67 Talbot Crescent	Contributory
69 Talbot Crescent	Contributory
71 Talbot Crescent	Contributory
73 Talbot Crescent	Contributory
75 Talbot Crescent	Contributory
77 Talbot Crescent	Significant
79 Talbot Crescent	Significant
81 Talbot Crescent	Contributory
83 Talbot Crescent	Contributory
85 Talbot Crescent	Contributory
87 Talbot Crescent	Contributory
89 Talbot Crescent	Contributory
91 Talbot Crescent	Contributory
93-95 Talbot Crescent	Non-Contributory
1-6/687 Toorak Road	Non-Contributory
102-203/687 Toorak Road	Non-Contributory
689 Toorak Road	Contributory
691 Toorak Road	Contributory

Place address	Proposed grading
693 Toorak Road	Contributory
695 Toorak Road	Contributory
1/697 Toorak Road	Contributory
2/697 Toorak Road	Contributory
701 Toorak Road	Non-Contributory
705 Toorak Road	Contributory
707 Toorak Road	Contributory
709 Toorak Road	Contributory
711 Toorak Road	Contributory
1-8/717 Toorak Road	Non-Contributory
1-7/723 Toorak Road	Non-Contributory
101-204/723 Toorak Road	Non-Contributory
725 Toorak Road	Non-Contributory
727 Toorak Road	Contributory
729 Toorak Road	Contributory
731 Toorak Road	Contributory
731A Toorak Road	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

Kooyong Precinct, Kooyong, Citation Report, Extent Heritage Pty Ltd, March 2022