Heritage Citation – Precinct

Heritage Place: Power Street Precinct
Address: 1-43 and 2-32 Evans Court, 2-18 Glenbervie Road, 2,3, 18 and 25 Glen Road, 449-487 Glenferrie Road, 1, 2 and 3 Glyndebourne Avenue, 1-5 and 2-6 Kooyong Road, 3-15 and 4-12 Kyeamba Grove, 1-17 and 2-18 Merriwee Crescent, 1-13 and 2-14 Monomeath Avenue, 2-20, 9-19 and 25 Moonga Road, 1-3 Myrong Crescent, 1-27 and 4-20 Power Avenue, 1-21 and 2-18 Toorak Avenue, 625-665 Toorak Road and 2-42 Warra Street, Toorak

HO Reference: HO180
Citation status: Final
Date Updated: 23 March 2022

Designer: N/A
Builder: N/A

Year of Construction: 1890s-1930s



Photograph of 12 and 12A Monomeath Avenue (source: City of Stonnington, 2020).



Location map and extent of HO180.

Heritage Group: Residential Buildings
Heritage Type: Residential Precinct

Key Theme: Building Suburbs
Key Sub-theme: Creating Australia's most 'designed' suburbs – houses as a symbol of wealth, status and fashion

Significance Level: Local

Recommendation: Retain as a locally significant precinct on the HO.

Controls:	☐	External paint colours	☐	Internal alterations	☐ Tree controls
	☐	Victorian Heritage Register	☐	Incorporated Plans	☐ Outbuildings and fences exemptions
	☐	Prohibited uses may be permitted	☐	Aboriginal Heritage Place	

Statement of Significance

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, Myrong 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 masionette with Tudor influences)
- 3 Myrnong 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-Annear'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. The precinct also has associative significance with a range of notable architects.

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. As a group they display cohesion through form, materials, setbacks and heights. (Criterion E)

The St Georges Court Precinct has associative significance, featuring examples of the domestic Interwar work of noted architects Joseph Plottel, Arthur Barnes, Arnuad E. Wright and Harold Desbrowe-Annear. (Criterion H)

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	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 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.
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	The place does not meet this criterion.
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	The place does not meet this criterion.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	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.
E	*Importance in exhibiting particular aesthetic characteristics*	Owing to the higher level of integrity, Glenferrie Road, Kyeamba Grove, Moonga Road and Toorak Road in particular are aesthetically significant as 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. As a group they display cohesion through form, materials, setbacks and heights.
F	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	The place does not meet this criterion.
G	*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions*	The place does not meet this criterion.
H	*Special association with the life or works of a person, or group of persons, of importance in our history.*	The St Georges Court Precinct has associative significance, featuring examples of the domestic Interwar work of noted architects

		Joseph Plottel, Arthur Barnes, Arnuad E. Wright and Harold Desbrowe-Annear. Works by Robert Bell Hamilton, Walter Butler, the Klingenders and the Kings have also been reported, however the specific addresses have not been identified.

Description

- ### Physical Analysis

The Power Street Precinct in Toorak covers a large area roughly comprising of two sections. The larger portion consists of asquare like area bounded by Glenferrie Road to the east, Warra Street and the rail line to the north, Moonga Road to the west and Toorak Road to the south. The precinct extends west and south along Evans Court and Kyeamba Grove before bending north to include the properties roughly bounded by Kooyong Road to the west and around Glyndebourne Avenue. The area is serviced by Kooyong Railway Station. The Power Street Precinct is largely residential.

Glenferrie Road

There is a small commercial zone in the northeast corner of the precinct along Glenferrie Road off the railway station. The Federation era two-storey shops present a simple flush façade with a street front awning and flat parapet typical of the era. The northern most shop named Pedersen's Buildings at 485/487 Glenferrie Road introduces Victorian era influences with prominent upper-level verandah with decorative timber balustrades, posts and valance and trim mouldings. The ground level façades of the commercial buildings are highly altered which is expected within a commercial setting. However, the upper level façades and overall form of the commercial zone are intact. Along with the adjacent rail signal boxes, the area retains the early Federation character of Glenferrie Road.

The area south of the commercial zone along Glenferrie Road is characterised by large Interwar villa style two-storey multi-unit buildings. The large, rendered masonry structures present a well-grounded form with a low hipped roof, detailed with raised entrance porticos, level courses, dentilled windowsills and cornices which are characteristic of the style. Exemplar forms can be found at El Tovar at 469 Glenferrie Road, Coxley at 455 Glenferrie Road and Melville Court at 453 Glenferrie Road. The area includes the Kooyong Gardens, a large but narrow park aligned parallel to the road. The park is mostly covered in an expanse of lawn and a play area with interspaced shrub planting along its west perimeter and mature eucalyptus trees.

Monomeath Avenue

Monomeath Avenue is a narrow two lane avenue aligned on an east west axis, with street parking, planting strip and concrete footpath. The road is laid in bitumen with concrete curbs, crossover and bluestone gutter. There is a raised bluestone island at the west end. The road is planted with oak (*quercus*) trees with a moderate height. The street front boundaries are mostly demarcated by tall, rendered masonry walls. A distinct open face low red brick retaining wall with detailed distinct stretcher, header and recessed header courses is presented along 12-14 Monomeath Avenue.

The most prominent style in the avenue comprises of two-storey interwar villas and semi-detached structures including at 4, 11, and 13 Monomeath Avenue. Good examples with a well-defined typical form and detailing including a symmetrical front façade with portico can be seen at 10 Monomeath Avenue and the semi-detached dwelling at 8 Monomeath Avenue with its Tudor arched porticos. Other notable structures on Monomeath Avenue include the Federation style villa at 14 Monomeath Avenue with a distinct raised corner portico with detailed turned timber posts, valance and prominent bay window with leadlight and stained glass featuring a flower motif. 12 Monomeath Avenue is a two-storey Interwar Old English Tudor style house which is highly intact featuring the black half-timbering, nogging, form and façade that is characteristic to the style. There are several 1970s style open face brick structures at 2, 5 and 9 Monomeath Avenue, as well as a contemporary semi-detached residence at number 7 that remains distinct from the otherwise intact streetscape.

Glenbervie Road

Glenbervie Road is a two-lane road aligned on a north south axis with street parking, planting strip and concrete footpath on both sides of the road. The road is laid in bitumen with concrete curbs, crossover and bluestone gutter. The road is planted with young trees, however large mature trees from bordering front yards with overhanging canopies form a leafy setting along the the road. A tall mature eucalyptus tree at 3 Glenbervie Road is a notable tree along the streetscape. The street front boundaries are demarcated by a mix of low and rendered masonry walls, some with palisade fencing. The street front of 11 Glenbervie Road is of particular interest with its low white roughcast masonry wall with highly detailed wrought iron palisade fence providing direct views to the well-maintained Georgian Revival style house with Mediterranean influences. Anorther notable building includes the substantial Interwar style residence with Arts and Crafts influences at 3 Glenbervie Road.

This streetscape has been altered through the addition of a range of Neo-Georgian Revival dwellings. Examples include 5, 15, 16 and 17 Glenbervie Road.

A late Victorian style villa is present at 4 Glenbervie Road with a highly detailed front verandah, bracketed cornice, slate roof and distinct short header laid rendered masonry wall and piers with short timber palisade fencing. A distinct and intact Old English Tudor style house is present nearby at 9 Glenbervie Road**.**

Power Avenue and Power Street

Power Street and Power Avenue are two-lane streets with street parking, planting strip and concrete footpath on both sides of the road. Power Street is laid in bitumen with concrete curbs, crossover and bluestone gutter. Power Avenue is laid in bitumen with bluestone curbs and guttering. The centre of Power Avenue tapers to a single lane for a short distance serving as speed control on the road. The northern end of Power Avenue meets at a close junction with Monomeath Avenue and Toorak Avenue. Power Avenue doglegs slightly at this point with bluestone edged islands. Power Avenue realigns itself northward past the island where it turns into a narrow two-way lane with bluestone edging on the west side and curbs on the right. Power Street and Power Avenue are landscaped with mature oak trees with a moderate height.

Power Avenue presents a predominantly Interwar character in its historic building stock. A notable Old English dwelling is located at 1A Power Avenue and a Georgian Revival example can be seen at 8 Power

Avenue. The centre of the avenue includes a group of highly intact and detailed houses in an Old English Cottage style. Represented by its distinct open gable form with corbelled eaves form, steep pitched Marseilles tiled roof, emphasised entrance and bay windows. The houses include 15, 17, 19 and21 Power Avenue). They present with cohesive tall, rendered masonry front walls with distinct piers and cavetto curves. The front wall of 19 Power Avenue is notable for its hipped piers, centred arched wall section and stucco render in a similar colour to the main structure. Next to the group of Cottage style houses is 23 Power Avenue, which stands out in the avenue for its large imposing form and a Federation/Edwardian style. The two-storey structure has a symmetrical front façade flanked by bay projections. The red open face brick, white timber detailing, portico entrance and tall corbelled strapwork chimneys are typical to the style.

Power Avenue has also been altered through the addition of a range of Neo-Georgian Revival dwellings. Examples include 2, 5, 7 and 9 Power Avenue. The north lane extension features contemporary houses fronting the lane with little to no setback.

The junction of Power Avenue with Toorak Road is flanked by at 655 and 657 Toorak Road which are exemplar houses influenced by the broader Old English style.

Key buildings on Power Street include an Edwardian era dwelling at 41 Power Street, an Interwar style bungalow at 43 Power Street and a set of Interwar style flats at 45 Power Street. Power Street has also been altered through the addition of a range of Neo-Georgian Revival dwellings. Examples include 37 and 39 Power Avenue. In addition, a 1970s style red brick apartment building is located at 28 Power Street.

Overall, Power Avenue and Power Street remain highly intact in some areas and less so in other areas characterised by infill contemporary development.

Merriwee Crescent and Toorak Avenue

Toorak Avenue is a two-lane avenue with street parking, planting strip and concrete footpath on both sides of the road. The avenue is planted with mature oak trees which shelter the narrow avenue. Toorak Avenue has concrete curbs, crossover, footpath, bluestone guttering and planting strip on both sides of the road. There is a bluestone edged island at the west end of Toorak Road. Merriwee Crescent is a narrow two-lane crescent accessible from Toorak Avenue to the north, before doglegging and terminating at Moonga Avenue to the west. Merriwee Crescent is laid in bitumen with a planting strip, concrete curbs, gutters, crossovers, and footpaths. Merriwee Crescent is planted with young oak trees. The street alignment, size, planting, and house setbacks create an increased sense of privacy within the streetscape.

Toorak Avenue presents a mix of single and double-storey interwar era residences. A notable example includes 11 Toorak Avenue which is described as an early variant of the Georgian Revival style featuring a distinct weatherboard clad façade. Other stripped back Georgian Revival examples include 3 and 5 Toorak Avenue. Arts and Crafts inspired interwar era residences are located at 7 Toorak Avenue and 8 Toorak Avenue (designed by Harold Desbrowe-Annear). Toorak Avenue has also been altered through the addition of a range of Neo-Georgian Revival dwellings. Examples include 12, 16 and 19 Toorak Avenue.

Despite the narrower streetscape of Merriwee Crescent, there are several notable houses particularly on the eastern, raised side of the road. 14 Merriwee Crescent presents as a grand Interwar style villa with its sweeping steps leading up to the stately form of the Georgian Revival house. 12 Merriwee Crescent is located at a prominent corner lot on the bend on the road. It occupies a raised portion of land, and the building itself features stark white render, restrained fenestration, dentilled cornice and slate. The impressive L-shaped form terraced with steep pitched open gables fronts and small gable projections over upper-level windows creates an overall church-like style. The most notable property on the crescent is 1 Merriwee Crescent, characterised by a distinct and highly detailed Old English style and form.

These houses, particularly along Merriwee Crescent, provide evidence of the affluent designs popular during the interwar periods. The two streets remain moderately intact, with a notable number of later infill developments.

Warra Street

Warra Street is a long two-lane street with street parking, planting strip and concrete footpath on the south side of the road. The north side street edging consists of bluestone. The street runs parallel to the railway line with the north side consisting of a rail corridor reserve with dense shrub and tree planting. The south side of the street is planted with mature sweet gum (*liquidambar*) trees.

The street includes domestic scale Federation style houses at 12-14 and 30-36 Warra Street. They are single storey structures on lots smaller than the average sized lots in the precinct. The setbacks, forms, façade and details are largely consistent. The houses present open face red brick masonry with white timber and half-timber detailing, bay windows and return verandahs characteristic of the style.

In addition, there are a large number of interwar era dwellings that are either single residences or maisonettes. Styles include Old English, Arts Deco and bungalows.

The street front boundaries present a range of front wall styles including low rendered masonry walls and white timber picket fences. Aside from the late 20th century flats at 204 Warra Street and some contemporary units at 42 Warra Street, the level of consistency along Warra Street remains quite high in comparison to the rest of the precinct. The style is predominant throughout much of the street except the west side, which presents a variety of styles.

Moonga Road

Moonga Road is a long two-lane road with street parking, planting strip, concrete footpath and bluestone edging on both sides of the road. The road runs under the rail line on its north extent. Moonga Road is planted with a mix of mature oak trees interspersed with jacaranda and eucalypt trees. The front fences along the street remain quite varied, however, a low bluestone wall spanning several houses crossing Toorak Avenue along the north end of the road is of particular interest.

South end of the road predominantly presents Interwar Georgian Revival style villas with a relatively restrained and simple design. Simple characteristic detailing including arched porticos and louvre shutters are used to good effect, especially at properties located on prominent corner lots like number 11 and 13.

Moonga Road also been altered through the addition of a range of Neo-Georgian Revival dwellings. Examples include 6 and 12 Moonga Road. A faux Victorian Italianate residence is also located at 14 Moonga Road.

The streetscape of Moonga Road is defined by its long sloping vista and wide views giving prominence to the robust forms and symmetrical façades. The one and two-storey forms of the houses remain relatively consistent with a three storey Interwar apartment being the only outlier in terms of scale within the street.

Evans Court and Kyeamba Grove

The precinct includes the properties fronting Evans Court and Kyeamba Grove. Evans Court includes concrete curbs, footpaths and wide crossovers. The street includes particularly wide planting strips planted with young to mature oak trees. A notable tree includes a tall eucalyptus tree located along the front boundary of 14 Evans Court. Kyeamba Grove is a short street with concrete curbs, crossovers and footpath. It has narrower planting strips planted with young to mature deciduous trees.

Evans Court includes a notable Georgian Revival inspired dwelling at 6 Evans Court. Two areas typified by the Old English style include 8, 11 and 19 as well as 26- 32. These groups of houses present a consistent scale, setback, front façade and materiality albeit with individual detailing differences. The most notable example is 26 Evans Court, which features a prominent circular turret form upper-level projection. Other distinct examples of the style include 9A and 39, which present an interesting blend of Old English with Art Deco influences featuring prominent curved forms and parapets. Evans Court has also been overall altered through the addition of a range of Neo-Georgian Revival dwellings. Examples include 18, 31, 33 and 35 Evans Court.

Kyeamba Grove presents an even mix of Interwar Georgian Revival and Old English styles.

The two streets, overall, present consistently placed and highly developed varieties of the two predominant styles. However, there is also a clear presence of contemporary dwellings on Evans Court that are overstated in style and form.

Glyndebourne Avenue, Kooyong Road, Myrnong Crescent and Glen Road

The western area of the precinct extends away from the main area of the precinct to include Glyndebourne Avenue, Kooyong Road, Myrnong Crescent and Glen Road. The area is characterised by mostly narrow and short streets with the area backing the rail corridor, creating an increased sense of privacy away from the long and wider roads found elsewhere in the precinct. Glyndebourne Avenue and Kooyong Road include bluestone curbing and edging. The planting strips are well maintained and planted with young to mature ornamental pear (*pyrus*) trees.

The houses fronting the Glyndebourne Avenue present classic interwar era built forms, as seen at 1, 23 and 24 Glydebourne Avenue. 2 Glyndebourne Avenue is particularly notable as a highly intact and visually distinct example of an Interwar residence with Arts and Crafts influences. It is set back on a prominent corner lot with a low coursed bluestone front wall. The modern Neo-Georgian houses at 3A, 3B and 3 lower the overall intactness of the avenue.

Only two properties on Myrnong Crescent are included in the precinct. 3 Myrnong Crescent is a high quality and intact example of an Interwar Old English / English Domestic Revival residence, designed by Arnaud E. Wright. 1 Myrnong Crescent is also an Interwar era residence but with some Streamline Moderne features.

With the exception of the interwar dwelling at 226 Kooyong Road, the area fronting Kooyong Road is characterised by large properties with Georgian Revival influences that have been developed into townhouses and a community centre.

Power Street Precinct

The Power Street Precinct provides a variety of streetscapes unified by the steeply falling land, curved subdivision patterns and high standards of architectural design. Stylistically, the area draws from a number of sources with Interwar era bungalows, Georgian Revival and Old English broader styles well represented throughout the precinct. The individual styles are characterised by a wide range of forms, façades and detailing that range from the relatively restrained to the overstated. The Old English style includes several houses chiefly influenced by the English Domestic Revival and Art Deco styles, although the Tudor style is also present. Warra Street is unique within the precinct for its Federation dwellings at the eastern end with slightly more substantial Interwar bungalows to the west.

The precinct includes a variety of buildings designed by major architectural figures including Robert Bell Hamilton, Walter Butler, the Klingenders, the Kings, Joseph Plottel, Arthur Barnes, Arnuad E. Wright and Harold Desbrowe-Annear. This unique combination of topographic opportunity, prominent designers and affluent residents produce an attractive and significant architectural landscape. The original 19th century building stock associated with the grand mansion estates has been largely reduced and the area today derives its character from buildings constructed between 1910 and 1940.

There has been a large amount of contemporary development, with the advent of Neo-Georgian architecture as the primary character element. These developments impede on the integrity of the individual streetscapes.

The precinct is bounded by Glenferrie and Toorak Roads. The areas fronting and close to these roads have been largely redeveloped to include apartment developments, particularly along Toorak Road. While outside the curtilage of the precinct, these unsympathetic properties are highly visible within the streetscape.

The scale and affluence of the precinct provides an extensive variety of streetscapes, forms, and designs. The integrity of the precinct cannot be determined by individual physical factors such as front walls, setbacks, façades, finishes and details. Instead, the overarching predominant styles of the interwar period houses can be appreciated broadly throughout the precinct. The housing stock has remained relatively intact, and any alterations and additions have largely been sympathetic and recessive. The Power Street Precinct is considered to havew moderate integrity and to be in good condition.

- ## Alterations and Additions

Refer to the grading table before for a list of late 20th century and contemporary developments.

History

• Historical Context

For thousands of years preceding European colonialism, the area now known as Stonnington was the traditional home of the Woi wurrung and Boon wurrung people of the Eastern Kulin Nation. This environment would have provided Traditional Owners with access to pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot), and Hawksburn Creek (now channelised), in a rolling landscape on the northern shore of Port Phillip Bay. It is important to note that the rich cultural heritage of Traditional Owners in Stonnington did not end with colonialism—it has a rich presence to this day.

Following the establishment of Melbourne in 1835, squatter John Gardiner and many others like him sought out land in what would become present day Toorak and surrounds on account of its densely timbered landscape, undulating terrain and proximity to water. By 1840, crown land sales marked the area's transition to pastoral settlement, and later in 1851, with the purchase of land in Hawthorn by Thomas Herbert Power, the surrounding environments gradually became a place where the early merchant and squatter elite of Melbourne built their homesteads. In Toorak, this is best represented by the purchase of lot 26 by James Jackson, associate in Jackson, Rae & Co. soap and candle merchants. Jackson was described by politician William Westgarth as 'Melbourne's greatest merchant of this early time' (Forster 1999, 10). It is only fitting that his house, called Toorak House, would be the namesake of what would become arguably the most affluent suburb in Melbourne. Following the discovery of gold in the 1850s and the wealth this produced for ancillary trades, the Toorak area drew in Melbourne's newly wealthy. Today, over a century later, Toorak still has connotations of wealth and prestige as best represented in its history and built environment (Forster 1999, 5–26).

• Place History

Detailed histories of Power Street Precinct have previously been authored in 1992 by Nigel Lewis Richard Aitken and in 2000 by Bryce Raworth and Di Foster for the City of Stonnington (Nigel Lewis and Richard Aitken Pty Ptd 1992; Bryce Raworth Pty Ltd 2000). The following account is drawn from these existing studies and is augmented by supplementary archival research and revisions by Extent Heritage.

This area of Toorak roughly bounded by Warra Street to the north, Glenferrie Road to the east, Toorak Road to the north and Kooyong Road to the west is located on the former estates of Moonga, Myrnong, Glyndebourne, Glyn, Metford, Mayfield and Grong Grong. A former creek valley, its contained landscape is a result of its proximity to Gardiners Creek.

Part of Crown Allotments 19 and 20, the Power Street Precinct formerly comprised one part of the 131 acres of land west of present day Glenferrie Road that was first purchased by land speculator John William Glossing in 1840 (McLaren 1987). The allotments were subsequently sold to prominent colonial pastoralist, land speculator, and politician Thomas Herbert Power in 1851 (Schumer 1997). Power's purchase coincided with Victoria's Gold Rush boom, and its close proximity to Melbourne rendered it a desirable place for the settlement of wealthy merchants, pastoralists and politicians. Power subsequently subdivided his land, with present day Moonga Road separating the two allotments (Bower n.d.). By 1855, four allotments, each roughly over four acres with frontages to present day Toorak Road and Kooyong Road, were respectively sold to parliamentarian John McCrae, James Kidd, landholder James Brown and stock and station agent Gideon Rutherford (Bower n.d.). Brick dwellings were

subsequently built on each of the four estates, and an overarching history of each of the sites is provided below.

GLYN - Corner of Kooyong Road and Toorak Road

John McCrae purchased the allotment at the corner of Kooyong and Toorak Roads for £800, and subsequently built a five-roomed house with a detached kitchen, stables and cellar in c.1856 (Gardiner Road Board Rate Book 1856-7). The residence was given the name Glyn, and later sold to noted businessman and politician James Stewart Butters in 1865 for £3000 (Bower n.d.). Within three years of his arrival in Victoria in 1853, Butters had become a stock and share broker and gold-buyer and by 1868, he had entered the Legislative Assembly as a member of Portland (Milner 1969). Butters' ownership of Glyn was short lived however, and the land was subsequently transferred to Hugh Glass in 1868. Glyn changed hands a number of times before being purchased in 1905 by financier, pastoralist and politician Edward Miller, the son of noted pastoralist and political figure Henry 'Money' Miller (Finlay 1986).

In 1908, Miller commissioned prominent architect Rodney Alsop of the firm Klingender & Alsop, to design a new home on the site of Glyn. The grand Edwardian mansion, also named Glyn, was completed in the same year. When Sir Edward Miller died in 1932, ownership of the property passed on to his wife Mary and their son philanthropist Everard Studley Miller, who remained the owner of the dwelling until his death in 1956 (Hoff 1986). Everard Miller's death saw the auctioning and subdivision of Glyn, as well as the subsequent creation of Selwyn Court.

GLYNDEBOURNE – Glyndebourne Avenue

In 1857, squatter John Quarterman purchased nine acres of land in Boundary Road where he built a modest villa of five rooms with detached kitchen, stone cellar and stables. During the 1880s, land values rose rapidly and the house which had been enlarged to twelve rooms was sold to Thomas Power's son, Robert Power in 1889 (Malvern Valuation Book 1889). The enlarged dwelling was named Glyndebourne and by 1905, ownership was transferred once more to Crown Prosecutor John Gurner. A MMBW map from 1907 shows the dwelling on a large estate with an entrance way leading to Kooyong Road (MMBW 1907). It was later demolished and in 1911, a new replacement house also named 'Glyndebourne', was erected to designs by William Blackett for Gurner.

From 1915, land surrounding Glyndebourne was subdivided and sold as the Glyndebourne Heights Estate (Alway c. 1919). The dwelling itself, now on two acres of land, was purchased by Harold Gordon Darling. In the 1920s, vacant blocks in Glyndebourne Avenue were quickly developed into dwellings, reflecting the intense interwar period of subdivision and development that characterised Toorak during the 1920s and 1930s. Notable dwellings constructed during this period include the Oakden and Ballantyne designed Old English residence Windarring at 2 Glyndebourne Avenue (1919), and the Walter Burley Griffin designed knitlock dwelling at 16 Glynderbourne Avenue (1923).

MAYFIELD & GRONG GRONG – Evans Court & Grong Grong Court

In 1855, James Kidd had also paid £800 for the land fronting Toorak Road east of McCrae's allotment. A villa named Mayfield was soon built, before being sold off to stock and station agent Gideon Rutherford in 1858 (Bower n.d.). It was subsequently auctioned off again in 1876 to merchant Robert Harper and his family, and their occupancy saw a series of alterations in 1877.

On the west corner of Toorak Road and Moonga Road east of Mayfield, Gideon Rutherford's allotment was the site of Ettrick, a nine-roomed brick house with kitchen, cellar, coach-house and stables. Rutherford's property was eventually sold to pastoralist and racing enthusiast, John Inglis in 1878 and then again in 1888 to solicitor Robert Whiting. By this period, the dwelling was given the name Grong Grong. By 1907, Isabella Ross-Soden had purchased the home (Malvern Valuation Book 1908-9). It was subsequently demolished and a new house, also named Grong Grong, was erected to designs by prominent society architect Walter Butler.

In 1927, the land surrounding both Grong Grong and Mayfield Villa was subdivided to create Evans Court, leaving both homes on reduced allotments (Malvern Rate Books 1927-8). At the Toorak Road end of Evans Court, architect Joseph Plottel designed a block of four apartments with a matching maisonette for his own use in 1933. Other leading architects including Arnaud Wright, Philip Hudson, Butler & Martin and Robert Hamilton, also designed houses in Evans Court. Grong Grong Court was a later development, and was only erected in 1964 following the demolition of the Butler designed Grong Grong residence.

METFORD/KYEAMBA – Kyeamba Grove

The land between McCrae and Kidd's allotments on Toorak Road was first purchased by James Brown. From 1880 however, it was owned by merchant, parliamentarian and Commissioner of Customs, William Froggatt Walker (Malvern Rate Book 1880). The 1880s land and economic boom produced larger and more elaborate houses across Toorak as previously modest villas were converted into grand mansions. Thus, by 1890, Walker's house given the name 'Metford' and enlarged to include sixteen rooms spread over two- storeys (Malvern Rate Book 1888-90).

It was subsequently renamed Kyeamba and sold to prominent eye surgeon Dr William Francis Orr, before being demolished and subdivided in 1938 (The Argus 1937, 7). This resulted in the creation of Kyeamba Grove, and the erection of grand interwar homes by notable architects including Arnaud Wright, Philip Hudson, and Cowper, Murphy & Appleford.

MYRNONG – Myrong Crescent

Glyndebourne, Glyn, Metford, Mayfield, and Grong Grong, were surrounded by large estates belonging to Thomas Power and his sons, Herbert and Robert. In 1860, Robert Power commissioned architect Francis Maloney White to design his new home at present day Kooyong Road. Erected on seventeen acres of high land with views across Gardiner's Creek, the residence was named Myrong. Power occupied the dwelling with his wife Harriet (née French) (Pastoral Review 1914, 1044).

Myrnong Estate was ultimately subdivided in 1923, creating twenty-six allotments across Myrnong Crescent and the east end of Turnbull Avenue. The Myrnong dwelling itself was purchased by former bicycle racing champion William Howard Lewis, who renamed the property Gleneagles. Lewis occupied the residence until his death in 1939. Following this period, Gleneagles was sold, demolished and subdivided, resulting in the additional construction of interwar dwellings in the area.

MOONGA - Moonga Road, Merriwee Crescent, Monomeath Avenue, Power Avenue, Toorak Avenue and Warra Street

The land further east of the precinct towards Glenbervie Road was owned by pastoralist Herbert Power, the brother of Robert Power and the son of Thomas Herbert Power. In 1880, Power commissioned architect Francis White to design a new home at the site. Completed in 1888, the mansion was given the name Moonga and consisted of thirty-six rooms large enough to house Power's family of seven children (Malvern Valuation Book 1888).

In 1888, in anticipation of the railway and with the opportunities for speculation and development provided by the inflated economy, the north east corner of Power's land was subdivided and the east end of Warra Street, (initially known as Station Street), was created. This was followed by an extension of Warra Street and the creation of Monomeath Avenue in 1903. Moonga itself was eventually subdivided in 1913, which created the south end of Power Avenue and left the mansion standing on a reduced allotment.

Architects were immediately attracted to the new estate, with the first house designed by Walter Butler in 1914 for his own family on lot 16 at the corner of Power Avenue and Power Street. In 1920, Moonga was demolished and a second subdivision created Merriwee Crescent.

While intense subdivision and development was widespread across Toorak during the interwar period, the high landscape qualities and curved pattern of the estates bordering Gardiners Creek in this area was of particular interest to architects and wealthy clients. New roads, planned around the earlier mansion estates, were a diversion from the standard suburban grid, creating an unconventional curving road pattern. This pattern made excellent use of the undulating terrain, presenting opportunities for imaginative design. Building standards remained high as vacant land continued to bring premium prices. Houses, particularly those built during the interwar period, were thus regarded as examples of fine architecture.

During the post-war years, Toorak continued to attract the cream of Melbourne's architectural profession and the work of noted post-war architects such as Robin Boyd, Neil Clerehan, Frederick Romberg and Roy Grounds can be found throughout the district.

Comparative Analysis

The Power Street Precinct is characterised as a series of streetscapes that are dominated by interwar era architecture, with some Victorian and Federation examples throughout. There is also a considerable amount of post-war and contemporary development. The integrity and strong period character of streets such as Glenferrie Road, Kyeamba Grove, Moonga Road and Toorak Road, is of particular note. The built form character of the area is distinct from much of Toorak in that the residential properties are typically somewhat more modest in scale. The closest comparison in terms of character is found in Kooyong, Armadale and Malvern, in areas that developed in the same period. The predominant style seen throughout the precinct is the Old English style, some with detailing influenced by other styles, including Arts and Crafts and Tudor Revival.

Comparative precinct examples include:

- **Kooyong Precinct (HO181).** The Kooyong Precinct consists of a relatively intact and visually cohesive group of buildings consisting of a large number of fine, well-detailed and cohesive freestanding dwellings from the Federation/Edwardian and interwar eras. The Kooyong Precinct shares similarities to the Power Street Precinct in terms of diversity in interwar architectural

character, height, form and intactness, and both include a number of notable individually significant buildings. Further, both include a number of dwellings from the Federation/Edwardian era. Power Street precinct is less intact, however, with more infill development evident.

- **Montalto Avenue Precinct(HO143).** This precinct contains a good representative collection of Interwar era dwellings of various styles, including Old English, Georgian Revival, Tudor Revival and Prairie style. The Montalto AvenuePrecinct shares similarities to the Power Street Precinct in terms of diversity in interwar architectural character, height, form and intactness, and both include a number of notable individually significant buildings. Power Street precinct is less intact, however, with more infill development evident.
- **St Georges Court Precinct (HO348).** St Georges Court Precinct is an interwar era precinct characterised by two-storey Georgian Revival style residences with Mediterranean influences. The Power Street Precinct shares many qualities with the St Georges Court Precinct, including the presence of Georgian Revival dwellings, a large number of maisonettes, intactness of dwellings to their original states and a dominant two-storey character. However the Power Street Precinct is more diverse in its architectural character and is less intact. Finally, the Power Street Precinct has a larger number of individually significant buildings.

As demonstrated by the above examples, the Power Street Precinct encompasses a high quality collection of Federation and Interwar era residences, however this precinct contains more mixed development, owing to post-war and contemporary development. Much of the work competed throughout the 1950s and 1960s maintained the themes of scale, setback and form of the earlier work, and thus has not intruded too much upon the primarily early 20th character of the area; these properties, however, cannot be considered as contributory places owing to their construction era. Overall, the range of heritage styles, forms and detailing add a sense of cohesive diversity and the significance of the precinct is further supported by a number of individually significant buildings.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

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

Street address	*Place type*	*Style/era*	*Grading*
EVANS COURT			
1 Evans Court	House	Interwar period (c.1910-c.1940)	S
2 Evans Court	Villa	Late 20th century (c.1960-c.2000)	NC
3 Evans Court	House	Interwar period (c.1910-c.1940)	C
4 Evans Court	House	Contemporary	NC
4A Evans Court	House	Contemporary	NC
5 Evans Court	House	Interwar period (c.1910-c.1940)	C
6 Evans Court	House	Interwar period (c.1910-c.1940)	C
7 Evans Court	Flats	Interwar period (c.1910-c.1940)	C

Street address	Place type	Style/era	Grading
8 Evans Court	House	Interwar period (c.1910-c.1940)	S
9 Evans Court	Flats	Interwar period (c.1910-c.1940)	C
9A Evans Court	Flats	Interwar period (c.1910-c.1940)	C
10 Evans Court	House	Interwar period (c.1910-c.1940)	C
11 Evans Court	House	Interwar period (c.1910-c.1940)	C
12 Evans Court	House	Interwar period (c.1910-c.1940)	C
13 Evans Court	House	Contemporary	NC
14-16 Evans Court	House	Interwar period (c.1910-c.1940)	C
15A Evans Court	Units	Postwar period (1945-1965)	NC
15B Evans Court	Units	Postwar period (1945-1965)	NC
15C Evans Court	Units	Postwar period (1945-1965)	NC
15D Evans Court	Units	Postwar period (1945-1965)	NC
15E Evans Court	Units	Postwar period (1945-1965)	NC
15 Evans Court	House	Contemporary	NC
17A Evans Court	Duplex	Interwar period (c.1910-c.1940)	C
17 Evans Court	Duplex	Interwar period (c.1910-c.1940)	C
18-20 Evans Court	House	Contemporary	NC
19 Evans Court	House	Interwar period (c.1910-c.1940)	C
21-23 Evans Court	House	Contemporary	NC
22-24 Evans Court	House	Contemporary	NC
25 Evans Court	House	Interwar period (c.1910-c.1940)	C
26 Evans Court	House	Interwar period (c.1910-c.1940)	C
27-29 Evans Court	House	Interwar period (c.1910-c.1940)	C
28 Evans Court	House	Interwar period (c.1910-c.1940)	C
30 Evans Court	House	Interwar period (c.1910-c.1940)	C
31 Evans Court	Villa	Contemporary	NC
32 Evans Court	House	Interwar period (c.1910-c.1940)	C
33 Evans Court	Villa	Contemporary	NC
35-37 Evans Court	House	Contemporary	NC
39 Evans Court	Duplex	Interwar period (c.1910-c.1940)	C
41 Evans Court	Duplex	Interwar period (c.1910-c.1940)	C

Street address	*Place type*	*Style/era*	*Grading*
43 Evans Court	House	Postwar period (1945-1965)	NC
GLENBERVIE ROAD			
2 Glenbervie Road	House	Interwar period (c.1910-c.1940)	C
3 Glenbervie Road	House	Interwar period (c.1910-c.1940)	C
4 Glenbervie Road	House	Victorian period (1851-1901)	C
5 Glenbervie Road	House	Contemporary	NC
6 Glenbervie Road	House	Victorian period (1851-1901)	C
8 Glenbervie Road	House	Late 20th century (c.1960-c.2000)	NC
9 Glenbervie Road	House	Interwar period (c.1910-c.1940)	C
10 Glenbervie Road	Vacant	N/A	NC
11 Glenbervie Road	House	Interwar period (c.1910-c.1940)	S
12-14 Glenbervie Road	House	Interwar period (c.1910-c.1940)	C
15 Glenbervie Road	House	Contemporary	NC
16 Glenbervie Road	House	Contemporary	NC
17 Glenbervie Road	House	Contemporary	NC
18 Glenbervie Road	House	Contemporary	NC
GLEN ROAD			
2 Glen Road	House	Interwar period (c.1910-c.1940)	C
3-5 Glen Road	House	Contemporary	NC
18-20 Glen Road	House	Interwar period (c.1910-c.1940)	C
25 Glen Road	Duplex	Contemporary	NC
GLENFERRIE ROAD			
449A Glenferrie Road	House	Postwar period (1945-1965)	NC
1/449 Glenferrie Road	Kooyong Gardens	N/A	NC
2/449 Glenferrie Road	Kooyong Gardens	N/A	NC
3/449 Glenferrie Road	Kooyong Gardens	N/A	NC
4/449 Glenferrie Road	Kooyong Gardens	N/A	NC
451 Glenferrie Road	House	Interwar period (c.1910-c.1940)	C

Street address	Place type	Style/era	Grading
1/453 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
2/453 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
3/453 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
4/453 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
3/455 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
4/455 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
7/455 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
8/455 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
1/459 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
2/459 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
3/459 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
4/459 Glenferrie Road	Flats	Interwar period (c.1910-c.1940)	C
461 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
463 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
465 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
467 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
469 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
471 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
473 Glenferrie Road	Shop	Federation/Edwardian period (1902 – c.1918)	C
475 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C
477 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C
478 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C
479 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C
481 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C
483 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C
485/487 Glenferrie Road	Shop	Interwar period (c.1910-c.1940)	C

Street address	*Place type*	*Style/era*	*Grading*
GLYNDEBOURNE AVENUE			
1 Glyndebourne Avenue	House	Interwar period (c.1910-c.1940)	C
2 Glyndebourne Avenue	House	Interwar period (c.1910-c.1940)	S
3 Glyndebourne Avenue	Villa	Contemporary	NC
3A Glyndebourne Avenue	Villa	Contemporary	NC
3B Glyndebourne Avenue	Villa	Contemporary	NC
23 Glyndebourne Avenue	House	Interwar period (c.1910-c.1940)	C
24 Glyndebourne Avenue	Flats	Interwar period (c.1910-c.1940)	C
KOOYONG ROAD			
226 Kooyong Road	House (main two-storey structure)	Interwar period (c.1910-c.1940)	C
	House (self-contained single-storey structure)	Interwar period (c.1910-c.1940)	C
	Community facility (north of main two-storey structure)	Contemporary	NC
	Community facility (east of main two-storey structure fronting Glyndebourne Avenue)	Contemporary	NC
	Carport	Contemporary	NC
1/226A Kooyong Road	Unit	Contemporary	NC
2/226A Kooyong Road	Unit	Contemporary	NC
3/226A Kooyong Road	Unit	Contemporary	NC
4/226A Kooyong Road	Unit	Contemporary	NC
5/226A Kooyong Road	Unit	Contemporary	NC
6/226A Kooyong Road	Unit	Contemporary	NC
KYEAMBA GROVE			
2 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C

Street address	*Place type*	*Style/era*	*Grading*
3 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
4 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
5 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
6 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
7 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
8 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
9 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
10 Kyeamba Grove	House	Interwar period (c.1910-c.1940)	C
11 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
12 Kyeamba Grove	House	Interwar period (c.1910-c.1940)	C
13 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
15 Kyeamba Grove	Duplex	Interwar period (c.1910-c.1940)	C
MERRIWEEE CRESCENT			
1 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	S
2 Merriwee Crescent	House	Contemporary	NC
1/3 Merriwee Crescent	Duplex	Contemporary	NC
2/3 Merriwee Crescent	Duplex	Contemporary	NC
4 Merriwee Crescent	House	Contemporary	NC
5 Merriwee Crescent	House	Contemporary	NC
6 Merriwee Crescent	House	Contemporary	NC
7A Merriwee Crescent	Duplex	Contemporary	NC
7 Merriwee Crescent	Duplex	Contemporary	NC
8 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C
9 Merriwee Crescent	House	Contemporary	NC
10 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C
11 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C
12 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C
13 Merriwee Crescent	House	Contemporary	NC
14 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C
15 Merriwee Crescent	House	Contemporary	NC
16 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C

Street address	*Place type*	*Style/era*	*Grading*
17 Merriwee Crescent	House	Contemporary	NC
18 Merriwee Crescent	House	Interwar period (c.1910-c.1940)	C
MONOMEATH AVENUE			
1 Monomeath Avenue	House	Interwar period (c.1910-c.1940)	C
2 Monomeath Avenue	House	Late 20th century (c.1960-c.2000)	NC
3A Monomeath Avenue	Duplex	Contemporary	NC
3 Monomeath Avenue	Duplex	Contemporary	NC
4 Monomeath Avenue	House	Federation/Edwardian period (1902 – c.1918)	C
1/5 Monomeath Avenue	Unit	Late 20th century (c.1960-c.2000)	NC
2/5 Monomeath Avenue	Unit	Late 20th century (c.1960-c.2000)	NC
3/5 Monomeath Avenue	Unit	Late 20th century (c.1960-c.2000)	NC
6A Monomeath Avenue	Duplex	Contemporary	NC
6 Monomeath Avenue	Duplex	Contemporary	NC
7A Monomeath Avenue	Duplex	Contemporary	NC
7 Monomeath Avenue	Duplex	Contemporary	NC
8A Monomeath Avenue	Duplex	Interwar period (c.1910-c.1940)	C
8 Monomeath Avenue	Duplex	Interwar period (c.1910-c.1940)	C
1/9 Monomeath Avenue	Flats	Late 20th century (c.1960-c.2000)	NC
2/9 Monomeath Avenue	Flats	Late 20th century (c.1960-c.2000)	NC
3/9 Monomeath Avenue	Flats	Late 20th century (c.1960-c.2000)	NC
4/9 Monomeath Avenue	Flats	Late 20th century (c.1960-c.2000)	NC
5/9 Monomeath Avenue	Flats	Late 20th century (c.1960-c.2000)	NC
6/9 Monomeath Avenue	Flats	Late 20th century (c.1960-c.2000)	NC
10 Monomeath Avenue	House	Interwar period (c.1910-c.1940)	C
1/11 Monomeath Avenue	Flats	Interwar period (c.1910-c.1940)	C
2/11 Monomeath Avenue	Flats	Interwar period (c.1910-c.1940)	C
3/11 Monomeath Avenue	Flats	Interwar period (c.1910-c.1940)	C
4/11 Monomeath Avenue	Flats	Interwar period (c.1910-c.1940)	C
12A Monomeath Avenue	Duplex	Interwar period (c.1910-c.1940)	S
12 Monomeath Avenue	Duplex	Interwar period (c.1910-c.1940)	S

Street address	*Place type*	*Style/era*	*Grading*
1/13 Monomeath Avenue	Flats	Contemporary	NC
2/13 Monomeath Avenue	Flats	Contemporary	NC
3/13 Monomeath Avenue	Flats	Contemporary	NC
4/13 Monomeath Avenue	Flats	Contemporary	NC
14 Monomeath Avenue	House	Federation/Edwardian period (1902 – c.1918)	C
MOONGA ROAD			
2 Moonga Road	Duplex	Interwar period (c.1910-c.1940)	C
2A Moonga Road	Duplex	Interwar period (c.1910-1940)	C
2B Moonga Road	Duplex	Interwar period (c.1910-c.1940)	C
6 Moonga Road	House	Contemporary	NC
8 Moonga Road	House	Interwar period (c.1910-c.1940)	C
9 Moonga Road	House	Contemporary	NC
10 Moonga Road	House	Interwar period (c.1910-c.1940)	C
11 Moonga Road	House	Interwar period (c.1910-c.1940)	C
12 Moonga Road	House	Contemporary	NC
13 Moonga Road	House	Interwar period (c.1910-c.1940)	C
14 Moonga Road	House	Contemporary	NC
15 Moonga Road	House	Interwar period (c.1910-c.1940)	C
16 Moonga Road	House	Interwar period (c.1910-c.1940)	C
17 Moonga Road	House	Interwar period (c.1910-c.1940)	C
18 Moonga Road	House	Interwar period (c.1910-c.1940)	C
19 Moonga Road	House	Interwar period (c.1910-c.1940)	C
20 Moonga Road	House	Interwar period (c.1910-c.1940)	NC (altered)
25 Moonga Road	Duplex	Contemporary	NC
MYRNONG CRESCENT			
1 Myrnong Crescent	House	Interwar period (c.1910-c.1940)	C
3 Myrnong Crescent	House	Interwar period (c.1910-c.1940)	S
POWER AVENUE			
1A Power Avenue	House	Interwar period (c.1910-c.1940)	C
1B Power Avenue	House	Contemporary	NC

Street address	*Place type*	*Style/era*	*Grading*
1 Power Avenue	House	Contemporary	NC
2 Power Avenue	House	Contemporary	NC
3 Power Avenue	House	Interwar period (c.1910-c.1940)	C
4 Power Avenue	House	Interwar period (c.1910-c.1940)	C
5 Power Avenue	House	Contemporary	NC
6 Power Avenue	House	Interwar period (c.1910-c.1940)	C
7 Power Avenue	House	Contemporary	NC
8 Power Avenue	House	Interwar period (c.1910-c.1940)	S
9 Power Avenue	House	Contemporary	NC
10A Power Avenue	Duplex	Contemporary	NC
10 Power Avenue	Duplex	Contemporary	NC
11 Power Avenue	House	Interwar period (c.1910-c.1940)	C
12 Power Avenue	House	Contemporary	NC
15 Power Avenue	House	Interwar period (c.1910-c.1940)	C
16A Power Avenue	Duplex	Contemporary	NC
16 Power Avenue	Duplex	Contemporary	NC
17 Power Avenue	House	Interwar period (c.1910-c.1940)	C
19 Power Avenue	House	Interwar period (c.1910-c.1940)	S
20 Power Avenue	House	Late 20th century (c.1960-c.2000)	NC
21 Power Avenue	House	Interwar period (c.1910-c.1940)	S
23 Power Avenue	House	Interwar period (c.1910-c.1940)	C
25 Power Avenue	House	Contemporary	NC
27 Power Avenue	House	Contemporary	NC
POWER STREET			
1/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
2/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
3/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
4/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
5/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
6/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
7/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC

Street address	*Place type*	*Style/era*	*Grading*
8/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
9/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
10/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
11/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
12/28 Power Street	Flats	Late 20th century (c.1960-c.2000)	NC
31 Power Street	House	Contemporary	NC
33 Power Street	House	Interwar period (c.1910-c.1940)	C (altered)
37A Power Street	Duplex	Contemporary	NC
37 Power Street	Duplex	Contemporary	NC
39A Power Street	Duplex	Contemporary	NC
39 Power Street	Duplex	Contemporary	NC
41 Power Street	House	Federation/Edwardian period (1902 – c.1918)	C
43 Power Street	House	Interwar period (c.1910-c.1940)	C
1/45 Power Street	Flats	Interwar period (c.1910-c.1940)	C
2/45 Power Street	Flats	Interwar period (c.1910-c.1940)	C
5/45 Power Street	Flats	Interwar period (c.1910-c.1940)	C
6/45 Power Street	Flats	Interwar period (c.1910-c.1940)	C
TOORAK AVENUE			
1 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
2 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
3 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
4 Toorak Avenue	House	Contemporary	NC
5 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
6A Toorak Avenue	Duplex	Interwar period (c.1910-c.1940)	NC (altered)
6B Toorak Avenue	Duplex	Interwar period (c.1910-c.1940)	NC (altered)
7 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
8 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
10 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
11 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
12 Toorak Avenue	House	Contemporary	NC

Street address	Place type	Style/era	Grading
13 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
14 Toorak Avenue	House	Contemporary	NC
15 Toorak Avenue	House	Contemporary	NC
16 Toorak Avenue	House	Contemporary	NC
17 Toorak Avenue	House	Contemporary	NC
18 Toorak Avenue	House	Contemporary	NC
19 Toorak Avenue	House	Contemporary	NC
21 Toorak Avenue	House	Interwar period (c.1910-c.1940)	C
TOORAK ROAD			
1/625 Toorak Road	Flats	Interwar period (c.1910-c.1940)	S
2/625 Toorak Road	Flats	Interwar period (c.1910-c.1940)	S
3/625 Toorak Road	Flats	Interwar period (c.1910-c.1940)	S
4/625 Toorak Road	Flats	Interwar period (c.1910-c.1940)	S
5/625 Toorak Road	Flats	Interwar period (c.1910-c.1940)	S
655 Toorak Road	House	Interwar period (c.1910-c.1940)	S
657 Toorak Road	House	Interwar period (c.1910-c.1940)	S
659 Toorak Road	House	Interwar period (c.1910-c.1940)	C
661A Toorak Road	Duplex	Interwar period (c.1910-c.1940)	C
661 Toorak Road	Duplex	Interwar period (c.1910-c.1940)	C
663 Toorak Road	House	Interwar period (c.1910-c.1940)	C
665 Toorak Road	House	Interwar period (c.1910-c.1940)	C
WARRA STREET			
1/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
2/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
3/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
4/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
5/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
6/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
7/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
8/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
9/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC

Street address	*Place type*	*Style/era*	*Grading*
10/2-4 Warra Street	Flats	Late 20th century (c.1960-c.2000)	NC
6A Warra Street	Duplex	Interwar period (c.1910-c.1940)	C
6 Warra Street	Duplex	Interwar period (c.1910-c.1940)	C
8 Warra Street	House	Interwar period (c.1910-c.1940)	C
10 Warra Street	House	Interwar period (c.1910-c.1940)	C
12 Warra Street	House	Federation/Edwardian period (1902 – c.1918)	C
14 Warra Street	House	Federation/Edwardian period (1902 – c.1918)	C
1/16 Warra Street	Flats	Interwar period (c.1910-c.1940)	C
2/16 Warra Street	Flats	Interwar period (c.1910-c.1940)	C
18 Warra Street	House	Interwar period (c.1910-c.1940)	C
20 Warra Street	House	Interwar period (c.1910-c.1940)	C
22 Warra Street	House	Interwar period (c.1910-c.1940)	C
24 Warra Street	House	Interwar period (c.1910-c.1940)	NC (altered)
26 Warra Street	House	Interwar period (c.1910-c.1940)	C
28 Warra Street	House	Interwar period (c.1910-c.1940)	C
30 Warra Street	House	Federation/Edwardian period (1902 – c.1918)	C
32 Warra Street	House	Federation/Edwardian period (1902 – c.1918)	C
34 Warra Street	House	Federation/Edwardian period (1902 – c.1918)	C
36 Warra Street	House	Federation/Edwardian period (1902 – c.1918)	C
38 Warra Street	House	Interwar period (c.1910-c.1940)	C
40 Warra Street	House	Victorian period (1851-1901)	C
42A Warra Street	Units	Contemporary	NC
42B Warra Street	Units	Contemporary	NC
42C Warra Street	Units	Contemporary	NC

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Unknown, 1940. Gleneagles Estate. Subdivision plan, Malvern Archives.

Unknown. 1957. The superb antique furniture contained in 'Glyn', under instructions from Trustees in the Estate of the later E. Studley Miller. Sale catalogue, Malvern Archives.

Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



1 Evans Court, Toorak (source: Extent Heritage Pty Ltd, 2021).



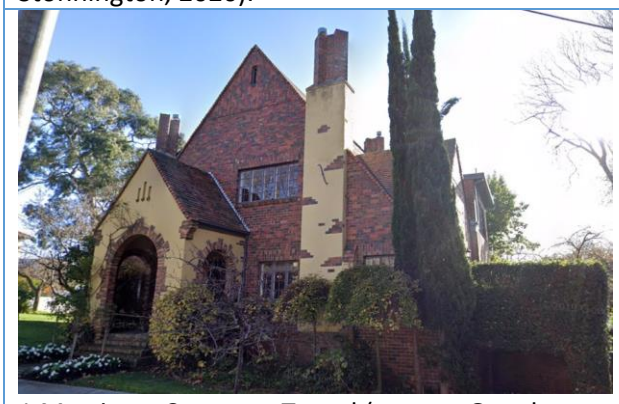
8 Evans Court, Toorak(source: www.realestate.com.au, 2014).



11 Glenbervie Road, Toorak (source: City of Stonnington, 2020).



2 Glyndebourne Avenue, Toorak(source: www.realestate.com.au, 2018).



1 Merriwee Crescent, Toorak(source: Google Streetview, 2019).



12 and 12A Monomeath Avenue, Toorak(source: City of Stonnington, 2020).



3 Myrong Crescent, Toorak (source: City of Stonnington, 2020).



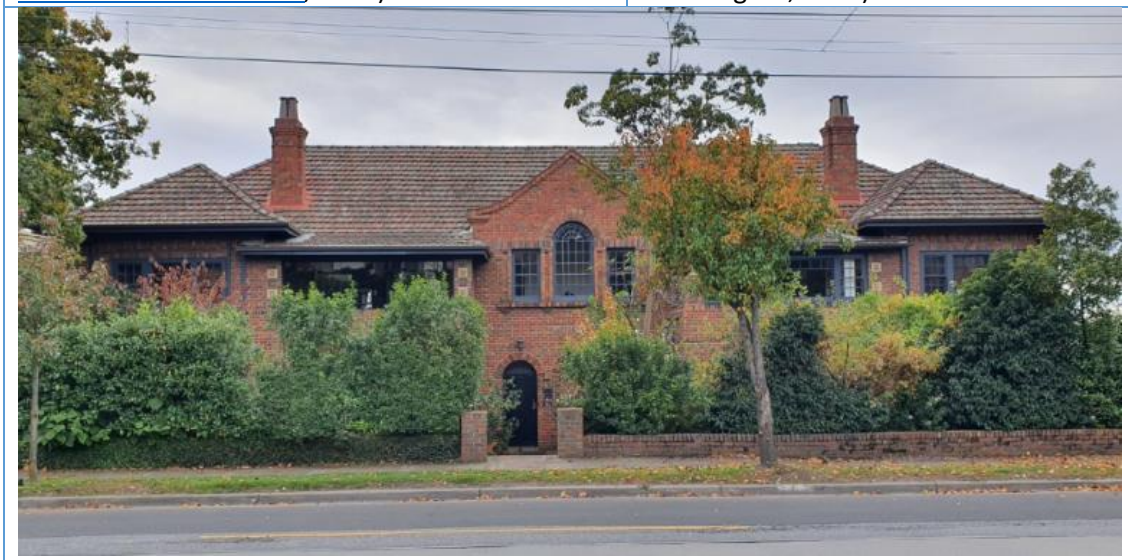
19 Power Avenue, Toorak (sSource: City of Stonnington, 2020).



21 Power Avenue, Toorak (source: www.realestate.com.au, 2016).



8 Power Avenue, Toorak (source: City of Stonnington, 2020).



625 Toorak Road, Toorak (source: City of Stonnington, 2020).

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