

# Statement of Significance: Gordon Street Precinct, Toorak, October 2023

Heritage Place: Gordon Street Precinct, Toorak

PS ref no: HO750



## What is significant?

The Gordon Street Precinct, comprising a group of Edwardian and Federation style dwellings on Gordon Street, Toorak, is locally significant.

The precinct is characterised contributory graded buildings and one non-contributory graded building.

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

- The distinctive pattern of the 1902 subdivision and subsequent development created by the group of Edwardian and Federation era buildings;
- A high degree of intactness arising from the similar construction period and absence of modern infill within the curtilage;
- The regularity and harmony of the single-storey Edwardian and Federation era houses primarily characterised by single or double fronted façades with half-timbered open gable projections, hipped and gabled roofs with some retaining their original terracotta Marseilles tiles with crested terracotta ridge capping and finials, timber bargeboards, fascia, shaped timber stays, exposed rafters, brick chimneys, terracotta chimney pots, front verandahs with terracotta awnings and timber posts with fretted timber brackets and valance, and timber framed sash or casement windows;
- The uniformity of allotments, siting and building heights across the precinct;
- Predominance of traditional timber picket fences, particularly along the eastern end of Gordon Street; and
- The unique bend in the road created by the 1902 subdivision.

Later alterations and additions to the properties are not significant.

### How is it significant?

The Gordon Street Precinct is of local historical and aesthetic significance to the City of Stonnington.

### Why is it significant?

The Gordon Street Precinct is historically significant as a collection of Edwardian and Federation era houses that were developed following the 1902 subdivision of the Woodside Estate, which resumed the initial 1880s land boom urban character changes that precipitated the area's shift from sparsely developed paddocks and mansion estates to a suburban upper-middle class enclave. This group of dwellings were developed during an important phase, being the economic recovery in the early twentieth century after the 1890s recession. The residential area forms a tangible link to this period of development. (Criterion A)

The Gordon Street Precinct is aesthetically significant as an intact and visually cohesive heritage area characterised by single-storey Edwardian and Federation era dwellings. The buildings retain a high degree of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, detailing, heights, allotment sizes and setbacks. Its unified character is further enhanced by the predominance of traditional picket fences, particularly along the eastern half of Gordon Street, as well as the unique bend in the road created by the 1902 subdivision. Combined, these elements create a harmonious and attractive collection of buildings that are free from modern development within the curtilage. (Criterion E)

### Grades

Street address	Grading
2 Gordon Street	Contributory
4 Gordon Street	Contributory
6 Gordon Street	Contributory
8 Gordon Street	Contributory
10 Gordon Street	Contributory
12 Gordon Street	Non-Contributory
14 Gordon Street	Contributory
16 Gordon Street	Contributory
18 Gordon Street	Contributory
20 Gordon Street	Contributory
22 Gordon Street	Contributory
24 Gordon Street	Contributory
26 Gordon Street	Contributory
28 Gordon Street	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

*Gordon Street Precinct, Toorak, Citation Report, Extent Heritage Pty Ltd, October 2023.*