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## Toora Street Precinct



Toora Precinct



20 Toora Street, Toora Street Precinct



21 Linton Street, Toora Street Precinct

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### Location

11-23 Toora Street and 17-25 Young Street and 19-21 Linton Street IVANHOE, BANYULE CITY

### Municipality

BANYULE CITY

### Level of significance

Included in Heritage Overlay

### Heritage Listing

Banyule City

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### Statement of Significance

Last updated on -

*What is significant?*

The Toora Street Precinct, comprising numbers 11-23 Toora Street, numbers 17-25 Young Street and numbers 19-21 Linton Street, Ivanhoe, are of significance.

*How is it significant?*

The Toora Street Precinct is of local historic and aesthetic significance to the City of Banyule.

*Why is it significant?*

The Toora Street Precinct is historically significant on a local level for its association with the theme of residential development in Ivanhoe in the early twentieth century.

The Federation/Edwardian and Inter-war houses in Toora Street Precinct are historically significant on a local level for their association with the surge of residential suburban development in Ivanhoe in the early decades of the twentieth century, a period of particular suburban growth in the locality and the municipality following the completion of the direct railway between Heidelberg and Melbourne. While the area was subdivided first in 1888, it was after 1901 that the area developed. (Criterion A)

Toora Street Precinct is of aesthetic significance for it is a representative and several exemplary examples of Federation and Inter-war houses set on allotments surrounded by gardens. The houses exhibit typical architectural detailing of the period including verandas or porches, decorative timber fretwork, sash windows and hipped or gable roof forms. The houses are complemented by fences that are either contemporary with or complement the house. When compared with existing residential precincts in Ivanhoe and Eaglemont, Toora Avenue has a high degree of integrity. (Criterion E)

The precinct is defined by the railway to one side and has several landmarks that provide a focus to the precinct including number 21 Young Street which closes the view along Toora Street, number 20 Toora Street and the plantings in front of number 25 Young Street. (Criterion E)

Heritage Study/Consultant	Banyule - Ivanhoe Activity Centre Heritage Items and Precincts - Stage Two, Context Pty Ltd, 2012;
Hermes Number	192163
Property Number	

## Physical Description 1

The Toora Street Precinct is located between the railway line and Lower Heidelberg Road and encompasses the western half of Toora Street, from its intersection with Linton Street, including the northern section of Young and Linton Streets. Toora Street runs parallel to the railway line and Young Street and ends at the rail reserve that forms a natural boundary to the precinct.

The Toora Street Precinct is a residential area that comprises eighteen allotments; six allotment facing north onto Toora Street (numbers 11-23), four facing south onto Toora Street (numbers 14-20), five allotments facing east onto Young Street (numbers 17-25), one allotment facing west onto Young street (number 18) and two allotments facing west onto Linton Street (numbers 19 and 21).

All of the houses are contributory to the significance of the precinct. Key houses in the Toora Street Precinct include the Federation styled villas at No.11 Toora Street and 21 Linton Street, the brick Inter-war bungalow at 21 Young Street and the Late Edwardian villa at 20 Toora Street.

The precinct comprises an array of houses from the early to late Federation/Edwardian and Inter-war styles. All houses are setback from their street boundaries and have mature garden allotments that are typical of the period. There are particularly fine examples of houses displaying 'Arts and Crafts' characteristics such as 18 Toora Street with its intersecting gable roofs. 20 Toora Street is a fine example of a transitional style with elements of Federation and Inter-war bungalow design, located on the site to take full advantage of its corner location. It has an extended porch roofline and distinctive bay windows and eaves profile.

Most houses are single storey or have attic spaces; they are detached with regular front and are a mix of asymmetrical and symmetrical planning. The houses are either gable-fronted or have transverse gable or hip roofs clad in terracotta tiles. In nearly all cases, chimneys have rendered detailing.

Fences are generally of low height and there are some that are contemporary with the age of the house reflecting the design and construction of the dwelling in some way. Some mature street trees remain along Toora Street. Notable plantings include two large palms at No. 25 Young Street. The brick Inter-war bungalow with attic with perforated brick balustrade at 21 Young Street provides a focal point looking from Toora Street to Young Street.

Overall, the houses have a relatively high degree of external integrity. There are only a small number of visible additions (rear and side extensions) but they are, for the most part, set back behind main roof lines, and have not had a significant visual impact.

The Toora Street Precinct comprises a range of representative and a few exemplary examples of Late Federation and Inter-war houses with gardens and fences that are complementary.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*