

people place heritage

# CONTEXT

## MOONEE VALLEY 2017 HERITAGE STUDY

Final Report. Volume 1:  
Precincts and precinct extensions  
28 February 2019, (revisions 2021)



Prepared for  
City of Moonee Valley

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## Report Register

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## EXECUTIVE SUMMARY

### Purpose

The purpose of the *Moonee Valley 2017 Heritage Study* (‘Heritage Study’) is to assess places and areas that the *Moonee Valley Heritage Gap Study 2014* (‘Gap Study’) and Moonee Valley City Council identified as having potential heritage significance to determine whether they justify inclusion in the Heritage Overlay (HO).

The *Moonee Valley 2017 Heritage Study* supersedes sections of the Gap Study that relate to:

- Interwar residential buildings and precincts
- Victorian residential buildings and precincts
- Edwardian residential buildings and precincts
- Extensions to existing heritage overlay precincts

The *Moonee Valley 2017 Heritage Study* did not, however assess places, precincts and extensions nominated after the Gap Study was completed. They are still future work to be done.

This report forms Volume One of the Heritage Study and provides the findings and recommendations specifically in relation to new precincts and precinct extensions. It includes:

- A summary of the findings of the *Preliminary Investigation* in relation to precincts and precinct extensions (Section 2).
- The findings and recommendations of the *Detailed Investigation* including:
  - o The new precincts that satisfy the threshold of local significance and justify inclusion in the HO (Section 3).
  - o The areas that form logical and justified extensions to existing HO precincts (Section 4).
  - o The serial listing that satisfies the threshold of local significance and justifies inclusion in the HO (Section 5).
  - o Recommendations to implement the findings of this study via the planning scheme (Section 6).
  - o The potential precincts, precinct extensions and serial listing identified in the Gap Study and recommended by Council that have been assessed and do not satisfy the threshold of local significance.
  - o Potential new precincts and precinct extensions that were not included within the scope of this study and should be assessed in future (Section 5).

### New heritage precincts

The following heritage precincts are significant at the local level (refer to Chapter 3 for further details and Appendix D.2 for the new precinct citations and maps):

- Aberfeldie Street & Waverley Street, Aberfeldie. Please refer to section 3.3.
- Queens Avenue & Burton Crescent, Ascot Vale. Please refer to section 3.5.
- Warrick Street & Mascoma Street, Ascot Vale. Please refer to section 3.6.
- Amelia Avenue, Essendon. Please refer to section 3.7.
- Mackay Street, Essendon. Please refer to section 3.8.
- McCracken Street, Essendon. Please refer to section 3.9.

- Pascoe Vale Road, Essendon. Please refer to section 3.10.
- Robb Street, Essendon. Please refer to section 3.11.
- Roberts Street, Essendon. Please refer to section 3.12.
- Scott Street, Essendon. Please refer to section 3.13.
- Clarence Street & Marshall Street, Flemington, please refer to section 3.14.
- Ardmillan Road, Moonee Ponds. Please refer to section 3.15.
- Dean Street, Moonee Ponds. Please refer to section 3.16.
- Grace Street, Moonee Ponds. Please refer to section 3.17.
- Margaret Street & Park Street, Moonee Ponds. Please refer to section 3.18.
- Park Street, Moonee Ponds. Please refer to section 3.19.
- Sydenham Street, Moonee Ponds. Please refer to section 3.20.

## Extensions to existing HO precincts

Table 1 lists the recommended extensions to existing HO precincts (refer to Chapter 4 for further details and Appendix D.1 for the updates to the precinct citations and maps).

**Table 1 – Recommended precinct extensions**

Existing HO precinct	Precinct extension
HO2 Glass Street	39-47, 73-89 & 50, 52 Glass Street, Essendon
HO3 Peterleigh Grove & Kalimna Street	4 Curtis Street, Essendon
HO7 Riverview Estate (Leslie Road)	4, 6, 12, 14 & 16 and 7-13 Riverview Road, Essendon and 16 Ardmillan Road, 25-35 & 30-40 Mantell Street and 51-73 Park Street, Moonee Ponds
HO12 Holmes Road Residential	1-21 & 2-26 Milverton Street, 62-90 Eglinton Street, 2-20 & 1-19 Grandview Street, and 55-65 & 58-60, 64, 70-74 & 82 Holmes Road
HO16 Ascot Vale Estate	245-257 & 303-311 Ascot Vale Road, 3-35 Gladstone Street, and 25A, 25-39, 41A-45 Moore Street, Ascot Vale or Moonee Ponds
HO19 Fenton Street	1-49 Fenton Street, Ascot Vale
HO21 South Street & East Street	2-18 Ailsa Street, 2-28 Ayr Street, 1-23 & 2-30 Harding Street, 2-68 Kent Street, and 18-24 Wigton Street, Ascot Vale
HO326 Newhall Avenue	4-14 Milfar Avenue, Moonee Ponds
HO371 Levien Street	23-27 Scott Street, Essendon

## Serial listing

There is one serial listing (please refer to section 5.2), as follows:

*Tweedside Estate*

*2, 4 & 7 Black Street, 266 Buckley Street, 9 & 20-22 Elder Parade, 4 & 6 Forrester Street, 1, 3, 7-11 Laluma Street, 17, 33-35, 37, 45 & 49 Lincoln Road, 1 Lyon Street, 37 McCarron Parade, and 6 & 16 Thomson Street, Essendon*

## Not significant at the local level

A total of 92 potential precincts, clusters or groups of houses identified in the Gap Study and recommended by Council do not reach the threshold of local significance for the reasons discussed in Chapter 2 and Appendix C.

Of these:

- 90 were eliminated from further assessment following preliminary investigations, as discussed in sections 2.1 and 2.2 and Appendix C.
- A further two were eliminated following detailed investigation, as discussed in sections 3.1 and 4.1.
- Following detailed analysis and assessment one precinct (Bent Street and McPherson Street) and one serial listing (Lincolnshire Park Estate) were not found to satisfy the threshold of local significance.

## Recommendations

The recommendations of this report (see Chapter 5 for details) were:

- The preparation of a planning scheme amendment to implement the findings of this study.
- Updating the citations for the extended HO precincts, as shown in Appendix D.1.

The amendment should:

- Add this study to the list of reference documents, as required, in the Local Planning Policy Framework of the Moonee Valley Planning Scheme.
- Update the HO schedule and maps to:
  - o Add the new precincts and serial listing.
  - o Extend the existing HO precincts to include the properties listed in Table 1.
- Make consequent changes including:
  - o Transferring individually listed HO places within new precincts or extended precinct areas to the precinct HO where the schedule controls are the same.
  - o Transferring 4-14 Newton Parade and the adjoining roadway and laneway from HO16 to HO224.

## Future work

Assess the following potential new precincts and extensions to existing HO precincts (see the tables in Appendix C.1 and C.2 for details of each precinct or precinct extension):

- Roxburgh Estate, Ascot Vale (new): 2-8 & 1-7 Brunton Street, 1-9 & 2-8 Kelvin Street, 2-16 Rothwell Street, 2-12 Roxburgh Street and 11A-27 St Leonards Road
- Bloom Street, Moonee Ponds (new): 1-9 & 2-18 Bloom Street
- Darling Street, Moonee Ponds (new): 28-56 & 51-83 Darling Street
- HO305 Francis Street precinct extension: 1A-29 Bloomfield Road
- HO315 Interwar Duplexes precinct extension: 1-7 Pattison Street, Moonee Ponds
- HO316 Steele Street precinct extension: 35-45 & 28-42 Addison Street
- HO11 Tennyson Street precinct extension: 17 Tennyson Street

Assess the following precincts nominated during the Gap Study community consultation:

- Houses at 1-5 Newsom Street, Ascot Vale
- Early Ascot Vale, Ascot Vale

As recommended by the Amendment C200moon Planning Panel:

- Review the Ardmillan Road Precinct to determine if 1) 11 Ardmillan Road should be added to the precinct; 2) the Significant grades in the precinct are appropriate; and 3) whether 40 Ardmillan Road should retain a site-specific Heritage Overlay.
- Review the Margaret Street and Park Street Precinct to determine if: 1) the Significant grades in the precinct are appropriate, and 2) HO311 42-64 Margaret Street should retain a separate Heritage Overlay.

# 1 INTRODUCTION

## 1.1 Purpose

The purpose of the *Moonee Valley 2017 Heritage Study* (hereafter referred to as the ‘Heritage Study’) is to assess places and areas identified in the *Moonee Valley Heritage Gap Study 2014* (‘Gap Study’) and recommended by Moonee Valley City Council (the Council) as having potential heritage significance and to determine whether they justify inclusion in the Heritage Overlay (HO).

The potential heritage places include residential buildings and precincts from the Victorian, Federation/Edwardian and Interwar periods, as well as potential extensions to existing heritage precincts included within the HO.

The Gap Study identified the majority of potential precincts and precinct extensions included in this study. To this was added a further list of 34 potential precincts recommended by the Council.

The Heritage Study has been undertaken in two parts, as follows:

- Part one was the *Preliminary Investigation*. The purpose was to critically review the list of places and precincts identified by the Gap Study and the Council and prepare a shortlist of those with the highest and best potential to satisfy the threshold of local significance. This review was necessary because full assessment of all of the potential places and precincts would not have been possible within the timeframe and budget allocated to this study.
- Part two has been the *Detailed Investigation*. This involved the full assessment of the places and precincts shortlisted by the preliminary investigation. The outcome is new citations for precincts assessed to be of local significance, and recommendations to protect, manage and conserve these places, as well as any other recommendations arising.

This report forms Volume One of the Heritage Study and provides the findings and recommendations specifically in relation to new precincts and precinct extensions. It includes:

- A summary of the findings of the *Preliminary Investigation* in relation to precincts and precinct extensions (Section 2).
- The findings and recommendations of the *Detailed Investigation* including:
  - o The new precincts that satisfy the threshold of local significance and justify inclusion in the HO (Section 3).
  - o The areas that form logical and justified extensions to existing HO precincts (Section 4).
  - o Recommendations to implement the findings of this study via the planning scheme (Section 5).
  - o A list of the potential precincts and precinct extensions identified by the Gap Study and the Council that have been assessed and do not satisfy the threshold of local significance.
  - o Potential new precincts and precinct extensions that were not included within the scope of this study and should be assessed in future (Section 5).

### Excluded from assessment

The precincts nominated during the Gap Study community consultation:

- Houses at 1-5 Newsom Street, Ascot Vale
- Early Ascot Vale, Ascot Vale

At the request of the Council, the following potential new precincts and extensions to existing HO precincts have been excluded from assessment.:

- Roxburgh Estate, Ascot Vale (new): 2-8 & 1-7 Brunton Street, 1-9 & 2-8 Kelvin Street, 2-16 Rothwell Street, 2-12 Roxburgh Street and 11A-27 St Leonards Road
- Bloom Street, Moonee Ponds (new): 1-9 & 2-18 Bloom Street
- Darling Street, Moonee Ponds (new): 28-56 & 51-83 Darling Street
- HO305 Francis Street precinct extension: 1A-29 Bloomfield Road
- HO315 Interwar Duplexes precinct extension: 1-7 Pattison Street, Moonee Ponds
- HO316 Steele Street precinct extension 35-45 & 28-42 Addison Street

## 1.2 Methodology

In accordance with Heritage Victoria guidelines, the Heritage Study has been prepared using the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines. All terminology is consistent with the Burra Charter. The methodology, approach and recommendations are also guided by:

- The Victorian Planning Provisions (VPPs) Practice Note *Applying the Heritage Overlay* (2018) (hereafter referred to as the 'VPP Practice Note').
- Comments made by relevant Independent Panel reports (as summarised in the 2018 summary report prepared by Planning Panels Victoria) and the Advisory Committee appointed to undertake the *Review of Heritage Provisions in Planning Schemes* (hereafter referred to as the 'Advisory Committee'), which was completed in August 2007 (see discussion in Appendix A).
- Guidelines for using the Hercon criteria and significance thresholds prepared by Heritage Victoria and the Queensland Heritage Council (see References).

On this basis, Appendix A sets out the methodology used to:

- Establish a threshold of local significance for both individual places and precincts, and
- Define a precinct (or precinct extension).

### Methodology – Preliminary investigation

The approach to the *Preliminary Investigation* has also been defined by the available budget and timeframe. The methodology set out in Appendix A was refined and adapted for this project having regard to the scope and budget. The approach of the preliminary investigation was not to absolutely determine whether a place or precinct will satisfy the threshold of local significance, but rather to assess whether the place or precinct has good *potential* to satisfy the threshold.

In applying this methodology, the approach included the following steps:

- A preliminary 'desktop' review of all precincts and precinct extensions to prepare an initial shortlist.
- A detailed analysis of the shortlist of potential precincts and precinct extensions identified by the desktop review to further refine the list.
- Internal peer review of the findings.
- Preparation of a final shortlist of potential heritage precincts and extensions recommended for detailed investigation.

Identifying new precincts or extension was not part of the brief and, given the number of heritage studies and reviews carried out in Moonee Valley, it was not expected that many more places or precincts would remain to be identified. Nonetheless, a small number of new precincts and extensions have been identified, particularly as a result of undertaking preliminary comparative analysis, and have been added to the relevant list.

### ***Preliminary 'desktop' review***

Because of the high number of places and precincts, a preliminary 'desktop' review was undertaken. This preliminary work was necessary because full assessment of all of the potential precincts and extensions identified by the Gap Study and Council would not have been possible within the scope of the study budget and timeframes.

A second issue was to confirm the actual number of potential new precincts or extensions to precincts. The Gap Study identified 'precincts', but also 'clusters' and 'groups' of houses that could form precincts or serial listings (or contain places of potential individual significance). In addition, some of the potential precincts or extensions identified by Council partially overlapped or were the same as those identified in the Gap Study.

This preliminary 'desktop' review was undertaken using our experience and knowledge in undertaking the Gap Study, and other heritage studies for the City of Moonee Valley. This preliminary 'desktop' review considered:

- Any information gathered during the Gap Study, and now contained in the Hermes database, including photographs.
- Any other readily available information. For example, previous heritage studies or available online resources such as Melbourne & Metropolitan Board of Works plans or newspaper articles.
- Online Google streetview imagery to supplement the photographs in the Hermes database.

The purpose was to:

1. Identify the precincts with strong potential to satisfy the threshold of local significance, and those precincts that are unlikely to satisfy the threshold of local significance.
2. In conjunction with Task 1, identify 'clusters' or 'groups' of places that are likely to form new precincts or extensions to existing HO precincts, OR, if not precincts, contain places of potential individual significance.
3. Following on from Task 2, prepare consolidated shortlists of potential heritage precincts and precinct extensions with strong potential for local significance.

### ***Detailed analysis of shortlisted places***

Following on from the preliminary 'desktop' analysis, a more detailed analysis was undertaken of the shortlisted precincts and extensions to determine whether they were likely to meet the threshold of local significance when applying the Hercon criteria.

Key 'threshold indicators' include:

- Potential associations with historic themes, as set out in the Moonee Valley Thematic Environmental History 2012.
- Potential for historic associations with people, organisations or events, which are important in Moonee Valley or a locality.
- Whether the precinct or place is representative of a particular place type that is distinctive within Moonee Valley or a locality, and this is legible, that is, it is clearly demonstrated in the physical fabric of the place.
- Whether distinctive aesthetic qualities are evident. For example, visually cohesive streetscapes comprising houses of similar style, materials and detailing, or streets characterised by a diversity of styles representing clear stages of development.

- Whether there is potential for social values. For example, as a place used or otherwise valued by the local community.

In addition, ‘intactness’ and ‘integrity’ were used as threshold indicators for potential precincts (and extensions) and Contributory places within them (please refer to section A.1 in Appendix A for an explanation of these terms). For precincts and extensions, ‘intactness’ was measured as the percentage of Contributory places with ‘Low’ being less than 60%, ‘Moderate’ being 60-80% and ‘High’ being 80-100%. Generally speaking, a potential precinct or precinct extension would be expected to have at least ‘Moderate’ intactness and in some cases ‘High’ intactness in order to meet the threshold of local significance.

For Contributory places within precincts the ‘**integrity**’ rather than ‘intactness’ was a primary consideration. That is, while the Contributory places may not be completely ‘intact’ (i.e., retaining all original fabric) any repairs or maintenance have been carried out using the same or similar materials, details and finishes, thus ensuring good ‘integrity’.

However, intactness is not the sole justification for a precinct or precinct extensions. The Advisory Committee considered (p.2-54) that:

*... the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.*

In summary, the proportion of Contributory buildings in a precinct can vary, but generally speaking, higher intactness will usually result in better cohesion and legibility of a precinct or precinct extension. For larger precincts of two or more streets, there is more leeway for a certain percentage of houses to be Non-contributory, as well as for some of the Contributory houses to have lower integrity. However, in very small precincts the intactness of the precinct and integrity of the houses is of greater importance.

Low intactness usually results in poor legibility or visual cohesion, but there may be other reasons why an area does not form a legible precinct or precinct extension. Table 1.1 provides a series of common reasons for this.

**Table 1.1 – Reasons why an area does not form a cohesive or legible precinct or extension**

Reason	Comments
1. The historic themes are not clearly represented by the fabric.	This reason is interrelated with reason 3 (below). It is relevant when alterations to buildings have stripped most of the features that characterise that particular period. It also applies in precincts where intrusive later development means that the ‘legibility’ of distinct phases of development associated with particular themes is no longer clear.
2. The contributory buildings have low integrity and/or have been extended unsympathetically.	Some streets, or sections of streets, may have ‘Moderate’ or even ‘High’ integrity, but lack visual cohesion due to unsympathetic additions to Contributory places.
3. New development is visually intrusive.	Again, some streets may have ‘Moderate’ integrity, but lack visual cohesion due to intrusive new development.
4. There are better comparative examples.	The existing HO precincts in the study area provide ‘benchmarks’ for comparative purposes. Where required, potential precincts were compared to existing HO precincts having regard to intactness, visual cohesion, representation of historic themes, etc.

**Reviewing places and precincts**

The key tasks were:

- Following on from the review of on-line aerial and 'streetview' imagery, site inspections were carried out for all potential precincts and extensions on the shortlist. This involved inspecting all of the streets within the precinct and, depending on the size, photographing all houses or selected examples of housing and streetscapes, as well as taking notes about integrity/intactness of buildings and streetscapes and identifying potential heritage statuses of buildings and other features,
- As required, a review of any information about the place or precinct contained in the Hermes database. Some of the precincts have been fully or partially assessed before and have a description, history and statement of significance. For others with limited information, some limited historic research was carried out,
- For precinct extensions, reviewing the citation for the existing HO precinct to determine how well the extension satisfies the reasons why the precinct is significant.

This review resulted in a series of lists that assigned a status to each potential place, precinct, or extension as follows:

- 'Yes' – High potential for satisfying the threshold of local significance,
- 'No' – Low potential for satisfying the threshold of local significance.

**Peer review**

At the conclusion of the review of all precincts and precinct extensions the team members undertook a 'peer review' of the findings. This involved the study team reviewing:

- A selection of precincts or extensions deemed as 'Maybe'. Based on feedback received from other team members, all 'Maybe' places were then re-assigned as either 'Yes' or 'No',
- A selection of precincts or extensions deemed 'Yes' or 'No' to confirm consistency of approach.

On this basis:

- The final lists of places, precincts and precinct extensions either recommended or not recommended for future detailed assessment were finalised, and
- Methodology, budgets and timings were developed for assessing the precincts and precinct extensions, based on the total numbers, relative sizes, and the known information about each (e.g., some precincts already have been partially or fully assessed and required review and updating, while others required full assessment).

**Methodology - Detailed investigation**

Appendix A sets out the methodology used to:

- Establish a threshold of local significance for both individual places and precincts, and
- Define a precinct (or precinct extension).
- The key tasks associated with the detailed investigation of precincts were:
  - Historic research,
  - Fieldwork,
  - Assessment,
  - Statutory recommendations, and
  - Review of existing HO places.

**Historic research**

The historic research considered a range of primary and secondary sources including historic maps, plans and photographs held by the State Library of Victoria, City of Moonee Valley and the local historical societies, Council rate books (only available from 1898 onwards), Sands & McDougall Directories, Land Victoria title and subdivision records, previous heritage studies, on-line databases and other sources (e.g., *Australian Architectural Index* and *Australian Dictionary of Biography*), typological heritage studies, and other relevant local histories.

Detailed research for individually significant places aimed to identify, wherever possible, the date of construction, original owners/occupiers and other people, companies or organisations with important associations with the place, architect/designer and builder, and any other information that demonstrates how the place is associated with a relevant theme in the thematic history.

For precincts, more generalised research was carried out to identify creation dates (using historic plans, including land titles and lodged plans), and broad construction dates (usually at intervals of 5 years using Sands & McDougall Directories, in some cases supplemented by Rate Book information, and MMBW plans). As is typical, detailed research has not been carried out into the history of each Contributory building.

**Fieldwork**

As required, new precincts and precinct extensions were inspected a second time following research and assessment to confirm intactness and integrity of places, inspect comparative examples, and confirm (or refine) precinct boundaries and heritage status of places. This was not required in all cases – for example, for smaller precincts where the precinct boundaries and heritage statuses of houses remains relatively fixed.

The fieldwork was based on an examination of fabric visible from the street, using aerial photography where required. For places of potential individual significance, questions of intactness and integrity were (sometimes) resolved by comparisons with primary sources such as historic photographs or plans (e.g., historic building plans held by the Essendon Historical Society), Melbourne & Metropolitan Board of Works detail plans that show building footprints including verandahs) or secondary sources such as previous heritage study assessments.

No internal inspections were undertaken.

**Precinct boundaries and heritage status of places**

Precinct boundaries are defined by having regard to the significance of the precinct based on the historic and physical evidence. Refer to Appendix A for further discussion about how precincts are defined.

As part of the fieldwork, the boundaries of new precincts and precinct extensions identified in the Gap Study were carefully reviewed to ensure they included those buildings and streetscapes that best demonstrate the identified significance of the area and to ensure they are clear and legible. Where streetscapes, or portions of streetscapes, were found to have already lost the valued significance and character in whole or in substantial part, they were removed from the proposed new precinct or precinct extension.

In addition, on the basis of fieldwork, further research and comparative analysis, precincts and precinct extensions were sometimes extended. Examples include HO2 Glass Street precinct extension and the new Mackay Street precinct. In addition, several new precinct extensions and one new precinct were identified (see Tables 2.2 and 2.3).

The heritage statuses of Significant, Contributory or Non-contributory (as defined in Moonee Valley Planning Scheme Clause 22.01) were applied to each property having regard to the statement of significance, the date of construction and the intactness and integrity of the place based on assessment of fabric visible from the street. Wherever possible, Non-contributory (NC) places have been excluded. However, some NC places may be included in precincts where they form part of a streetscape in order to manage future development.

In accordance with current practice, separate statements of significance have not been prepared for Significant places within a precinct. Instead, they are identified as being of individual significance in the precinct statement of significance under 'What is significant', which then includes separate paragraphs for each one under 'Why is it significant' explaining the reasons why.

### **Assessment**

The assessment included a comparative analysis and application of the Hercon criteria. Threshold guidelines set out in Appendix A of this report were applied.

The VPP Practice Note advises:

*The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality.*

...

*In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.*

For the purposes of this study, the City of Moonee Valley has been used as the basis for the comparative analysis with an emphasis upon places located within the same suburb – i.e., Aberfeldie, Ascot Vale, Essendon, Flemington, and Moonee Ponds. This approach recognises that due to the historic settlement of Moonee Valley, where some areas developed much earlier than others, places that are significant in one suburb may not be within another.

As local significance can mean significance to a defined locality or suburb as well as to the municipality, the location of a precinct in some cases influenced the assessment of potential significance. For example, while Victorian and Federation/Edwardian houses are relatively common in the southern and central parts of the municipality close to the early train and tram routes, they are less common in the eastern, western, and northern parts of the municipality, which usually developed much later. Therefore, while a group of Victorian or Federation/Edwardian houses may not be of potential significance in Ascot Vale or Flemington where such houses are relatively common, it may be in those areas such as Aberfeldie or the western or northern parts of Essendon where suburban development did not occur until the Interwar or sometimes post-war period.

Precincts already included within the HO were used as 'benchmarks' to provide a basis for comparison. Where sufficient comparative examples did not exist within the local area examples were sought from other parts of the City of Moonee Valley.

To assist with the comparative analysis, an overview of the existing heritage precincts in Moonee Valley has been compiled (see Appendix B).

The comparative analysis resulted in some precincts identified in the preliminary investigation to be assessed as not significant at the local level, when critically compared to other precincts.

### **Statutory recommendations**

The HO has been applied in accordance with the guidelines set out in the VPP Practice Note as follows:

- A single HO number is applied to the whole of the precinct, using the HO schedule to specify the properties that have additional (e.g. external paint, trees, fences, outbuilding, etc.) controls that are different to the precinct controls, if required.
- Specific HO controls (e.g., external paint, tree controls, etc.) are applied only where justified in accordance with the VPP Practice Note.

- Where appropriate, existing individually listed places within proposed new precincts or extended existing HO precincts will be transferred to the precinct HO if the HO schedule controls are the same.

***Post-Panel hearing revisions***

In February 2020, the Victorian Minister for Planning authorised an amendment to the Moonee Valley Planning Scheme to implement this Heritage Study, and add to the Heritage Overlay the 18 new heritage precincts, 9 precinct extensions and 1 serial listing recommended by this volume of the Heritage Study, as well as the individual places recommended by Volume 2.

Moonee Valley City Council carried out public exhibition of the Heritage Study in May to July 2020, providing an opportunity for affected property owners and others to make submissions in support or opposition to its recommendations. In some cases these submissions provided new information that warranted changes to the precinct citations and/or property gradings in this Heritage Study. These changes have been incorporated into this 2021 version of the Heritage Study.

In addition, Council resolved, at its meeting on 27 April 2021, to abandon the proposed Brown Avenue & Morphett Avenue Precinct, Ascot Vale, and consider it in a future study. Council also resolved to downgrade 10 and 15 Grandview Street from Contributory to Non-contributory in the extended HO12 Holmes Road Residential Precinct.

As some of the objecting submissions could not be resolved, Moonee Valley City Council requested that an Independent Planning Panel be appointed to hear these issues. In its report, the Amendment C200 Moonee Valley Planning Panel supported the majority of the Heritage Study's recommendations, as amended following public exhibition, but in a few cases they recommended the regrading of individual properties in the precincts and precinct extensions. Council has agreed to all of these recommended changes, and they have been incorporated into this 2021 version of the Heritage Study. The changes to property gradings are noted in the background discussion of the precincts and precinct extensions in Chapters three and four.

## 2 PRELIMINARY INVESTIGATION

### 2.1 Part one: Preliminary desktop analysis

Following the preliminary ‘desktop’ analysis, a total of 44 potential precincts or precinct extensions were identified. These proceeded to the detailed analysis set out in section 2.2.

Table 2.1 lists the remaining areas, clusters and groups of houses identified in the Gap Study and by Council that have low potential to satisfy the threshold of local significance.

Table 2.1 also lists the places, which have been added to the list of potential individual significance or transferred to another potential precinct as a consequence of these areas, clusters and groups not proceeding to full assessment.

Typically, the areas listed in Table 2.1 comprise housing that is well represented in the HO in Moonee Valley and for which better comparative examples exist, and/or are of lower integrity or intactness when compared to other precincts, and/or are small or fragmented and consequently have poor cohesion and legibility.

It is also evident that some ‘groups’ or ‘clusters’ may have been identified in the Gap Study in the belief that they could form ‘group, thematic or serial’ listings based on the understanding at the time. However, subsequent panel hearings have clarified how this approach is to be used. Simply forming part of a similar architectural style, for example, does not necessarily qualify a group of places for serial listing.

**Table 2.1 - Not recommended following preliminary desktop analysis**

*Note: places identified by the Council are shown in italics*

AREA, GROUP OR CLUSTER	POTENTIAL INDIVIDUAL PLACE OR TRANSFER?
<b>Aberfeldie</b>	
1. Houses & duplex: 10A-16 Aberfeldie Street.	No
2. Park Crescent: 57-71 Aberfeldie Street & 53 Combermere Street, & 15-25 Park Crescent, Aberfeldie and 1-13 Park Crescent, 140 Park Street, Moonee Ponds.	Yes – 15 Park Crescent, as a potential individual place.
3. Houses: 15, 16-20, 46-48 Beaver Street and 1-3 Derry Street.	No
4. Houses: 1-17 & 2-18 Unley Grove.	No
<b>Ascot Vale</b>	
5. <i>1A-29, 4-16A Bloomfield Road</i>	<i>Yes – 1A-29 Bloomfield Road as a potential extension to HO305 Francis Street precinct.</i>
6. Houses: 112-130 Epsom Road.	No
7. <i>Houses: 1-25 &amp; 2-20 McCully Street</i>	<i>No</i>
8. Houses: 82-90 & 83-85 North Street.	Yes - 82 & 84 North Street, as potential individual places.
9. Houses: 17-23 Union Road	Yes – 17 & 19 Union Road, as potential individual places.
10. <i>Houses: 2-28 Waratah Street</i>	<i>No</i>
<b>Essendon &amp; Essendon North</b>	
11. Houses: 40, 44-48 Brewster Street.	No
12. Houses: 30-36 & 62-68 Buckley Street.	No
13. Houses: 21-23 & 31 Bulla Road.	No

AREA, GROUP OR CLUSTER	POTENTIAL INDIVIDUAL PLACE OR TRANSFER?
14. Houses: 22-34 & 23-31 and 129-135 Cooper Street.	No
15. Houses: 1, 5, 15, 17, 21 Fletcher Street	Yes – 1 Fletcher Street, as a potential individual place.
16. Houses: 31-37 Fletcher Street.	No
17. Flower Street: 7-33 & 2-24 Flower Street, 1-7 Miller Street, 120-122 Buckley Street.	Yes – 31 & 33 Flower Street and 1-7 Miller Street as potential individual places.
18. Houses: 4-12 Fuller Street.	No
19. Houses: 18-20, 27-29 & 47-51 Hedderwick Street.	No
20. Houses: 15-19 Hoddle Street	No
21. Houses: 2-12 & 3-9 Kilmartin Street, 102 Napier Street and 2-6 Napier Crescent	No
22. Houses: Laluma Street, 1-11 Laluma Street.	Yes – nos. 1 & 3 Laluma Street, as potential individual places, or potential serial listing.
23. Houses: 29-45 Lincoln Road	Yes – nos. 35, 37, 45 Lincoln Road as potential individual places or potential serial listing.
24. Houses: Lyon Street, 2-12, 3-5 & 11-15 Lyon Street.	No
25. Houses: 10-12, 16 & 29-41 McCarron Parade.	No
26. Houses: 96-110 & 103-119 Primrose Street	No
27. Queen Street & Collins Street: 1-17 Queen Street, 24-32 & 29-43 Collins Street, 135-143 Lincoln Road, 22-32 Market Street.	No
28. Houses: 39-41 & 47-49 Raleigh Street, Essendon.	No
29. Houses: 143, 143A, 143B, 145A & 145 Roberts Street.	No
30. Houses: 43-47, 51-55 & 50 Salmon Avenue.	No
31. Houses: 12-24 & 15-23 Washington Street	No
32. Houses: 35-41 Washington Street.	No
33. William Street: 47-63 & 48-64 William Street.	No
<b>Flemington</b>	
34. Ascot Vale Road Duplexes: 118-132 Ascot Vale Road.	No
35. Houses: 150-158 Shields Street.	No
36. Houses, 139-145 Victoria Street.	No
<b>Moonee Ponds</b>	
37. Houses: 67-81 Aberfeldie Street	No
38. Houses: 4, 8, 28-42 & 45 Addison Street	Yes – 28-42 & 45 as a potential extension to HO316 Steele Street precinct.
39. Houses: 2-8 & 7-19 Athol Street	Yes – 8 Athol Street, as a potential individual place.
40. 6-24, 30-36 Bloom Street	Yes – 1-9 and 2-18 Bloom Street as a potential precinct.
41. Houses: 1-31 & 10-18, and 43-77 & 28-58 Bowen Street	No
42. 37-83, 22-54 Darling Street	Yes – 28-56 and 51-83 as a potential precinct.

AREA, GROUP OR CLUSTER	POTENTIAL INDIVIDUAL PLACE OR TRANSFER?
43. Houses: 13-19 Davies Street.	No
44. Houses: 44-66 Dean Street.	No
45. 23-31, 41-43, 52-54, 62-72, 64-82 Eglinton Street	<i>Yes – transfer 62-90 Eglinton Street to potential HO12 Holmes Road precinct extension</i>
46. Houses: 5-13 Field Street, 49-51 Grandison Street.	No
47. Houses: 1-13 Holberg Street.	No
48. Kipling Street: 14-22 Kipling Street.	No
49. Houses: 1-17 and 2-18 Lethbridge Street	No
50. 1-19, 4-12, 24-28, 25, 29-35, 30-36 Mantell Street	<i>Yes – 6-8 Mantell Street as a potential individual place. Transfer 25-35 and 30-40 Mantell Street to potential HO7 Riverview Estate precinct extension.</i>
51. Houses: 1-7 & 2-8 McNae Street	No
52. McPherson Street: 19-25 McPherson Street, 23 & 26 Thomas Street.	No
53. Houses: 38-44 McPherson Street	No
54. Houses: 27-49 & 8-26 and 79-83, 56-58, 64-76 McPherson Street	<i>Yes – transfer 27-49 &amp; 8-26 McPherson Street to the potential Bent Street precinct.</i>
55. Houses: 12-30 Maribyrnong Road.	No
56. Shops and residences: 577, 635-639A, 664-688, 696-708, 749-763, 844-866 Mount Alexander Road	<i>Yes – houses and former shops at nos. 856-858 &amp; 862-864 Mount Alexander Road, as potential individual places.</i>
57. Houses: 1-9 Murray Street	No
58. Houses: 1-35, 10, 14-16 Ormond Road	<i>Yes – 10, 14 &amp; 16 Ormond Road, as potential individual places.</i>
59. Houses: 41-49 Ormond Road	No
60. Houses: 1-13 & 2-12 Ovens Street	No
61. Houses: 38-44, 19-47, 61 & 63 Park Street	<i>Yes – ‘Park Lodge’, no. 44 as a potential individual place. Transfer nos. 61 &amp; 63 Park Street to the potential Mantell Street &amp; Victoria Street precinct.</i>
62. Houses: 76-90 Pascoe Vale Road.	No
63. Houses: 2-26 Railway Crescent	No
64. Houses: 1, 2-6, 35-47, 51-59 Robinson Street	No
65. Houses: 39-47 & 42-44 Robinson Street.	No
66. Houses: 18-46, 56-58, 27-29 & 37 Salisbury Street	No
67. Houses: 1-9 Shuter Street.	No
68. Steele Street: 40-48 Steele Street.	No
69. Steele Street & Vine Street: 45 Pattison Street, 82-86 & 115-125 Vine Street, 65-69 Steele Street.	No
70. Houses: 47-53 Stuart Street.	No

AREA, GROUP OR CLUSTER	POTENTIAL INDIVIDUAL PLACE OR TRANSFER?
71. Houses: 2-10, 22-30 Taylor Street	No
72. Houses: 7, 17-27 The Strand	No
73. Houses: 3-9 Trinafour Street	No
74. Houses: 8-24 Vine Street	No
75. Vine Street: 49-53, 67-79 and 62-66 Vine Street.	No
76. Walker Street: 1-13 & 4-8 Walker Street, 5 Coats Street.	No
77. Houses: 52-62 Wilson Street.	No
78. Houses: 12-24 Wordsworth Street.	No
79. Wordsworth Street & Ngarveno Street: 20-34 Ngarveno Street & 49-51 Wordsworth Street.	No

## 2.2 Part two: Detailed analysis of shortlisted precincts

The 44 precincts or precinct extensions shortlisted following the preliminary ‘desktop’ analysis were the subject of more detailed analysis, which (as set out in section 1.2) included fieldwork and preliminary research and comparative analysis. This resulted in one new precinct and five new precinct extensions being identified, making a total of 50 overall. Of these:

- **22 new precincts** are assessed as likely to satisfy the threshold of local significance and were recommended for detailed assessment. (See Table 2.2 for a summary list and Appendix C.1 for the preliminary findings in support of this recommendation.)
- **11** areas were assessed as likely to form logical extensions to existing HO precincts and were recommended for detailed assessment. (See Table 2.3 for a summary list and Appendix C.2 for the preliminary findings in support of this recommendation.)
- Two groups of late Victorian houses in Essendon in streets west of Lincoln Road (Spencer & King Streets, and Elder Parade & Tweedside Street and environs) could form serial listings. See Appendix C.3 for the preliminary findings in support of this recommendation.
- **17** areas are unlikely to satisfy the threshold of local significance or form a precinct extension and were not recommended for detailed assessment. (See Table 2.4 for a summary list and Appendix C.3 for the findings in support of this recommendation. Table 2.4 also lists the places, which have been added to the list of potential individual significance as a consequence of the area not proceeding to assessment.)

Please refer to chapters three, four and five, which provide the findings of the full assessments of the new precincts, precinct extensions and serial listings, respectively.

**Table 2.2 – Precincts of potential local significance**

Note: The new potential precinct identified following fieldwork and research is shown in italics

PRECINCT NAME	PRECINCT EXTENT
<b>Aberfeldie, Essendon &amp; Moonee Ponds</b>	
1. Aberfeldie Street & Waverley Street	1-53 & 4-30 Aberfeldie Street, 229-237 Buckley Street, and 2-74 Waverley Street, Aberfeldie, 1-57 Waverley Street, Essendon, and 60-74 Waverley Street, Moonee Ponds.
<b>Ascot Vale</b>	
2. Brown Avenue & Morphet Avenue	19-33 & 12-30 Brown Avenue, and 1-29 & 2-12 Morphet Avenue
3. Queens Avenue	174-190 Ascot Vale Road, 1-35 Queens Avenue, 2-20 & 15 Burton

PRECINCT NAME	PRECINCT EXTENT
	Crescent, 1 Clissold Street and 70-76 Kent Street
4. <i>Roxburgh Estate</i>	<i>2-8 &amp; 1-7 Brunton Street, 1-9 &amp; 2-8 Kelvin Street, 2-16 Rothwell Street, 2-12 Roxburgh Street and 11A-27 St Leonards Road</i>
5. Warrick Street & Mascoma Street	3-41, 47-53 & 2-38 Warrick Street, and 1-29 & 4-32 Mascoma Street
<b>Essendon</b>	
6. Amelia Avenue	29-39 Amelia Avenue
7. Pascoe Vale Road	189-237 Pascoe Vale Road, 20a Buckley Street, 1, 2 & 4 Fletcher Street and 13 Loeman Street
8. Mackay Street	1-51 & 4-50 Mackay Street
9. McCracken Street	30-50 & 27-49 McCracken Street
10. Robb Street	15-25 Robb Street
11. Roberts Street	29-59 & 42-60 Roberts Street
12. Scott Street	8, 12-30 & 23-27 Scott Street
<b>Flemington</b>	
13. Clarence Street & Marshall Street	1-21 & 2-20 Clarence Street and 1-55 & 2-66 Marshall Street
<b>Moonee Ponds</b>	
14. Ardmillan Road	15-55 & 26-48 Ardmillan Road
15. Bent Street & McPherson Street	1-21 & 12-46 Bent Street, and 2-26 & 27-49 McPherson Street
16. Bloom Street	1-9 & 2-18 Bloom Street
17. Darling Street	28-56 & 51-83 Darling Street
18. Dean Street	132-144 Dean Street
19. Grace Street	1-27 & 2-20 Grace Street
20. Margaret Street & Park Street	35-81, 66 & 76-84 Margaret Street, 44-54 Taylor Street, and 2-16 & 7-17 Park Street
21. Park Street	87-117 & 78-110 Park Street
22. Sydenham Street	1-9 Sydenham Street

**Table 2.3 – Potential extensions to existing HO precincts**

*Note: the new precinct extensions identified following fieldwork and research, are shown in italics.*

PRECINCT NAME	POTENTIAL EXTENSION
<b>Ascot Vale</b>	
1. <i>HO19 Fenton Street</i>	<i>1-49 Fenton Street</i>
2. <i>HO21 South Street and East Street</i>	<i>2-18 Ailsa Street, 2-28 Ayr Street, 1-23 &amp; 2-30 Harding Street, 2-68 Kent Street, and 18-24 Wigton Street</i>
3. HO305 Francis Street	1A-29 Bloomfield Road
<b>Essendon</b>	
4. HO2 Glass Street	39-42, 73-89 & 50, 52 Glass Street
5. <i>HO3 Peterleigh Grove &amp; Kalimna Street</i>	<i>19, 27, 31 &amp; 33 Brewster Street, 2 &amp; 4 Curtis Street</i>
6.	

PRECINCT NAME	POTENTIAL EXTENSION
7. HO371 <i>Levien Street</i> <sup>1</sup>	23-27 <i>Scott Street</i>
<b>Moonee Ponds</b>	
8. HO7 <i>Riverview Estate (Leslie Road)</i>	<i>Area 1: 4, 6, 12, 14 &amp; 16 and 7-13 Riverview Road</i> <i>Area 2: 16 Ardmillan Road, 25-35 &amp; 30-40 Mantell Street, 51-75 Park Street, and 1-19 &amp; 4-14 Victoria Street</i> <sup>2</sup>
9. HO12 Holmes Road Residential	1-21 & 2-26 Milverton Street, 62-90 Eglinton Street, 2-20 & 1-19 Grandview Street, and 55-65 & 58-60, 64, 70-74 & 82 Holmes Road
10. HO16 Ascot Vale Estate	247-257 & 303-311 Ascot Vale Road, 1-35 Gladstone Street, and 25-45 Moore Street
11. HO316 Steele Street	35-45 & 28-42 Addison Street
12. HO326 Newhall Avenue	4-14 Milfay Avenue

**Table 2.4 - Not recommended for detailed assessment**

*Note: These are in addition to those listed in Table 2.1.*

AREA, GROUP OR CLUSTER	POTENTIAL INDIVIDUAL PLACES?
<b>Ascot Vale</b>	
1. Archer Avenue: 1-23 & 2-22 Archer Avenue	No
2. Roxburgh Street: 21-41 Roxburgh Street	No
3. Sydney Street: 1-31 Sydney Street	No
4. Temperance Township (various streets)	No
5. 17 & 19 The Parade	No
<b>Essendon</b>	
6. Amelia Avenue: 1-11 Amelia Avenue	No
7. Balmoral Street & Banchory Street: 1-3, 17-19, 2-8 & 20-22 Balmoral Street, 5-23, 6-8 & 18 Banchory Street, 2-6, 8-18 & 11-15 Woolley Street.	Yes - 6 Banchory Street, as individual place.
8. Elder Parade & Tweedside Street: 2-8, 13-31, 39 & 20-44 Elder Parade, 1-5 & 2-6 Forrester Street, 1-9 Lincoln Road, 1-7A Tweedside Street	Yes – 9 Elder Parade, 4 & 6 Forrester Street, 4 Tweedside Street, as individual places or serial listing.
9. Grice Crescent: 14-22 Grice Crescent	No
10. Hesleden Street: 11-23 & 30-40 Hesleden Street, 71-73 Woodland Street	No
11. Lorraine Street & Levien Street: 138-142, 162, 180-184 & 153-177 Buckley Street, 1-3 & 2-8 Cliff Street, 1-17 & 6-18 Lorraine Street, 9, 13-17 & 22-38 Levien Street, 18-20 & 25-29 Locke Street	Yes – 18 & 20 Locke Street, 30 Levien Street, as individual places.

<sup>1</sup> This originally formed part of the Scott Street precinct, but following detailed research and analysis in Stage 2 became an extension to HO371 Levin Street.

<sup>2</sup> Area 2 was originally identified as a potential new precinct, but following detailed research and analysis in Stage 2 became an extension to HO7 Riverview Estate.

<b>AREA, GROUP OR CLUSTER</b>	<b>POTENTIAL INDIVIDUAL PLACES?</b>
12. Salmon Avenue & Napier Street: 2-12, 50 & 1-15, 43-47, 51-55 Salmon Avenue, 211-219 Napier Street, 87 Woodland Street	No
13. Spencer Street & King Street: 1 Collins Street, 1-23A & 2-20 King Street, 2A-42 & 1-47 Spencer Street, 95-115 Lincoln Road	Yes, 14 & 16, 34, 36 & 47 Spencer Street, as individual places or serial listing.
<b>Moonee Ponds</b>	
14. Athol Street: 42-140 & 41-125 Athol Street, 1-33 & 2-20 Darling Street, 142-206 Maribyrnong Road, 3-21 & 20 Latrobe Street, 1-31 & 2-24 Hotham Street, 1-23 & 2-24 Canterbury Street, 1-27 & 2-28 Normanby Street	No
15. Carlyle Street: 2-18 & 9-31 Carlyle Street	No
16. Norwood Crescent: 33-43 Norwood Crescent	No
17. Steele Street: 40-48 Steele Street	No

## 3. DETAILED INVESTIGATION: NEW PRECINCTS

### 3.1 Summary

The following precincts have been fully assessed and found to satisfy the threshold of local significance:

- Aberfeldie Street & Waverley Street, Aberfeldie. Please refer to section 3.3.
- Brown Avenue & Morphet Avenue, Ascot Vale.\* Please refer to section 3.4.
- Queens Avenue & Burton Crescent, Ascot Vale. Please refer to section 3.5.
- Warrick Street & Mascoma Street, Ascot Vale. Please refer to section 3.6.
- Amelia Avenue, Essendon. Please refer to section 3.7.
- Mackay Street, Essendon. Please refer to section 3.8.
- McCracken Street, Essendon. Please refer to section 3.9.
- Pascoe Vale Road, Essendon. Please refer to section 3.10.
- Robb Street, Essendon. Please refer to section 3.11.
- Roberts Street, Essendon. Please refer to section 3.12.
- Scott Street, Essendon. Please refer to section 3.13.
- Clarence Street & Marshall Street, Flemington. Please refer to section 3.14.
- Ardmillan Road, Moonee Ponds. Please refer to section 3.15.
- Dean Street, Moonee Ponds. Please refer to section 3.16.
- Grace Street, Moonee Ponds. Please refer to section 3.17.
- Margaret Street & Park Street, Moonee Ponds. Please refer to section 3.18.
- Park Street, Moonee Ponds. Please refer to section 3.19.
- Sydenham Street, Moonee Ponds. Please refer to section 3.20.

Note that the maps and gradings to the proposed precinct extensions have been updated in this chapter to reflect changes following consideration of Amendment C200moon.

Appendix D.2 contains the citations for these precincts.

Following detailed assessment and comparative analysis one potential precinct, Mantell Street and Victoria Street, was found instead to form a logical extension to the HO7 Riverview Estate (Leslie Road) precinct (see Section 4.2).

#### **Not significant at the local level**

Following detailed assessment and comparative analysis, the Bent Street & McPherson Street precinct was found not to satisfy the threshold of local significance. This is because when compared to similar precincts already within the HO or assessed by this study:

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\* NB: While this precinct was found to be of local significance by this Study, and this conclusion was supported by the Amendment C200moon Planning Panel subject to minor changes to the statement of significance and property gradings, at its 27 April 2021 meeting Moonee Valley City Council resolved not to add the precinct to the Heritage Overlay.

- The boundaries of the precinct are not as clearly defined.
- The probable demolition of one of the Edwardian cottages on the north side will reduce the integrity of the streetscape.

Potential inclusion of the Victorian Italianate timber villas at 12-20 Bent Street in a small precinct/group was also considered. However, overall, it was found that they lacked sufficient integrity to meet the threshold of local significance.

### 3.2 Overview of heritage precincts in Moonee Valley

To assist with comparative analysis, an overview of the current HO heritage precincts has been prepared. There are 33 residential precincts currently included in the HO in Moonee Valley. More than one-third (13) of the precincts are in Moonee Ponds, a further eight are in Ascot Vale, with six in Essendon, and the remainder in Flemington (three), Travancore (two) and Aberfeldie (one).

The table in Appendix B provides a summary of the key types of residential heritage precincts in Moonee Valley based upon the period of development and the predominant type of housing stock contained within them. In summary:

- Eight precincts are predominantly Victorian in character.
- Nine precincts are predominantly Victorian and Federation/Edwardian.
- Four precincts are exclusively Federation/Edwardian.
- Four precincts are predominantly Federation/Edwardian and Interwar.
- Eight precincts are predominantly or exclusively Interwar. These include precincts predominantly developed during the 1920s prior to the Great Depression, as well as precincts that predominantly date from the 1930s and include some immediate post-war houses.
- There is one post-war precinct (this is the Housing Commission of Victoria Ascot Vale Estate), and at least one other (HO3 Kalimna Street & Peterleigh Grove) that contains post-war houses, which contribute to the significance of the precinct.

The precincts range in size from small groups of houses, sometimes on one side of the street only (e.g., HO10 Mt Alexander Road & The Strand, HO11 Tennyson Street, HO19 Fenton Street, HO22 Ailsa Street, HO352 Woodland Street) to large precincts containing several streets (e.g., HO1 Edward Street & Richardson Street, HO2 Glass Street, HO16 Ascot Vale Estate, HO21 South Street & East Street, HO20 Monash Street, HO23 Travancore, HO24 Wellington Street, etc.).

The most common precinct type is comprised of between one to three streets containing some (e.g. HO5 Vida Street & Knight Street, HO12 Holmes Road Residential, HO17 Dickens Street, HO28 Mt Alexander Road & Flemington Street, HO301 Hoddle Street, HO306 Glen Street, HO326 Newhall Avenue etc.) or all (e.g., HO140 Coronet Street, HO264 Newton Parade, HO305 Francis Street, HO316 Steele Street, HO325 Laura Street, etc.) of the houses on both sides of the street/s.

### 3.3 Aberfeldie Street & Waverley Street

The precinct comprises 1-53 & 4-30 Aberfeldie Street, 229-237 Buckley Street, and 2-58 Waverley Street, Aberfeldie, 1-21 Waverley Street, Essendon, and 60-74 Waverley Street, Moonee Ponds.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



**Existing heritage listings**

The following are individually listed places within the HO and their specific Controls:

- Resurrection School, formerly 'Homeward House', 6 Aberfeldie Street (HO30). External Paint Controls and Tree Controls apply.
- Victorian house, 3 Aberfeldie Street (HO143). External Paint Controls apply.
- Victorian house, 18 Aberfeldie Street (HO144). External Paint Controls apply.
- 'Renfrew', a Victorian house at 20 Aberfeldie Street (HO145). External Paint Controls apply.
- 'Braeside', a Federation Queen Anne house at 229 Buckley Street (HO170). External Paint Controls apply.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 1-53 and 4-6, 10A-30 Aberfeldie Street, 229-237, 255, 242-282 Buckley Street, and 1-57 and 2-74 Waverley Street as an 'interwar precinct'. Despite being on the 'interwar precinct' list, the area contains a mix of Victorian, Edwardian/Federation and interwar houses, with the stages of development clear and legible.

The preliminary investigation of the proposed precinct as part of this Heritage Study made the following changes to the proposed precinct:

- Rename as Aberfeldie and Waverley Street precinct.
- Add both sides of Aberfeldie Street between Buckley and Park streets.
- Remove the north side of Buckley Street, and the south side, west of Aberfeldie Street (except for 237 Buckley).

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement
- Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs; 6.7: Making Homes for Victorians (Establishing homes for the wealthy, working class homes, middle class homes)

**Historic analysis**

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads adjacent to Mt Alexander Road and the railway line, and the population was 3,100. By 1889, when Essendon was proclaimed a Town, the population had climbed to almost 10,000. Over the next 3 years – the height of the land boom in Melbourne – Essendon's population grew by 50% peaking at 15,245 in 1892. However, the onset of the economic depression in the early 1890s brought development to a halt and the population actually declined to 13,000 and remained at that level until 1900.

Improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500. In the subject precinct, development was further spurred by development of a tram west from Essendon Station along Buckley Street in 1923.

Development of the area, mostly on the high western sides of the streets maximizing the views, commenced in c.1890 at the height of Melbourne's land boom, but only a small number

of houses were completed prior to the 1890s depression, which effectively halted development for another decade or so. A number of houses were built prior to World War I with another burst of development in the 1920s when Melbourne once again began to grow rapidly. By the 1940s, the area was almost fully developed. The Aberfeldie and Waverley Street precinct illustrates this phased pattern of development.

Land south of Buckley Street and to the west of Scott Street was subdivided in 1888 as part of the Aberfeldie Estate subdivision. The precinct is contained predominantly in the 1888 Aberfeldie Estate subdivision, with a smaller section within a separate subdivision in Moonee Ponds. Both justify inclusion as a single precinct by virtue of the similar mix of housing stock that demonstrate the same development pattern and because of the high quality of the individual housing.

Some streets within the Aberfeldie Estate were declared brick areas in 1913 by Essendon Council. All houses in the Aberfeldie and Buckley street areas of the precinct built in the interwar period are brick, illustrating that this development control most likely applied to Aberfeldie and Buckley streets but not Waverley Street.

### ***Physical analysis***

The precinct has good cohesion and integrity and the housing is of good quality and, overall, has good integrity and intactness. The stages of development are clear and legible, and there are several keynote buildings that anchor the precinct, including some that are already listed in the HO.

The extended part of Aberfeldie Street justifies inclusion, as this contains related housing of good integrity and visual cohesion.

The visual cohesion of Waverley Street is affected by high front fences (e.g., 3, 4, 5, 6, 11, 13, 19, 21, 23, 46, 46a, and 54 Waverley Street) and the breadth and busy-ness of the street, which is a main thoroughfare. The houses on the west side of Waverley Street do however retain a strong streetscape presence, in spite of these factors, because of their elevated siting and high architectural quality of many of the houses. This includes the section within Moonee Ponds (60-74 Waverley Street) south of Park Street, even though this section, historically, developed as part of a separate subdivision.

There are some houses with intrusive second storey additions. However, because the key features of their architectural style remain clearly legible in views from the street, in spite of the additions, they warrant inclusion as Contributory places within the precinct. Later interwar and early postwar houses at 29 Aberfeldie Street and 46A Waverley Street are included as Contributory places because they retain an interwar character.

However, the houses on the east side of Waverley Street at nos. 23 to 57 have been excluded, because their contribution to the precinct is compromised by the combination of the broad and busy street, lower siting and high front fences screening views of the houses.

### ***Comparisons***

In the nineteenth century in Moonee Valley, much of the development in Moonee Valley was concentrated along and between the corridor formed by Mt Alexander Road and the North-eastern railway. While there were subdivisions outside this corridor, very few were successful and many were not fully developed until well into the twentieth century. This pattern of development with a core of Victorian housing with Federation and interwar housing interspersed is demonstrated in various precincts of a comparable size to the Aberfeldie and Waverley Street area and over a comparable time span of 1888-c.1940, including HO3 Peterleigh Grove and Kalimna Street, Essendon (1880-c.1945), HO16 Ascot Vale Estate, Ascot Vale and Moonee Ponds (c.1880-1940), and HO21 South and East Streets, Ascot Vale (c.1890-1940).

The Aberfeldie Street and Waverley Street precinct is typical of this pattern of development (core of Victorian housing with Federation and interwar housing interspersed) and is notable as a representative area of late nineteenth century and early to mid-twentieth century housing

in this part of the municipality at some distance from the main transport corridor provided by Mt Alexander Road and the railway.

The Aberfeldie Street and Waverley Street precinct is notable for the group of Victorian houses, which are not found elsewhere in the suburb of Aberfeldie.

### **Significance**

The Aberfeldie Street and Waverley Street precinct is of historic (Criterion A), representative (Criterion D) and aesthetic (Criterion E) significance to the City of Moonee Valley – please see the precinct citation in Appendix D.2.

The houses at 8, 14, 28, 1A, 1, 13, 15, 39-43 Aberfeldie Street, 36, 64, 72 Waverley Street, and 128A Park Street are Non-contributory to the precinct.

46 Waverley Street is of individual significance within the precinct. The houses at 3, 18 and 20 Aberfeldie Street, Aberfeldie, and at 229 Buckley Street, Essendon (individually listed in the HO) are also significant to the precinct. All other houses are Contributory.

Original and early front fences at 3, 4, 10A, 14A, 22, 23, 28A, 29, and 53 Aberfeldie Street and 10 Waverley Street and original garages to the interwar houses at 10A, 14A and 53 Aberfeldie Street also contribute to the significance of the precinct.

23 Waverley Street was removed from the initial precinct boundaries following considerations during Amendment C200moon.

### **Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Aberfeldie Street and Waverley Street*

*1-53 & 4-30 Aberfeldie Street, 229-237 Buckley Street, and 2-58 Waverley Street, Aberfeldie, 1-21 Waverley Street, Essendon, and 60-74 Waverley Street, Moonee Ponds*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map.

Tree controls and Outbuildings and fences exemptions are required, as specified in the precinct citation.

No other specific HO controls are required.

### 3.4 Brown Avenue & Morphett Avenue (not implemented)

The precinct comprises 1-33 & 2A-30 Brown Avenue, 1-29 & 2-14 Morphett Avenue, and 1, 1A, 1B & 1C James Street, and 70 Charles Street, Ascot Vale.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
  - PROPOSED CONTRIBUTORY PLACE
  - PROPOSED NON-CONTRIBUTORY PLACE
  - PROPOSED PRECINCT BOUNDARY
  - HO EXISTING INDIVIDUAL HERITAGE OVERLAY
  - EXISTING HERITAGE OVERLAY PRECINCT
  - CADASTRAL BOUNDARY
- ↑  
N

Existing heritage listings

The house and former stables at stables at 23 Brown Avenue (HO392) and the Progress Kindergarten at 11 Brown Avenue (HO391) are individually listed places in the HO.

### ***Previous heritage assessments***

The Gap Study identified three potential precincts/groups comprising 1-9 Brown Avenue, 19-21 & 12-30 Brown Avenue, and 1-29 & 2-12 Morphet Avenue in Ascot Vale. The Heritage Study preliminary investigation combined these areas and extended them to include most of Brown Avenue (including 70 Charles Street, at the corner of Brown Ave), as the housing was consistent and formed a logical precinct boundary.

Prior to this, in 2012, David Helms Heritage Planning undertook a preliminary assessment of this same area, as part of a review of the nearby HO20 precinct that included Charles Street. This assessment identified a potential precinct with similar boundaries.

Within the precinct, the *Moonee Valley Heritage Study 2015* assessed the house and stables at 23 Brown Avenue and the Progress Kindergarten to be of local heritage significance. Amendment C164 subsequently added these properties to the HO as individual places.

### ***Thematic context***

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

### ***Historic analysis***

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads adjacent to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next 3 years – the height of the land boom in Melbourne – Essendon's population grew by 50% peaking at 15,245 in 1892. However, the onset of the economic depression in the early 1890s brought development to a halt and the population actually declined to 13,000 and remained at that level until 1900.

Improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

The land to the south-west of Epsom Road was subdivided in the 1840s creating long narrow farming allotments, approximately 50 acres in area, extending from Epsom Road to the Saltwater (Maribyrnong) River (Land Victoria). In 1880s farming land in Ascot Vale was subdivided into suburban allotments as Melbourne grew in the wake of the gold rush. An 1885 subdivision of part of Crown Allotments 32 and 33 created almost 400 lots fronting Charles Street, Brown Avenue, Morphet Avenue, Archer Avenue, Kirk Street, the south side of Doncaster Street and the west side of Morphet Avenue.

Development of the area to the north of Charles Street commenced in the late 1880s, at the height of Melbourne's land boom, but only a small number of houses were completed prior to the 1890s depression, which effectively halted for another twenty years. A few houses were built prior to World War I but development did not recommence in earnest until the 1920s when Melbourne once again began to grow rapidly. By the 1940s, the area was almost fully developed.

**Physical analysis**

Brown Avenue and Morphett Avenue comprise a mix of late Victorian, Federation/Edwardian and interwar housing. In Morphett Avenue the precinct includes all of the houses constructed in the nineteenth century. This includes the relatively early brick Italianate style house on the east side, which still exists, partially concealed behind a later addition at No.14. This house faces to the north (i.e., away from the street) and retains an elegant ogee-profile verandah. The other nineteenth century houses in Morphett Street are double and single-fronted weatherboard villas and cottages, all on the west side.

In Brown Avenue, the precinct includes the remaining nineteenth century houses, which include Victorian Italianate double-fronted block-fronted weatherboard villas (9, 12, 19, 21, 24 & 26) and single-fronted cottages (30 & 33). Notable examples include the two-storey brick terrace at no.28, a rare example in this part of Ascot Vale, and the individually significant bi-chromatic brick house and brick stables at No.23.

The Victorian houses are complemented by Federation/Edwardian and interwar houses, which include asymmetrical villas (1 & 5 Brown Avenue) and gable-fronted bungalows, as well as late 1930s houses, generally with hip tile roofs. In Brown Avenue, this includes the very intact group of bungalows at nos. 27 to 31, which are complemented by original or early front fences or low walls and the house at no.22, which has an early woven wire fence with mild steel gates. In Morphett Avenue, the Interwar houses include the relatively intact examples at nos. 2-12 and 7-11.

As noted in Appendix C, while neighbouring Archer Avenue contains an intact group of Interwar houses, it lacks the Victorian and Federation era houses found in Brown and Morphett avenues. The era of housing found in Archer Avenue is already well represented in the nearby HO20 precinct.

The sections excluded from the precinct include the houses at the north end of Morphett Street in the east side at nos. 18-26, which appear to date from the late Interwar or early post-war period. However, they have been excluded as they have all been altered to varying degrees and are not as cohesive as those at the southern end. Similarly, the less intact houses at 33A-41 (mix of post-war and altered pre-World War Two houses) Brown Avenue have also been excluded. As noted in Appendix C, 32 Brown Avenue (a much-altered Victorian era dwelling) and 16 Morphett Avenue were considered for inclusion as Non-contributory properties in order to manage the impacts of future development on the precinct. Council has advised that this approach is not supported, and these places have been deleted from the precinct. 1A, 1B & 1C James Street are included as they are surrounded by Contributory places.

**Comparisons**

In the nineteenth century in Moonee Valley, much of the development was concentrated along and between the corridor formed by Mt Alexander Road and the North-eastern railway. While there were subdivisions outside of this corridor, very few were successful and many were not fully developed until well into the twentieth century. This pattern of development with a core of Victorian housing interspersed with Federation/Edwardian and Interwar housing is demonstrated in various precincts including HO12 Holmes Road Residential, Moonee Ponds, HO16 Ascot Vale Estate, Ascot Vale & Moonee Ponds, HO17 Dickens Street, Ascot Vale and HO21 South Street & East Street, Ascot Vale.

The Brown Avenue and Morphett Avenue precinct is typical of this pattern and it is notable as representative area of late nineteenth and early to mid-twentieth century housing in this western part of Ascot Vale. It demonstrates the extent to which speculative subdivision progressed into the more remote areas of Moonee Valley during the nineteenth century land boom, and how this resulted in isolated pockets of housing on large estates that were not fully developed until well into the twentieth century. Of note is the house at 14 Morphett Avenue, which faces to the north (that is, perpendicular to the street) and demonstrates the early development of this area.

While some of the houses have been altered in detail (e.g., replacement of windows, modifications to verandahs) overall, the majority retain good integrity. While some houses (4 & 7 Brown Avenue, 15 Morphett Avenue) have visible rear additions, they are still recognizable as Interwar dwellings. As a whole the precinct has good cohesion and integrity and provides a clear illustration of the key phases of development with legible boundaries.

Similar housing is found in some of the nearby streets (e.g. Charles Street, Myross Avenue), however, the pattern of development is not as legible due to intrusive post-war development.

### **Significance**

The Brown Avenue & Morphett Avenue precinct is of historic (Criterion A) and representative (Criterion D) significance to the City of Moonee Valley – please see the precinct citation in Appendix D.2.

The houses at 8, 17, 20 & 25 Brown Avenue, 6 Morphett Avenue and 1, 1A, 1B & 1C James Street are Non-contributory. The reproduction Victorian house at 14 Brown Avenue was also downgraded to Non-contributory following considerations during Amendment C200moon.

Progress Kindergarten at 11 Brown Avenue and the house and stables at 23 Brown Avenue are Significant.

All other houses are Contributory.

### **Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Brown Avenue & Morphett Avenue*

*1-33 & 2A-30 Brown Avenue, 1-29 & 2-14 Morphett Avenue, 70 Charles Street and 1, 1A, 1B & 1C James Street, Ascot Vale.*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map.

Delete the individual HO391 and HO392 and include these places within the new precinct HO. Apply the 'Outbuildings' control specifically to the stables at 23 Brown Avenue, consistent with the current HO control.

No other specific HO controls (e.g., external paint, tree controls) are required.

While this precinct was found to be of local significance by this Study, and this conclusion was supported by the Amendment C200moon Planning Panel subject to minor changes to the statement of significance and property gradings, at its 27 April 2021 meeting Moonee Valley City Council resolved not to add the precinct to the Heritage Overlay.

### 3.5 Queens Avenue & Burton Crescent

The precinct comprises 174-190 Ascot Vale Road, 2-20 & 15, 17 Burton Crescent, 1-35 Queens Avenue, 1 Clissold Street and 70-76 Kent Street, Ascot Vale.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



**Existing heritage listings**

Nil.

The row of Oak trees along the north side of Queens Avenue is included within ESO2.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 174-190 Ascot Vale Road, 2-20 & 15 Burton Crescent, 1-35 Queens Avenue, 1 Clissold Street, Ascot Vale. Following the preliminary investigation, the houses at 70-76 Kent Street were added, as they form part of the historic subdivision and the houses were constructed at the same time.

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

**Historic analysis**

Improvements to public transport stimulated the growth of Essendon in the early twentieth century, beginning with the inauguration of the electric tram services in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

This triangular portion of land formed by the railway, Kent Street and Ascot Vale Road remained vacant until it was subdivided into 47 building allotments and offered for sale in 1901. The area developed quickly and by 1915 it was fully built up.

**Physical analysis**

This precinct is a residential area that comprises housing exclusively from the Federation/Edwardian period. The houses are all detached, and single storey with small front setbacks and narrow side setbacks. Almost all are timber.

The houses are most in two basic types: symmetrical 'Victorian Italianate survival' and asymmetrical Edwardian timber houses, some with Queen Anne style details such as half timbering to the gable ends.

While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) the majority of houses in the precinct are relatively intact when viewed from the street. Some of the houses appear to have been constructed by the same builder and this contributes to the overall homogeneity and consistency of the streetscapes.

The only post-war buildings in the precinct are at nos. 17 Burton Crescent (recently constructed in rear yard of 182 Ascot Vale Road) and 76 Kent Street (infill development that replaced a house built during the original development period).

Front fences throughout the precinct are uniformly low and while none are original, many are reproduction styles that are sympathetic to the era of housing. There are no intrusive high solid fences.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel, and laneways and mature street trees (Oaks) along the north side of Queens Avenue.

The sections of Kent Street between Burton Crescent and Ascot Vale Road, and the southeast corner of Ascot Vale Road and Clissold Street (including 192-196 Ascot Vale Rd, 3 Clissold and the modern townhouses at the rear of 20 Burton Crescent have been excluded, as they have lower integrity. The area north of Clissold Street is not included, as it did not form part of the original subdivision.

**Comparisons**

Moonee Valley contains many individual houses as well as groups of housing dating from the Federation and Edwardian periods and many of these are within Ascot Vale which experienced significant growth in the early 1900s. This precinct, however, is distinguished by the intactness to the original period of development and the lack of post-war redevelopment. It is also notable for the overall integrity and intactness of most of the houses, many of which are complemented by sympathetic front fences, and is also distinguished by the mature Oaks along the north side of Queens Avenue.

As such, the precinct compares with existing precincts such as Fenton Street, Ascot Vale (HO19, and as proposed to be extended by this study) and Glen Street, Essendon HO306, and the intact groups of Federation/Edwardian housing groups within South Street & East Street, Ascot Vale (HO21). It also compares with the proposed new Warrick Street & Mascoma Street precinct (see section 3.6), which is very similar in terms of its history (a subdivision created in the early 1900s and fully developed within a decade) and physical characteristics (intact streetscapes of Federation and Edwardian houses).

**Significance**

The Queens Avenue & Burton Crescent precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moonee Valley – please see the precinct citation in Appendix E.2.

Within the precinct, no houses are of individual significance.

The houses at nos. 17 Burton Crescent and 76 Kent Street are Non-contributory. All other houses are Contributory.

**Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Queens Avenue & Burton Crescent*

*174-190 Ascot Vale Road, 2-20 & 15, 17 Burton Crescent, 1-35 Queens Avenue, 1 Clissold Street and 70-76 Kent Street, Ascot Vale.*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map. Tree controls are not required as the Oaks along the north side of Queens Avenue are included within ESO2. No other specific HO controls (e.g., external paint) are required.

### 3.6 Warrick Street & Mascoma Street

The precinct comprises 3-53 & 2-38 Warrick Street and 1-29 & 4-32 Mascoma Street, Ascot Vale.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
  - PROPOSED CONTRIBUTORY PLACE
  - PROPOSED NON-CONTRIBUTORY PLACE
  - PROPOSED PRECINCT BOUNDARY
  - HO EXISTING INDIVIDUAL HERITAGE OVERLAY
  - EXISTING HERITAGE OVERLAY PRECINCT
  - CADASTRAL BOUNDARY
- ↑  
N

#### **Existing heritage listings**

Nil.

3-53 & 2-38 Warrick Street is included within NCO4 and DDO11. NCO4 applies controls to protect the consistent neighbourhood character and requires a permit to construct or extend an outbuilding and to demolish or remove a building. DDO11 applies specific controls in relation to front fences.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 37-41, 47-53 & 2-38 Warrick Street & 1-29 & 4-32 Mascoma Street, Ascot Vale. The Gap Study also identified interwar 'Old English' style houses at nos. 43 & 45 as being of potential individual significance.

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

**Historic analysis**

Improvements to public transport stimulated the growth of Essendon in the early twentieth century, beginning with the inauguration of the electric tram services in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

The land within this precinct remained in single ownership of the Fleming family until 1907 when it was subdivided into 119 building allotments and offered for sale, as the Fernhill Estate. The area developed quickly and by 1915 it was fully built up. The exception was the present nos. 43 & 45, which contained a Victorian era house that remained in the ownership of the Fleming family. In 1937 the old house was replaced with two new houses constructed as residences for two of the Fleming sisters.

**Physical analysis**

This precinct is a residential area that comprises housing almost exclusively from the Federation/Edwardian period. The houses are all detached, and single storey with small front setbacks and narrow side setbacks, and constructed of either timber or red brick with render accents. Most of the houses are asymmetrical with a smaller number of symmetrical 'Victorian Italianate survival' houses. Roofs are most commonly corrugated iron with slate and terracotta or terracotta roofs to brick or superior examples that exhibit characteristics of the Queen Anne style such as steeply pitched hipped roofs with prominent gables (usually half-timbered), return verandahs as a continuation of the main roof with ornamental timber frieze or valance, brick and render chimneys with terracotta pots, and casement windows, often arranged in groups as square or rounded/canted bays with coloured toplights and sometimes with hoods. Some of the houses appear to have been constructed by the same builder (including some that have the same or similar form and detailing as houses in nearby Fenton Street – see, for example, the gable-fronted brick houses at 5-9 & 27-33 Warrick Street) and this contributes to the overall homogeneity and consistency of the streetscapes.

None of the houses are of individual significance, but good examples in Mascoma Street include the Queen Anne brick villas at nos. 1, 25 & 27 (which share many similar details and may be by the same builder) and no.8, the semi-detached pair at 30 & 32, while in Warrick Street the timber Queen Anne villas at nos. 19, 25, 36, 38 & 51 are all finely detailed.

Another house of some interest is the Arts & Crafts bungalow at 20 Mascoma Street, which is notable for the simple form and typical detailing, which includes characteristic features such as the tapered rendered chimneys, the walls of roughcast render with a weatherboard dado, and the timber shingles over the recessed porch, and boxed timber casements with leadlight highlight windows.

There are two interwar 'Old English' style houses at nos. 43 & 45, which are the houses built in 1937 for the Fleming sisters.

While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) the majority of houses in the precinct are relatively intact when viewed from the street. The Non-contributory buildings include the post-war (or much altered)

buildings at nos. 7 (flats), 11, 13, 18, 28 & 30 Mascoma Street and 4, 14, 18A, 18B, 20, 20A, 35, 47 & 49 Warrick Street. Some of these have designs that are relatively sympathetic and responsive to the streetscape.

Front fences throughout the precinct are uniformly low and while none are original, many are reproduction styles that are sympathetic to the era of housing. There are only a small number of intrusive high solid fences.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel, and the rear and side bluestone laneways.

The section of Warrick Street generally to east of Tasma Street has been excluded, as it has lower integrity.

### **Comparisons**

Moonee Valley contains many individual houses as well as groups of housing dating from the Federation and Edwardian periods and many of these are within Ascot Vale which experienced significant growth in the early 1900s. This precinct, however, is distinguished by the intactness to the original period of development and for the overall integrity and intactness of most of the houses, many of which are complemented by sympathetic front fences. It is elevated by some finely detailed examples, as cited above.

As such, the precinct compares with existing precincts such as Fenton Street, Ascot Vale (HO19, and as proposed to be extended by this study) and Glen Street, Essendon HO306, and the intact groups of Federation/Edwardian housing groups within South Street & East Street, Ascot Vale (HO21). It also compares with the proposed new Queens Avenue & Burton Street precinct (see section 3.5), which is very similar in terms of its history (a subdivision created in the early 1900s and fully developed within a decade) and physical characteristics (intact streetscapes of Federation and Edwardian houses).

### **Significance**

The Warrick Street & Mascoma Street precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moonee Valley – please see the precinct citation in Appendix E.2.

Within the precinct, no houses are of individual significance.

Nos. 7, 11, 13, 18, 28 & 30 Mascoma Street and 4, 14, 18A, 18B, 20, 20A, 35, 47 & 49 Warrick Street are Non-contributory. All other houses are Contributory.

### **Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Warrick Street & Mascoma Street*

*3-53 & 2-38 Warrick Street and 1-29 & 4-32 Mascoma Street, Ascot Vale*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map. No specific HO controls (e.g., external paint, trees) are required.

### 3.7 Amelia Avenue

The precinct comprises 29-39 Amelia Avenue, Essendon.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



**Existing heritage listings**

Nil.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 29-39 Amelia Avenue, Essendon, for its aesthetic significance.

The preliminary investigation found the proposed precinct to be a group of gable-fronted interwar bungalows evidently constructed by the same builder, with similar gable end details and verandahs (no.33 is the exception, but it is a related interwar house). Cohesion and integrity are good due to the consistency of form, materials, and detailing, which lifts the otherwise not individually outstanding houses of their type. Some visible rear additions (e.g., no.29), but most are relatively intact, as viewed from the street.

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs; 6.7 Making homes for Victorians*

**Historic analysis**

Improvements to public transport stimulated the growth of Essendon in the early twentieth century, beginning with the inauguration of the electric tram services in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

Amelia Avenue was created following the subdivision of the North Park estate, a 42-room mansion designed by Oakden, Addison and Kemp for renowned brewer and sportsman, Alexander McCracken. The land was said to be the highest point of Essendon. In 1917, a plan for North Park Estate, developed on the McCracken land and adjoining the North Essendon Railway Station was submitted to Essendon City Council and approved. Over 100 sites were put up for sale in 1920, purchased by Frank Bateman who then sold them off as residential allotments from 1921. Local builder and former Essendon City councillor Thomas FitzGerald and members of his family purchased at least three of the five sites that make up the Amelia Avenue precinct. Because of the FitzGerald family's ownership of at least three of the subject sites, and the consistency of the style of the subject residences, it seems likely that FitzGerald built the houses that make up the precinct to his designs.

**Physical analysis**

The Amelia Street precinct is a consistent, though small, streetscape of interwar Californian Bungalows of timber construction, likely erected by the same builder, (Gerald) Thomas FitzGerald, between c1924 and c1930. Overall, the visual cohesion is strong, and most dwellings are largely intact, each retaining key details characteristic of the Interwar Californian Bungalow style. Visual consistency is achieved by the consistent setbacks, elevated siting and use of similar form, materials and details among the dwellings. While some of the dwellings have been altered (replacement of roof cladding, loss of chimney or verandah detailing), have a visible addition (second-storey to number 29, carport to numbers 37 and 39), or garage (31 and 35) constructed in a similar style to the house, the original style and form of the dwellings remain legible. Fences among the properties, while later, are sympathetic in style and scale. There are no intrusive high solid fences.

**Comparisons**

Essendon contains many individual houses as well as groups of housing dating from the Victorian, Edwardian, and interwar periods. This precinct, however, is distinguished by the consistency of housing stock from the interwar period, as opposed to a diversity of housing styles from different periods, its intactness to the original period of development, and the lack of post-war redevelopment. It is also notable for the overall intactness of the majority of the houses, a number of which are complemented by sympathetic front fences and front gardens.

Historically, the precinct is typical of a pattern of development in the suburbs of Moonee Valley in the interwar period, when large Victorian-era mansion estates were subdivided for suburban development as they became too expensive to maintain, and were then almost completely developed during the intensive period of suburban expansion that followed World War I. Development was spurred by improved transport connections and other services.

As such, within the municipality, the precinct compares with Hoddle Street, Essendon (HO301) and Newhall Avenue, Moonee Ponds (HO326), which include housing from the same period of development. For its consistency of housing styles, it provides an important example of this pattern of development in Essendon, which is not represented by the other HO precincts (being in Ascot Vale, Travancore and Moonee Ponds).

As a small group of houses with similar or identical details and likely constructed by the same builder, the Amelia Avenue precinct also compares with the Sydenham Street precinct and the Dean Street precinct (also assessed in this Study).

**Significance**

The Amelia Avenue Precinct is of historic (Criterion A), representative (Criterion D) and aesthetic (Criterion E) significance to the City of Moonee Valley – please see the precinct citation at Appendix D.2

Within the precinct, no houses are identified as being of individual significance.

All houses are Contributory.

**Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Amelia Avenue*  
*29-39 Amelia Avenue, Essendon*

The HO should apply to the title boundary of each property, as shown on the precinct map.

No specific HO controls (e.g., tree controls, external paint) are required.

### 3.8 Mackay Street

The precinct comprises 3-51 & 4-50 Mackay Street, Essendon.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



**Existing heritage listings**

Nil.

**Previous heritage assessments**

The Gap Study identified the potential precinct comprising 3, 7-37 & 8-36 Mackay Street. It was identified as a 'Victorian cluster', despite predominantly comprising Edwardian era houses, with a small number of transitional bungalows and one Victorian era house.

A preliminary assessment of the proposed precinct as part of this Heritage Study made the following changes to the proposed precinct:

- Add nos. 1, 5, 6, 18, 24, 28, 33, 42 & 44-46 Mackay Street as Non-contributory in order to manage future development. The Non-contributory places are related in scale, setbacks and form (hipped roofs) and so are not intrusive.
- Add nos. 4, 38, 40, 48, 50 & 39-51 Mackay Street as Contributory places.

The rationale for these changes is also detailed in Appendix C.

Subsequent detailed historical research and fieldwork determined to exclude 1 Mackay Street from the precinct based on its postwar construction date.

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs; 6.7 Making homes for Victorians*

**Historic analysis**

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads adjacent to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next 3 years – the height of the land boom in Melbourne – Essendon's population grew by 50% peaking at 15,245 in 1892. However, the onset of the economic depression in the early 1890s brought development to a halt and the population actually declined to 13,000 and remained at that level until 1900.

Improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

The Mackay Street precinct illustrates this typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c.1905 and the 1930s. In November 1888, 46 'splendid business, mansion and villa sites' subdivided on Glew's Paddock, which included Mackay Street, were auctioned, it was formed and channelled in 1901. With the end of the land boom in the late 1880s, and the onset of the subsequent widespread economic depression of the 1890s, Glew's Paddock was only partially built upon by the end of the nineteenth century. In 1906, the North Melbourne Electric Tramway and Lighting Company opened its electric tramway system linking Essendon to the city, but generally development was slow in Essendon until the 1920s. Thus the history of Essendon's development is reflected in the mixed streetscape that makes up the subject precinct.

**Physical analysis**

The Mackay Street precinct is a residential area that comprises a mix of housing stock from the Victorian, Edwardian and interwar periods, with many houses that reflect the transition

between the Victorian and Edwardian eras through their designs which incorporate features of both the Italianate and Queen Anne styles. Combining stylistic features from different eras was not unusual in the years prior to World War I. Such houses integrate successfully into streetscapes where both Victorian Italianate and pure Federation Queen Anne examples are also present. The houses have varying frontage widths and setbacks, yet have cohesion as mostly detached housing with similar form (hipped or gabled roofs, verandahs), scale (mostly single-storey), materials and ornament.

Front fences throughout the precinct are uniformly low, consisting mostly of capped or uncapped timber picket, with some masonry and wire cyclone fences. The front fences are all sympathetic in style and scale to the era of the properties. Numbers 22 and 48 retain original or early low brick fences with mild steel infill and matching gates. Number 50 retains its original motor garage.

While some of the dwellings have been altered (replacement of roof cladding, loss of chimney or verandah detailing), those with rear additions are largely concealed from street view, and the original style and form of the dwellings remain legible. The majority of the dwellings in the precinct are of high intactness when viewed from the street, and retain their original building and roof form, verandahs with associated detailing, patterns of fenestration, window and door joinery and chimneys. Few houses have second-storey additions, and those that do are either set back from the main ridgeline (8, 23, 39, 45, 49) or otherwise discrete (10), and the original style and form of the dwellings remain legible. Two houses at 36 and 40 Mackay Street were identified as borderline Contributory places, as they are Edwardian era dwellings that have lost much of their original or early detailing (replacement of windows, loss of verandah detailing). Their inclusion was justified as their original form and some detail (i.e. verandah frieze, intact built and roof form) remains legible, and is in keeping with the scale and form of the other Contributory dwellings in the precinct.

The Non-contributory houses include nos. 5, 7, 33, and 6, 18, 24, 28, 42, 44-46; most of which are related in scale, setbacks and form (hipped roofs) and so are not intrusive. In addition, following the Amendment C200 Moon Planning Panel, 17, 24, 40, 48 and 50 Mackay Street were regraded Non-contributory.

### **Comparisons**

Historically the Mackay Street precinct illustrates what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c.1905 and the 1930s. Development was spurred by improved transport connections and other services, including the introduction of electric trams along Mt Alexander Road in 1906. The Mackay Street precinct is comparable to other precincts in the HO that demonstrate this pattern of development in the municipality, including Edward Street and Richardson Street, Essendon (HO1), Riverview Estate, Essendon (HO7), Ascot Vale Estate, Ascot Vale and Moonee Ponds (HO16), and South and East Streets, Ascot Vale (HO21).

Mackay Street is typical of this pattern of development in Moonee Valley, the housing stock reflective of the history of Essendon's development. It is important as a representative area of late nineteenth and early to mid-twentieth century housing in this part of the municipality.

### **Significance**

The Mackay Street precinct is of historic (Criterion A) and representative (Criterion D) significance to the City of Moonee Valley – please see the precinct citation in Appendix D.2.

The houses at 5, 7, 17, 33, and 6, 18, 24, 28, 40, 42 and 44-50 Mackay Street are Non-contributory. All other houses, the original and early front fence at no. 22 is Contributory.

### **Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Mackay Street*  
3-51 & 4-50 Mackay Street, Essendon

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map.

Specific HO controls are required:

- Outbuildings and fences exemptions: Front fence at 22 Mackay Street.

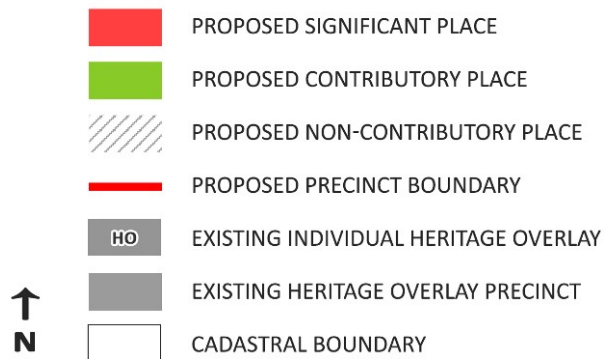
No other specific HO controls (e.g., external paint) are required.

### 3.9 McCracken Street

The precinct comprises 30-50 and 27-49 McCracken Street, Essendon.



#### GRADING



#### Existing heritage listings

Nil.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 26-52 and 27-49 McCracken Street, Essendon, potentially with historic and aesthetic significance. The preliminary assessment found the precinct to be a relatively intact group of interwar timber Bungalows, with aesthetic qualities and visual cohesion enhanced by the good integrity of most of the houses. It was further strengthened by a small number of keynote houses that anchor the precinct.

A preliminary assessment of the proposed precinct as part of the Heritage Study made the following changes to the proposed precinct:

- Removal of 26 McCracken Street, due to demolition of the interwar Bungalow at 28 McCracken that resulted in a visual break in the streetscape; and
- Removal of 52 McCracken Street, as the interwar Bungalow on that site was demolished.

**Thematic context**

The precinct at 30-50 & 27-49 McCracken Street, Essendon, relates to the following historic themes from the thematic environmental history of Moonee Valley (Living Histories, 2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs; 6.7: Making Homes for Victorians (Establishing homes for the wealthy, working class homes, middle class homes)*

**Historic analysis**

Improvements to public transport stimulated the growth of Essendon in the early twentieth century, beginning with the inauguration of the electric tram services in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

Land to the west of Essendon Station and north of Buckley Street, and neighbouring the Tweedside Estate, into the 1880s included a large 1850s property, Mar Lodge, that comprised a residence and 180 acres. The homestead was used as a hunting lodge. The property changed hands many times in the late 1880s reflecting the land speculation in Essendon triggered by the economic boom of the time, but to c.1900 was a gathering place for parties, hunts and dinners for the colony's elite. It was put up for sale in 1919, advertised as 'magnificent building land' and, two years later, was subdivided into more than 300 allotments. The estate was sewered in 1921, and the lots sold between 1921 and 1929, with streets constructed from 1929. Most of the houses were constructed over a relatively short period of time in the late 1920s and 1930s.

**Physical analysis**

The McCracken Street precinct is a residential area comprising a group of interwar bungalows built from the late 1920s to mid-1930s on the Mar Lodge Estate subdivision (1921), mostly of timber construction. Overall, the visual cohesion of the precinct is strong, on both sides of the street. Visual consistency is provided by the uniform setbacks, garden settings, and the large number of houses built in a similar style (interwar Bungalow) with similar forms, materials, and details, and over a relatively short time span, from c.1927 to 1935. The exceptions in terms of materials are the two brick bungalows at 29 and 43 McCracken, which share other stylistic features. The visual cohesion and integrity are strengthened by keynote houses that anchor the precinct at 27, 37 and 39 McCracken, and the high integrity of most of the houses, several of which retain original or early front fences. The Canary Island palm trees in the garden of 27 McCracken appear to early plantings, based on the maturity of the palms and that they remained popular garden plantings in the interwar period.

None of the houses are of individual significance, but good examples in McCracken Street include the timber Bungalows at 27, 37 and 39 McCracken Street.

The 1920s bungalows are interspersed by a small number of later Interwar houses in popular styles such as Old English Revival, which emerged in the 1930s.

From the aerial view it is apparent that most houses have rear extensions or modifications. Some extensions or modifications are visible from the street (38, 46 and 50 McCracken), but are sufficiently set back so as not to intrude into views of the house from the street, or on the character of the precinct as a whole.

32 and 43 McCracken have prominent second storey additions that protrude into and above the main ridgeline. The houses still make a contribution to the precinct as a whole, however, because the characteristic features of the principal façade of each house, as viewed from the street, remain largely intact, retaining aesthetic qualities that contribute to the character of the precinct.

Four of the properties have recent carport or garage additions (27, 38, 40, 44 and 50 McCracken). These are set to the side of the houses, leaving the principal façades of each house and their characteristic features, intact and clearly visible in views from the street.

Front fences throughout the precinct are uniformly low. Of note are the original and early front fences at 29, 37, 47 and 49 McCracken Street, while several other houses have reproduction fences that are sympathetic to the housing style. There are no intrusive high solid fences.

35 McCracken Street is of recent construction and does not contribute to the character of the precinct.

Street trees do not appear to have been planted until after 1945. Based on their maturity and more general shifts in selection of different street tree species over time, they were probably introduced in about the 1960s or 1970s. With the uniformly low front fences, consistent setbacks and garden settings, and broad lawn nature strips, they add to the cohesive character of the precinct.

### ***Comparisons***

Essendon contains many individual houses as well as groups of housing dating from the Victorian, Edwardian, and interwar periods. This precinct, however, is distinguished by the consistency of housing stock from the interwar period, as opposed to a diversity of housing styles from different periods, its intactness to the original period of development, and the lack of post-war redevelopment. It is also notable for the overall intactness of the majority of the houses, a number of which are complemented by original front fences, and sympathetic gardens.

Historically, the precinct is typical of a pattern of development in the suburbs of Moonee Valley in the interwar period, when large Victorian-era mansion estates were subdivided for suburban development as they became too expensive to maintain, and were then almost completely developed during the intensive period of suburban expansion that followed World War I. Development was spurred by improved transport connections and other services.

As such, within the municipality, the precinct compares with Glass Street, Essendon (HO2), Vida Street and Knight Street, Aberfeldie (HO5), Monash Street, Ascot Vale (HO20), and Travancore (HO23), and Newhall Avenue, Moonee Ponds (HO326), which all include housing from the same period of development. For its consistency of housing styles, it provides an important example of this pattern of development in Essendon, which is not represented by the other HO precincts (being in Ascot Vale, Travancore and Moonee Ponds).

### ***Significance***

The McCracken Street Precinct is of historic (Criterion A) and representative (Criterion D) significance to the City of Moonee Valley – please see the precinct citation at Appendix D.2

Within the precinct, no houses are identified as being of individual significance.

The house at 35 McCracken Street is Non-contributory. 41 and 44 McCracken Street were also downgraded to Non-contributory in keeping with the recommendations of the Amendment C200moon Planning Panel.

All other houses are Contributory.

Associated original and early front fences at 29 and 37 McCracken Street, and two mature Canary Island Palms at 27 McCracken Street are also Contributory to the significance of the precinct.

***Recommendations***

Add to the Heritage Overlay with the following Heritage Place description:

*McCracken Street*

*30-50 and 27-49 McCracken Street, Essendon*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map.

Specific HO controls are required:

- Tree Controls – for 2 x Canary Island Palms at 27 McCracken Street
- Outbuildings and fences exemptions: Front fences at 29 and 37 McCracken Street.

No other specific HO controls (e.g., external paint) are required.

### 3.10 Pascoe Vale Road

The precinct comprises 189-237 Pascoe Vale Road, 20A Buckley Street, 1, 2 & 4 Fletcher Street, and 13 Loeman Street, Essendon.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



#### Existing heritage listings

Nil.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 20a & 22 Buckley Street, 189-219 Pascoe Vale Road, 2-4 Fletcher Street, and also a group of houses at 233-237 Pascoe Vale Road.

In 2015 David Helms Heritage Planning prepared a full assessment of the potential precinct and group. By that time, the house at 22 Buckley Street had been demolished and there was a planning application that included demolition of the house at 201 Pascoe Vale Road, but it was still extant.

The assessment found the precinct to be of local historic and aesthetic significance, and also recommended joining the two areas together as the intervening houses at nos. 221-231 Pascoe Vale Road are related and form a contiguous group. The assessment recommended inclusion of the precinct in the HO, but this did not proceed.

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

**Historic analysis**

Improvements to public transport stimulated the growth of Essendon in the early twentieth century, beginning with the inauguration of the electric tram services in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

Land on the west side of what is now Pascoe Vale Road between Buckley Street and Raleigh Street was part of the original Essendon township, however little development occurred in the nineteenth century and in 1910 there were only three houses within this area. The opening in 1906 of the electric tram, which travelled along Pascoe Vale Road before turning west into Fletcher Street, encouraged closer subdivision and suburban development. Following the subdivision in 1912 of the land between Buckley Street and Fletcher Street, the first house was built in 1913 and the majority of the houses in the precinct were consequently built within the decade from 1915 to 1925.

**Physical analysis**

This precinct is a residential area that comprises a mix of housing predominantly from the Federation/Edwardian and Interwar periods with two Victorian era houses. The houses are all detached, and mostly single storey and set within mature gardens with deep front setbacks.

The two Victorian houses are simple, symmetrical block-fronted timber houses with M-hip roofs. The majority of the twentieth-century housing comprises two key styles: Federation and Edwardian Queen Anne villas and variations on the bungalow style. The 1920s bungalows are supplemented by several Interwar houses, some in popular styles such as Old English Revival, Spanish Mission, Mediterranean and Moderne, which emerged in the 1930s.

While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) the majority of houses in the precinct are very intact when viewed from the street. There are only three post-war buildings in the precinct at nos. 191, 201 and 215 Pascoe Vale Road.

Front fences throughout the precinct are uniformly low. Of note are the original or early front fences to 189, 199, 203-207, 211 & 235 Pascoe Vale Road, while several other houses have reproduction fences that are sympathetic to the housing style. There are no intrusive high solid fences.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel and mature street trees (Elms and Oaks) in Fletcher Street, the early post box outside 2 Fletcher Street, and the laneways in Pascoe Vale Road between nos. 223 and 225 (which has a pitched bluestone central drain) and nos. 235 and 237 (paved in bluestone pitchers).

There was also consideration as to whether the east side of Pascoe Vale Road, north of Fletcher Street should be included in the precinct. Although this section contains some houses constructed during the Federation/Edwardian era, generally speaking they are of lesser quality, and less intact than the houses on the west side within the precinct. Overall, the east side has lower intactness with more intrusive post-World War II buildings.

Since the 2015 assessment there has been one change. The Interwar house at 201 Pascoe Vale Road has been demolished and replaced with two, two-storey townhouses. While the loss of this house is unfortunate and the new building is a somewhat dominant element, overall the streetscape retains sufficient integrity and still justifies inclusion in the HO.

### **Comparisons**

Essendon contains many individual houses as well as groups of housing dating from the Federation, Edwardian and Interwar periods. This precinct, however, is distinguished by the intactness to the original period of development and the lack of post-war redevelopment. It is also notable for the overall quality and intactness of the majority of the houses, several of which are complemented by original front fences, and sympathetic gardens.

As such, within Essendon, the precinct compares with the nearby Hoddle Street Precinct (HO301), the Peterleigh Grove and Kalimna Street Precinct (HO3) and the Edward Street and Richardson Street Precinct (HO1), which were all developed at around the same time and contain a similar mix of housing styles.

### **Significance**

The Pascoe Vale Road precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moonee Valley – please see the precinct citation in Appendix E.2.

Within the precinct, the following houses are of individual significance:

- The house at 189 Pascoe Vale Road is an intact example of the Spanish Mission style.
- The house at 193 Pascoe Vale Road is a fine and early example of a California Bungalow, which demonstrates the Japanese influence seen in seminal examples in the United States designed by architects such as Greene & Greene.
- The houses at 205 & 207 Pascoe Vale Road are fine and well detailed examples of Arts & Crafts bungalows, constructed by the same builder (Shaw Bros.) with similar detailing, but distinctive designs that are complemented by original brick and render panel and pier front fences with decorative ironwork and gates of identical design.

The houses at nos. 191, 201 and 215 Pascoe Vale Road are Non-contributory. The Edwardian house at 195 Pascoe Vale Road was substantially altered after the precinct was first assessed, and is now Non-contributory. All other houses are Contributory.

### **Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Pascoe Vale Road  
189-237 Pascoe Vale Road, 20a Buckley Street, 1, 2 & 4 Fletcher Street, and 13 Loeman Street,  
Essendon*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map. Apply fence controls to the front fences at 189, 199, 203-207, 211 & 235 Pascoe Vale Road. No other specific HO controls (e.g., external paint, tree controls) are required.

### 3.11 Robb Street

The precinct comprises 15-25 Robb Street, Essendon.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- N** CADASTRAL BOUNDARY

#### **Existing heritage listings**

Nil.

#### **Previous heritage assessments**

The Gap Study identified a potential precinct comprising 3-61 and 30-56 Robb Street, Essendon, potentially with aesthetic significance. The subsequent assessment found the

precinct defined in the Gap Study quite broad and lacking in obvious cohesion. It included the whole of the east side of Robb Street, but only part of the west side to the south of Levien Street. It was considered that as a whole the broad area of Robb Street did not form a precinct as the legibility was diluted by intrusive, non-contributory places and alterations and additions to contributory houses. However, within the area six Victorian terraces at 15-25 Robb Street stood out. These were considered notable as relatively rare examples of detached, single-fronted houses with terrace form. The elevated siting and high ornate parapets were considered to add to their streetscape presence.

- A preliminary assessment of the proposed precinct as part of the Heritage Study made the following changes to the proposed precinct:
- Retain only 15-25 Robb Street;
- Research and then reassess the potential inclusion of 27 and 32 (opposite side of) Robb Street. If linked (e.g., constructed by the same builder), then bring all together as a place. If not linked, assess 27 and 32 Robb Street as individual places or as part of a serial listing.

### **Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs; 6.7: Making Homes for Victorians (Establishing homes for the wealthy, working class homes, middle class homes)*

### **Historic analysis**

With the drawcard of the newly expanded railway, the population of Essendon increased markedly in the land boom era of the 1880s as estates were subdivided for the construction of villa residences and substantial homes and marketed to speculators and investors; at least 60 estates were subdivided and put on the market in the Essendon area between 1881 and 1888.

The Robb Street precinct demonstrates this pattern, through the subdivision of Locke's Paddock Essendon in 1885 and intensively developed until the economic depression of the 1890s halted development until the early twentieth-century. The construction of the subject residences in a single building campaign evidences the increased demand for housing in the area, facilitated as a result of the railway.

### **Physical analysis**

This small residential precinct comprises an intact and consistent streetscape of Victorian-era detached terrace houses on the east side of Robb Street, at numbers 15 to 25. Overall, the visual cohesion is high, with most dwellings retaining key details characteristic of the Italianate style and their original fabric. Although each of the dwellings has been altered in detail, to different extents (overpainting or rendering of brickwork, replacement of windows and verandah detail, loss of some parapet details), most retain sufficient integrity to enable future restoration.

### **Comparisons**

As part of a subdivision created and mostly developed before the economic depression of the 1890s halted development, the Robb Street precinct, Essendon, is comparable to HO11 Tennyson Street, Moonee Ponds, HO18 Bayview Terrace, Ascot Vale, HO264 Newton Parade, Moonee Ponds, and HO304 Terrace Ascot Vale Road, Ascot Vale.

For its development of the houses to the same design on a single title, and retention of the single title until the early 1920s is comparable to the development in the Levien Street precinct (HO371), although the Levien Street houses were developed later.

Compared to the other precinct, it provides an important example of this pattern of development in Essendon, which is not represented by the other Heritage Overlay precincts (being in Ascot Vale and Moonee Ponds).

The houses in the Robb Street Precinct, Essendon, present a historically and visually unified streetscape; the six houses remained as part of a single title until 1920-21, and it is highly likely that a single builder constructed all of the houses. This is most comparable to HO264 Newton Parade, Moonee Ponds, HO304 Terrace Ascot Vale Road, and HO371 Levien Street nearby in Essendon. The precinct comprises a small, intact and cohesive streetscape of Victorian-era detached terrace houses on the east side of Robb Street, which distinguishes it from those precincts that are much larger and have a greater diversity of housing stock, such as HO18 Bayview Terrace, and, to an extent, HO11 Tennyson Street as well.

The Robb Street Precinct also stands apart from other precincts in the Heritage Overlay as a relatively rare example of detached single-fronted houses in terrace form.

### ***Significance***

The Robb Street Precinct is of historic (Criterion A), representative (Criterion D) and aesthetic (Criterion E) significance to the City of Moonee Valley.

Contributory buildings include 15, 17, 19, 21, 23 and 25 Robb Street.

Non-original alterations and additions to the Contributory buildings are not significant.

The materials of the streetscape such as bluestone kerb and channelling are also Contributory to the significance of the precinct.

### ***Recommendations***

Add to the Heritage Overlay with the following Heritage Place description:

*Robb Street*  
*15-25 Robb Street, Essendon*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map.

No specific HO controls (e.g., external paint, tree controls) are required.

### 3.12 Roberts Street

The precinct comprises 29-59 & 44-60 Roberts Street, Essendon.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



**Existing heritage listings**

Nil.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 29-59 and 40-60 Roberts Street, Essendon, potentially with historic significance. The preliminary assessment found the proposed precinct to have good visual consistency and visual integrity, especially on the west side of the street. The one Victorian house at 37 Roberts Street illustrates the nineteenth century origins of the subdivision, while the interwar houses demonstrate the first major phase of suburban development during the interwar period.

A preliminary assessment of the proposed precinct as part of the Heritage Study made the following changes to the proposed precinct:

- Removal of 40 Roberts Street due to demolition of the earlier house on that site.

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building Towns, Cities and the Garden State; 6.3: Shaping the Suburbs (Expanding services to meet demands); 6.7: Making Homes for Victorians (Establishing homes for the wealthy, working class homes, middle class homes)*

**Historic analysis**

There were many subdivisions in the municipality that occurred as a result of the land boom era of the 1880s and the promise of a newly expanded railway, including the Buckley Park Estate of which Roberts Street was a part. With the onset of the Depression in the 1890s, such estates remained only partially developed until the twentieth century.

Improvements to public transport stimulated the growth of Essendon in the early twentieth century, beginning with the inauguration of the electric tram services in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

The Buckley Park Estate was subdivided on land to the west of Essendon Station and north of Buckley Street in 1888. After World War I, returning troops often sought the peace and quiet of the suburbs, and state authorities, including the State Savings Bank of Victoria, offered generous finance to enable them to acquire 'homes fit for heroes'. Accompanied by the tramline extension along Keilor Road in 1923 to the Essendon North primary school, in the 1920s Essendon became one of Melbourne's fastest growing suburbs (*Victorian Places* 2015; Davison 2008). Other than the Victorian house at 37 Roberts Street, the Roberts Street precinct illustrates this phase of development of the municipality in Essendon, with interwar Bungalows constructed between and c.1928-35 and including some affordable State Savings Bank of Victoria timber dwelling houses.

**Physical analysis**

This precinct is a residential area that comprises housing almost exclusively from the interwar period, with only one Victorian-era house from c.1892 that illustrates the early subdivision before the 1890s Depression.

The houses are all detached with consistent setbacks. On the west side, the houses are set behind mature gardens, many with one or more specimen trees. Some of the houses are partially screened by the street tree canopies. The east side of Roberts Street, where the powerlines are located, has less regularly occurring mature street trees and consequently has a

more open feel. Visual consistency is provided by the consistent setbacks, garden settings, and the high number of houses built to a similar style in the interwar period over a relatively short time span of less than a decade. The gardens and mature street trees enhance the visual cohesion and aesthetic qualities, in particular on the west side, where the houses appear almost secondary to the tree canopies and gardens. The front fences at 29 and 35, timber frame with woven wire fences and gates), are in-keeping with the period of the dwellings and may be early. There are only two intrusive high solid fences (44 and 50 Roberts).

Of special note is the Victorian house at 37 Roberts Street, built c.1892; the first in the subdivision and the only house until c.1925. It is a single-storey symmetrical, block-fronted (imitation Ashlar boards) timber dwelling, with its original slate hip roof, pair of rendered chimneys with moulded cornices, and paired eaves brackets. It retains what appears to be an original verandah with cast iron frieze and posts with Corinthian capitals. The verandah roof has a central gable with decorative infill to the gable end. A pair of tripartite windows flanks the four-panelled central timber door with side and highlights.

The other houses are predominantly variations on the theme of interwar Bungalows. They comprise modest, single-story mostly timber dwelling, asymmetrical in plan, many with original terracotta tile roofs. Some of the houses are built to designs that suggest they were State Savings Bank of Victoria house designs, published in 1920 by chief architect G Burridge Leith

There are two brick duplexes in the Roberts Street precinct constructed in the Old English revival style, at 42A-42B and 48-50 Roberts Street. Each has typical elements of the style, including clinker brick, brick gable ends, arched openings, and tall brick chimneys. The duplex at 42A and 42B has been altered, with the addition of a carport to each of the residences. The carports have brick piers and tiled gable roofs with post-modern-style gable infill. The street-facing gables of the duplex have been altered (covered with panel or render) in a style that echoes the gable ends of the carports. The brick window surrounds have been over-rendered. These alterations obscure the legibility of the duplex at 42A-42B Roberts as an interwar residential building built in the Old English revival style.

There is one postwar dwelling at the northern end of the precinct, at 59 Roberts Street. It is a modest brick bungalow with transitional elements (such as an Art Deco 'waterfall' chimney). While built later than the predominance of housing stock within the precinct, it has a similar form and setback that is sympathetic to the overall character of the precinct.

A small number of houses have prominent second-storey or clearly visible side additions (49, 52, 54, 56 and 58), but the original form of the dwelling and key stylistic details remain clearly legible from the street and therefore they are still considered to be Contributory.

54 and 56 Roberts are also still considered Contributory places because they represent some of the earliest houses in the precinct (as shown in the 1928 MMBW plan 1702, 1928) and the overall form of each dwelling remains legible and illustrative of this (for example, the symmetry, roof form and chimney to 56 Roberts).

Verandahs to a small number of interwar Bungalows have been infilled with windows/glazing (43 and 60 Roberts Street). These elements are considered removable and the houses were not considered sufficiently altered to exclude them from being Contributory places.

31 Roberts Street is a double-storey clinker brick dwelling with steeply-pitched, tiled gable roofs. The dwelling comprises two main bays, one setback and with a lower ridgeline than the other, with a brick porch with balcony above located at the intersection of the two bays. A pair of multi-paned French doors at ground level and multi-paned casement windows to the second storey articulate the front elevation of the larger of the two bays. A 'third' bay is created by the single-storey garage built in the same form, materials and detailing as the house. Comparison with a 1928 MMBW plan shows that the house replaces an earlier asymmetrical bungalow, named 'Hedley', with a protruding canted bay and verandah, and that it was close to a mirrored version of the neighbouring house at 33 Roberts.

51 Roberts Street is a single-storey face-brick dwelling with a tiled hip roof and square brick chimney. The style of the chimney and the roof form indicate that the house may have been built during the interwar period. However, the fenestration and front verandah are later additions, making it difficult to read the style of the house. The incorporation of a large, hip-roofed face brick double garage as a front projecting wing to the dwelling, conceals much of the dwelling and obscures the legibility of its form.

### **Comparisons**

The Roberts Street precinct is a largely intact group of interwar housing at the western edge of Essendon. Historically the Roberts Street precinct illustrates what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the 1890s land boom, with a small number of houses that illustrate these origins, but where most development occurred between c.1905 and the 1930s.

As such, within the municipality, the precinct compares with Edward Street and Richardson Street, Essendon (HO1), (part) Peterleigh Grove and Kalimna Street, Essendon (HO3), Riverview Estate (Leslie Road), Essendon (HO7), Hoddle Street, Essendon (HO301), Glass Street, Essendon (HO2), and Vida Street and Knight Street, Aberfeldie (HO5), which all include housing from the same period of development.

For its consistency of housing styles, the Roberts Street precinct provides an important example of this pattern of development in the historically remoter parts of Essendon. In this regard it is distinguished from the other comparable precincts, for being predominantly developed in the interwar period, as opposed to over two or three distinct periods. As a result of being further away from the public transport system, development was slower, until transport connections and services were improved in the 1920s, and more modest. Only Vida Street in Aberfeldie is comparable, but even so, the houses feature a richness and variety of detail and materials not so prevalent in the Roberts Street precinct.

Compared with surrounding streets, which share similar subdivision histories, the group of houses that comprise the Roberts Street precinct better illustrates the pattern of Victorian subdivision and predominantly interwar subdivision without being diluted by later postwar housing.

### **Significance**

The Roberts Street Precinct is of historic (Criterion A) and representative (Criterion D) significance to the City of Moonee Valley.

The house at 37 Roberts Street is Significant, and also contributes to the precinct.

The houses at 31, 42A-42B and 51 Roberts Street are Non-contributory.

All other houses are Contributory.

Associated early front fences at 29 and 35 Roberts Street are also Contributory to the significance of the precinct.

Following assessment of the precinct, the Contributory house at 40 Roberts Street was demolished, leaving the Non-contributory Nos. 42A-42B at the precinct boundary. For this reason, all three properties were removed from the precinct.

### **Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Roberts Street*  
*29-59 and 44-60 Roberts Street, Essendon*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map.

Specific HO controls are required:

- Outbuildings and fences exemptions: Front fences at 29 and 35 Roberts Street.

No other specific HO controls (e.g., external paint, tree controls) are required.

### 3.13 Scott Street

The precinct comprises 8-30 Scott Street, Essendon.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



**Existing heritage listings**

Nil.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 8, 12-30, 38-44, & 23-27 Scott Street. The preliminary assessment found the precinct to include a relatively intact group of Edwardian timber villas with Queen Anne details and transitional bungalows on the west side, with the aesthetic qualities of the houses further enhanced by their elevated siting. The preliminary assessment found those at nos. 38-44 to be physically separated by visually dominant Non-contributory buildings, and thus their inclusion in the Scott Street precinct was not warranted. It was suggested that no. 32 be considered as a Non-contributory place to manage future development; as a much altered and extended Edwardian-era house where the degree of change pushes it below the threshold of a Contributory place.

It was suggested that nos. 23-27, on the east side of Scott Street, were of interest because of their distinctive treatment of their gable ends, and that may have some historic connection to the group of houses at nos. 2-20 Levien St (HO371), which also have distinctive gable treatments (gable ends and dado height below render).

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs; 6.7 Making Homes for Victorians*

**Historic analysis**

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads adjacent to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next 3 years – the height of the land boom in Melbourne – Essendon's population grew by 50% peaking at 15,245 in 1892. However, the onset of the economic depression in the early 1890s brought development to a halt and the population actually declined to 13,000 and remained at that level until 1900.

Improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

The Scott Street precinct illustrates this typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c.1905 and the 1930s. Scott Street, formerly known as Munro Street, was formed through the subdivision of Locke's Paddock estate (1888), but construction of the houses in the subject precinct did not commence until c.1910. A few houses were built prior to World War I but development did not recommence in earnest until the 1920s when Melbourne once again began to grow rapidly. By the 1940s, the area was almost fully developed.

The lots at 23-27 Scott Street were created as part of the Locke's Paddock estate subdivision (a subdivision of Crown Allotment A, Section Six, Parish of Doutta Galla). They were purchased by contractor John Coutts of Morphet Terrace, Ascot Vale, in February 1914 along with the lots at 2-10 and 12-20 Levien Street.

Coutts subdivided and created the current boundaries of 2-20 Levien Street (the original lots at present day 2-10 Levien were larger and fronted Scott Street). All the houses were constructed by Coutts between 1914 and 1915. Those along Levien Street were built on narrower lots than

the three houses on Scott Street. The houses along Leven Street are all modest, single-fronted timber houses built in the Federation Queen Anne style, with similar detailing. The three houses on Scott Street are larger yet also built in the Federation Queen Anne style, sharing many similarities in materials and detailing.

Because of their good integrity, shared Edwardian Queen Anne style, and shared history with the Leven Street row of houses (and how the physical fabric of the houses illustrates this shared history), 23-27 Scott Street is considered to form a logical and justified extension to the HO371 precinct. (Refer to the section on HO371 in 4.2 of the Methodology report.)

### ***Physical analysis***

The Scott Street precinct is a small residential area that comprises houses from the Edwardian and early interwar periods. A consistent streetscape of timber dwellings, each with an elevated siting and consistent front setback, the predominant character of the precinct is created by the substantial Queen Anne dwellings at the northern end of Scott Street. Further south is one transitional bungalow (22) and two Interwar Californian Bungalows (26 & 30). Most of the houses are set behind a low front fence or retaining wall; while later, they are all sympathetic in style and scale.

Overall, the visual cohesion of the Scott Street Precinct is high, with most dwellings largely intact and retaining key details characteristic of their architectural style and original fabric.

While some of the dwellings have been altered (replacement of roof cladding, loss of chimney or verandah detailing, infilling of portion of the verandah), those with rear additions are largely concealed from street view, and the original style and form of the dwellings remain legible. Visual consistency is achieved by the consistent setbacks, roof and building forms, elevated siting and use of materials among the dwellings.

The dwelling at 32 Scott Street, at the southern end of the precinct, has been altered to such an extent that the original form and fabric of the house is difficult to read. Because of the extent of changes obscuring the legibility of the dwelling, it is recommended that 32 Scott Street be removed from the precinct.

The house at 10 Scott Street is a double-storey dwelling of recent construction, with cement rendered walls and roof concealed behind a parapet. It is Non-contributory to the precinct.

### ***Comparisons***

Historically the Scott Street precinct illustrates what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c.1905 and the 1930s. Development was spurred by improved transport connections and other services, including the introduction of electric trams along Mt Alexander Road in 1906. The Scott Street precinct is comparable to other precincts in the HO that demonstrate this pattern of development in the municipality, including Riverview Estate, Essendon (HO7), Fenton Street, Ascot Vale (HO19), and Hoddle Street, Essendon (HO301).

In terms of its visual consistency and aesthetic quality, as a small, intact and cohesive streetscape of timber Edwardian-era and early Interwar dwellings it is distinguished from those precincts that are either larger or have a greater diversity of housing stock and building materials, such as Hoddle Street (HO301), Edward Street and Richardson Street (HO1), and Riverview Estate, (HO7).

### ***Significance***

The Scott Street precinct is of historic (Criterion A), representative (Criterion D) and aesthetic (Criterion E) significance to the City of Moonee Valley.

The house at 10 Scott Street is Non-contributory. All other houses are Contributory.

### ***Recommendations***

Add to the Heritage Overlay with the following Heritage Place description:

*Scott Street*

*8-30 Scott Street, Essendon*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map. No specific HO controls (e.g., external paint, tree controls) are required.

### 3.14 Clarence Street & Marshall Street

The precinct comprises 1-21 & 2-20 Clarence Street and 11-55 & 6-66 Marshall Street, Flemington.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



#### Existing heritage listings

Nil.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 1-77, 117-35 & 2-114 Edinburgh Street, 1-21 & 2-20 Clarence Street, 74, 78, & 93-101 Crown Street, 1-67 & 2-78 Illawarra Road, 2-10 & 28 Kiama Road, and 1-55 & 2-66 Marshall Street, which was tentatively named the Edinburgh Street precinct.

However, the Heritage Study preliminary investigation found that although Clarence Street and Marshall Street have good visual cohesion and consistency, there was less cohesion and consistency in the other streets due to intrusive Non-contributory buildings, as well as unsympathetic changes to the potentially Contributory buildings.

Because of this, the precinct was reduced to include just Clarence Street and Marshall Street.

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

**Historic analysis**

That part of Flemington within the City of Moonee Valley to the west of the North Eastern Railway developed from the 1860s onwards with much of the growth occurring in two periods. The first was during the land boom of the late 1880s, and the second during the early 1900s following the construction of the electric tramway along Racecourse Road. The remaining vacant lots were mostly built on during the interwar period.

Clarence Street (and Glance Street immediately to the east) was created following the subdivision in 1888 of just over three acres of land on the north side of Racecourse Road. The street developed quickly during the height of the land boom - by 1895 there was only one vacant lot (no.21) on the west side and two on the east (nos. 18 & 20). The houses at 18 and 20 were constructed by 1910.

Meanwhile, the land to north between Clarence Street and Edinburgh Street contained cattle yards until the early 1900s. In 1909 the land was subdivided into building allotments facing the south side of Edinburgh Street and the newly created Marshall Street.

John Coutts, a contractor, purchased all of the land within the subdivision in Marshall Street and it is presumed that he constructed most if not all of the houses that were built from 1909. By 1915 development of the street was all but complete with only nos. 2 & 4 and 5, 7 & 9 remaining vacant.

**Physical analysis**

This precinct is a residential area that comprises housing almost exclusively from the late Victorian period or style in Clarence Street and the Federation/Edwardian period in Marshall Street.

In Clarence Street most of the houses are single or symmetrical double fronted timber cottages with hipped iron roofs and Italianate style details such as bracketed eaves, tripartite windows, panelled entrance doors with toplights, rendered chimneys with heavy cornices and stringcourses, separate verandahs with classical style capitals to the posts and cast iron frieze, and imitation Ashlar boards to the facades. There are three asymmetrical houses (these include the Victorian example with a canted bay and two 'Victorian survival' houses - that is, houses built during the early twentieth century, but in a Victorian style) and three terrace house pairs. Initially, there was only one Non-contributory place at no.21, but later the house at no. 15 was also downgraded. Overall, Clarence Street has a very cohesive character.

Even more so than Clarence Street, Marshall Street has a high degree of consistency, as the houses were not only built within a short period, but by the same builder. Overall, there are three basic types: symmetrical Victorian survival timber villas, and asymmetrical Edwardian

houses either single or double fronted. The two Victorian survival villas have Italianate features and detailing, generally as described above. The single fronted Edwardian houses have hipped roofs with projecting gables and front bullnose verandahs, which return along one side to the entry door, while the double fronted examples have steeply pitched almost pyramidal roofs with gables (some retain ram's horn finials) and (with one exception - no.38) separate verandahs on one side of the projecting gabled bays. The verandahs to both Edwardian types are supported by turned timber posts and have cast iron or timber friezes with carved brackets, while gable ends are variously half-timbered, or filled with roughcast or notched boards, and have turned finials, and chimneys are roughcast (originally unpainted) with squat terracotta pots. Windows are double hung timber sash arranged as joined or separate pairs. Front doors have sidelights and highlights and some houses retain original panelled doors with arched windows. Overall, most of the houses have good integrity, and many of those that have been altered are capable of restoration using the more intact houses as a guide. None of the front fences are original, but most are sympathetic. The streetscape of Marshall Street is also enhanced by the mature Plane trees that line both sides. Within the precinct area there are three Non-contributory houses at nos. 22, 29 & 37 Marshall Street.

While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs, removal of chimneys) most of the houses in the precinct are relatively intact or have good integrity when viewed from the street.

Front fences throughout the precinct are uniformly low and many are in reproduction styles that are sympathetic to the era of housing. There are two original cast iron fences to the terrace houses at nos. 1 & 3 Clarence Street. There are only two intrusive high solid fences.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel and mature street trees (Planes) in Marshall Street, and the bluestone laneways to the side and rear of the Clarence Street houses.

In Marshall Street, the eastern end comprising nos. 1-9A and 2 & 4 has been excluded, as it has lower integrity, while at the western end nos. 68-72 & 57-61 have been left out as they did not form part of the original subdivision and contain post-war houses.

### **Comparisons**

The City of Moonee Valley contains many individual houses as well as groups of housing dating from the Victorian, Federation and Edwardian periods. This precinct, however, is distinguished by the intactness to the original periods of development, with the stages of development clearly evident in each street, and the lack of post-war redevelopment. The precinct is also elevated by the consistency of the housing stock and mature street trees in Marshall Street.

As such, the precinct compares with the nearby Canterbury Street and Dover Street Precinct (HO79), which is situated just to the north of Flemington Racecourse railway, which was developed at around the same time and contains a similar mix of housing styles, as well as mature Plane street trees. As an enclave of Victorian era housing Clarence Street also compares with the nearby Coronet Street Precinct (HO140).

### **Significance**

The Clarence Street and Marshall Street precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moonee Valley – please see the precinct citation in Appendix E.2.

Within the precinct, no houses are of individual significance.

The houses at 15 & 21 Clarence Street and 22, 29 & 37 Marshall Street are Non-contributory. All other houses are Contributory.

### **Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Clarence Street & Marshall Street*

*1-21 & 2-20 Clarence Street and 6-66 & 11-55 Marshall Street, Flemington*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map. Tree controls should be applied specifically to the Plane trees along Marshall Street. No other specific HO controls (e.g., external paint) are required.

### 3.15 Ardmillan Road

The precinct comprises 15-47 & 26-48 Ardmillan Road, Moonee Ponds.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- ↑  
N CADASTRAL BOUNDARY

#### **Existing heritage listings**

House, 40 Ardmillan Road (HO147). External paint controls apply.

The significant trees at nos. 19, 38, 44 & 46 are included within Schedule 2 to the Environmental Significance Overlay (ESO2).

#### **Previous heritage assessments**

The Gap Study identified a potential precinct comprising 15-55 & 26-46 Ardmillan Road. The Heritage Study preliminary investigation added the house at no.48.

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

**Historic analysis**

Improvements to public transport stimulated the growth of Essendon in the early twentieth century, beginning with the inauguration of the electric tram services in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

Development of the north side of Ardmillan Road commenced in late nineteenth century and by 1900 contained several large villas including the house at no.40 (HO147), which was constructed c.1889. The remaining vacant sites within the precinct were built on during the early twentieth century.

On the south side, development west of Mantell Street was restricted by the 'Ardmillan' estate mansion and grounds, which occupied all of the land between Ardmillan Road and Derby Street. Development on the south side only commenced following the subdivision of the 'Ardmillan' estate in 1916. Development was swift. The first houses were completed in 1917 and by 1920 about ten had been built. The remaining vacant sites within the precinct all contained houses by 1925.

**Physical analysis**

This precinct is a residential area that comprises housing from the late Victorian to early Interwar periods.

The north side contains predominantly Victorian Italianate style villas with a smaller number of Federation and early interwar houses (including the individually significant house at no.40) with mostly late Federation/Edwardian houses and early Interwar bungalows on the south side. While there is a range of styles, the houses are all of masonry construction, detached, with hipped and/or gabled roofs and set on garden allotments. The group at nos. 36 to 48<sup>3</sup>, all large houses set in spacious gardens, are especially notable. Apart from no.40, Significant houses within the precinct include nos. 28, 30 & 34 (all fine examples of the Italianate style) and nos. 21, 44, 46 & 48 (fine examples of bungalows).

While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) the majority of houses in the precinct are relatively intact when viewed from the street. Some houses have visible additions, but the original house remains legible. Within the precinct there are two Non-contributory buildings, both on the south side at nos. 19 (while the house is Non-contributory, it contains a significant Canary Island Palm) and 33. The latter is the house constructed on the site of the original 'Ardmillan' mansion.

Front fences throughout the precinct vary in height and style and while none are original, some are reproduction styles that are sympathetic to the era of housing.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel and the mature trees within the gardens of nos. 19, and 38 to 44.

The houses at nos. 49 to 55 have been excluded from the precinct as no.51 now has a dominant first floor addition.

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<sup>3</sup> Note: the two houses between the houses at 40 and 46 Ardmillan Road are situated on land forming part of the Penleigh & Essendon Grammar property, which has the single address of 83 Park Street.

**Comparisons**

The City of Moonee Valley contains many individual houses as well as groups of housing dating from the Federation and Edwardian periods. This precinct, however, is distinguished by the intactness to the original period of development and the lack of post-war redevelopment. It is also notable for the overall quality of many of the houses, especially the group along the north side from nos. 36 to 48, which are complemented by generous garden setbacks. Despite some recent intrusions, the south side also has good consistency with most of the houses being brick bungalows with prominent gabled tiled roofs.

As such, within Ascot Vale, the precinct compares with the nearby Riverview Estate (Leslie Road) Precinct (HO7), which was developed at around the same time and contains a similar mix of housing styles. While it lacks the large nineteenth century mansions found in Leslie Road, the quality of the housing is otherwise comparable. These precincts (and the proposed HO7 extension in the north end of Mantell Street and the south side of Park Street) demonstrate the long-standing desirability of this area as one of the most desirable residential areas in Moonee Ponds.

**Significance**

The Ardmillan Road precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moonee Valley – please see the precinct citation in Appendix E.2.

Within the precinct the houses at nos. 21, 28, 30, 34, 44, 46 & 48 are Significant. The house at 40 Ardmillan Road, Moonee Ponds (individually listed in the HO) is also significant to the precinct.

The houses at nos. 19 and 33 are Non-contributory. After assessment of this precinct, the interwar house at 23 Ardmillan Road was demolished. All other houses are Contributory.

**Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Ardmillan Road*

*15-47 & 26-48 Ardmillan Road, Moonee Ponds*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map. No specific HO controls (e.g., external paint, tree controls) are required, as the significant trees referred to above are already included within the ESO.

### 3.16 Dean Street

The precinct comprises 132-144 Dean Street, Moonee Ponds.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
  - PROPOSED CONTRIBUTORY PLACE
  - PROPOSED NON-CONTRIBUTORY PLACE
  - PROPOSED PRECINCT BOUNDARY
  - HO EXISTING INDIVIDUAL HERITAGE OVERLAY
  - EXISTING HERITAGE OVERLAY PRECINCT
  - CADASTRAL BOUNDARY
- ↑  
N

#### **Existing heritage listings**

Nil.

NCO1 and DDO11 applies to these houses (and to the interwar houses to the east in Dean Street). NCO1 applies controls to protect the consistent neighbourhood character and requires a permit to construct or extend an outbuilding and to demolish or remove a building. DDO11 applies specific controls in relation to front fences.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 132-154 Dean Street. Following the Heritage Study preliminary investigation the houses at 146-154 Dean Street were removed from the potential precinct, as they are not in the standard designs of the houses at nos. 132-144.

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

**Historic analysis**

Improvements to public transport stimulated the growth of Essendon in the early twentieth century, beginning with the inauguration of the electric tram services in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

The properties on the south side of Dean Street, Moonee Ponds were created in 1888 as part of the 200-lot subdivision of the Ngarveno Estate. The estate was only partially developed before the onset of the economic depression of the early 1890s. Building slowly recommenced in the early 1900s and by the 1920s only a few vacant lots remained, mostly in the eastern end of the subdivision, including these properties.

By 1935 Archibald John Shaw, a builder and contractor had acquired all these properties. Archibald was one of the Shaw Bros., a family firm that built many homes in Ascot Vale, Essendon, and Moonee Ponds during the interwar period. By 1936 Archibald and his brothers had completed all seven houses. The first two houses at nos. 132 and 134 were built toward the end of 1935, and the remaining five were commenced or completed during the first half of 1936. Upon completion, each was described as a brick house of four rooms.

**Physical analysis**

This small residential precinct comprises seven houses, all constructed by the one builder within 12 months of each other.

Typical of the houses constructed by the Shaw Bros., the houses are bungalows, which draw on a range of interwar styles. They are all constructed of rendered brick (originally unpainted, see no.142) with clinker and tapestry brick accents and have hipped tile roofs with projecting gables, or in one case (132) being gable fronted. The stylistic references include Old English (134, 142, 144), Mediterranean (140, also seen in the use of Cordoba tiles to the side arched gates to most houses), Arts & Crafts (138) and Moderne (132, 136). The houses are mostly very intact and, with the exception of no.132, they retain the original brick and render front fences.

**Comparisons**

Groups of speculative housing (that is, houses built by developer/builders in expectation of being able to sell upon completion rather than for a specific client) in identical or similar styles are found throughout the City of Moonee Valley. This ranges from the terraced or detached houses constructed during the land boom of the nineteenth century (often built for building societies) through to groups of detached or semi-detached houses built during the Interwar and post-war period. This group of houses stands out because of the relatively high intactness of all the houses and their front fences, and the individuality that has been created through the application of specific details, while maintaining an overall consistency that links the houses together.

The most pertinent comparison is the nearby group of houses, also constructed by Archibald Shaw, just one year later in 1937, at 61-79 Ormond Road, Moonee Ponds (HO315). These are duplexes, designed to appear as a single house, and have similar materiality (rendered walls with brick accents) and form (hipped tile roofs with projecting gables) to the Dean Street houses. The design approach is similar with individuality created through variations in details to the houses, which are otherwise quite similar in materiality and form.

(Shaw also constructed the houses at 1-7 Pattison Street, Moonee Ponds, adjacent to the Ormond Road houses and these houses should be investigated as a potential extension to HO315)

In a broader sense, this group compares with other ‘speculative’ housing built in similar styles also assessed by this study including 29-39 Amelia Street, Essendon, and 1-9 Sydenham Street, Moonee Ponds.

### **Significance**

The Dean Street precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moonee Valley – please see the precinct citation in Appendix E.2.

Within the precinct, no house is of individual significance.

All the houses are Contributory.

### **Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Dean Street*

*132-144 Dean Street, Moonee Ponds*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map. Fence controls should be applied to all except for no.132. No other specific HO controls (e.g., external paint) are required.

Assess 1-7 Pattison Street, as a potential extension to the HO315 precinct.

### 3.17 Grace Street

The precinct comprises 1-27 & 2-20 Grace Street, Moonee Ponds.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
  - PROPOSED CONTRIBUTORY PLACE
  - PROPOSED NON-CONTRIBUTORY PLACE
  - PROPOSED PRECINCT BOUNDARY
  - HO EXISTING INDIVIDUAL HERITAGE OVERLAY
  - EXISTING HERITAGE OVERLAY PRECINCT
  - CADASTRAL BOUNDARY
- ↑  
N

#### **Existing heritage listings**

Nil.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 1-27 & 2-20 Grace Street. The preliminary investigation confirmed this precinct boundary.

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

**Historic analysis**

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892. However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Grace Street was created as part of the Cornwall Estate subdivision, which was released for sale in September 1881. The first houses were constructed on the west side by 1884. By 1890 the east side of the street was fully developed and only one vacant site remained on the west side, which was built on by 1895 completing the development of the street.

**Physical analysis**

This precinct is a residential area that comprises housing exclusively from the Victorian period. The houses are mainly detached, and single storey with small front setbacks and narrow side setbacks. There are attached pairs at nos. 3-5 and 14-16 and one double storey terrace at no.15. Almost all are brick (plain red or brown or bi-chrome) or rendered brick: there are two timber houses at nos. 11 and 13. Most of the houses show the influence of the Italianate style with details such as bracketed eaves, verandahs with cast iron decoration, and tripartite or bay windows. No fences are original but most are low and several are in sympathetic reproduction (timber picket or cast iron) styles.

The integrity of the houses varies, with most common alterations including replacement of roof materials (often with tiles), replacement of windows, removal of chimneys, possible rendering of brick walls, and alterations to or replacement of front verandahs. No.21 is the most altered, but still retains sufficient original façade detailing to identify it as a Victorian dwelling. There are some visible additions, but they are relatively recessive and do not intrude upon the streetscape.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel, and the asphalt laneway with a central bluestone pitcher drain to the rear and side of properties on the east side.

No.4 and 4A are Non-contributory. A much altered house was recently demolished at no. 4 and the land subdivided to create two allotments, being nos.4 and 4A.

**Comparisons**

The City of Moonee Valley contains many individual houses as well as groups of housing dating from the Victorian periods. In Moonee Ponds, Victorian housing is concentrated in the area immediately to the east and west of Moonee Ponds station within the Ascot Vale Estate (HO16), Lorne Street Precinct (HO15), Learmonth Street & Winchester Street Precinct (HO309), Holmes Road Residential (HO12), and the Laura Street Precinct (HO325). In some of these precincts (e.g. HO16, HO325) the Victorian housing is part of a mix that also includes Federation/Edwardian and interwar housing. As an exclusively Victorian era enclave Grace Street compares with HO15 and HO309. Learmonth Street in HO309, also situated to the

west of the railway, but south of Holmes Road, provides a pertinent comparison as it was developed around the same time. It is less intact than Grace Street, with three post-war unit developments at nos. 20, 21 & 27. Similar alterations have been made to the Victorian era houses and while there are some grander villas, overall Grace Street is more consistent.

**Significance**

The Grace Street precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moonee Valley – please see the precinct citation in Appendix E.2.

Within the precinct, no house is of individual significance.

The houses at no. 4 and 4A are Non-contributory. All other houses are Contributory.

**Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Grace Street*

*1-27 & 2-20 Grace Street, Moonee Ponds*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map. No specific HO controls (e.g., trees, external paint) are required.

### 3.18 Margaret Street & Park Street

The precinct comprises 35-81 & 40-84 Margaret Street, 2-18 & 7-17 Park Street and 48-54 Taylor Street, Moonee Ponds.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



**Existing heritage listings**

Terrace, 42-64 Margaret Street (HO311) and House, 40 Margaret Street (HO357). HO311 has external paint controls applied.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 35-81, 66 & 76-84 Margaret Street, 2-18 & 7-17 Park Street, 2-4 Eddy Street, and 31-37 & 44-54 Taylor Street. The preliminary investigation revised this to exclude the less intact southern side of Taylor Street, which has been affected by recent new development, and to include the individual HO places listed above and 68-74 Margaret Street, as they form part of a relatively consistent streetscape along the east side.

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

**Historic analysis**

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892. However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Improvements to public transport stimulated the growth of Essendon in the early twentieth century, beginning with the inauguration of the electric tram services in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

The re-opening in 1871 of the Moonee Ponds railway station stimulated development to the east and west of the station. This precinct was subdivided into suburban allotments in the 1870s. The southern section from Homer Street to Albert Street was part of the 'Ardmillan Estate', while the north was part of 'Trinafour Estate'. Despite the proximity to Moonee Ponds railway station, development was sporadic. At the south end the house at no.51, erected in 1874, was one of the first within the precinct, however much of the precinct was not developed until the land boom of the late 1880s. Buildings constructed during the boom include the house and terrace row at nos. 40 to 64, which were constructed c.1887.

By 1905 there still remained large gaps, mostly along the west side of Margaret Street, while about half the blocks in Park Street between Margaret Street and Mt Alexander Road remained vacant. All of these vacant blocks would be built on during the development boom in the early twentieth century and the precinct was fully developed by about 1920.

**Physical analysis**

This precinct is a residential area that comprises housing from the late Victorian Federation/Edwardian period and one interwar shop. Most of the housing is detached, brick, with a smaller number in timber.

The Victorian houses include a long terrace row in Margaret Street, and several detached houses in Margaret Street and Park Street, mostly in the Italianate style.

The Federation/Edwardian houses include single fronted detached or semi-detached houses, as well as asymmetrical houses with Queen Anne details and transitional villas. The single fronted detached and semi-detached houses are almost all located along the west side of

Margaret Street and several are identical or similar, suggesting they were constructed by the same builder. Park Street, on the other hand, contains detached Victorian and Federation/Edwardian houses.

While much of the housing is typical, the precinct includes some unusual or fine examples. In Margaret Street these include the individually listed Victorian era house and terrace row at nos. 40-64, the unusual transitional villa at no.35, the Victorian era house with an arcaded façade at no.68, the timber villa on a large allotment at no. 76, the transitional house at no.78, while the (originally) identical Edwardian houses at nos. 67-81 form a distinctive group. In Park Street, no.9 is a highly intact Italianate villa, while 52 Taylor Street is a less common symmetrical Federation house with Queen Anne details.

While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) the majority of houses in the precinct are relatively intact when viewed from the street. There are some visible additions, but they are not overly intrusive. The Non-contributory places include the much-altered Victorian house at 70 Margaret Street and the post-war houses at 49, 74, 80, 82 & 84 Margaret Street.

Front fences throughout the precinct are uniformly low and many are in reproduction styles that are sympathetic to the era of housing.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel, the bluestone laneway between 11 and 13 Park Street.

### **Comparisons**

The City of Moonee Valley contains many individual houses as well as groups of housing dating from the Victorian, Federation and Edwardian periods. This precinct, however, is distinguished by clear expression of the two phases of development and the lack of post-war redevelopment. It is also elevated by the presence of several individually significant houses, as well as visually cohesive groups of Edwardian houses in similar designs along the west side of Margaret Street.

As such, within Moonee Ponds, the precinct compares with the Ascot Vale Estate Precinct (HO16), and the Dickens Street Precinct (HO17), which were developed at around the same time and contain a similar mix of housing styles.

### **Significance**

The Margaret Street and Park Street precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moonee Valley – please see the precinct citation in Appendix D.2.

Within the precinct, the houses at nos. 35, 40, 68, 76 & 78 Margaret Street, 9 Park Street and 52 Taylor Street are Significant (in addition to nos. 42-64 Margaret Street)

The houses at nos. 49, 70, 74, 80, 82 & 84 Margaret Street are Non-contributory. All other houses are Contributory.

### **Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Margaret Street & Park Street*

*35-81 & 40-84 Margaret Street, 2-18 & 7-17 Park Street and 48-54 Taylor Street, Moonee Ponds*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map.

The individual HO should be removed from 40 Margaret Street (HO357) and this place added to the new precinct HO as Significant. HO311 at 42-64 Margaret Street should be retained as paint controls already apply. 76 Margaret Street was assessed as an individually significant place in this study, but has been included in this precinct as Significant, with no specific individual controls applied. No other specific HO controls (e.g., external paint) are required.

### 3.19 Park Street

The precinct comprises 87-117 & 78-108 Park Street, Moonee Ponds.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



#### Existing heritage listings

Nil.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 87-117 & 84-110 Park Street and 1-13 & 2-16 Jennings Street, Moonee Ponds. The preliminary investigation amended the precinct boundaries by removing the Jennings Street houses. While the east side included a relatively intact group of Federation Queen Anne style houses, the west side had far lower integrity and is disrupted by intrusive development and the fire-damaged (and since demolished) former shop and residence at 110 Park Street. The two houses at 78 and 80 Park Street were added, as they are good examples of bungalows that are consistent with others in the precinct

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

**Historic analysis**

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892. However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Improvements to public transport stimulated the growth of Essendon in the early twentieth century, beginning with the inauguration of the electric tram services in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

Park Street is one of the oldest streets in Moonee Ponds and was so named because it extended from what would become Queens Park in the east to Aberfeldie Park in the west. It bisects the northern section of Crown Allotment 6 running from east to west. Originally granted to William Nicholson in 1849, James Robertson became owner of the northern half of CA6 in 1860, the same year that the railway to Essendon was completed, cutting through the eastern section of the allotment.

In 1878 Robertson erected his house 'Trinafour' on the south side of Park Street, just west of the railway line, but lived there only a short time before his death in September 1879. Following Robertson's death, land within the 'Trinafour' estate on both sides of Park Street west of the railway line was subdivided into large allotments, with the intention of encouraging 'a respectable class of house' commensurate with the elevated location and the standard established by 'Trinafour', which was a two-storied mansion of eleven rooms with a crow's nest observatory on the top. The allotments were sold over the next decade and while the mansion (retained on a reduced allotment between the railway and Mantell Street) was sold in 1881 to John Thomas. By the early 1900s several mansions and large villas had been built on both sides within the section between the railway and Leslie Road. However, this section from Jennings Street to George Street was more sparsely settled with only two houses on the south side and five on the north in 1905.

The remaining vacant land was developed from 1905 to c.1925.

**Physical analysis**

This precinct is a residential area that comprises housing predominantly from the Federation/Edwardian and early Interwar period with a small number of Victorian era houses.

The Victorian houses include two asymmetrical villas (one in brick, one in timber), an attached pair and three houses (two single fronted and one double fronted) with a terrace house form.

The majority of the twentieth-century housing is in two key styles: asymmetrical Federation and Edwardian houses with Queen Anne details and variations on the bungalow style. The 1920s bungalows include some typical California Bungalows (nos. 87, 95), as well as some distinctive transitional examples (nos. 84, 108, 117). Of note are the three fine examples of Arts & Crafts bungalows within the precinct. These include those at nos. 86 & 88, which are complemented by original front fences, and the highly intact example at no.93, which retains its original finishes and a typical colour scheme.

While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) and some visible additions the majority of houses in the precinct are relatively intact when viewed from the street.

Front fences throughout the precinct are uniformly low and many are reproduction styles that are sympathetic to the era of housing. As noted above, there are at least two original front fences, while the fence to No.108 may be based on an original design.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel.

### **Comparisons**

The City of Moonee Valley contains many individual houses as well as groups of housing dating from the Victorian, Federation/Edwardian and interwar periods. This precinct is representative of that development. However, it is elevated by the quality of several of the houses and is notable for the collection of bungalows, which demonstrate the evolution of the style during the early twentieth century, includes three that are of individual significance. Several of the houses are set within mature gardens, adding to the aesthetic qualities of the precinct.

As such, the precinct compares with the nearby Riverview Estate Precinct (HO7), the Edward Street and Richardson Street Precinct (HO1) and the Hoddle Street Precinct (HO301), which were all developed at around the same time and contain a similar mix of housing styles.

### **Significance**

The Park Street precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moonee Valley – please see the precinct citation in Appendix E.2.

Within the precinct, the houses at nos. 86, 87, 88, 93 & 108 Park Street are of individual significance. The flats at no. 82 are Non-contributory.

All other houses are Contributory.

### **Recommendations**

Add to the Heritage Overlay with the following Heritage Place description:

*Park Street*

*87-117 & 78-108 Park Street, Moonee Ponds*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map. No specific HO controls (e.g., external paint, trees) are required.

### 3.20 Sydenham Street

The precinct comprises 1-9 Sydenham Street, Moonee Ponds.



#### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



**Existing heritage listings**

Nil.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 1-9 Sydenham Street, Moonee Ponds. The Heritage Study preliminary assessment confirmed the extent of the precinct, as recommended by the Gap Study.

**Thematic context**

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

**Historic analysis**

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892. However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Sydenham Street was initially created by an 1876 subdivision. After passing through several hands, Archibald Taylor became the owner of what is now 1-9 Sydenham Street by 1884 and it appears that he commissioned the building of the houses that were erected from c.1884 to c.1888. Taylor occupied one of the houses briefly before selling all to Alfred Buzzard, an auctioneer, who sold them individually from July 1888 to August 1889.

**Physical analysis**

This small residential precinct comprises five Victorian era Italianate residences. All are asymmetrical in plan, four with canted bays and one flat, and are constructed of brick with rendered façades that are enriched by cement mouldings to the windows, with typical details such as bracketed eaves and stringcourses and less common features such as the decorative quoining to the wall corners and the incised panels between the bay windows and to the frieze beneath the eaves to nos. 1-5. Chimneys are of brick with rendered bases and tops with cornices (nos. 1-5) or fully rendered (7, 9). It appears nos. 1-5 were originally identical, while no.9 is very similar but has different details and chimneys.

Overall the integrity of the houses is relatively high. The slate roof to no.1 has been replaced and the verandah reconstructed with an inappropriate bullnose profile. The other verandahs appear to be sympathetic reconstructions or may be original in part (nos. 3, 5, 7).

A much-altered house with similar form is at no.11. It has been excluded due to the very low integrity.

**Comparisons**

The City of Moonee Valley contains many individual houses as well as groups of housing dating from the Victorian period and most are in the Italianate style. This small group is distinguished by the quality and consistency of the detailing, which both individually and collectively elevates them when compared to other examples.

The quality of the detailing (quoining, window architraves and impost moulds) is found in individual examples (for example, 40-42 Vida Street, Essendon HO319; 262-270 Pin Oak Crescent, Flemington, HO98; 82 Maribyrnong Road, Moonee Ponds HO253) but it is rare to find in a group such as this.

A comparable example is 1, 3 & 6 Levien Street, Essendon (HO65), a group of three two storey Italianate houses with similar form and detailing.

In a broader sense, this group compares with other ‘speculative’ housing built in similar styles also assessed by this study including 29-39 Amelia Street, Essendon, and 132-144 Dean Street, Moonee Ponds.

***Significance***

The Sydenham Street precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moonee Valley – please see the precinct citation in Appendix E.2.

Within the precinct, no house is of individual significance.

All the houses are Contributory.

***Recommendations***

Add to the Heritage Overlay with the following Heritage Place description:

*Sydenham Street*

*1-9 Sydenham Street, Moonee Ponds*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map. No specific HO controls (e.g., trees, external paint) are required.

## 4 DETAILED INVESTIGATION: PRECINCT EXTENSIONS

### 4.1 Summary

Nine extensions to existing HO precincts have been fully assessed. Section 4.2 provides the analysis and assessment to support the proposed precinct extensions. The nine extensions are:

- HO2 Glass Street: 39-47, 73-87 & 50, 52 Glass Street, Essendon.
- HO3 Peterleigh Grove and Kalimna Street: 4 Curtis Street, Essendon. Note that 2 Curtis Street was demolished, and removed from the extension prior to the exhibition of Amendment C200moon.
- HO7 Riverview Estate (Leslie Road): Area 1, 4, 6, 12, 14 & 16 and 7-13 Riverview Road, Essendon; Area 2, 16 Ardmillan Road, 25-35 & 30-40 Mantell Street and 51, 53, 59-63A, 67-73 Park Street.
- HO12 Holmes Road Residential: 62-90 Eglinton Street, 1-19 & 2-20 Grandview Street, 55-65 & 58-60, 64, 70-74 & 82 Holmes Road, 1-21 & 2-26 Milverton Street, Moonee Ponds.
- HO16 Ascot Vale Estate: 247-257 & 303-311 Ascot Vale Road, 1-35 Gladstone Street, and 25-45 Moore Street, Moonee Ponds.
- HO19 Fenton Street: 1-49 Fenton Street, Ascot Vale.
- HO21 South Street & East Street: 2-18 Ailsa Street, 2-28 Ayr Street, 1-23 & 2-30 Harding Street, 2-68 Kent Street, and 18-24 Wigton Street, Ascot Vale.
- HO326 Newhall Avenue: 4-14 Milfay Avenue, Moonee Ponds.
- HO371 Levien Street: 23-27 Scott Street, Essendon.

As a consequence, the precinct citations have been updated to correct errors, provide additional historic and descriptive information in support of the precinct extension, and to update the statement of significance, as required, ensuring they comply with the VPP Practice Note. Appendix D.1 provides the recommended changes to the precinct citations.

Note that the maps and gradings to the proposed precinct extensions have been updated to reflect changes following consideration of Amendment C200moon.

## 4.2 Recommended precinct extensions

### HO2 Glass Street

The HO2 precinct extension includes properties in Glass Street at nos. 50 and 52 on the north side, and nos. 39-47 (excluding 41A) and 73-87 on the south side.

Figure 4.1 shows the location of the proposed precinct extensions, as well as the existing extent of HO2 in Glass Street.



Figure 4.1. Glass Street Precinct (HO2) showing proposed extension to 50 and 52 Glass Street on the north side, and nos. 39-47 (excluding 41A) and 73-87 Glass Street on the south side.

### **Existing heritage listings**

There are no existing heritage listings within the proposed precinct extension.

In Glass Street, HO2 currently applies to nos. 49-71 and 54-80, as shown on Figure 4.1.

### **Previous heritage assessments**

The Glass Street precinct was partially assessed in 1985 as part of the *Essendon Conservation Study*. The 1985 study included a list of ‘contributive or ‘D’ graded buildings, which provided a basis for the precinct boundaries. However, it appears that no citation (that is, a history, description and statement of significance) was prepared for the precinct at the time.

Amendment L7 added the precinct to the Urban Conservation Area of the Essendon Planning Scheme in 1991.

In 2004 (as part of the *Moonee Valley Heritage Review Stage 3*) Council’s heritage advisor, Bernadette De Corte, prepared a detailed assessment of 54-64 Glass Street within the HO2 precinct.

In 2014, as part of a review of several heritage precincts in Moonee Valley, a new citation including a new statement of significance, and history and description (incorporating the information gathered for 54-64 Glass Street) was prepared for the HO2 precinct. No changes to the precinct boundaries were identified at that time.

### **Thematic context**

This precinct and the proposed extension are associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria’s places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

### **Significance**

The HO2 Glass Street precinct is of local historic and aesthetic significance:

*Historically, this precinct illustrates the rapid and widespread suburban development during the Interwar period in Essendon that was encouraged by the electrification of the railway and other improvements to public transport. The late Victorian and Federation/Edwardian era houses in Wright Street are significant as rare surviving examples of houses built as part of the first phase of subdivision in the late nineteenth century. (Criterion A)*

*Aesthetically, it is significant as a fine example of a typical Interwar residential area with a cohesive garden suburb character. The aesthetic qualities of the estate are enhanced by the consistency of built form and high degree of intactness to its key phase of development, which creates an historic character that is strongly evocative of the interwar period. (Criteria D & E)*

### **Analysis**

In 1910 Glass Street between Napier Street and Mt Alexander Road contained only five houses on the north side and two houses on the south. One of these was ‘Grandview’, the house now at 87 Glass Street. At that time, most of the houses in the street were clustered in two locations at either end of the street close to the railway line (east end) and the electric tramway in Mt Alexander Road (west end).

By 1915 several more houses had been built on the north side west of Schofield Street, but the middle section still remained largely undeveloped. Meanwhile, development continued to creep along the south side from the east and, by 1920, the section between Napier Street and Mackay Street contained seven houses (including the present nos. 39-43 & 49-53).

Development gathered pace after World War I and the electrification in 1922 of the railway line and the consequent opening of Glenbervie Railway Station at the east end of Glass Street was the catalyst for widespread suburban development. That same year, land on the north side of Glass Street was subdivided as the ‘Central Estate’ and by 1925 there were 11 houses

between Wright and Schofield streets (including the present no.52). Within the same period all the vacant lots on the south side between Mackay Street and 'Grandview' (including the present nos. 73-85) were built on. At that time the small number of vacant lots including the present nos. 50. The house at no.50 was built by 1935. By then the street was fully developed except for no.89, which remained part of the 'Grandview' property. This was built on by 1940.

The houses proposed for inclusion on the south side of Glass Street form part of a continuous and highly consistent streetscape of Edwardian and Interwar bungalows. Also included in the proposed extension is 'Grandview', the Victorian era house at no.87, which was remodelled in the 1930s, probably at the same time that the house at no.89 was built as there are some common details including the front fences. On the north side, nos. 50 and 52 also fill a gap in the streetscape and are consistent with the adjoining houses within HO2.

Originally, the interwar house at no.89 was recommended for inclusion within the precinct extension. However, recent alterations have significantly reduced the integrity and intactness of the house to the extent that it no longer justifies inclusion in the precinct extension.

Consideration was also given to including the early 1900s houses at nos. 88-94, however, the recent construction of a two-storey house at no.86 (which is adjacent to two non-contributory places at nos. 82 and 84) means these houses are physically and visually separated from the houses within HO2 on the north side. For a similar reason, the row of gable fronted bungalows at nos. 93 to 97 have been excluded due the demolition of the house at no.91 and the imminent redevelopment of this site.

### ***Recommendations***

Extend HO2 to include 39-47 (exclude 41A), 73-87 & 50, 52 Glass Street.

Nos. 45 and 47 are Non Contributory, all other places are Contributory.

Amend the HO2 Glass Street precinct citation, as shown in Appendix D.1.

Retain the external paint controls.

### HO3 Peterleigh Grove and Kalimna Street

The HO3 precinct extension originally comprised 2 & 4 Curtis Street. Because the house at 2 Curtis Street was demolished, it removed from the extension prior to exhibition of Amendment C200moon.

Figure 4.2 shows the location of the proposed precinct extension, as well as the existing extent of HO3 and the individual HOs in Brewster Street (HO40, HO165, and HO166), Kiara Street (HO240 and HO241), and Peterleigh Grove (HO96 and HO97).



#### GRADING

- PROPOSED SIGNIFICANT PLACE
  - PROPOSED CONTRIBUTORY PLACE
  - PROPOSED NON-CONTRIBUTORY PLACE
  - PROPOSED PRECINCT BOUNDARY
  - HO EXISTING INDIVIDUAL HERITAGE OVERLAY
  - EXISTING HERITAGE OVERLAY PRECINCT
  - CADASTRAL BOUNDARY
- ↑  
N

Figure 4.2 Peterleigh Grove and Kalimna Street Precinct (HO3) showing extension to cover 4 Curtis Street, Essendon.

**Existing heritage listings**

Nil.

**Previous heritage assessments**

*Moonee Valley, Review of HO Precincts, David Helms HPM, 2010.*

*City of Moonee Valley Heritage Review Stage 3, Bernadette De Corte, 2003.*

**Thematic context**

This precinct and the proposed extension are associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building Towns, Cities and the Garden State; 6.3: Shaping the Suburbs (Expanding services to meet demands); 6.7: Making Homes for Victorians (Establishing homes for the wealthy, working class homes, middle class homes)*

**Significance**

The Peterleigh Grove and Kalimna Street precinct in Essendon is of local historic, architectural and aesthetic significance to the City of Moonee Valley:

*The precinct as a whole is historically significant as a representative example of a residential area, which demonstrates key phases of development in Essendon. The nineteenth century houses are a reminder of the substantial villas and mansions built during the 1880s boom, while the later development provides a tangible illustration of how the development of improved transport networks in the twentieth century led to closer settlement, which included subdivision of nineteenth century mansion estates. The consistency of built form in each main period and the extent to which phase is clearly apparent provides a vivid illustration of this pattern of development. (Criteria A & D)*

*The early twentieth century residential areas are historically significant as an illustration of the 'garden suburb' estates comprising detached housing on garden allotments that characterised residential subdivisions in the early to mid-twentieth century. (Criterion D)*

*Peterleigh Grove is architecturally and aesthetically significant as a fine example of a mid-twentieth century residential area, which is notable for the consistent quality of its built form and the very high degree of integrity to its period of development. (Criterion E)*

*Kalimna Street is architecturally and aesthetically significant for the particularly fine cluster of Edwardian and Queen Anne Revival houses. The consistent quality of its built form and the very high degree of integrity to its period of development is notable. (Criterion E)*

*Pascoe Vale Road is architecturally and aesthetically significant as a fine collection of large middle class Edwardian villas and Inter-war bungalows. The consistent quality of its built form and the very high degree of integrity to its period of development is notable. (Criterion E)*

**Analysis**

Both the houses at 2 and 4 Curtis Street are comparable stylistically and historically to other early postwar houses in the Peterleigh Grove and Kalimna Street Precinct, which also have an interwar character. 6 and 10 Curtis Street, on the same side of Curtis Street as 2 and 4 and identified as contributory properties within the Peterleigh Grove and Kalimna Street Precinct, are comparable. The houses at 6 and 10 Curtis Street appear to date from the early postwar period. They both have double-storey rear additions, visible from the street (side elevations). To this end, 2 and 4 Curtis Street are of higher integrity than 6 and 10 Curtis because they do not have visible additions. Like 2 Curtis, the house at 10 Curtis Street retains an original or early front fence.

The Victorian house at 48 Brewster Street and the Edwardian houses at 40, 44 and 46 Brewster Street, were also assessed as potentially Contributory places within HO3. While good examples of their type, and consistent with the character statement for the precinct, they were considered too remote visually from the precinct to be Contributory places to HO3.

One other double-storey postwar house at 19 Brewster Street, with a clearly expressed postwar character, was considered as a potentially Contributory place within HO3. Building records for 19 Brewster Street state that the current residence was built c1950, likely for Patrick Cyril Monaghan (BP). The Australian electoral roll of 1954 lists Patricia Eileen Monaghan and manager Patrick Cyril Monaghan as the occupiers of 19 Brewster Street in that year (Ancestry 2018).

The modernist house at 31 Brewster Street was also assessed as a potentially Contributory property within HO3. In October 1958 a building permit was issued for a brick dwelling of eight rooms at 31 Brewster Street, likely constructed for Daniel Meskill Bourke (BP). The Australian electoral roll of 1963 lists Phyllis Mae Bourke and drycleaner Daniel Meskill Bourke as the occupiers of 31 Brewster Street in that year (Ancestry 2018). As an intact example of a low-line modernist dwelling the house should be included in the future postwar heritage study.

Both properties on the south side of Brewster Street are considered too visually isolated by the width of Brewster Street and are therefore not recommended for inclusion in HO3 extension. The modernist house at 31 Brewster would also be a better fit thematically within a postwar heritage study.

### ***Recommendations***

Extend HO3 to include 4 Curtis Street, Essendon. It is Contributory. Note that the house at 2 Curtis Street has been demolished and has not been added to the precinct.

Amend the HO3 Peterleigh Grove and Kalimna Street precinct citation, as shown in Appendix D.1.

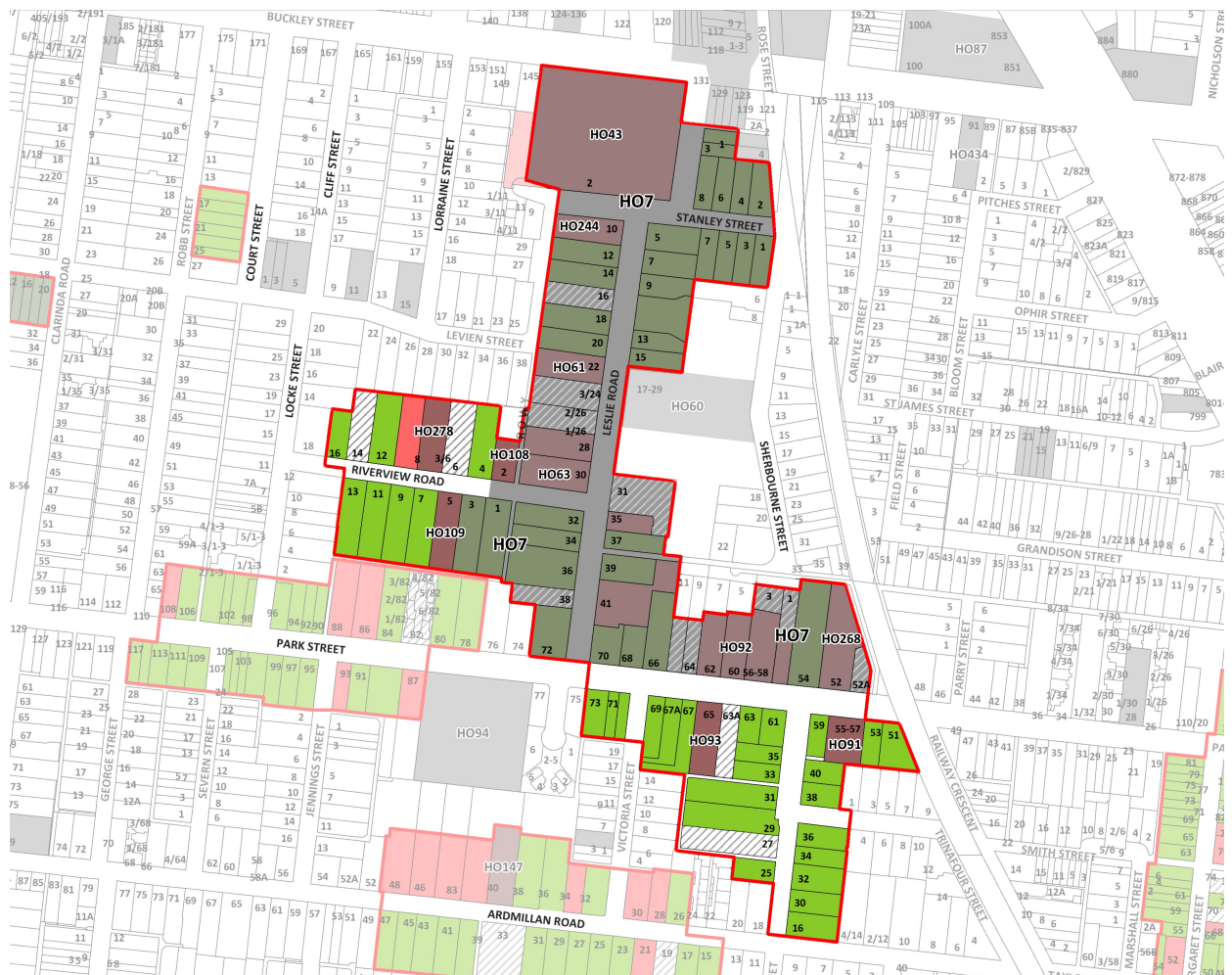
Include 19 and 31 Brewster Street, Essendon in any future postwar heritage study for Moonee Valley.

## HO7 Riverview Estate (Leslie Road)

There are two extensions to the HO7 precinct:

- Area 1: Riverview Road comprising nos. 4-16 on the north side and 7-13 on the south side.
- Area 2: Ardmillan Road, Mantell Road & Park Street comprising 16 Ardmillan Road, 25-35 & 30-40 Mantell Street and 51-73 Park Street (these properties are all located on the south side of Park Street).

These are shown on Figure 4.3, which also shows the existing HO7 precinct boundaries and individual HOs in Park Street and Riverview Road.



### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



Figure 4.3. Riverview Estate Precinct (HO7) showing proposed extension.

**Existing heritage listings**

As shown on Figure 4.3, within Riverview Road in Area 1 HO7 currently applies to 1 and 3 Riverview Road and three houses are within individual overlays:

- 2 Riverview Road, HO108 (included on Victorian Heritage Register).
- 5 Riverview Road, HO109.
- 8 Riverview Road (part), HO278. Only the eastern half of the property containing the house is included. The western half containing the tennis court is not.

On the south side of Park Street in Area 2 no places are included within HO7. Two places have individual heritage overlays:

- 55 Park Street, HO91.
- 65 Park Street, HO93.

In addition, the Environmental Significance Overlay Schedule 2 (ESO2) has been applied to significant trees at 59 & 61 Park Street and 31 & 32 Mantell Street.

**Previous heritage assessments**

Originally known as the Leslie Road precinct, the area now included within HO7 was first identified and assessed in 1985 as part of the *Essendon Conservation Study*. The 1985 Study contains a history, description and statement of significance for the precinct and a list of 'contributive' or 'D' graded buildings. The HO7 precinct also contains several individually significant buildings assessed by the 1985 study and the 1998 Moonee Valley Heritage Study, which have their own citations. Several of these places, which are within the precinct boundaries, are subject to individual heritage overlays.

It is not known when heritage controls were first applied.

In 2014, as part of a review of several heritage precincts in Moonee Valley, an updated citation including a new statement of significance, and revised history and description was prepared for the HO7 precinct, which was renamed as the Riverview Estate (Leslie Road) precinct.

The 2014 review also recommended the extension of the HO7 precinct to include the whole of Riverview Road, and investigation of 74-96 Park Street as a further potential extension to the precinct.

The Gap Study also recommends the assessment of these two areas identified by the 2012 review, as potential extensions to the HO7 precinct.

As part of the preliminary assessment carried out for this study, an area comprising the south side of Park Street between the railway and Penleigh Court and Mantell Street and Victoria Street between Park Street and Ardmillan Road was identified as a potential precinct (see Mantell Street and Victoria Street potential precinct entry in Appendix C).

The potential precinct included the following addresses:

- 16 Ardmillan Road,
- 25-35 & 30-40 Mantell Street,
- 51-75 Park Street and
- 1-19 & 4-14 Victoria Street.

16 Ardmillan Road was identified as a potential individual place (Edwardian) in the Gap Study. It was subsequently also identified by Council. Parts of the Victoria Street section were also identified in the Gap Study; 5 and 9-11 as a potential cluster, and 14 as a potential individual place (Interwar).

When fieldwork was undertaken for the HO7 (potential extension), Park Street (potential precinct) and Mantell Street and Victoria Street (potential precinct), places at 51-75 Park Street were also identified as worthy of further assessment.

Subsequent historic research and analysis has established that this more logically forms an extension to the HO7 precinct, as discussed below.

### **Thematic context**

This precinct and the proposed extension are associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

### **Significance**

The HO7 Riverview Estate (Leslie Road) precinct is of local historic and aesthetic significance:

*Historically, the precinct is significant as evidence of key phases of residential development in Essendon. It is of particular significance as an enclave of houses built for wealthy middle and upper middle class residents, which has few comparisons in the municipality. The historic desirability of this area is also reflected by the presence of two leading private schools within the precinct. (Criteria A & B)*

*Aesthetically, it is significant as a residential area, which is notable for the consistent quality of the built form, much of which is architect designed. Although the architectural styles vary, the precinct mostly comprises detached houses on garden allotments with generally low front fences, which create visually cohesive streetscapes with a distinctive 'garden suburb' character. The aesthetic qualities of the housing in the precinct are enhanced by the high degree of intactness with limited post-war redevelopment and the generally high degree of integrity of the majority of the houses when viewed from the street. (Criteria D & E)*

### **Analysis – Area 1**

Since the Gap Study (completed in 2014) two houses in Park Street, at nos. 74 & 76, have been demolished and replaced with visually dominant two storey houses. Accordingly, the potential extension within Park Street has been excluded from further assessment (however, the houses at 78 to 108 Park Street are being assessed as part of the potential new Park Street precinct – see section 2.2).

Riverview Road was created in 1907 as an extension to the Riversview Estate<sup>4</sup>, an 1882 subdivision centred on Leslie Road. The construction of several large mansions in Leslie Road for prominent citizens had established the tone of this area as a desirable residential locality and the housing built over the ensuing decades was usually of a high quality.

The first house in Riverview Road known as 'Glengarif' was constructed in 1908 and the street was fully built up by 1930s. Like Leslie Road, it contains a mix of detached Federation, Edwardian and 1920s bungalows, and 1930s houses in various styles on garden allotments. Most of the houses are relatively intact and several are complemented by original front fences. At least one (no.11) is architect-designed. Only two places are Non-contributory, 6 & 14 Riverview Road. Because of this, the street has good visual cohesion.

Accordingly, the potential extension in Riverview Road is considered to form a logical addition to the HO7 precinct.

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<sup>4</sup> The *Essendon Conservation Study* 1985 refers to the 'Riverview Estate' and the precinct adopted this name. However, examination of primary source material has shown the estate was originally known as the 'Riversview Estate'.

## **Analysis – Area 2**

Park Street is one of the oldest streets in Moonee Ponds and was so named because it extended from what would become Queens Park in the east to Aberfeldie Park in the west. It bisects the northern section of Crown Allotment 6 running from east to west. Originally granted to William Nicholson in 1849, James Robertson became owner of the northern half of CA6 in 1860, the same year that the railway to Essendon was completed, cutting through the eastern section of the allotment.

In 1878 Robertson erected his house ‘Trinafour’ on the south side of Park Street, just west of the railway line, but lived there only a short time before his death in September 1879. Following Robertson’s death, land within the ‘Trinafour’ estate on both sides of Park Street west of the railway line was subdivided into large allotments, with the intention of encouraging ‘a respectable class of house’ commensurate with the elevated location and the standard established by ‘Trinafour’, which was a two-storied mansion of eleven rooms with a crow’s nest observatory on the top. The allotments were sold over the next decade and several mansions were constructed, mostly on the south side during the height of the land boom in the late 1880s, while the mansion (retained on a reduced allotment between the railway and Mantell Street) was sold in 1881 to John Thomas. Meanwhile, part of the north side became part of the Riversview Estate centred on Leslie Road (now part of the HO7 precinct).

Following the 1890s depression, several large houses, some designed by leading architects such as Ussher & Kemp were built along the north side of Park Street in the early 1900s (these now form part of the existing HO7 precinct). The final phase of development came during the interwar period when the remaining vacant allotments were re-subdivided and the land around ‘Trinafour’ was further reduced by subdivision. This created new building lots along the south side of Park Street and the north end of Mantell Street. By the late 1930s development of the ‘Trinafour’ estate within this area was complete.

The south side of Park Street contains two nineteenth century houses, which are already included in the HO. This includes ‘Trinafour’ at no. 55-57 and the two-storey house at no.65, which was constructed on the first subdivision of the ‘Trinafour’ estate. Surrounding these are houses constructed during the 1920s and 1930s following further subdivisions of the Trinafour estate in the early twentieth century. Mantell Street contains one nineteenth century Italianate villa, and a range of Federation/Edwardian and interwar villas and bungalows. Like the houses already within HO7 (and the proposed Riverview Road extension) the houses are of good quality and most have relatively high integrity with many of the interwar houses retaining original front fences. Most are situated on generous garden allotments, some with significant mature trees.

Accordingly, the part of Area 2 comprising the south side of Park Street between the railway and Penleigh Court, and Mantell Street between Ardmillan Road and Park Street is considered to form a logical addition to the HO7 precinct.

Victoria Street has been excluded from the proposed precinct extension. This is because, although it also contains a mix of housing from the late nineteenth to early twentieth centuries, the houses are more modest in scale, and not of the same quality as those found in Park and Mantell streets. There are, however, two houses of potential individual significance at nos. 9 and 11, which are recommended for future assessment. Both are intact examples of Victorian Italianate timber residences with unusual details (window tiles to no.9 and original verandah decoration to no.11).

## **Recommendations**

Rename the HO7 precinct as the ‘Riversview Estate and Trinafour Estate’ to better reflect the extended precinct boundaries.

Extend HO7 to include:

- 16 Ardmillan Road (Contributory)
- 25-35 & 30-40 Mantell Street. No.27 is Non-contributory. All others are Contributory.

- 51, 53, 59-63A, 67-73 Park Street. No.63A is Non-contributory. All others are Contributory.
- 4, 6, & 12, 14 & 16 and 7 to 13 Riverview Road and the whole of no.8. Nos. 6 and 14 are Non-contributory, all other places are Contributory.

The individual HOs from houses throughout the precinct and precinct extensions must remain as paint controls apply. HO60 (17-29 Leslie Rd) and HO108 (2 Riverview Rd) must also continue to apply as both places are on the VHR.

Amend the HO7 Riverview Estate (Leslie Road) precinct citation, as shown in Appendix D.1.

Assess 9 & 11 Victoria Street, as places of potential individual significance.

### HO12 Holmes Road Residential

The potential HO12 precinct extensions include 62-90 Eglinton Street, 1-19 & 2-20 Grandview Street, 55-65 & 58-60, 64, 70-74 & 82 Holmes Road, 1-21 & 2-26 Milverton Street, Moonee Ponds, as shown on Figure 4.4.



Figure 4.4. Holmes Road Residential Precinct (HO12) showing proposed extension.

### Existing heritage listings

Nil.

**Previous heritage assessments**

This precinct was originally assessed as part of the *Essendon Conservation Study* in 1985, which includes a history, description and statement of significance for the precinct and a list of 'contributive' (i.e., 'C' or 'D' graded) buildings. The precinct included two groups of buildings: 48-56 Holmes Road and 67-79 & 76-80 Holmes Road.

It was added to the Urban Conservation Area of the Essendon Planning Scheme in August 1990 by Amendment RL12.

It appears that when the new format planning scheme was introduced c.1999 the precinct was included in two separate overlays as follows:

- HO12, which applied to 67, 71-77, 76 & 80 Holmes Road and 1A & 1B Grace Street (immediately behind No.76). The other properties in Holmes Road within this part of the precinct are included within individual HOs: no.69 (HO234), no.79 (HO191) and no.78 (HO235).
- HO13, which applied to 48-56 Holmes Road and 2A, 2B & 2C Sydenham Street.

In addition, this section of Holmes Road now contains the following heritage places (all late Victorian Italianate houses) of individual significance, which were assessed in 2004 as part of the *Moonee Valley Heritage Review Stage 4*, prepared by Heritage Alliance:

- 55 Holmes Road (HO322)
- 62 Holmes Road (HO323)
- 68 Holmes Road (HO324)
- The *Heritage Overlay Review*, prepared by David Helms Heritage Planning in 2014, reviewed the HO12 and HO13 precincts and found that they should be combined into one precinct as originally assessed. The HO12 Hermes record was updated to include:
  - An updated list of addresses including the properties then included in HO13.
  - A new statement of significance listing Contributory and Non-contributory places.
  - An expanded history supplemented by additional research including review of title and lodged plans and Sands & McDougall Directories.
  - A new description providing a summary of housing types and styles and Contributory houses within the precinct.

An amendment to the planning scheme consequently transferred the places within HO13 to HO12.

The 2014 study also recommended the extension of HO12 to include the other Victorian, Federation/Edwardian and interwar houses in Holmes Road on the intervening properties. This included all the properties included within the current proposed precinct extension. However, Council did not implement this recommendation.

The Gap Study identified 'clusters' of Victorian and Edwardian houses in Eglinton Street, Grandview Street, Milverton Street and Holmes Road. The Heritage Study preliminary investigation combined and rationalized these related clusters into a contiguous area comprising the whole of Milverton and Grandview Streets and the adjoining sections of Eglinton Street and Holmes Road. The Holmes Road section partially overlapped with the HO12 extension identified by the 2014 Study.

**Thematic context**

This precinct and the proposed extension are associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

- Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs

### **Significance**

The HO12 Holmes Road Residential precinct is of local historic and aesthetic significance:

*Historically, the precinct demonstrates important phases in the residential development of Moonee Ponds - the first during the land boom of the late nineteenth century, and the recovery leading to a second wave of development in the early decades of the twentieth century. The Inter-war houses demonstrate the beginnings of more intensive development, often on infill sites subdivided from larger Victorian era allotments, that was encouraged by the electrification of the railway in 1919. (Criterion A)*

### **Analysis**

The land to the north and south of Holmes Road was subdivided into suburban allotments from the 1870s onwards. This resulted in this elevated area becoming characterised as an area where larger houses were built during the land boom during the 1880s-1890s, with development continuing into the interwar period. By the late 1930s the area was almost completely built up

The existing HO12 precinct comprises a mix of Victorian era, Federation/Edwardian and interwar houses along Holmes. However, the precinct is fragmented and, oddly, excludes houses in Holmes Road that are consistent with those found within the precinct.

To the south of Holmes Road development in Eglinton Street, Milverton Street and Grandview Street commenced in the late nineteenth century and there was an initial burst during the height of the land boom. Like Holmes Road, development continued through the Federation era and into the 1920s and 1930s and was mostly complete by the outbreak of World War II. Part of the existing HO12 precinct on the south side between Milverton and Grandview falls within the original subdivision that created these two streets, as does the currently excluded housing in Holmes Road in the block between Laura Street and Milverton Street.

Because of this, the areas proposed for inclusion have very similar histories and patterns of development to the HO12 precinct. The housing stock is very similar and both individually and collectively has comparable integrity to the existing precinct. Accordingly, they are considered to form logical additions and will result in far more cohesive precinct with legible boundaries.

### **Recommendations**

Extend HO12 to include 62-90 Eglinton Street, 1-19 & 2-20 Grandview Street, 59-65 & 58-60, 64, 70-74 & 82 Holmes Road, and 1-21 & 2-26 Milverton Street.

The individual HOs at HO180, HO189, HO191, HO234, HO235, HO322, HO323 and HO324 must remain as paint controls apply.

Within the proposed precinct extension the following places are Non Contributory:

- 80 Eglinton Street
- 2, 4A, 5, 9, 15A & 17 Grandview Street. Also 10 and 15 Grandview Street, as resolved by Moonee Valley City Council on 27 April 2021.
- 64-66 & 74 Holmes Road
- 12 & 14 Milverton Street. Also 19 Milverton Street, as recommended by the C200moon Planning Panel.

Other places are Contributory, except for 19 Grandview Street, which is Significant.

Amend the HO12 Holmes Road Residential precinct citation, as shown in Appendix D.1.

## HO16 Ascot Vale Estate

As shown on Figure 4.5, the potential HO16 precinct extensions are:

- 303-311 and 245-257 Ascot Vale Road.
- 3-35 Gladstone Street.
- 25 to 39 and 41A to 45 Moore Street.



### GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



Figure 4.5. Ascot Vale Estate Precinct (HO16) showing proposed extension.

**Existing heritage listings**

Within the streets forming the HO16 precinct extensions (see Figure 4.5):

- HO16 applies to the west side of Ascot Vale Road, immediately to the south of the proposed extension at 303 to 311 Ascot Vale Road.
- HO16 applies to the east side of Ascot Vale Road and part of the west side, to the north of and opposite the proposed extension at 245 to 255 Ascot Vale Road.
- Within the Gladstone Street extension area there are three places with individual overlays: the houses at 19 (HO184) and 21 (HO185) and the former church and hall at nos. 23 and 23A (HO56).
- In Moore Street south of Gladstone Street, the proposed precinct extension contains the only properties not included within the HO16 precinct or an individual overlay.

All the places within the precinct with individual HOs have paint controls applied.

**Previous heritage assessments**

Originally assessed by the *Essendon Conservation Study* in 1985, the HO16 precinct contains three separate precincts, as follows:

- Ascot Vale Estate precinct. The 1985 study includes a citation for properties in Browning Street, Chaucer Street, 47-59 Moore Street, and 271-301 Ascot Vale Road. It does not, however, provide any information for Gladstone Street, Byron Street, Maribyrnong Road or the other properties in Ascot Vale Road or Moore Street contained within HO16.
- Elizabeth Street precinct. The 1985 study includes a citation for all the properties in Elizabeth Street. This citation also included the Dickens Street precinct.
- Newton Parade precinct. The 1985 study includes a citation for all the properties in Newton Parade. However, only the north side of Newton Parade is included within HO16. The south side of Newton Parade is included within HO264.

It appears that Amendment RL12 included the above areas in the Urban Conservation control of the Essendon Planning Scheme in August 1990.

Individually significant places within the HO16 precinct assessed by the 1985 study and the *Moonee Valley Heritage Study 1998* include:

- Ascot Vale Road: nos. 259 (HO33), 262 (HO152), 276 (HO34), 282-84 (HO153).
- Chaucer Street: nos. 28 (HO47), 34 (HO48).
- Elizabeth Street: no.3 (HO228).
- Maribyrnong Road: nos. 41 (HO71), 60 (HO250)
- Moore Street: nos. 49 (HO78), 59 (HO260)

In 2014, as part of a review of several heritage precincts in Moonee Valley, an updated citation including a new statement of significance, and revised history and description was prepared for the HO16 precinct. This review also identified potential precinct extensions including 247 to 255 Ascot Vale Road, the south side of Gladstone Street, and the northern end of Moore Street.

**Thematic context**

This precinct and the proposed extension are associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

**Significance**

The HO16 precinct is of local historic and aesthetic significance:

*Historically, the precinct demonstrates important phases in the residential development of Moonee Ponds - the first during the land boom of the late nineteenth century, and the recovery leading to a second wave of development in the early decades of the twentieth century. (Criterion A)*

*The precinct is aesthetically significant as a residential area comprising visually cohesive streetscapes of housing from late Victorian and Federation/Edwardian eras. The section of Moore Street between Browning and Byron Street is of note, as an intact and homogenous row of houses which illustrate the Queen Anne influenced detached and attached villa style. (Criterion E)*

**Analysis**

Most of this precinct has its origins in the Ascot Vale Estate of 1888, which covered the area between Ascot Vale Road and the railway line extending from Maribyrnong Road to Gladstone Street. The area was partially developed before the economic depression of the 1890s halted development. Development recommenced in the early 1900s and most of the remaining vacant land was built on by the early Interwar period.

The properties in Moore Street, Gladstone Street and at 303-311 Ascot Vale Road formed part of the Ascot Vale Estate, and the housing in these streets is consistent with that found elsewhere in the precinct, as follows:

- In Moore Street, the houses include three Victorian houses (25-29), five Edwardian houses (31-39) and three Interwar bungalows (41A, 43 & 45). All houses are Contributory.
- In Gladstone Street, the Contributory houses are almost all from the late nineteenth or early twentieth century. There is one Interwar house at no.19. The former Wesleyan Church and Hall is a local landmark. There are three Non-contributory places at nos. 13, 25 and 33A. The second is a relatively sympathetic hipped roof dwelling, and the third is a rear unit hidden from the street.
- 303-311 Ascot Vale Road are all Edwardian houses, consistent with the houses to the south of Chaucer Street. Nos. 305 & 307 are distinguished by their original verandah with unusual grid pattern frieze.

The area south of Maribyrnong Road did not form part of the Ascot Vale Estate, but developed at the same time and the houses within HO16 in this section are predominantly from the late Victorian or Federation/Edwardian era. The exceptions are the two Interwar Old English style houses at nos. 258 & 260.

The proposed extension in this southern section comprises three Victorian era semi-detached pairs, and one detached house evidently constructed at the same time and by the same builder. The northern and southern pairs have similar form with projecting hipped bays, while the central pair has no bays and a return verandah. The detached house is asymmetrical in plan with similar detailing to the northern and southern pairs and retains what appears to be the original verandah details. While there have been some alterations (replacement of roof material, alterations to verandahs) the houses still form a distinctive and recognisably Victorian group that complements the houses adjoining and opposite within the HO16 precinct.

Accordingly, all these areas are considered to form logical extensions to the HO16 precinct.

In addition, the review of this precinct has once again highlighted an anomaly with the application of HO16 only to the north side of Newton Parade, while the whole of the south side is included within HO264. As the houses in Newton Parade were all constructed at the same time and by the same builder it is appropriate for them to have their own separate HO. For this reason, the houses on the north side should be transferred from HO16 to HO264, and the HO schedule entry and maps updated accordingly.

**Recommendations**

Extend the HO16 precinct to include:

- 245-257 (exclude Units 3 & 4/255-257) and 303-311 Ascot Vale Road.
- 3-35 Gladstone Street.
- 25 to 39 and 41A to 45 Moore Street.

13, 25 and 33A Gladstone Street are Non-contributory. 19, 21 & 23-23A Gladstone Street are Significant. All other places are Contributory.

Remove HO16 from 2-14 Newton Parade and the adjoining section of roadway and transfer to HO264. Update the HO schedule accordingly.

All individual HOs must continue to apply as paint controls apply. HO436 must also continue to apply as outbuildings controls apply.

Amend the HO16 precinct citation, as shown in Appendix D.1.

## HO19 Fenton Street

The potential HO19 precinct extension includes the properties at 1 to 49 Fenton Street, on the north side of the street, as shown on Figure 4.6.



Figure 4.6. Fenton Street Precinct (HO19) showing proposed extension.

### Existing heritage listings

HO19 applies to the properties at 2 to 38 Fenton Street. Ascot House at 50 Fenton Street is within an individual overlay, HO54.

The houses at 1 to 49 Fenton Street are not within the HO, but are included within the Neighbourhood Character Overlay Schedule 4 (NCO4).

### **Previous heritage assessments**

The Fenton Street precinct, comprising the houses at 2 to 38 Fenton Street, was first identified and assessed in 1985 as part of the *Essendon Conservation Study*. The 1985 Study contains a history, description and statement of significance for the precinct and a list of ‘contributive’ or ‘D’ graded buildings.

Amendment RL12 added the precinct to the Urban Conservation Area of the Essendon Planning Scheme in August 1990.

In 2014, as part of a review of several heritage precincts in Moonee Valley, an updated citation including a new statement of significance, and revised history and description was prepared for the HO19 precinct. This review also recommended the extension of the HO19 precinct to include 1 to 49 Fenton Street.

However, this recommendation was not implemented and the Neighbourhood Character Overlay was applied instead to the whole of north side of Fenton Street (nos. 1 to 81) and that part of the south side not included in the HO (nos. 40 and 54 to 74).

### **Thematic context**

This precinct and the proposed extension are associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

### **Significance**

The HO19 Fenton Street precinct is of local historic and aesthetic significance:

*Historically, the precinct demonstrates the rapid residential development in Ascot Vale during the early decades of the twentieth century, which was stimulated by the development of the electric tramway network. (Criterion A)*

*Aesthetically, the precinct is significant as a visually homogenous streetscape of Edwardian era houses with Queen Anne influences, which are related in scale, form and detailing. (Criteria D & E)*

### **Analysis**

The houses at 1 to 49 Fenton Street formed part of the same subdivision and were developed at the same time as the houses on the south side at nos. 2 to 38. The houses are very similar to those on the south side and include some of almost identical design, which suggests that they were constructed by the same builder. Because of this, the western half of the street has a very high degree of visual cohesion and intactness.

Accordingly, the houses on the north side from nos. 1 to 49 are considered form a logical extension to the HO19 precinct.

Development of the eastern half of the street was slower and although it contains some Edwardian era houses, it has a higher proportion of Interwar bungalows. The houses in this section are also less intact than those in the western section and overall there is less visual cohesion.

### **Recommendations**

Extend HO19 to include 1 to 49 Fenton Street. No. 9 is Non Contributory, all other places are Contributory.

Amend the HO19 Fenton Street precinct citation, as shown in Appendix D.1.

### HO21 South Street and East Street

The potential HO21 precinct extensions include 2-18 Ailsa Street, 2-28 Ayr Street, 1-23 & 2-30 Harding Street, 2-68 Kent Street, and 18-24 Wigton Street, Ascot Vale, as shown on Figure 4.7.

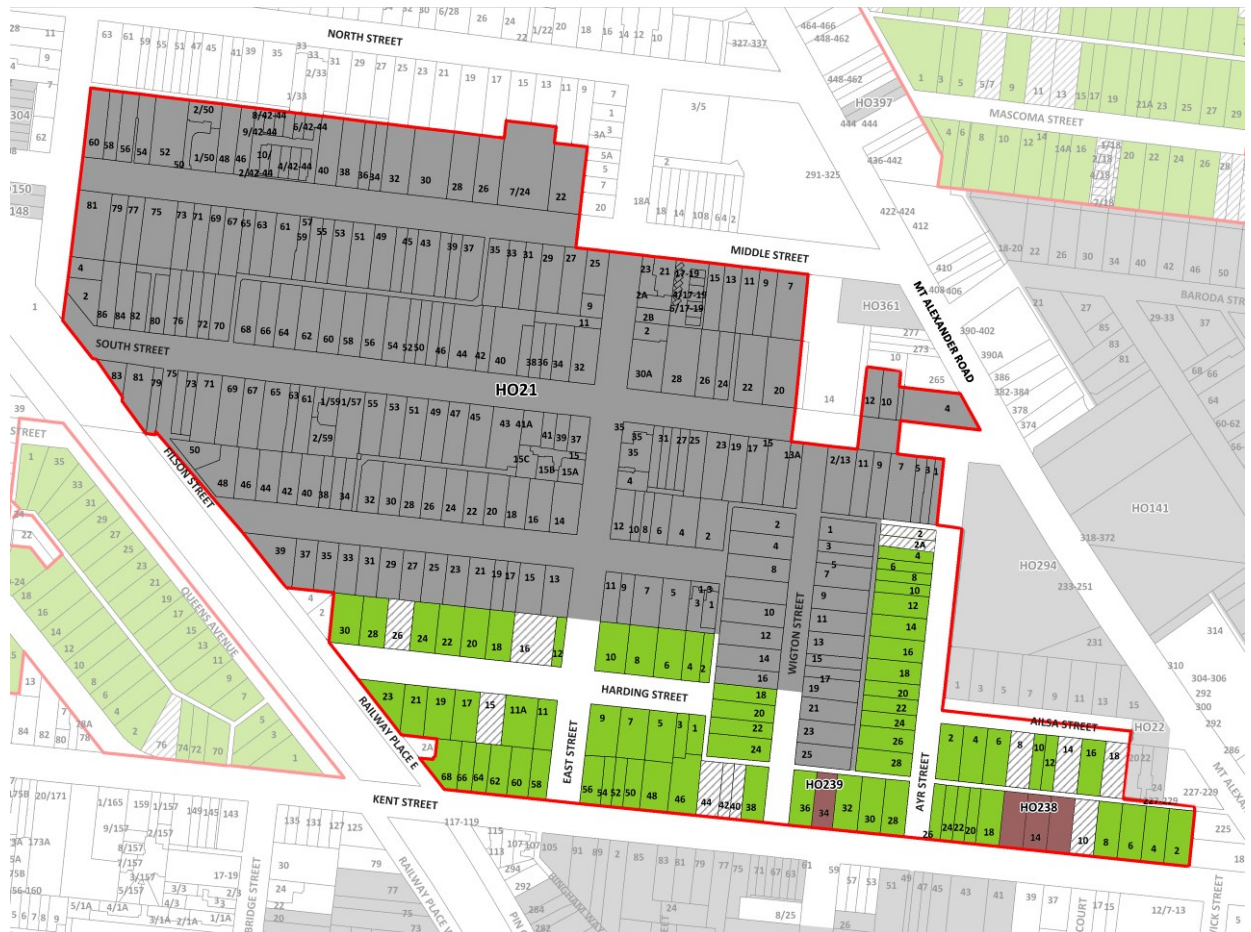


Figure 4.7. South Street and East Street Precinct (HO21) showing proposed extension.

#### Existing heritage listings

Nil.

#### Previous heritage assessments

The area now included within HO21 was partially assessed in 1985, as part of the *Essendon Conservation Study*.

A citation, which includes a brief history and description and statement of significance, was prepared for the 'Ailsa and South Street Streetscapes'. The precinct included 1-15 & 20-24 Ailsa Street (currently included in HO22 Ailsa Street precinct) and 2-12 and 9-11 South Street (currently included in HO21 South Street and East Street precinct). In August 1990 Amendment RL12 added this area to the Urban Conservation Area in the Essendon Planning Scheme.

No citation was prepared for the other areas now contained within HO21. The only information about these areas in the 1985 is a list of 'Contributive' or 'D' graded buildings in each street, which appear to have provided the basis for the precinct boundaries

Amendment RL4 added what is now HO21 (excluding 2-12 and 9-11 South Street) to the Urban Conservation Area of the Essendon Planning Scheme prior to 1990.

In 2014, as part of a review of several heritage precincts in Moonee Valley, a new statement of significance (including a list of Contributory and Non-contributory places) was prepared for the HO21 precinct. This review also recommended:

- The preparation of a history and description for the precinct, as none currently exists.
- Assessment of potential precinct extensions in Ayr Street, Ailsa Street, Harding Street, North Street and the north side of Kent Street.

### **Thematic context**

This precinct and the proposed extension are associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

### **Significance**

The HO21 South Street and East Street precinct is of local historic and aesthetic significance:

*Historically, the precinct demonstrates two phases of rapid residential expansion in Ascot Vale during the late nineteenth century boom and the recovery in the early decades of the twentieth century, which was stimulated by the opening of the electric tramway along Mt Alexander Road in 1906 and the electrification [sic] of the railway in 1919. (Criterion A)*

*Aesthetically, the precinct is significant for the cohesive streetscapes of Victorian and Edwardian era houses, which are related in scale, form and detailing. (Criteria D & E)*

### **Analysis**

The additional historic research for this precinct has confirmed that there were two key phases of development, the first occurring in the late nineteenth century, with the second in the early twentieth century. The precinct was almost fully built up by 1915, with a small amount of infill development during the Interwar period.

With the exception of Wigton Street, the streets already within HO21 – East, Filson, Middle and South - were created by a nineteenth century subdivision. They were partially developed by the time the 1890s economic depression brought a halt to development, and almost fully developed by 1915. These streets therefore have a mix of predominantly Victorian and Federation/Edwardian housing with some Interwar infill.

Development in Harding Street commenced around 1900 and by 1904 it contained 12 houses: seven on the north side and five on the south side. The street filled out during the early twentieth century and was fully developed by 1915. It has a very cohesive late Victorian/Federation character and predominantly comprises double fronted timber villas.

Ailsa Street, Ayr Street and Wigton Street were created following the subdivision in 1905 of the grounds surrounding the 'Ailsa' mansion. The mansion was retained on a large allotment with Ailsa Street and Ayr Street forming the south and west boundaries, respectively.

Consequently, building lots were created along only one side of these streets: south side in Ailsa Street and the west side of Ayr Street. Wigton Street had lots on both sides.

All three streets developed very quickly. By 1910 Ailsa and Wigton streets were almost fully developed and about half the lots in Ayr and Kent streets contained houses. By 1915 only a handful of vacant lots remained. Because of this, these streets have a very cohesive Federation/Edwardian character.

The north side of Kent Street west of Wigton Street was partially subdivided in the nineteenth century, but by 1904 contained only two houses. The east section remained part of the 'Ailsa' estate and was subdivided as part of the same estate that created Ailsa, Ayr and Wigton Streets. Development was similarly quick. By 1910 the number of houses had increased to 16, and by 1915 only about three vacant lots remained – two of these (nos. 2 and 4) were built on by 1920.

Accordingly, the areas proposed for inclusion have very similar histories and patterns of development. The housing stock is very similar and both individually and collectively has comparable integrity to the existing precinct. Accordingly, they are considered to form logical additions.

*Note: Fieldwork demonstrated that North Street (which formed part of the original subdivision that created East and South streets) has lower visual cohesion than the other streets, and so it was excluded from detailed assessment.*

### **Recommendations**

Extend HO21 to include 2-18 Ailsa Street, 2-28 Ayr Street, 1-23 & 2-30 Harding Street, 2-68 Kent Street, and 18-24 Wigton Street, Ascot Vale. Remove the individual HOs from 14 Kent Street (HO238) and 34 Kent Street (HO239), as the controls that apply are the same as for the HO21 precinct.

Within the proposed precinct extension, the following places are Non Contributory:

- 8, 14 & 18 Ailsa Street.
- 15, 16 & 26 Harding Street.
- 10 & 40-44 Kent Street.
- 2 & 2A Ayr Street (demolished after the precinct was assessed).

Other places are Contributory (including all the places within Ayr Street and the section of Wigton Street proposed for inclusion), except for 14 and 34 Kent Street, which are Significant.

Amend the HO21 South Street and East Street precinct citation, as shown in Appendix D.1.

### HO326 Newhall Avenue

The potential precinct extension comprises 4 to 14 Milfay Avenue, Moonee Ponds, as shown on Figure 4.8.



#### GRADING

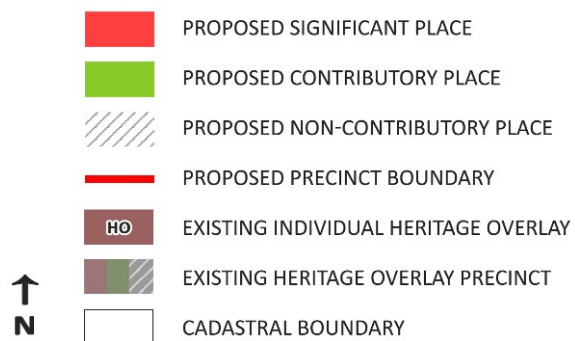


Figure 4.8. Newhall Avenue Precinct (HO326) showing extension to cover 4 to 14 Milfay Avenue, Moonee Ponds.

#### Existing heritage listings

Nil.

#### Previous heritage assessments

Nil.

**Thematic context**

This precinct and the proposed extension are associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

**Significance**

The HO326 Newhall Avenue precinct is of local historic, architectural and aesthetic significance:

*Historically, the estate demonstrates what was a typical pattern in the suburbs between the wars, when large Victorian properties began to lose their viability and were carved up for closer settlement. (Criterion A)*

*Architecturally and aesthetically, Newhall Avenue comprises a particularly intact streetscape of interwar houses, most notably the bungalow-style houses erected between 1926 and 1931, which form a cohesive series in terms of consistent detailing and materials. The remaining houses in the street, dating from the 1930s and '40s, are complementary in scale form and materials. (Criteria D & E)*

**Analysis**

Newhall Avenue was created as part of the 'Learmonth Estate' subdivision of the land surrounding the early mansion *Newhall* (or *New Hall*). The estate was offered for sale in 1926 and was developed in the period from 1927 to 1939. It is an intact streetscape of Interwar houses comprising 1920s bungalows and 1930s in popular styles such as Mediterranean/Spanish Mission, Old English/Tudor Revival and Moderne. There are two post-war houses at nos. 16 & 18. The Interwar houses are mostly very intact and all are complemented by original front fences.

Milfay Avenue has a very similar history. It was created in 1933 following the demolition of *Sydenham* (another early mansion of similar age to *Newhall*) and the subdivision of the land into eight allotments, one facing Winchester Street and the other seven facing Milfay Avenue. By 1935 the houses at nos. 2 to 8 Milfay Avenue had been built and a further two were under construction. All the houses were complete by 1937 (SM).

The houses are in a range of Interwar styles including gable fronted and hipped roof bungalows, and three in the popular Old English style. Compared to those in Newhall Avenue, the houses are all of similar quality and intactness (four of the six retain original front fences) and the street has very good visual cohesion. Of the seven houses originally constructed, six remain at nos. 4-14.

Because of this, it is considered to form a logical and justified extension to the HO326 precinct.

**Recommendations**

Extend HO326 to include 4-14 Milfay Avenue. All the places are Contributory.

Amend the HO326 Newhall Avenue precinct citation, as shown in Appendix D.1.

### H0371 Levien Street Precinct

The potential precinct extension comprises 23 to 27 Scott Street Essendon, as shown on Figure 4.9.



Figure 4.9. Levien Street Precinct (H0371) showing extension to cover 23-27 Scott Street, Essendon.

#### Existing heritage listings

Nil.

**Previous heritage assessments**

The Gap Study identified a potential precinct comprising 8, 12-30, 38-44 & 23-27 Scott Street, Essendon. The Heritage Study preliminary investigation recommended a reduced area, excluding 38-44 for detailed assessment. In relation to nos. 23-27 the preliminary investigation found they lacked the elevated siting that distinguishes the other houses on the west side of Scott Street. However, the distinctive gable end details suggest they could have some historic connection to the adjoining group of houses at nos. 2-20 Levien Street (HO371), which also have distinctive gable treatments and could instead form an extension to that small precinct.

**Thematic context**

This precinct and the proposed extension are associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement
- Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs

**Significance**

The Levien Street Precinct is of local aesthetic and historic significance to the City of Moonee Valley:

*The row of houses is of aesthetic significance as a visually homogenous streetscape of Edwardian era cottages constructed by a single builder with consistency in building style, roof form, chimneys, setback, cladding materials, and especially the house name in decorative relief on every front gable. The earlier group (Nos. 12-20) is distinguished by its greater level of embellishment and retention of original details such as cast-iron verandah friezes. (Criterion E)*

*The houses are of historic significance as a tangible demonstration of the type of speculative housing erected during the late Edwardian era, being small, single-fronted cottages with embellishment typical of their period. (Criterion A)*

**Analysis**

The lots along Levien Street, between Scott Street and Clarinda Road, and at 23-27 Scott Street, were created as part of the Locke's Paddock estate subdivision, (a subdivision of Crown Allotment A, Section Six, Parish of Doutta Galla). Lots 14-17 fronted Scott Street (today addressed as 2-10 Levien Street and 23-27 Scott Street), and lots 40 and 41 fronted Clarinda Road (today addressed as 12-20 Levien Street). The six lots were purchased by contractor John Coutts of Morphett Terrace, Ascot Vale, in February 1914.

Coutts subdivided and created the current boundaries of 2-20 Levien Street. All the houses were constructed by Coutts between 1914 and 1915. Those along Levien Street were built on narrower lots than the three houses on Scott Street. The houses along Levien Street are all modest, single-fronted timber houses built in the Federation Queen Anne style, with similar detailing. The three houses on Scott Street are larger yet also built in the Federation Queen Anne style, sharing many similarities in materials and detailing.

The group of houses on Scott Street, as a whole, is intact in scale and form, with minor changes to detailing. Because of their good integrity and shared history with the Levien Street row of houses (and how the physical fabric of the houses illustrates this shared history), 23-27 Scott Street is considered to form a logical and justified extension to the HO371 precinct.

**Recommendations**

Extend HO371 to include 23-27 Scott Street, Essendon. All the places are Contributory.

Amend the HO371 Levien Street Precinct citation, as shown in Appendix D.1.

## 5 DETAILED INVESTIGATION: SERIAL LISTINGS

### 5.1 Summary

During the assessment of potential individual places (see Volume 1), two potential serial listings emerged. These were places that had a shared history and were more likely to be significant as a group rather than individually.

Of the two groups, the Tweedside Estate was found to satisfy the threshold of local significance for the reasons set out in Section 5.2.

The second group of properties, known as the Lincolnshire Park Estate group, did not satisfy the threshold and none of the places within it are of individual significance for the following reasons:

- The Lincolnshire Estate was of a similar size to the Tweedside estate and is in a similar part of Essendon.
- However, unlike the Tweedside Estate, the surviving relatively intact houses are not scattered across several streets, but are concentrated in one street.
- Because of this, the houses do not demonstrate the historic development of this relatively remote area as well as the houses within the Tweedside Estate group listing.

### 5.2 Tweedside Estate

The Tweedside Estate serial listing comprises 2, 4 & 7 Black Street, 266 Buckley Street, 9 & 20-22 Elder Parade, 4 & 6 Forrester Street, 1, 3, 7-11 Laluma Street, 17, 33-35, 37, 45 & 49 Lincoln Road, 1 Lyon Street, 37 McCarron Parade and 6 & 16 Thomson Street, Essendon.

#### Existing heritage listings

House (Kiringa), 266 Buckley Street, Essendon (HO172), external paint controls apply

House (Greenock), 37 McCarron Parade, Essendon (HO257), external paint controls apply

#### Existing Planning Controls

The two Canary Island Palms (*Phoenix canariensis*) at 49 Lincoln Road are included in ESO2.

#### Previous heritage assessments

The Gap Study identified several late Victorian or Federation era houses in the area west of Lincoln Road as places of potential individual significance. Research carried out as part of the Heritage Study preliminary investigation found that these houses were all built on the Tweedside Estate, a late nineteenth century subdivision. Because of this, the identified properties were instead assessed as a serial listing.

#### Thematic context

This serial listing is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs, 6.7 Making homes for Victorians*

#### Analysis

The Tweedside Estate was one of the many large residential estates offered for sale in Essendon at the height of the land boom.

However, due to its remoteness from transport and services the subdivision was, initially, unsuccessful and only a small number of houses were built before the 1890s depression brought a halt to development. There was a long pause before development recommenced, which did not really begin in earnest until the later interwar period. Consequently, the original houses are now mostly isolated within areas that contain much later housing, mostly from the postwar period, with some pockets of interwar development.

Melbourne & Metropolitan Board of Works Plans and directories indicate that approximately 40 houses were built in the late nineteenth century before the 1890s depression and, of these, approximately half survive today. The proposed serial listing comprises the nineteenth century houses that have relatively good integrity when compared to others in the listing and comparable places already within the HO. That is, the visible elevations retain original fabric and, where it has been replaced, this has largely been done in a sympathetic manner using 'like for like' materials and detailing. Some have visible rear additions, but these have been carried out sympathetically and do not detract from the original house.

The exception is 9 Laluma Street, which is a Victorian brick cottage that has had a new gabled front added during the Federation/Edwardian period. It has been included as it forms part of a group of three originally similar or identical cottages and provides an interesting counterpoint to the Victorian cottages on either side.

Also included are the two current individual heritage places Kiringa, 266 Buckley Street, Essendon (HO172), and Greenock, 37 McCarron Parade, Essendon (HO257). These houses are historically significant as two of the houses built on the original Tweedside Estate, and are also significant in their own right. They are also Victorian era houses with Italianate influences, consistent with the other houses in the listing.

Places excluded from the serial listing include:

- Nineteenth century houses with lower integrity (5 Black Street, 4 Elder Parade, 3 & 5 Forrester Street, 19 & 21 Lyon Street)
- Houses built after 1900. This includes the house at 4 Tweedside Street, which was identified by the Gap Study as being of potential significance.

### **Significance**

The Tweedside Estate houses are of historic significance as evidence of the speculative subdivision schemes in the relatively remote parts of Essendon during the height of the land boom. Spread over a wide area, the houses collectively demonstrate the scale of the original schemes and the limited development that occurred before the 1890s depression brought a halt to development and the long pause before development finally recommenced in the early twentieth century. Accordingly, they are considered to satisfy Hercon Criterion A and Criterion D for the reasons described in the statement of significance – see the citation in Appendix D.

### **Is a serial listing appropriate?**

The VPP Practice Note *Applying the Heritage Overlay* (2018) advises that:

*Places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.*

Several recent Panel reports have also discussed the concept of 'group' or 'serial' listings, and a summary is provided in the 2018 Planning Panels Victoria 'Heritage Issues' report. The Campaspe C50 Panel (pp. 49-50) made the following comments:

*If the buildings and other associated heritage items are reasonably proximate, then the delineation of a heritage precinct is perhaps the preferable approach. ...*

*If instead the significant buildings are very dispersed and well in a minority in the totality of buildings in the area in question, it may be better to give them a serial or group listing in order to avoid the inclusion in a precinct of an excessive number of intervening non-contributory properties. Too many non-contributory buildings can lead to a dilution of the sense of precinct and cause an unnecessary administrative requirement for permit processing.*

*Serial listing is especially appropriate if the places have a recognisably common building form such as the East Echuca miners' cottages. While the term 'group listing' is sometimes used in relation to this type of listing, the Panel suggests that it is better applied to small proximate collections of properties which do not necessarily have the same built form and are too few to create a sense of precinct, but which share a common history.*

The view that places proposed for inclusion in a 'group' or 'serial' listing should have 'very well defined characteristics' that define them as a group is also shared by the Moreland C149 Panel (pp. 38-38), as follows:

*Group or serial listing can be a useful educative or informative management tool revealing associations between places which are not proximate, and which have a common basis of heritage significance. In the Panel's view there is no reason to view inclusion in a serial listing as a 'third rate' option – a building included in such a grouping should be seen as contributing to the grouping in a similar way that a building in a precinct makes a contribution to it. However given the buildings in a serial listing are not proximate and do not create a recognisable place in the same way as occurs with a precinct, they must have very well defined characteristics to be able to be recognised as a group.*

On this basis, a 'group' or 'serial' listing is considered appropriate for the following reasons:

- The houses all have strong historic/thematic associations as houses built in the late nineteenth century on the Tweedside Estate subdivision;
- The remaining houses are not proximate to one another, and while some are located in the same street they are surrounded by unrelated buildings and do not form precincts; and
- While not of standard designs, the late Victorian style houses are distinctive as much earlier houses within areas that are now otherwise predominantly characterised by interwar or post war houses and flats.

## **Recommendations**

Apply a single HO number to all the houses within the listing. The existing individual HOs applying to 266 Buckley Street and 37 McCarron Parade should be retained because paint controls apply.

The Heritage Place description in the schedule would be as follows:

*Serial Listing*

*Tweedside Estate*

*2, 4 & 7 Black St, 266 Buckley St, 9 & 20-22 Elder Pde, 4 & 6 Forrester St, 1, 3 & 7-11 Laluma St, 17, 33-35, 37, 45 & 49 Lincoln Rd, 1 Lyon St, 37 McCarron Pde, 16 & 20 Thomson St, Essendon*

The HO should apply to the whole of each property as defined by the title boundaries.

No other specific HO controls (e.g., external paint, tree controls) are required.

## 6 RECOMMENDATIONS

It is recommended that the City of Moonee Valley:

- Implement the findings of this study to apply the Heritage Overlay to 57 individual places, 17 new precincts, one serial listing and update nine citations for the extended existing HO precincts, as shown for the Precincts and Precinct Extension in Volume 1, Appendices D.1, D.2 and D.3. (The Individual places are included in Volume 2, Appendix A.3.)

### 6.1 Planning scheme amendment

This amendment should:

- Amend the Schedule to the Heritage Overlay (43.01) and maps in the Moonee Valley Planning Scheme to include 17 new precincts 1 serial listing, as follows:
  - o Aberfeldie Street & Waverley Street  
1-53 & 4-30 Aberfeldie Street, 229-237 Buckley Street, and 2-58 Waverley Street, Aberfeldie, 1-21 Waverley Street, Essendon, and 60-74 Waverley Street, Moonee Ponds.
  - o Queens Avenue & Burton Crescent  
174-190 Ascot Vale Road, 1-35 Queens Avenue, 2-20 & 15, 17 Burton Crescent, 1 Clissold Street and 70-76 Kent Street, Ascot Vale
  - o Warrick Street & Mascoma Street  
3-53 & 2-38 Warrick Street, and 1-29 & 4-32 Mascoma Street, Ascot Vale
  - o Amelia Avenue  
29-39 Amelia Avenue, Essendon
  - o Mackay Street  
3-51 & 4-50 Mackay Street, Essendon
  - o McCracken Street  
30-50 & 27-49 McCracken Street, Essendon
  - o Pascoe Vale Road  
189-237 Pascoe Vale Road, 20a Buckley Street, 1, 2-4 Fletcher Street, and 13 Loeman Street, Essendon
  - o Robb Street  
15-25 Robb Street, Essendon
  - o Roberts Street  
29-59 & 44-60 Roberts Street, Essendon
  - o Scott Street  
8-30 Scott Street, Essendon
  - o Clarence Street & Marshall Street  
1-21 & 2-20 Clarence Street and 11-55 & 6-66 Marshall Street, Flemington
  - o Ardmillan Road  
15-47 & 26-48 Ardmillan Road, Moonee Ponds
  - o Dean Street  
132-144 Dean Street, Moonee Ponds
  - o Grace Street  
1-27 & 2-20 Grace Street, Moonee Ponds
  - o Margaret Street & Park Street  
35-81, 40-84 Margaret Street, 48-54 Taylor Street, and 2-18 & 7-17 Park Street, Moonee Ponds

- o Park Street  
87-117 & 78-108 Park Street, Moonee Ponds
- o Sydenham Street  
1-9 Sydenham Street, Moonee Ponds
- o Tweedside Estate  
2, 4 & 7 Black Street, 266 Buckley Street, 9 & 20-22 Elder Parade, 4 & 6 Forrester Street, 1, 3, 7-11 Laluma Street, 17, 33-35, 37, 45 & 49 Lincoln Road, 1 Lyon Street, 37 McCarron Parade, and 6 & 16 Thomson Street, Essendon
- Amend nine HO precincts, as follows:
  - Glass Street*  
*The heritage place includes all the properties in Cooke St, Crisp St, Dalene St, Wright St and 39-87 & 50-80 Glass St, Essendon*
  - Riversview Estate & Trinafour Estate*  
*The heritage place includes 1- 15, 31-41 & 2-38 Leslie Rd, 1-13 & 2-16 Riverview Rd, 2 & 4 Sherbourne St, and 1-7 & 2-12 Stanley St, Essendon and 16 Ardmillan Rd, 25-35 & 30-40 Mantell St, and 51-73 & 52-72 Park St, Moonee Ponds*
  - Holmes Road Residential*  
*50-82 & 55-79 Holmes Rd, 62-90 Eglinton St, 1A & 1B Grace St, 1-19 & 2-20 Grandview St, 2A, 2B & 2C Grosvenor St, and 1-21 & 2-26 Milverton St, Moonee Ponds*
  - Ascot Vale Road & Maribyrnong Road (Ascot Vale Estate)*  
*The heritage place includes all of the properties in Browning St, Byron St, Chaucer St, Elizabeth St and 245-311 & 256-292 Ascot Vale Rd, 3-35 Gladstone St, 31- 37, 43, 45, 42-58 & 66-74A Maribyrnong Rd and 25A & 25-65 Moore St in Moonee Ponds and Ascot Vale*
  - South Street & East Street*  
*The heritage place includes 2-18 Ailsa Street, 2-28 Ayr Street, 2A, 2B, 2C & 9-15 East St, 1- 39 & 2-50 Filson St, 1-23 & 2-30 Harding Street, 2-68 Kent Street, 7-81 & 22-60 Middle St, 1-83, 2-12 & 20-86 South St, 2 & 4 West St and 1-25 & 2-24 Wigton St, Ascot Vale*
  - Newhall Avenue*  
*The heritage place includes 1-10, 12, 14, 16 & 18 Newhall Ave and 4-14 Milfay Ave, Moonee Ponds*
  - Levien Street*  
*2-20 Levien Street and 23-27 Scott Street, Essendon*

(NOTE: no change required for HO3 Peterleigh Grove & Kalimna Street as the HO schedule entry already includes reference to 2-4 Curtis Street, or for HO19 Fenton Street, as the HO schedule entry already includes reference to 1-49 Fenton Street.)
- Amend boundaries of existing HO precincts HO2, HO3, HO7, HO12, HO16, HO19, HO21, HO326, and HO371 by adding the following places (see also the maps in Appendix E.1):
  - o HO2 Glass Street & Dalene Street: 39-47, 73-89 & 50, 52 Glass Street, Essendon
  - o HO3 Peterleigh Grove & Kalimna Street: 2 & 4 Curtis Street, Essendon
  - o HO7 Riversview Estate (Leslie Road): 16 Ardmillan Road, 25-35 & 30-40 Mantell Street, 51, 53, 59-63A & 67-73 Park Street and 4, 6, 12, 14 & 16 and 7-13 Riverview Road, Essendon.
  - o HO12 Holmes Road: 62, 64 & 68-90 Eglinton Street, 1-17 & 2-20 Grandview Street, 1-21 & 2-26 Milverton Street, and 57-65 & 58, 60, 64, 57-65, 70-74 & 82 Holmes Road.

- o *HO16 Ascot Vale Estate*: 245-257 (excluding Units 3 & 4, 255-257) & 303-311 Ascot Vale Road, 3-35 Gladstone Street, and 25, 25A-39 & 41A-45 Moore Street, Moonee Ponds.
- o *HO19 Fenton Street*: 1-49 Fenton Street, Ascot Vale.
- o *HO21 South Street & East Street*: 2-18 Ailsa Street, 2-28 Ayr Street, 1-23 & 2-30 Harding Street, 2-68 Kent Street, and 18-24 Wigton Street, Ascot Vale.
- o *HO326 Newhall Avenue*: 4-14 Milfay Avenue, Moonee Ponds.
- o *HO371 Leven Street*: 23-27 Scott Street, Essendon
- Delete the following individually listed places from the HO schedule and maps and transfer them to the relevant extended or new HO precinct overlay:
  - o HO357 and transfer to the new Margaret Street & Park Street precinct HO.
  - o HO238 and HO239 and transfer to HO21 South Street and East Street precinct.
- Delete HO16 from 2-14 Newton Parade and the adjoining roadway and laneway, and extend HO264 to include these areas removed from HO16.
- Update the schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) in the Moonee Valley Planning Scheme to include all new and revised precinct and serial listing Statements of Significance.
- Update the schedule to Clause 72.08 (Background Documents) in the Moonee Valley Planning Scheme to include the *Moonee Valley 2017 Heritage Study* (Context, revised 2021).

## 6.2 Future work

Assess the following potential new precincts and extensions to existing HO precincts (see the tables in Appendix C.1 and C.2 for details of each precinct or precinct extension):

- Roxburgh Estate, Ascot Vale (new): 2-8 & 1-7 Brunton Street, 1-9 & 2-8 Kelvin Street, 2-16 Rothwell Street, 2-12 Roxburgh Street and 11A-27 St Leonards Road
- Bloom Street, Moonee Ponds (new): 1-9 & 2-18 Bloom Street
- Darling Street, Moonee Ponds (new): 28-56 & 51-83 Darling Street
- HO305 Francis Street precinct extension: 1A-29 Bloomfield Road
- HO315 Interwar Duplexes precinct extension: 1-7 Pattison Street, Moonee Ponds
- HO316 Steele Street precinct extension: 35-45 & 28-42 Addison Street
- HO11 Tennyson Street precinct extension: 17 Tennyson Street

Assess the following precincts nominated during the Gap Study community consultation:

- Houses at 1-5 Newsom Street, Ascot Vale
- Early Ascot Vale, Ascot Vale

As recommended by the Amendment C200moon Planning Panel:

- Review the Ardmillan Road Precinct to determine if 1) 11 Ardmillan Road should be added to the precinct; 2) the Significant grades in the precinct are appropriate; and 3) whether 40 Ardmillan Road should retain a site-specific Heritage Overlay.
- Review the Margaret Street and Park Street Precinct to determine if: 1) the Significant grades in the precinct are appropriate, and 2) HO311 42-64 Margaret Street should retain a separate Heritage Overlay.

## REFERENCES

### City of Moonee Valley heritage studies and panel reports

- Andrew Ward & Associates, 1998, *Moonee Valley Heritage Study*
- Context Pty Ltd, 2014, *Moonee Valley Heritage Study Stage 1*
- Context Pty Ltd, 2015 (Updated 2017), *Moonee Valley Heritage Study 2015*
- David Helms Heritage Planning, 2014, *Heritage Overlay Review*
- David Helms Heritage Planning, 2012, *Review of HO precincts*
- Graeme Butler & Associates, 1985, *Essendon Conservation Study*
- Heritage Alliance, 2004, *City of Moonee Valley Heritage Study (Stage 4). Datasheets for individual heritage places and heritage precincts*
- Living Histories, 2012, *Moonee Valley Thematic Environmental History*

Moonee Valley Planning Scheme Panel reports:

- *Amendment C109, June 2012*
- *Amendments C142 & C143, December 2014*
- *Amendment C144, February 2015*
- *Amendment C164*

### Other

- Assessing the cultural heritage significance of places and objects for possible state heritage listing: The Victorian Heritage Register Criteria and Threshold Guidelines*, 2014
- Heritage issues – summaries from recent Panel reports*, Planning Panels Victoria, 2018
- Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage*, August 2007
- Using the criteria: a methodology*, Queensland Heritage Council, 2006
- Victoria Planning Provisions Practice Note: *Applying the Heritage Overlay* (2018)
- Warrnambool Planning Scheme. Amendment C57 Panel Report*, December 2008, Jennifer A. Moles, Chair

## APPENDIX A – METHODOLOGY

### A.1 Establishing a threshold of local significance

#### What is a threshold?

The Advisory Committee notes that the related questions of the application of appropriate heritage criteria and establishing ‘thresholds’ that provide practical guidance to distinguish places of ‘mere heritage interest from those of heritage significance’ have been the subject of continuing debate in recent times and the question of what establishes a threshold remains open to interpretation.

The Advisory Committee (p.2-41) defines ‘threshold’ as follows:

*Essentially a ‘threshold’ is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is ‘Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?’ Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.*

Since the release of the Advisory Committee report, the VPP Practice Note has been updated to provide the following advice:

*The thresholds to be applied in the assessment of significance shall be ‘State Significance’ and ‘Local Significance’. ‘Local Significance’ includes those places that are important to a particular community or locality. Letter gradings (for example, “A”, “B”, “C”) should not be used.*

*In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential State significance should undergo limited analysis on a broader (Statewide) comparative basis.*

#### How is a threshold defined?

The Advisory Committee (p.2-32) cites the Bayside C37 and C38 Panel report, which notes that:

*With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgment required to assess a place’s heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.*

*There is a wide range of matters that can be taken into account in making any assessment (e.g. a place’s value in relation to historic, social, aesthetic, cultural factors, its fabric’s integrity and so on), leading to further grounds for differences between judgments.*

On this basis, the Advisory Committee (p.2-45) made the following conclusions:

*As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.*

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State - wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** (Emphasis added)*

*This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.*

Since the completion of the Advisory Committee report Heritage Victoria has published and updated their own guidelines that outline key considerations in determining whether a place or object is of state level cultural heritage significance and could be included in the Victorian Heritage Register (VHR). The guidelines note that:

*The act of determining whether a place is of cultural heritage significance is often criticised as being a subjective exercise. Views on cultural heritage significance can vary between individuals and also evolve over time. This variance reflects personal experience, values and history.*

*However, the process of assessing cultural heritage significance is a rigorous and objective one that is guided by the principles of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (2013) and has been developed and refined over many years of heritage practice in Victoria and Australia more broadly.*

While the guidelines are intended for assessing places of potential State significance the approach, procedures and principles are also applicable for assessing places of potential local significance.

### **Intactness vs. integrity**

The ‘intactness’ and ‘integrity’ of a building are often used as a threshold indicator.

A discussion on ‘Threshold indicators’ for Criterion D on p.48 of *Using the criteria: a methodology*, prepared by the Queensland Heritage Council (the equivalent guidelines prepared by the Heritage Council of Victoria cite the Queensland guidelines as one of the key sources used in their preparation), notes that:

*A place that satisfies Criterion (D) should be able to demonstrate cultural heritage significance in its fabric and be representative of its type or class of cultural places. The degree of intactness of a place therefore is an important threshold indicator of this criterion. ... However, setting such a high threshold may not be applicable in all situations, especially if the class of place is now rare or uncommon.*

This approach has been used for the assessments carried out for the Study and in doing so a clear distinction has been made between the concepts of ‘intactness’ and ‘integrity’. While interpretations of these terms in heritage assessments do vary, for the purposes of this Study the following definitions set out on pp.16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14 have been adopted:

*For the purposes of this consideration, the Panel proposes the view that intactness and integrity refer to different heritage characteristics.*

**Intactness** relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.

**Integrity** in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example a place proposed as important on account of its special architectural details may be said to lack integrity if those features are destroyed or obliterated. It may be said to have low integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (Structural integrity is a slightly different matter. It usually describes the basic structural sufficiency of a building).

*Based on this approach it is clear that whilst some heritage places may have low intactness they may still have high integrity – the Parthenon ruins may be a good example. On the other hand, a reduction in intactness may threaten a place’s integrity to such a degree that it loses its significance.*

For the purposes of this study, ‘intactness’ within precincts was measured as percentage of Contributory places with ‘Low’ being less than 60%, ‘Moderate’ being 60-80% and ‘High’ being 80-100%. Generally speaking, a potential precinct would be expected to have at least ‘Moderate’ intactness and in some cases ‘High’ intactness.

For Contributory places within precincts the ‘integrity’ rather than ‘intactness’ was a primary consideration: that is, while the Contributory places may not be completely ‘intact’ (i.e., retaining all original fabric) any repairs or maintenance have been carried out using the same or similar materials, details and finishes, thus ensuring good ‘integrity’.

For potential individual places, on the other hand, the ‘intactness’ of the building was a primary consideration; however, comparative analysis would determine whether a building with lower ‘intactness’, but good ‘integrity’ could also be of local significance if, for example, it is rare.

### **What is the role of the thematic history?**

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it would be expected that the majority of places of local significance would be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** (emphasis added)*

The C57 Panel Report also once again highlighted that thematic histories are not ‘static’ documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a ‘more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context’ (*Warrnambool Planning Scheme Amendment C57 Panel Report*, December 2008, Jennifer A. Moles, Chair)

### **Conclusions regarding thresholds**

In accordance with the Advisory Committee comments and the guidelines prepared by the Heritage Councils in Queensland and Victoria have been summarised to assist with determining whether a heritage place meets the threshold of local significance to the City of Moonee Valley using the Hercon criteria. The VPP Practice advises that local significance can include significance to a ‘locality’, which may not necessarily be the municipality. It is noted that a place need only meet one Hercon criterion in order to meet the threshold of local significance. Meeting more than one Hercon criterion does not make the place more significant: rather it demonstrates how the place is significant for a variety of reasons.

Places of local significance will therefore satisfy one or more of the Hercon criterion, as follows:

- The place is associated with a key theme identified in the thematic environmental history. It may have been influenced by, or had an influence upon the theme. The association may be symbolic. The fabric of the place will demonstrate the association with the theme, and the place may be early, distinctive or rare when compared with other places (Criterion A).
- The place is associated with a way of life, custom, process, function, or land use that was once common, but is now rare, or has always been uncommon or endangered. The design or form may be rare: for example, it may contain or be a very early building/s, or be of a type that is under-represented within the municipality or a locality (Criterion B).
- The place has potential to contribute further information about the history of the municipality or a locality and that may aid in comparative analysis of similar places (Criterion C).
- The fabric of the place exemplifies or illustrates a way of life, custom, process, function, land use, architectural style or form, construction technique that has contributed to pattern

or evolution of the built environment of the municipality or a locality. It may demonstrate variations within, or the transition of, the principal characteristics of a place type and it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example – and will usually have relatively high integrity and/or intactness when compared to other places (Criterion D).

- It will have particular aesthetic characteristics such as beauty, picturesque attributes, evocative qualities, expressive attributes, landmark quality or symbolic meaning (Criterion E).
- The place is an exemplar of an architectural style, displays artistic value, or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality or a locality. The places will usually have a high degree of intactness and/or integrity when compared to other places (Criterion F).
- The place has strong social or historic associations to an area/community (Criterion G) or to an individual or organisation as a landmark, marker or signature, meeting or gathering place, associated with key events, a place or ritual or ceremony, a symbol of the past in the present, or has a special association with a person, group of people or organisation that have made an important or notable contribution to the development of the municipality or a locality (Criterion H) and, in particular:
  - o There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
  - o The association has resulted in a deeper attachment that goes beyond utility value.
  - o The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not demonstrated by the fabric because of low intactness, or
- The place is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a low proportion of Contributory buildings (i.e. low intactness), or if an individual place it has low intactness and/or integrity, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the locality or municipality.
- The social or historical associations are not well established or demonstrated.

## A.2 What constitutes a precinct?

At present there are no definitive guidelines that provide assistance in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee, which made the follow comments in the final report (p.2-48) submitted in August 2007:

*Various Ministerial Panels have considered the question of the conceptualisation of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.*

The Advisory Committee considered a number of submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should take into account:

- the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.
- whether the place illustrates historic themes or a particular period or type of development.
- whether it is a defined part of the municipality recognised by the community.
- whether non-built elements such as the subdivision pattern contribute to its significance.

The Advisory Committee recognized that due to historic patterns of development, precincts may have either heterogeneous or homogeneous characters, and concluded that criteria suggested by the Hobsons Bay C34 Panel, ‘may be appropriate for inner urban, relatively homogenous precincts but appear to us to be too prescriptive for application in other situations’. On this basis it suggested (p.2-55) that:

*Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to **be treated as a single heritage place and share a statement of significance and HO number.** (Emphasis added)*

This approach (referred to as ‘Group, serial or thematic listings’) was formalised in the 2012 update of the VPP Practice Note.

Finally, with regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, the Advisory Committee considered (p.2-54) that:

*..the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.*

### **Panel commentary**

Identifying and defining precincts have been discussed in several panel reports. The Yarra C183 Panel (p.20) concluded that precincts ‘need to have integrity and should be readily understood by the community’ and cited discussion by the Whitehorse C52 Panel:

*Two competing principles are that a precinct should have a high level of integrity with respect to the basis of its significance, which is usually taken as meaning that there should be a high proportion of buildings or the relevant type/age or whatever. The other principle is that precincts should be defined with sufficient visual logic that their boundaries are readily discernible to the observer. The former criterion can be achieved by excluding non-contributory buildings, but often at a price of creating a biggledy-piggledy boundary, which has no visual logic and can be impossible to define on the ground by eyesight alone.*

The Yarra C173 Panel expressed the view that ‘A precinct should be able to show a consistency of built form and be able to be precisely described in a statement of significance’.

The Warrnambool C68 Panel (pp.23-24) expressed similar views and identified some principles for defining precinct boundaries, which included the need for a high degree of integrity to ensure community acceptance, boundaries that reinforce integrity and heritage value, cohesion and visual clarity and for each part of the precinct should be representative of the precinct-wide characteristics nominated in the relevant citation. It also cautioned against the ‘extension of precincts ‘around the corner’ into areas of different character and integrity and the geographic/visual isolation of parts of the precinct from the remainder.

The Campaspe C50 Panel also discussed this issue and made the following comments:

*The key objective is to draw the precinct boundaries in a way that defines a place with recognisable heritage characteristics. The number of contributory buildings is one factor in helping provide this sense of place but there are other factors. Other factors include the scale and degree of intactness of the contributory buildings, the extent of street frontage they occupy and whether they are prominently sited within the precinct, as well*

*how recessive or otherwise are the non-contributory buildings. There may be other factors tying together a group of significant buildings such as a regular street setback or a garden setting.*

### **Conclusions regarding precincts**

For the purposes of this study, a precinct is considered to possess one or more of the following characteristics:

- They contain contributory places that are representative of themes set out in the thematic history. The places will usually have a common or related history. For example, houses built at the same time or within a defined period or periods on a common subdivision or estate (Historic significance)
- They may have associations with people, organisations or events, which are important in the history of the municipality. (Historic/associative significance).
- Elements such as subdivision layout, housing form, scale and materiality may be representative of particular types of historic development. For example, Victorian era precincts are typified by small cottages, often attached, on small allotments and narrow street layouts with rear laneways, whereas detached houses on garden allotments facing wider streets are characteristic of interwar subdivisions. Some precincts, on the other hand, comprise a range of housing types and styles (Representative significance)
- They may possess distinctive aesthetic qualities. For example, cohesive historic streetscapes comprising houses of similar style, materials and detailing, landmarks, etc. On the other hand, the diversity of some streetscapes contributes to their aesthetic qualities (Aesthetic significance).
- There may be potential for social values. For example, a parkland area or other place known or used by the local community. (Social/associative significance)
- In defining a precinct, care should be taken so that the boundaries are logical and clear, and readily discernible, and that reinforce the integrity and heritage value of the precinct as expressed in the statement of significance.

## APPENDIX B - OVERVIEW OF HERITAGE PRECINCTS

Type of precinct	Comments	Examples
Victorian	These are precincts that were subdivided and mostly developed before the economic depression of the 1890s halted development for a decade. They predominantly comprise Victorian era housing with a small proportion of Federation/Edwardian, and (occasionally) Interwar infill.	HO15 Lorne Street, Moonee Ponds HO18 Bayview Terrace, Ascot Vale HO24 Wellington Street, Flemington HO79 Canterbury Street & Dover Street, Flemington HO140 Coronet Street, Flemington HO264 Newton Parade, Moonee Ponds HO309 - Learmonth Street & Winchester Street, Moonee Ponds HO325 Laura Street, Moonee Ponds
Victorian/Edwardian	These are precincts that were subdivided and partly developed before the 1890s Depression with the balance of development in the early twentieth century prior to 1920. They comprise a mixture of Victorian, Federation and Edwardian housing, sometimes with a small amount of Interwar infill	HO3 (part) Kalimna Street, Essendon HO11 Tennyson Street, Moonee Ponds HO12 Holmes Road Residential, Moonee Ponds HO16 Ascot Vale Estate, Ascot Vale & Moonee Ponds HO17 Dickens Street, Ascot Vale HO21 South Street & East Street, Ascot Vale HO28 Mt Alexander Road & Flemington Street, Travancore HO305 Francis Street, Ascot Vale HO316 Steele Street, Moonee Ponds
Federation/Edwardian	These are either nineteenth century subdivisions that saw little or no development before the 1890s Depression or early twentieth century subdivisions that developed quickly and were fully built up before World War I.	HO6 Woods Hill Estate, Ascot Vale HO10 Mt Alexander Road & The Strand, Moonee Ponds HO19 Fenton Street, Ascot Vale HO306 Glen Street, Essendon
Edwardian/Interwar	These are often nineteenth century subdivisions that saw little development before the 1890s Depression. They may have a small number of Victorian houses that illustrate their origins, but most development occurred in the era between c.1905 and c.1930.  In some examples that were further away from the public transport system as it then existed, development was slower and they were not fully developed until the late Interwar period (i.e. mid to late 1930s) or early post-war era.	HO1 Edward Street & Richardson Street, Essendon HO3 (part) Kalimna Street, Essendon HO7 Riverview Estate (Leslie Road), Essendon HO301 Hoddle Street, Essendon
Interwar	These are subdivisions that were almost completely developed during the intensive period of suburban expansion that followed World War I. They are often closely related to the expansion of the public transport system – the electrification of the railways and the	HO2 Glass Street, Essendon HO5 Vida Street & Knight Street, Aberfeldie HO20 Monash Street, Ascot Vale HO23 Travancore

Type of precinct	Comments	Examples
	<p>development of the electric tramway network. Many of these quickly developed in the decade up to 1930 when another economic depression again halted development.</p> <p>The interwar period also saw the subdivision of many of the large Victorian-era mansion estates as they became too expensive to maintain as well as former industrial or quarrying sites, which often created small pockets of later development (sometimes single streets) within earlier subdivisions.</p>	HO326 Newhall Avenue, Moonee Ponds
Late Interwar	The period of growth during the 1920s was interrupted by the economic depression of the early 1930s and some estates commenced in the 1920s were only fully developed in the late 1930s and early 1940s before World War II once again halted development.	HO3 (part) Peterleigh Grove, Essendon HO22 Ailsa Street, Ascot Vale HO352 Woodland Street, Strathmore
Post-War	After World War II the recovery slowly gathered momentum and by the late 1940s the next important phase of suburban expansion began.	HO372 Housing Commission of Victoria Ascot (Wingate) Estate

## APPENDIX C – DETAILED ANALYSIS OF SHORTLISTED PRECINCTS

Notes:

- **Purple** identifies a new precinct or extension to an existing HO precinct comprised of two or more ‘clusters’ on the Stage 1 Study lists
- **Green** identifies a ‘cluster’ on one of the Stage 1 Study lists that forms a potential new precinct or existing HO precinct extension
- Changes to Stage 1 Study precinct names and additions to precinct shown by *italics*, deletions from precincts shown by ~~strikethrough~~

### C.1 New precincts recommended for Stage 2 assessment

NAME	STREET	STAGE 1 LIST	PRELIMINARY FINDINGS & RECOMMENDATIONS
<b>Aberfeldie</b>			
<i>Aberfeldie Street and Waverley Street</i>	<i>1-53 &amp; 4-6, 10A-30 Aberfeldie Street, 229-237 255, 242-282 Buckley Street &amp; 1-57 &amp; 2-74 Waverley Street</i>	Interwar precinct	<p>Potential historic and aesthetic significance. Recommended for Stage 2 assessment with the following changes:</p> <p>Rename as ‘Aberfeldie Street &amp; Waverley Street’ precinct.</p> <p><u>Add</u> both sides of Aberfeldie Street between Buckley and Park streets (nos. 31-37 Aberfeldie were incorrectly identified as a Victorian ‘cluster’).</p> <p><u>Remove</u> north side of Buckley Street, and the south side west of Aberfeldie Street (except for no. 237).</p> <p><i>Rationale</i></p> <p>Despite being on the ‘Interwar precinct’ list, this area contains a mix of Victorian, Federation/Edwardian and Interwar houses.</p> <p>The precinct has good cohesion and integrity, and the housing is of good quality and, overall, has good integrity and intactness. The stages of development are clear and legible and there are several ‘keynote’ buildings that anchor the precinct, including some that are already individually listed in the HO. The extended part of Aberfeldie Street justifies inclusion, as this contains related housing with good integrity and visual cohesion. The visual cohesion in Waverley Street is, however, affected by many high front fences.</p> <p>The north side of Buckley Street and the south side, west of Aberfeldie Street, have been removed as they have lower integrity and cohesion.</p>

NAME	STREET	STAGE 1 LIST	PRELIMINARY FINDINGS & RECOMMENDATIONS
<b>Ascot Vale</b>			
<i>Brown Avenue and Morphett Avenue</i> <del>Archer, Brown &amp; Morphett Ave Detached housing</del>	1-23 & 2-22 Archer Ave, 1- 49-24 33 & 12A-30 Brown Ave, 1-29 & 2-12 Morphett Ave & 70 Charles Street.	Victorian (Brown, Morphett) & Interwar (Archer) 'clusters'	<p>Potential historic and aesthetic significance. Recommended for Stage 2 assessment with the following changes:</p> <p>Rename as 'Brown Avenue &amp; Morphett Avenue' precinct.</p> <p><u>Add</u> 2A-10, 1-17 &amp; 23-33 Brown Avenue. With the exception of nos. 8, 14, 17 &amp; 25, the houses are Contributory to the precinct, and there are two individual HO places at nos. 11(HO391, Progress Kindergarten) and 23 (HO392, House &amp; stables).</p> <p><u>Add</u> 70 Charles Street, as this late Edwardian/interwar house faces Brown Avenue and forms part of the consistent streetscape.</p> <p><u>Add</u> 14 &amp; 16 Morphett Avenue, the former as a potential individually significant place, and the latter as a Non-contributory place to manage future development.</p> <p><u>Remove</u> all of Archer Avenue.</p> <p><i>Rationale</i></p> <p>The precinct stands out because of its mix of Victorian and Interwar housing that demonstrates the early development of this relatively remote area and the second phase of development during the Interwar period. Overall, it has good cohesion and integrity, and the housing has good integrity when viewed from the street. The stages of development are clear and legible and there are several 'keynote' buildings that anchor the precinct, including one (23 Brown Ave) that is already individually listed in the HO.</p> <p>Archer Avenue has been excluded, as it contains Interwar housing only, which is well represented in the surrounding area and the nearby HO20 Monash Avenue precinct.</p>
Queens Avenue and <del>Burton Crescent oaks</del>	174-190 Ascot Vale Road, 1-35 Queens Avenue, 2-20 & 15 Burton Crescent, 1 Clissold Street & 70-76 Kent Street	Edwardian precinct	<p>Potential historic and aesthetic significance. Recommended for Stage 2 assessment with the following changes:</p> <p><u>Add</u> 70-76 Kent Street, which contains related Edwardian era housing (70-74), and one Non-contributory house (76).</p> <p><i>Rationale</i></p> <p>Very intact precinct of Federation and Edwardian era timber houses, all built between c.1905 and c.1915. Two predominant types – 'Victorian survival' (double fronted symmetrical houses with M-hipped roofs) and asymmetrical Edwardian houses with Queen Anne detailing. Cohesion and integrity is high and, although some houses have been altered in detail, most retain good integrity. Also Contributory to the precinct is the row of Oaks along the north side of Queens Avenue.</p>

NAME	STREET	STAGE 1 LIST	PRELIMINARY FINDINGS & RECOMMENDATIONS
Warrick Street & Mascoma Street	3-41, 47-53, 2-38 Warrick Street & 1-29 & 4-32 Mascoma Street	Edwardian precinct	<p>Potential historic and aesthetic significance. Recommended for Stage 2 assessment.</p> <p>No changes to Stage 1 Study boundaries.</p> <p>Very intact precinct of Federation and Edwardian era timber and brick houses, all built between c.1905 and c.1915. The houses are a mix of 'Victorian survival' (double fronted symmetrical houses with hipped roofs or asymmetrical with a projecting gable), gable-fronted Edwardian cottages, and asymmetrical Edwardian houses with Queen Anne detailing. Cohesion and integrity is high and, although some houses have been altered in detail, most retain good integrity. Bluestone laneways also contribute to the precinct.</p>
Roxburgh Estate	2-8 & 1-7 Brunton Street, 1-9 & 2-8 Kelvin Street, 2-16 Rothwell Street, 2-12 Roxburgh Street and 11A-27 St Leonards Road	NEW	<p>Identified during fieldwork. Potential historic and aesthetic significance.</p> <p>Recommended for Stage 2 assessment.</p> <p><i>Rationale</i></p> <p>Very intact precinct of Interwar houses built on land subdivided in 1919 from the Roxburgh Estate. The Roxburgh mansion, built for Thomas Brunton was demolished, but a house constructed in 1904 for Thomas' son, Stuart, at the corner of Rothwell Street was retained and survives today.</p> <p>Currently included in a Neighbourhood Character Overlay, however, the intactness of the precinct is such that it warrants a Heritage Overlay to provide demolition control.</p> <p><i>NOTE: excluded from further Stage 2 assessment at the request of Council.</i></p>
<b>Essendon</b>			
Amelia Avenue (1)	29-39 Amelia Avenue	Interwar 'cluster'	<p>Potential historic and aesthetic significance. Recommended for Stage 2 assessment.</p> <p>No changes to Stage 1 Study boundaries.</p> <p>This comprises a group of gable-fronted Interwar bungalows evidently constructed by the same builder (no.33 is the exception, but it is a related Interwar house). Cohesion and integrity is good due to the consistency of form, materials, and detailing. Some visible rear additions (e.g., no.29), but most are relatively intact, as viewed from the street.</p> <p>Potential aesthetic significance.</p>
Pascoe Vale Road	189-237 Pascoe Vale Road, 20a & 22 Buckley Street & 2-4 Fletcher Street	Interwar precinct and 'cluster'	<p>A full assessment of this precinct was carried out in 2015, which found the precinct to be of local significance. This adjusted the precinct boundaries to include the whole of the east side of Pascoe Vale Road from nos. 189 to 237, and also 1 Fletcher Street. Since then two houses have been demolished. Otherwise precinct remains the same as when assessed. Still of local significance.</p>

NAME	STREET	STAGE 1 LIST	PRELIMINARY FINDINGS & RECOMMENDATIONS
Mackay Street	<del>1 3, 7 -37 51</del> & <del>4 8 -36 50</del> Mackay Street	Victorian 'cluster'	<p>Potential historic and aesthetic significance. Recommended for Stage 2 assessment with the following changes:</p> <p><u>Add</u> nos. 1, 5, 8, 42 &amp; 44-46 as Non-contributory in order to manage future development.</p> <p><u>Add</u> nos. 4, 38, 40, 48, 50 &amp; 39-51 as Contributory places.</p> <p><i>Rationale</i></p> <p>Relatively intact precinct predominantly comprised of Federation/Edwardian houses and cottages, with a smaller number of transitional bungalows and one Victorian house. The NC places are related in scale, setbacks and form (hipped roofs) and so are not intrusive.</p>
McCracken Street	<del>26 30-52 50</del> & 27-49 McCracken Street	Interwar 'cluster'	<p>Potential historic and aesthetic significance. Recommended for Stage 2 assessment with the following changes:</p> <p><u>Remove</u> 26 McCracken Street, due to the demolition of the Interwar bungalow at no.28 (that creates a visual break in the streetscape), and no.52, as the Interwar bungalow on that site has been demolished.</p> <p><i>Rationale</i></p> <p>This is a relatively intact group of Interwar timber bungalows. The aesthetic qualities and visual cohesion are enhanced by the good integrity of most of the houses, several of which (for example, 19, 36, 37) retain original or early front fences. The house at no.27, situated on a prominent corner, is also distinguished by two mature Canary Island palms and a lych gate at the corner.</p>
Robb Street	<del>3 61 &amp; 30 56</del> 15-25 Robb Street	Victorian 'cluster'	<p>Potential representative (architectural) and aesthetic significance. Recommended for Stage 2 assessment with the following changes:</p> <p><u>Retain only</u> nos. 15-25 within the precinct.</p> <p><i>Rationale</i></p> <p>The precinct as defined by the Stage 1 Study is oddly defined, as it includes the whole of the east side, but only the part of the west side to the south of Leven Street. In any event, as a whole, Robb Street does not form a precinct as the legibility of the street is diluted by intrusive Non-contributory places and alterations and additions to Contributory houses. However, within the area, the six Victorian terrace houses at nos. 15-25 stand out. These are notable as relatively rare examples of detached single fronted houses with terrace form. The elevated siting and high ornate parapets add to their streetscape presence. Although all of the houses have been altered in detail (overpainting of brickwork, replacement of windows and verandah detail), most retain</p>

NAME	STREET	STAGE 1 LIST	PRELIMINARY FINDINGS & RECOMMENDATIONS
			sufficient integrity to enable future restoration. The houses at 27 & 32 Robb Street are also of potential individual significance, as fine examples of Victorian Italianate villas, built of bi-chrome brick. The pointed Gothic style label moulds above the windows are of note.
Roberts Street	29-59 & 40-42-60 Roberts Street	Interwar 'cluster'	Potential historic and aesthetic significance. Recommended for Stage 2 assessment with one Stage 1 Study boundary change: remove 40 Roberts Street. Group of Interwar bungalows and one Victorian house (no.37). The Victorian house illustrates the nineteenth century origins of the subdivision, while the Interwar houses demonstrate the first major phase of suburban development during the Interwar period. Overall, the visual consistency and integrity is relatively good, especially on the west side. Relatively remote group of this era of housing within Essendon.
Scott Street	8, 12-30, 38-44, & 23-27 Scott Street	Interwar precinct	Potential aesthetic significance. Recommended for Stage 2 assessment with the following changes: <u>Remove</u> nos. 38-44, as they are physically separated by visually dominant Non-contributory buildings. <i>Rationale</i> On the west side, this comprises a relatively intact group of Edwardian timber villas with Queen Anne details and transitional bungalows on the west side. The aesthetic qualities of the houses are enhanced by their elevated siting. On the east side, the group of three houses at nos. 23-27 are of interest because of the distinctive treatment of their gable ends, but they lack the elevated siting that distinguishes the other houses. Nos. 23-27 may have some historic connection to the group of houses at nos. 2-20 Leven St (HO371), which also have distinctive gable treatments. Inclusion of nos. 23-27 depends on further research – could form an extension to HO371. Also, no.32 could be included as a Non-contributory place to manage future development. It is much altered and extended Edwardian house where the degree of change pushes it below the threshold of a Contributory place
<b>Flemington</b>			
<del>Edinburgh Street Precinct</del> <del>Clarence Street &amp; Marshall Street</del>	<del>1-77, 117-35 &amp; 2-114 Edinburgh Street;</del> <del>1-67 &amp; 2-78 Illawarra Road; 2-10 &amp; 28</del> <del>Kiama Road; 74, 78, &amp; 93-101 Crown</del>	Edwardian precinct	Potential historic and aesthetic significance. Recommended for Stage 2 assessment with the following changes: <u>Remove</u> all of the houses in Crown Street, Edinburgh Street, Illawarra Road, and

NAME	STREET	STAGE 1 LIST	PRELIMINARY FINDINGS & RECOMMENDATIONS
	<del>Street</del> 1-21 & 2-20 Clarence Street & 1-55 & 2-66 Marshall Street		Kiama Road. Rename as 'Clarence Street & Marshall Street' precinct. <i>Rationale</i> Although the above streets contain some groups/sections of Edwardian housing, overall (when compared to Marshall Street and other areas of Federation/Edwardian housing) there is less visual consistency and cohesion due to intrusive Non-contributory buildings, as well as unsympathetic changes to Contributory buildings. By comparison, Clarence Street and Marshall Street have good cohesion and consistency. Clarence Street comprises exclusively Victorian era housing, while Marshall Street contains Federation and Edwardian timber cottages and bungalows. Together, they demonstrate two historic phases of development of this area very well. While some of the houses at the east end of Marshall Street have been altered or replaced, overall the street has good consistency, which is enhanced by the mature street trees.
<b>Moonee Ponds</b>			
Ardmillan Road	15-55 & 26- <del>46</del> 48 Ardmillan Road	Interwar 'cluster'	Potential historic and aesthetic significance. Recommended for Stage 2 assessment with the following changes: <u>Add</u> 48 Ardmillan Road, as it is a large Interwar house that forms part of an impressive group at nos. 40-48. <i>Rationale</i> Although the Stage 1 study describes this as an 'Interwar cluster' the housing is predominantly of the late Victorian or Federation/Edwardian period with a smaller number of Interwar bungalows and residences. Development of the north side of Ardmillan Road commenced in late nineteenth century and by 1900 contained several large villas including the house at no.40 (Individually significant, HO147), which was constructed c.1889 On the south side, the development west of Mantell Street was restricted by the 'Ardmillan' estate mansion and grounds which occupied all of the land between Ardmillan Rd and Derby St. Development on the south side only commenced following the subdivision of the Ardmillan estate in the early twentieth century. Accordingly, the area contains predominantly Victorian era housing on the north side (including the Individually significant house at no.40) with mostly Federation/Edwardian houses on the south side and a smaller number of Interwar

NAME	STREET	STAGE 1 LIST	PRELIMINARY FINDINGS & RECOMMENDATIONS
			houses on both sides. The houses are mostly relatively substantial brick villas, with the group at nos. 40-48, all large houses set in spacious gardens, being especially notable. The quality of the housing in this precinct is comparable to the nearby HO7 Riverview Estate (Leslie Road) precinct.
Bent Street & McPherson Street	1-21 & 12-46 Bent Street, <del>1-21 &amp; 2-22 Primrose Street</del> , 2-26 & 27-49 McPherson Street, <del>1-17 &amp; 2-14 Tennyson Street</del>	Edwardian precinct	<p>Potential historic and aesthetic significance. Recommended for Stage 2 assessment with the following changes:</p> <p><u>Add</u> 2A-26 &amp; 27-49 McPherson Street.</p> <p><u>Remove</u> Primrose Street, 30-46 Bent Street and 1-17 &amp; 2-14 Tennyson Street.</p> <p><u>Assess</u> 36 Bent Street and 10 Primrose Street as individual places.</p> <p><u>Add</u> 17 Tennyson Street to HO11.</p> <p>Rename as Bent Street and McPherson Street precinct</p> <p><i>Rationale</i></p> <p>19-31 Tennyson Street is included in the HO as a small precinct (HO11). It comprises a mix of late Victorian and Edwardian houses, which are mostly relatively intact. By comparison the houses at nos. 1-17 and 2-14 are less intact and some have dominant additions. Accordingly, this group does not justify inclusion as an extension of HO11. However, one relatively intact Victorian cottage at no.17 could form a small extension.</p> <p>Bent Street contains a notable group of timber Italianate villas at nos. 12-20. They are complemented by Edwardian timber cottages, which include several apparently constructed by the same builder, as they share similar detailing, as well as an interesting house at no.1. Accordingly, the street has good visual cohesion. The exception is the section on the south side at nos. 30-46, where the cohesion has been diminished by alterations. The exception is the house at no.36, which is a brick and render Italianate villa that is notable for the intricate rendered decoration and should be assessed individually.</p> <p>The section of McPherson Street between Bent and Salisbury streets also has good visual cohesion. It comprises predominantly Victorian and Edwardian houses with three 1920s gable-fronted bungalows at nos. 22-26. Accordingly, it should be added to the precinct.</p> <p>By comparison, Primrose Street has lower integrity and poor visual cohesion and does not form a precinct. However, the house at no.10 should be assessed individually due to its high degree of intactness and rare details to the projecting bay window.</p>
Bloom Street	1-9 & 2-18 Bloom Street	Councillor	Nominated by MVCC Councillor.

NAME	STREET	STAGE 1 LIST	PRELIMINARY FINDINGS & RECOMMENDATIONS
			<p>Potential historic and aesthetic significance. Recommended for Stage 2 assessment.</p> <p><i>Rationale</i></p> <p>The houses at nos. 6-18 comprise two double-fronted and five single-fronted timber Edwardian houses, evidently constructed by the same builder as they share many similar details including the treatment of the gable ends. Because of these, the row has good visual cohesion. Some have minor alterations and at least one has a visible rear addition but, overall, the integrity is good. Directly opposite these houses is a row of gable-fronted Interwar bungalows at nos. 1-9 (four timber, one brick). Similar to the Edwardian houses, it appears that at least three (nos. 3-7) were constructed by the same builder, as they share similar detailing. Accordingly, the two groups of houses form a relatively cohesive group and clearly demonstrate the two periods of development.</p> <p><i>NOTE: excluded from further Stage 2 assessment at the request of Council.</i></p>
Darling Street	28-56 & 51-83 Darling Street	Victorian 'cluster'	<p>Potential historic and aesthetic significance. Recommended for Stage 2 assessment. No changes to the Stage 1 Study boundaries.</p> <p>This area contains a group of late Victorian timber houses, both single and double fronted, that are shown on the 1905 MMBW plan. While all of the houses shown on the MMBW plan have survived (the Non-contributory houses at 28, 50, 56 &amp; 83 were all built on sites that were vacant in 1905), the integrity and cohesion of the group have been diminished by changes to the houses, particularly the verandahs and windows.</p> <p>Nonetheless, this group is distinctive within the area due to the almost uniform timber construction, and the elevated houses on the west side.</p> <p><i>NOTE: excluded from further Stage 2 assessment at the request of Council.</i></p>
Dean Street	132-154 144 Dean Street	Interwar 'cluster'	<p>Potential aesthetic significance. Recommended for Stage 2 assessment with the following changes:</p> <p>Remove 146-154 Dean Street, as they are not in the standard designs of the houses at nos. 132-144.</p> <p><i>Rationale</i></p> <p>Intact group of Interwar bungalows with identical or similar detailing, evidently constructed by the same builder. All the houses are very intact and, with one exception (no.132) retain original front fences.</p>
Grace Street	1-27 & 2-20 Grace Street	Victorian 'cluster'	<p>Potential historic significance. Recommended for Stage 2 assessment. No changes to</p>

NAME	STREET	STAGE 1 LIST	PRELIMINARY FINDINGS & RECOMMENDATIONS
			<p>the Stage 1 Study boundaries.</p> <p><i>Rationale</i></p> <p>This area west of the railway line in Moonee Ponds was subdivided in the late nineteenth century at the height of the land boom. Development was sporadic, with some streets being fully developed, whilst others were only partially developed before the economic depression of the early 1890s brought a halt to development until the early 1900s.</p> <p>Currently, this area is covered by precinct HOs including HO12, HO309, HO325 and HO326, as well as several individual HOs.</p> <p>Grace Street comprises a relatively intact group of Victorian brick houses, mostly single storey with one two-storey terrace. One house has been demolished recently, however, historic streetview images show this was a much-altered house that would have been Non-contributory.</p> <p>Of the areas identified by the Stage 1 study, Grace Street (along with Milverton Street and Grandview Street) stands out as comparable to the existing precincts in terms of the integrity and visual cohesion.</p> <p>Potential historic significance.</p>
Mantell Street & Victoria Street	16 Ardmillan Road, 25-35 & 30-40 Mantell Street, 51-75 Park Street and 1-19 & 4-14 Victoria Street	Councillor	<p>Nominated by MVCC Councillor, and partially identified in Gap Study.</p> <p>Potential historic and aesthetic significance. Recommended for Stage 2 assessment with the following changes:</p> <p style="padding-left: 40px;">Add 1-19 &amp; 4-14 Victoria Street.</p> <p><i>Rationale</i></p> <p>The northern section of Mantell Street and the adjoining section of Park Street along the south side west of the railway (nos. 51-75, which includes two individually significant places at nos. 55 – HO91 and 65 – HO93) contain predominantly Federation and Interwar houses, built on the Grosvenor Estate subdivision. The houses are set on large garden allotments, most are relatively intact and several retain original front fences. This area is distinguished by the quality of the housing, which has good visual cohesion due to similar roof forms (prominent gables) and materiality (brick or brick and render). Together with 1-19 &amp; 4-14 Victoria Street (which comprises a mix of Victorian and Interwar houses including the individually significant no.5, HO119) this forms a potential extension to the HO7 precinct or a stand-alone precinct.</p>
Margaret Street & Park	35-81, 66 & 76-84 Margaret Street, <del>2-4</del>	Edwardian	Potential historic and aesthetic significance. Recommended for Stage 2 assessment

NAME	STREET	STAGE 1 LIST	PRELIMINARY FINDINGS & RECOMMENDATIONS
Street	<del>Eddy Street, 31-37 &amp; 44-54 Taylor Street, 2-18 &amp; 7-17 Park Street</del>	precinct	<p>with the following changes:</p> <p><u>Remove</u> 2-4 Eddy Street, and 44, 46 &amp; 31-37 Taylor Street.</p> <p><u>Add</u> 40 Margaret Street (HO357), 42-64 Margaret Street (HO311) and 68-74 Margaret Street, as they form part of a relatively consistent streetscape along the east side.</p> <p><i>Rationale</i></p> <p>Margaret Street and Park Street were partially developed during the late nineteenth century. The remaining vacant land was built on during the early decades of the twentieth century. These two phases of development are clearly evident today with both streets comprising a mix of late Victorian and Edwardian housing. Park Street mainly comprises detached villas, while Margaret Street includes a group of gable fronted Edwardian cottages apparently constructed by the same builder. Overall, the visual cohesion is good, although there are some less consistent areas (e.g. nos. 35 to 51), which may be excluded pending further analysis and comparison.</p> <p>Since the Stage 1 study was completed the houses at the west corner of Taylor and Eddy streets have been demolished and a multi-level building is under construction. Also, the former Dairy at no.33A has been redeveloped and now forms part of an apartment complex. The façade has been retained, but there are visual additions and changes. Accordingly, the south side of Taylor Street and 2 &amp; 4 Eddy Street) no longer justify inclusion in the potential precinct.</p>
Park Street	<del>87-117 &amp; 84 78-110 108 Park Street, 4-13 &amp; 2-16 Jennings Street</del>	Interwar precinct	<p>Potential historic and aesthetic significance. Recommended for Stage 2 assessment with the following changes:</p> <p><u>Add</u> 78 and 80 Park Street.</p> <p><u>Remove</u> the whole of Jennings Street and 110 Park Street</p> <p><i>Rationale</i></p> <p>The houses in Park Street comprise mostly Federation/Edwardian and Interwar villas and bungalows. The houses range from relatively modest cottages to more substantial bungalows and villas, some of which retain original front fences. Nos. 86 and 88 are of potential individual significance. Overall, the visual cohesion is good and comparable to the nearby HO7 Riverview Estate (Leslie Road) precinct.</p> <p>Add nos. 78 &amp; 80 Park Street, which are two very intact Federation houses. 108 Park Street, formerly a Federation house and corner shop, has been removed, as the building has been demolished and replaced.</p> <p>The Jennings Street houses have been removed as they lack visual cohesion – the west</p>

NAME	STREET	STAGE 1 LIST	PRELIMINARY FINDINGS & RECOMMENDATIONS
			side in particular is disrupted by intrusive development.
Sydenham Street	1-9 Sydenham Street	Victorian 'cluster'	<p>Potential aesthetic significance. Recommended for Stage 2 assessment. No changes to the Stage 1 Study boundaries</p> <p>A group of five asymmetrical late Victorian Italianate houses. Although the form and massing is typical, the houses are made distinctive by the similarity of detailing including the relatively rare decorative quoining used on all, which suggests they were constructed by the same builder.</p>

## C.2 Extensions to existing HO precincts recommended for Stage 2 assessment

PRECINCT	PROPOSED ADDITION	STAGE 1 LIST	COMMENTS
<b>Ascot Vale</b>			
HO19 Fenton Street	1-49 Fenton Street	NEW	<p>Identified following fieldwork and initial comparative analysis. Also recommended by <i>Moonee Valley Heritage Overlay Review</i> 2014 study.</p> <p>Recommended for Stage 2 assessment.</p> <p><i>Rationale</i></p> <p>Very intact group of Federation/Edwardian houses on the north side that are comparable to the houses on the south side within HO19 and form a logical extension.</p>
HO21 South Street and East Street	2-18 Ailsa Street, 2-28 Ayr Street, 1-23 & 2-30 Harding Street, 2-68 Kent Street, and 18-24 Wigton Street	Edwardian	<p>Identified following fieldwork and initial comparative analysis. Also recommended by <i>Moonee Valley Heritage Overlay Review</i> 2014 study.</p> <p>Recommended for Stage 2 assessment.</p> <p><i>Rationale</i></p> <p>The nominated streets contain intact groups of Federation/Edwardian houses that form logical extensions to the HO21 precinct.</p>
HO305 Francis Street	1A-29 Bloomfield Road	Councillor	<p>Nominated by MVCC Councillor.</p> <p>Recommended for Stage 2 assessment.</p> <p><i>Rationale</i></p> <p>The south side of Bloomfield Road comprises a relatively intact collection of predominantly Federation/Edwardian and early Interwar houses. The houses are</p>

PRECINCT	PROPOSED ADDITION	STAGE 1 LIST	COMMENTS
			<p>mostly constructed of red brick and have steeply pitched tiled gable roofs, creating a very consistent and cohesive streetscape. The style and quality of the housing is comparable to the HO305 Francis Street precinct immediately to the south and could form a logical extension.</p> <p><i>NOTE: excluded from further Stage 2 assessment at the request of Council.</i></p>
<b>Essendon</b>			
HO2 Glass Street	39-79, 50-52, 81-879, 93-97 & 446 Glass Street	Interwar 'cluster'	<p>Recommended for Stage 2 assessment with the following changes:</p> <p><u>Remove</u> no.116 as it has been individually assessed and is physically separate from the other houses.</p> <p><u>Remove</u> nos. 93-97, as the vacant lot at no.91 physically separates them from the other houses.</p> <p><u>Add</u> nos. 39-47, 73-87 and 50-52 Glass Street.</p> <p><i>Rationale</i></p> <p>This does not form a precinct on its own, but the nominated properties do form logical extensions to the HO2 Glass Street precinct, as they contain housing of similar style and integrity that form part of continuous streetscapes along the south and north sides of Glass Street.</p> <p>No. 89 has been removed due to significant changes to the house undertaken since the commencement of this study.</p>
HO3 Peterleigh Grove & Kalimna Street	19, 27, 31 & 33 Brewster Street, 2 & 4 Curtis Street	NEW	<p>Identified following fieldwork and initial comparative analysis. Also houses identified individually by Stage 1 Study and recommended by <i>Moonee Valley Heritage Overlay Review</i> 2014 study.</p> <p>Recommended for Stage 2 assessment.</p> <p><i>Rationale</i></p> <p>2 and 4 Curtis Street were built c.1950-55. However, they have an Interwar character, which is related to the houses in Curtis Street. Both are very intact.</p> <p>19 Brewster Street was constructed c.1950-55. It is a very intact and fine example of a post-war house with Moderne influences and is related in form, materiality and detailing to the two storey house at no.17, which is currently included within HO301 Hoddle Street precinct. Together, these two houses form a logical part of the HO3 precinct.</p>

PRECINCT	PROPOSED ADDITION	STAGE 1 LIST	COMMENTS
			<p>In the block between Shaftesbury Street and Nicholson Street, the Federation house at no.25 and the Victorian house at no.29 are individually listed in the HO. Between these, no.27 is a gable-fronted Interwar bungalow (generally intact except for the gabled carport at the front), no. 31 is a postwar house set well back (this is of potential individual significance), and no.33 is an intact and well-detailed Edwardian Queen Anne villa (also of potential individual significance). This group potentially forms an addition to HO3.</p> <p>Note: Another group, on the north side, west of Ardoch Street, comprising nos. 40 and 44-48 Brewster Street is visually disconnected. However, no. 1-4/48 Brewster Street is of potential individual significance.</p>
HO7 Riverview Estate (Leslie Road)	4, 6, 12, 14 & 16 and 7-13 Riverview Road	NEW	<p>Identified following fieldwork and initial comparative analysis. Also recommended by <i>Moonee Valley Heritage Overlay Review</i> 2014 study.</p> <p>Recommended for Stage 2 assessment.</p> <p><i>Rationale</i></p> <p>Riverview Road is partially included within HO7 and also includes two individually significant places. The remaining Federation and Interwar houses are relatively intact (some retain front fences) and form a very cohesive streetscape that is comparable to Leslie Road. Forms a logical extension to HO7.</p>
<b>Moonee Ponds</b>			
HO16 Ascot Vale Estate	247-257 & 303-311 Ascot Vale Road, 1-35 Gladstone Street, and 35-41 25-45 Moore Street	Victorian & Edwardian 'clusters'	<p>Recommended for Stage 2 assessment with the following changes:</p> <p><u>Add</u> 303-311 Ascot Vale Road, 1-35 Gladstone Street, and 25-33 &amp; 41A-45 Moore Street.</p> <p><i>Rationale</i></p> <p>Currently, the HO16 precinct includes most of the area originally subdivided and developed as the 'Ascot Vale Estate'. 303-311 Ascot Vale Rd, 1-35 Gladstone St and 25-45 Moore St are recommended for inclusion within the HO16 precinct, as these areas formed part of the original Ascot Vale Estate subdivision and contain houses that are comparable to those found within the precinct.</p> <p>South of Maribyrnong Road, the semi-detached Victorian villas at 247-257 Ascot Vale did not form part of the 'Ascot Vale Estate'; however, they form a distinctive grouping, which complement the houses immediately to the north and on the opposite side of the road that are within the HO16 precinct.</p>

PRECINCT	PROPOSED ADDITION	STAGE 1 LIST	COMMENTS
HO316 Steele Street	35-43 45 & 28-42 Addison Street	Victorian 'cluster'	<p>Recommended for Stage 2 assessment with the following changes:  <u>Add</u> 28-42 and 45 Addison Street.</p> <p><i>Rationale</i>            Although identified by Stage 1 as a 'Victorian cluster', Addison Street predominantly contains Federation/Edwardian timber bungalows, with a smaller number of Victorian houses. The houses at nos. 35 to 43 at the eastern end forms part of a very intact group that also Adds the houses directly opposite at nos. 28-42, and the house at no.45. This group forms a logical extension to HO316, which applies to Steele Street immediately to the north and contains similar housing.</p> <p>Extension of the precinct to include the whole of Addison Street was considered, however, the Non-contributory houses at nos. 21, 26, 33 and particularly at nos. 10 to 16 disrupt the visual cohesion at the western end.</p> <p><i>NOTE: excluded from further Stage 2 assessment at the request of Council.</i></p>
HO326 Newhall Ave	4-14 Milfay Avenue	Interwar 'cluster'	<p>Recommended for Stage 2 assessment.</p> <p><i>Rationale</i>            Milfay Avenue formed part of the 'Learmonth Estate' subdivision that also created Newhall Avenue, and the houses at nos. 4-14 were built at the same time in a range of Interwar styles including gable fronted and hipped roof bungalows, and three in the popular Old English style. Compared to those in Newhall Avenue, the houses are all of similar quality and intactness (four of the six retain original front fences) and the street has very good visual cohesion.</p>
HO325 Laura Street or HO12 Holmes Road Residential	1-11 & 46 2-26 Milverton St, 4-11 & 2-24 62-90 Eglinton St, 6 2-20 & 7-1-19 Grandview St, 64 59-65 Holmes Rd	Edwardian (Milverton, Holmes) & Victorian 'clusters' (Eglinton & Grandview)	<p>Recommended for Stage 2 assessment with the following changes:  <u>Add</u> the whole of Milverton and Grandview streets, and the north side of Eglinton Street between these streets, and 59 Holmes Road.  <u>Remove</u> 1-11 &amp; 2-24 Eglinton Street.</p> <p><i>Rationale</i>            This area west of the railway line in Moonee Ponds was subdivided in the late nineteenth century at the height of the land boom. Development was sporadic, with some streets being fully developed, whilst others were only partially developed before the economic depression of the early 1890s brought a halt to development until the early 1900s.</p> <p>Currently, this area is covered by several precinct HOs including HO12, HO309,</p>

PRECINCT	PROPOSED ADDITION	STAGE 1 LIST	COMMENTS
			<p>HO325 and HO326, and individual HOs.</p> <p>Of the areas identified by the Stage 1 study, Milverton and Grandview streets stand out as comparable to these existing precincts, particularly HO12 (Holmes Road Residential) and HO325 (Laura Street). They also have a distinct pattern of development comprising Victorian and Federation/Edwardian houses mixed with increasing numbers of Interwar houses that demonstrate how the area developed from east (closer to the railway station) to west during the early twentieth century. The housing in these two streets is also complemented by housing in the adjoining sections of Eglinton Street (north side) and Holmes Road (south side).</p> <p>By comparison, the group at the east end of Eglinton Road (nos. 1-11 &amp; 2-24) does not have the same level of integrity and visual cohesion, and so has been removed. Within this area there is one house at no. 11 Eglinton Street, which is of potential individual significance.</p> <p>Whether this area forms an extension to HO12 Holmes Road Residential or HO325 Laura Street will depend on further research and analysis.</p>

### C.3 Areas, groups and clusters NOT recommended for Stage 2 assessment

NAME	STREETS	STAGE 1 LIST	COMMENTS
<b>Ascot Vale</b>			
Archer Avenue	1-23 & 2-22 Archer Avenue	Interwar 'Detached housing group'	Subdivided during the nineteenth century, but not developed until the Interwar period. Unlike nearby Brown and Morphett avenues, which include earlier housing including some Victorian examples (and therefore form a precinct), Archer Avenue exclusively contains houses constructed during the Interwar period or later. This era of housing is well represented in Ascot Vale and there is nothing about this group that elevates it to the level of local significance. No houses are of potential individual significance.
Roxburgh Street	21-41 Roxburgh Street	Victorian 'cluster'	<p>The south side of Roxburgh Street developed in the late nineteenth and early twentieth centuries and the group comprises representative Victorian and Federation houses. This era of housing is well represented in other precincts in Ascot Vale and there is nothing distinctive or special about this small group that elevates it to the level of local significance. No houses are of potential individual significance.</p> <p>Note: it is historically unrelated to the potential Roxburgh Estate precinct, directly</p>

NAME	STREETS	STAGE 1 LIST	COMMENTS
			opposite, and so is not proposed for inclusion in that precinct.
Sydney Street	1-31 Sydney Street	Victorian 'cluster'	This group comprises representative Victorian houses on the north side of Sydney Street only including the individually significant houses at nos. 27 and 29. This era of housing is well represented in other precincts in Ascot Vale and (apart from nos. 27 & 29) there is nothing distinctive or special about this small group that elevates it to the level of local significance.
Temperance Township	31-41 Epsom Road; 2-4 & 3-5 Ferguson Street; 1-27 & 2-36 Geddes Street; 1-63 & 2-68 Mirams Street; 1-71 & 4-82 Munro Street; 1-65 & 2-62 Roseberry Street; 67-89, 52-74, 108-154, 141-155, 158-190 & 163-169 St Leonards Road; 43-59 & 69 Union Road	Victorian precinct	<p>The Temperance Township area was subdivided in the nineteenth century, but development was sporadic and the area was not fully developed until well into the twentieth century. Because of this, the overall visual cohesion in all streets is poor and the consistency and integrity has been affected by intrusive new development. Where groups of Contributory houses do exist, many have low integrity, affecting the cohesion of the group or row. This era of housing is well represented in other precincts in Ascot Vale.</p> <p>No places are of potential individual significance. While there is one relatively intact group of brick single storey, single fronted terrace houses at 14-50 Munro Street there is nothing especially distinctive or significant about this group that would justify the application of the HO. This group is contained within the Neighbourhood Character Overlay, which is an appropriate level of control.</p>
The Parade	17 & 19, 44-58 The Parade	Victorian	<p>While no.19 is a very intact Edwardian cottage with fine detailing to the gable end, the adjoining house at no.17 is a reproduction Victorian style house that replaced a gabled fronted Edwardian timber cottage.</p> <p>On the north side, a large block of flats separates the houses at nos. 44-58 from the precinct. Also, several of the houses have been unsympathetically unaltered reducing the visual cohesion.</p> <p>Because of this, these two groups are not recommended for inclusion.</p>
<b>Essendon</b>			
Amelia Avenue (2)	1-11 Amelia Avenue	Interwar 'cluster'	A group of representative Interwar houses on one side of the street only, several of which have been unsympathetically altered. This era of housing is well represented in other precincts in Essendon and there is nothing distinctive or special about this small group that elevates it to the level of local significance.
Balmoral Street and Banchory Street	1-3, 17-19, 2-8 & 20-22 Balmoral Street, 5-23, 6-8 & 18 Banchory Street, 2-6, 8-18 & 11-15 Woolley Street	Interwar 'housing group'	This area comprises predominantly Federation/Edwardian and Interwar housing. Balmoral Street and Woolley Street each have very low cohesion and poor consistency with several intrusive buildings. In Banchory Street, the west side is relatively intact

NAME	STREETS	STAGE 1 LIST	COMMENTS
			and the houses are mostly intact. However, the east side is less intact and includes some visually intrusive buildings. This era of housing is well represented in other precincts in Essendon. One house at 6 Banchory Street is of potential individual significance.
Lorraine Street and Levien Street	138-142, 162, 180-184 & 153-177 Buckley Street, 1-3 & 2-8 Cliff Street, 1-17 & 6-18 Lorraine Street, 9, 13-17 & 22-38 Levien Street, 18-20 & 25-29 Locke Street	Interwar precinct	This area was subdivided in the nineteenth century, but development was sporadic and the area was not fully developed until well into the twentieth century.  Because of this, there is poor visual cohesion and low integrity due to alterations to Contributory dwellings, intrusive new developments, and the fragmented shape of the precinct. The eras of housing within the precinct are well represented within other precincts in Essendon including the nearby HO7 Riverview Estate precinct.  Places of potential significance either individually or as part of a serial listing: 18 & 20 Locke Street. Relatively intact Victorian Italianate bi-chrome brick villas (no.20 has been sympathetically extended at the rear). Compare with 27 Robb Street (see Robb Street precinct in Recommended list). 30 Levien Street. Intact Interwar house with Old English influence. Complemented by original front fence.
Grice Crescent	14-22 Grice Crescent	Victorian 'cluster'	No.14 has been demolished. The four remaining houses are representative, but not outstanding and, as a small group of Victorian era housing do not illustrate the historic development of Essendon any better than small groups already included in the HO.
Hesleden Street	11-23 & 30-40 Hesleden Street, 71-73 Woodland Street	Interwar precinct	A group of representative Interwar houses. This era of housing is well represented in Essendon and there is nothing distinctive or special about this small group that elevates it to the level of local significance.
Salmon Avenue and Napier Street	2-12 & 1-15 Salmon Avenue, 211-219 Napier Street, 87 Woodland Street	Interwar precinct	This is a group of representative late Edwardian and Interwar houses. Compared to other areas there is poor visual cohesion and low integrity due to alterations to Contributory dwellings, intrusive new developments, and fragmented shape of the precinct. This era of housing is well represented in Essendon and there is nothing distinctive or special about this small group that elevates it to the level of local significance. No places are of potential individual significance.
Spencer and King Streets	1 Collins Street, 1-23A & 2-20 King Street, 2A-42 & 1-47 Spencer Street, 95-115 Lincoln Road	Edwardian precinct	This area was subdivided in the nineteenth century, but development was sporadic and the area was not fully developed until well into the twentieth century. Because of this, there is poor visual cohesion and low integrity due to alterations to Contributory dwellings, intrusive new developments, and fragmented shape of the group.  Places of potential significance either individually or as part of a serial listing of Victorian era villas in the area to the west of Lincoln Road: 12 & 14, 34, 36 and 47

NAME	STREETS	STAGE 1 LIST	COMMENTS
			Spencer Street.
Elder Pde and Tweedside Street	1-7A Tweedside Street, 2-8, 13-31, 39 & 20-44 Elder Parade, 1-5 & 2-6 Forrester Street, 1-9 Lincoln Road	Combined Edwardian (Elder) & Interwar (Tweedside)	This area was subdivided in the nineteenth century, but development was sporadic and the area was not fully developed until well into the twentieth century. Because of this, there is poor visual cohesion and low integrity due to alterations to Contributory dwellings, intrusive new developments, and fragmented shape of the group.  Places of potential significance either individually or as part of a serial listing of Victorian era villas in the area to the west of Lincoln Road: 9 Elder Parade, 4 & 6 Forrester Street and 4 Tweedside Street.
<b>Moonee Ponds</b>			
Athol Street	42-140 & 41-125 Athol Street, 1-33 & 2-20 Darling Street, 142-206 Maribyrnong Road, 3-21 & 20 Latrobe Street, 1-31 & 2-24 Hotham Street, 1-23 & 2-24 Canterbury Street, 1-27 & 2-28 Normanby Street	Edwardian precinct	This area was subdivided in the nineteenth century, but development was sporadic and it was not fully developed until well into the twentieth century. Because of this, although the area contains some groups/sections of Victorian and Federation/Edwardian housing, overall the visual consistency and cohesion is poor due to intrusive Non-contributory buildings, as well as unsympathetic changes to Contributory buildings.  The eras of housing within this area are better represented within other nearby existing HO precincts including HO12, HO15, HO309 & HO325, as well as proposed precincts or precinct extensions in Milverton, Grandview and Grace streets. No house is of potential individual significance.
Carlyle Street	2-18 & 9-31 Carlyle Street	Edwardian 'cluster'	The integrity and visual cohesion of this small group of houses is diminished by unsympathetic alterations to many of the houses. This era of housing is well represented in Moonee Ponds and there is nothing about this group that elevates it to the threshold of local significance. No house is of potential individual significance.
Norwood Crescent	33-43 Norwood Crescent	Interwar 'cluster'	A group of representative Edwardian and Interwar houses. This era of housing is well represented in Moonee Ponds and there is nothing distinctive or special about this small group that elevates it to the level of local significance. No house is of potential individual significance.
Steele Street	40-48 Steele Street	Interwar 'cluster'	A group of representative Edwardian and Interwar houses. This era of housing is well represented in Moonee Ponds and there is nothing distinctive or special about this small group that elevates it to the level of local significance. No house is of potential individual significance.

## APPENDIX D – PRECINCT CITATIONS

### D.1 Amendments to existing precinct citations

New or amended text is shown with underlining, deleted text shown as ~~striketrough~~.

#### H02 Glass Street

##### **History**

##### **Thematic context**

This precinct is associated with the following theme/s in the *Moonee Valley Thematic Environmental History* (MVTEH):

*Theme 2 - Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme 6 - Building towns, cities and the garden state; 6.3 Shaping the suburbs*

Residential development of the Moonee Valley area in the nineteenth century hugged the railway line through Newmarket, Ascot Vale and Moonee Ponds. The Depression of the 1890s, after the collapse of the land boom, slowed the suburban development of Essendon. However, there was rapid growth in the number of houses in the second half of the first decade of the twentieth century, following the inauguration of the tramlines in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500 (MVTEH, 2012:113, VMD).

##### **Early subdivision and development c.1860 to c.1910**

This precinct straddles the boundary of Crown allotments 19 and 20 granted to John Lyon and Q. Dick, respectively, on 27 January 1853. Comprising of just over 7 and 6.5 acres they were part of the Township of Essendon gazetted in 1852.

Glass Street was formed in the nineteenth century and land on the north side, west of Napier Street was in the hands of Jemima Lyon and the Land ~~Mortgage~~ Mortgage Bank. Lyon occupied a seven roomed timber house ('Glenthorne' or 'Ellenthorne') and leased the remaining seven acres to the gardeners Gee Way and Ah Loy ~~including the land now at nos. 60-64 Glass Street~~ (DeCorte, 2003:1-3).

In about 1891, to the east of Lyon's property, Wright Street and what is now nos. 54-58 Glass Street were created as part of a 36 lot subdivision, however, only three houses (the present nos. 1, 3 and 5 Wright Street) were built ~~upon~~ before the 1890s depression brought a halt to development. The houses in Wright Street are among the few built in the precinct prior to 1900. The other is the house originally known as 'Grandview', which was constructed c.1890. This is the house now at 87 Glass Street ~~By 1910 there was still very little development in Glass Street or the land to the north~~ (MMBW, SM).

##### **Suburban development c.1910 to c.1940**

~~As noted above,~~ The opening in 1906 of the electric tramway along Mt Alexander Road terminating at Bulla Road encouraged some building on the vacant lots in Wright Street and Glass Street, but it was the opening of Glenbervie Station in 1922, situated at the east end of Glass Street on the by-then electrified railway, that was the catalyst for widespread suburban development.

In 1910 Glass Street between Napier Street and Mt Alexander Road still contained only five houses on the north side and three houses on the south including the aforementioned 'Grandview'. Wright Street still only contained three houses on the west side (SM).

In 1916 the Wright Street subdivision was re-offered for sale as the 'Napier Estate', including the three lots in Glass Street (by 1916 in the ownership of Samuel F. Bennett, an estate agent of Coburg). This had the desired effect with the number of houses increasing from five in 1915 to 22 in 1925 including nine on the east side with a further thirteen on the west side. By this time the three lots at the west corner of Glass Street were in the ownership of Samuel F. Bennett, an estate agent of Coburg, who re-subdivided the original two lots on the west side of Wright Street into three and built his own house by 1918 on the corner site (now No.54, this house has been demolished). Meanwhile, in 1917, he sold what is now No.58 to Sarah Mackrell in 1917 who built a house, which was completed by 1918. Bennett retained ownership of the intervening block upon which he built a house in 1924, which he rented out (DeCorte, 2003:2-3). These houses are depicted on the 1929 MMBW plan at the time when Wright Street was almost fully developed (DeCorte, 2003:1-3).

Also by 1915 building had commenced along the south side of Glass Street and by 1920 the section between Napier Street and Mackay Street contained seven houses including the present nos. 39-43 & 49-53. Almost all the remaining vacant lots between these houses and 'Grandview' at no.87 were built on over the next five years (SM).

The remaining vacant land on the north side of Glass Street between Wright and Schofield streets remained in the ownership of Jemima Lyon until her death in August 1922. Aged 91 she was one of the district's oldest pioneers (DeCorte, 2003:1-3). On Saturday 2 December 1922 her property, by then in other hands was auctioned as the 'Central Estate', comprising '67 Choice Villa Sites' fronting Crisp, Cooke, Glass and Woods (Dalene) Streets, the northern boundary abutting Five Mile Creek. The sale was offered through Coghill and Haughton and Crisp, Woods and Co, the land advertised as being 'three minutes' walk from the new Glenbervie Railway Station' (*The Argus*, 1922; DeCorte, 2003:103). The estate developed rapidly during the 1920s and 30s and was almost fully built up by the end of World War II (SM).

Development of the estate began slowly but gathered pace by the late 1920s. The first houses in Cooke and Crisp streets (two in each street) had appeared by 1925 and by 1930 Crisp Street and the west side of Cooke Street was almost fully developed, with only six vacant sites remaining on the east side of Cooke. The north side of Glass Street filled up during the same time. In 1925 there were 10 houses between Wright and Schofield streets and by 1930 all the remaining vacant lots had been built on (SM).

The new houses were built by builders for sale, or by owners as their own residence. For example, Graham Burgen of Brunswick bought lots 10 and 11 (nos. 60 & 62 Glass Street) of the Central Estate in 1922, each lot described as land, 50 ft for 15 pounds 10 shillings. In 1928 these two houses were built possibly as speculative ventures, no.60 being owned by Mrs. Ethel Smith and sold to Honor Jane Dawson on completion and no.62 being owned by Albert Musgrove and sold when finished to Alyce Doris Davis. The houses were each described as 'B5, 70 pounds' and were occupied by Joseph R. Dawson, grazier and Sydney Davis, wool press manufacturer. The adjoining house at the east corner of Cooke Street (64 Glass Street) was built by 1924 for Thomas A. Broderick as his own residence (DeCorte, 2003:2-3).

By 1935 development of the precinct was almost complete. At that time the only remaining vacant lot was 89 Glass Street, which remained part of the adjoining 'Grandview' property. This was built on by 1940 (SM).

### Sources

De Corte, Bernadette, *City of Moonee Valley Heritage Review Stage 3. 54-64 Glass Street, Essendon*, 2003

Land Victoria (LV), LP 3245

Living Histories, *Moonee Valley Thematic Environmental History*, June 2012

Melbourne & Metropolitan Board of Works (MMBW), Detail Plan No. 102 (dated 1907)  
Detail Plan No. 102 (dated 1929)

Sands & McDougall Directory (SM), 1890-1940

The Argus, 25 November 1922, p.4 (Display advertisement for the Central Estate, Glass Street, Essendon)

Victorian Municipal Directory (VMD), 1910, 1915, 1920, 1925

### **Description**

Replace the current description with the following:

The Glass Street precinct is a residential area, which predominantly comprises detached timber or brick Interwar bungalows, with a smaller number of Victorian and Edwardian dwellings.

The Victorian era houses include 1, 3 and 5 Wright Street. All are asymmetrical brick houses with hip roofs (no.5 with a projecting gable). All have been altered during the Interwar and post-war periods reducing their integrity. No.1 has a verandah (now enclosed) supported by tapered piers in the Interwar style, while no.3 has Interwar style windows. No.5 retains some original detailing including two chimneys, and a tripartite window to the gabled bay, which has timber trusswork.

The other late Victorian house at 87 Glass Street was also altered during the Interwar period. The renovation, carried out by an architect or skilled builder, has resulted in an interesting overlay of the Interwar bungalow style to an asymmetrical Victorian villa. Asymmetrical in plan, the original slate roof has been modified with the addition of a half-timbered gable over the roof that extends to form the verandah at one side of the projecting bay. The verandah has arched openings supported by rendered piers, which are buttressed at the corners and there is a brick balustrade. The walls are of clinker bricks up to sill height with bricks used as decorative quoining at the wall corners and around the openings. The projecting bay contains a bow window. The house is complemented by a low brick front fence of a similar style to the one at no.89, suggesting the same builder/designer was involved.

The Edwardian era houses are constructed of red brick or timber, and are mostly asymmetrical in plan with steeply pitched hip roofs (sometimes with gablets) that extend to form verandahs to one side of the projecting front gabled bay, and that sometimes return to a projecting side bay. Typical details include timber single double hung or triple casement windows, and corbelled brick or brick and render chimneys with terracotta pots, half timbering to gable ends, and use of render as wall detailing. Good examples are nos. 41 and 43 Glass Street, which have original verandahs with ladder valances and carved brackets, the ones at no.43 being especially fine. No.43 has a half-timbered gable end with a box bay below, while no.41 has a pair of sash window with a hood. The other house in this group at no.39 has a pyramidal hipped roof that extends to form a verandah supported on fluted classical style columns set on a rendered balustrade. Other examples include 6, 8 and 18 Wright Street (all timber). Also dating from the Edwardian period are the pair of gable-fronted brick cottages at nos. 49 & 51 Glass Street.

Wright Street also contains several transitional late Edwardian timber bungalows of similar designs that may have been constructed by the same builder. These include the gable-fronted houses at nos. 11, 15 and 17, which have an inset porch supported on timber posts with a ladder frieze and carved brackets (the houses at 69 & 71 Glass Street have a similar design, but in brick). Windows are triple casements with leadlight highlights, and the original front doors are highwaisted with an arched window and a top light. Gable ends feature shingling and half-timbering and there are brick chimneys, some corbelled and others with flat render tops and terracotta pots. Nos. 11 and 17 are relatively intact (with rear additions) while at no.15 the windows have been replaced. On the opposite side, the gable-fronted house at no.2 has a central projecting flat-roofed porch with carved brackets that extends to form continuous hoods over the triple double hung timber windows.

The other type at nos. 7 and 23 Wright Street has a transverse gable roof with a central gabled porch (with timber shingling to the gable end) supported on timber posts. The example at no.7 has paired verandah posts with a simple ladder frieze and canted bay timber sash windows, while no.23 has tall curved brackets to the porch, casement windows and features render to the upper walls.

The Interwar bungalows of the 1920s are constructed of red brick or timber and include those with a transverse gable or hipped roof with a projecting gable forming a porch (either off-set or placed centrally) or a projecting room placed at one side and flanked by a verandah and/or side porch that is separate or formed as an extension of the main roof. The other main type is the gable-fronted house with minor gables forming a porch or projecting room. Roofs are generally clad in terracotta tiles or corrugated iron and most houses retain plain brick chimneys.

Most have Arts & Crafts detailing including shingling or half-timbering to the gable ends, and single or paired timber posts (e.g., 1 & 13 Crisp St, 1 & 11 Cooke St) or (most commonly) brick and render piers (sometimes with angled buttresses, for example, 60 & 62 Glass St) supporting the porch or verandah with brick and render balustrades. Other houses feature single or paired round or square Tuscan style columns set on brick piers (e.g., 4 Crisp St, 7, 9 & 17 Cooke St) or have arched openings (e.g., 5 Crisp St). Windows to the main elevations are side-hung casements (often with coloured or leadlight glass toplights) or boxed double hung sash in singles, pairs, triples or quadruples (often with leadlight upper sashes). Some have projecting bow or bay windows.

A notable example is 4 Cooke Street. This is a highly intact gable-fronted brick and render bungalow with return verandah, and is complemented by the original brick and render capped fence in an unusual stepped design. Also of interest is the gable-fronted timber bungalow at 75 Glass Street, which features a circular corner bay window, and the bay window with a broad shingled hood to the Arts & Crafts bungalow at 83 Glass Street.

The 1930s bungalows have similar form, but are plainer and usually lack the Arts & Crafts details found in the earlier houses. Typically, they have a hipped roof with projecting hipped roof bay (rather than the gabled bay of the 1920s houses) with an adjoining verandah either as an extension of the main roof or separate. Windows are boxed, usually with a fixed central pane flanked by narrow sashes, often with geometric leadlight.

Some other 1930s houses demonstrate the influence of the new styles that emerged during the late 1920s and early 1930s including Old English (14 & 24 Cooke St, 1 Dalene St), Georgian Revival (3 Dalene St), and Mediterranean (50 Glass St).

Some of the houses are complemented by original or early front fences in various styles including early cyclone wire fences at 15 Crisp Street and 67 Glass Street, and several examples of brick or brick and render fences with mild steel gates (e.g., 4, 15, 24 Cooke St, 50, 53, 62, 78, 87 Glass St, etc.). Also contributory to the historic character of the precinct is the bluestone kerb and channelling. While the street plantings add to the amenity of the area, they are all relatively recent and are not significant.

While there have been some alterations (e.g., replacement of windows, removal of chimneys, alterations to/replacement of verandahs replacement of roof materials, overpainting of brickwork) and some visible rear additions, the majority of houses are relatively intact when viewed from the street. With some exceptions, additions to Contributory houses are recessive while the Non-contributory houses have similar scale, form and siting and so are not overly intrusive. Consequently, most of the streets have a relatively high degree of intactness to the original development periods and good visual cohesion.

### ***Statement of significance***

#### **What is significant?**

The Glass Street and Dalene Street precinct, ~~which~~ is a residential area, which comprises detached timber or brick bungalows predominantly dating from the Interwar era with a smaller number of late Victorian and Federation/Edwardian houses is significant.

The following houses and any associated early/original front fences are contributory to the precinct:

- 1-11, 15-21 and 4-8, 12, 14 & 18-24 Cooke Street

- 1-7, 11-21, 25 & 27 and 2-18 & 22 Crisp Street
- 1-7 Dalene Street
- 39-43, 49-87 and 50, 52, 56-68 & 74-80 Glass Street
- 1-7, 11-23 ~~27 & 29~~ and 2-20 & 30 Wright Street

Key attributes that contribute to the significance of this precinct include:

- the consistency of scale (one storey), form (asymmetrical plan often with projecting porch), siting (uniform or similar front and side setbacks), and original materials and detailing (weatherboard, face brick or render with iron or tiled hip or gable roof) of the Contributory houses
- The variety of distinctive window and porch treatments that are representative of houses of the Edwardian and interwar eras
- the high degree of intactness to the early to mid-twentieth century development date with contributory buildings typically surviving with their presentation to the street being largely intact
- the 'garden suburb' character created by the generous garden setbacks, with original front fences and low height of fences and lack of building within the front setback area meaning that dwellings are visible from the street
- the location of vehicle accommodation within the rear yards of properties.
- consistent road alignments and allotment patterns resulting from the late nineteenth and twentieth century subdivisions
- the remnant bluestone kerb and channel ~~in some streets and bluestone laneways~~

Other houses and flats in the precinct, post-World War II front fences and outbuildings, and non-original alterations or additions to Contributory places are ~~not significant~~ Non-contributory.

Non-contributory places in the precinct are:

- 9, 20, 21, 23 & 29 Crisp Street
- 2, 10, 13 16 & 26 Cooke Street
- 9 Dalene Street
- 9, 22, 24-29 Wright Street
- 45-47, 54, 61A, 3/70, 72 Glass Street

#### **How it is significant?**

The Glass Street ~~and Dalene Street~~ precinct is of local historic and aesthetic significance to the City of Moonee Valley.

#### **Why is it significant?**

Historically, this precinct illustrates the rapid and widespread suburban development during the Interwar period in Essendon that was encouraged by the electrification of the railway and other improvements to public transport. The late Victorian and Federation/Edwardian era houses ~~in Wright Street~~ are significant as evidence of the limited amount of development that occurred prior to this ~~rare surviving examples of houses built as part of the first phase of subdivision in the late nineteenth century.~~ (Criterion A)

Aesthetically, it is significant as a fine example of a ~~typical Interwar~~ residential area of the early twentieth century with a cohesive garden suburb character. The aesthetic qualities of the estate are enhanced by the consistency of built form and high degree of intactness to its key phases of development, which creates an historic character that is strongly evocative of the late Edwardian and interwar periods. (Criteria D & E)

### HO3 Peterleigh Grove and Kalimna Street

#### Address

The existing address in the Hermes Citation is:

*2-26 and 7-29 Ardoch Street; 2-10 and 34 Brewster Street; 1-9 and 2-10 Curtis Street and 1-31 and 2a-4, 28-30 Kalimna Street; 1-9 and 2-12 Kiora Street; 64-90 Napier Crescent; 253-285 Pascoe Vale Road; 1-41 and 2-42 Peterleigh Grove, Essendon (own emphasis).*

This extent incorrectly included 2-4 Curtis Street, though they were not previously in the precinct. The addresses on Curtis Street should be revised to read: 1-9 and 4-10 Curtis Street.

#### History

Add a new thematic context and locality history, and make additions to the precinct history and list of sources, as follows:

#### Thematic context

This precinct is associated with the following themes in the *Moonee Valley Thematic Environmental History* (2012):

Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement.

Theme 6: Building Towns, Cities and the Garden State; 6.3: Shaping the Suburbs (Expanding services to meet demands); 6.7: Making Homes for Victorians (Establishing homes for the wealthy, working class homes, middle class homes)

#### Locality history

Essendon is bounded by the Moonee Ponds Creek on the east and by the Maribyrnong River on the west. In the 1840s, the early period of British colonial settlement, the Essendon area was used for grazing and farming. The area was well watered by the Maribyrnong River and the Moonee Ponds Creek and attracted agriculturalists. The suburb was part of the former City of Essendon, which began as the Borough of Essendon (and Flemington) in 1861. It was elevated to the Town of Essendon in 1890 and then to the City of Essendon in 1909.

In the early 1850s Mt Alexander Road became a major thoroughfare as the route to the newly discovered Mt Alexander diggings (Castlemaine). This route was the spine of the Essendon area and developed as a busy commercial strip. By the 1880s there was also commercial development on Buckley Street and later on Puckle Street. A railway line opened in 1871, which was duplicated in 1884. With the drawcard of the newly expanded railway, a number of large estates were subdivided and developed in Essendon in the 1880s during Melbourne's land boom. In 1906, electric trams were introduced along Mt Alexander Road (supported by the newly built Essendon Tram Depot), and this encouraged spurred further residential and commercial development. Development was steady through the early 1900s and increased in the interwar years, which was a period accelerated suburban growth.

Residential development of the Moonee Valley area in the nineteenth century hugged the railway line through Newmarket, Ascot Vale and Moonee Ponds. In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads adjacent to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next 3 years – the height of the land boom in Melbourne – Essendon's population grew by 50% peaking at 15,245 in 1892. However, the onset of the economic depression in the early 1890s brought development to a halt and the population actually declined to 13,000 and remained at that level until 1900.

The economic depression of the 1890s, after the collapse of the land boom, slowed the suburban development of Essendon. However, there was rapid growth in the number of houses in the second half of the first decade of the twentieth century, following the inauguration of the electric tramlines in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between

1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500 (Living Histories, 2012:113, VMD).

### **Precinct history**

Replace the existing paragraph under 'Post-war infill' with the following:

The last major development within the precinct was the demolition of the *Westgreen* mansion off Curtis Street, and the subsequent subdivision of the site to form a new cul-de-sac, Westgreen Court, with six allotments. In May 1936, 'Westgreen' then described as a 'superior old style brick villa' of ten rooms on land 158½ x 250 feet at 2 Curtis Street, Essendon, was advertised for sale. The property included stables, a garage and sheds (*Herald* 30 May 1936:41). The same property was offered for sale through a mortgagee's realising auction in February 1938 (*Age* 29 January 1938:2).

The allotments at today's 2 and 4 Curtis Street were created in 1938 when a small subdivision, comprising five allotments in Curtis Street and Westgreen Court, Essendon, was developed on the site of 'Westgreen'. The allotments were offered at auction in October 1938 by Baillieu Allard Pty Ltd. The highest bid, £7/10/ a foot, was below the vendor's reserve, and the land was passed in for private sale (*Argus* 31 October 1938:1).

Possibly because of advent of World War Two, the allotments at 2 and 4 Curtis Street were not built on until the 1940s-50s.

The brick house at 4 Curtis Street was built in 1950, likely for Beatrice Sully, and comprised seven rooms. A garage was constructed in 1952 and a carport in 1959 (BP). The Australian electoral roll of 1954 lists Jean Beatrice Sully and agent Michael Joseph Sully as the occupiers of 4 Curtis Street in that year (Ancestry 2018).

### **Sources**

Add the following to the list of sources:

Aldous, Grant 1979. *The Stop-over That Stayed: A history of Essendon*, City of Essendon, Essendon.

Ancestry 2018, 'Australian Electoral Rolls 1903-1980', <https://www.ancestry.com.au>, accessed 9 November 2018.

City of Essendon Building Permit (BP) cards for 2 & 4 Curtis Street

Context 2015, 'Moonee Valley Heritage Study', prepared for the City of Moonee Valley.

Living Histories 2012, 'Moonee Valley Thematic Environmental History', prepared for the City of Moonee Valley.

*Victorian Places* 2015, 'Essendon', <http://www.victorianplaces.com.au>, accessed 19 October 2018.

### **Description**

Rename the Kalimna Street & Kiora Street area' as 'Kalimna Street & Pascoe Vale Road area' and make the following changes to the sixth paragraph:

~~Other inter-war houses include an orange brick house at 2 Curtis Street, with rudimentary Tudor Revival detailing in the form of clinker brick eaves corbels. There are a couple of face brick houses in a Moderne style respectively clinker brick and cream brick, and both with curving porches. There is a unique example of a double-storey rendered brick duplex dwelling at 11 Kalimna, having a recessed porch with Tuscan columns. There are also a few inter-war houses of somewhat less determinate style - simple rendered brick (6 & 10 Curtis, 10 Brewster) or clinker brick (2 Kalimna) houses with little architectural pretension, which can still be considered as contributory elements in the precinct.~~

There is also an early postwar brick dwelling, with an interwar character, at 4 Curtis Street. It is a 'triple-fronted' brick veneer dwelling. It has a terracotta tile hip roof, and a broad chimney, rectangular in plan, on the Westgreen Court (west) elevation. It has steel framed windows with

tilted brick sills (rendered) with two curved corner window frames and glazing to two of the frontages that demonstrate the modern influence. The curves of the window frames and glazing are echoed by the curved cantilever awning to the corner entry porch. The walls are face red and clinker brick. Both front and side setbacks allow for generous garden, which is open to the street, set behind a modern metal fence.

The house has high integrity, with most original details and finishes retained, and no alterations or additions visible from the street.

### **Statement of significance**

Make the following change to the 'What is Significant' section of the Statement of Significance, to ensure 4 Curtis Street is included in the list of houses as contributing to the significance of the precinct:

The houses and any associated early or original front fences, as appropriate, at:

- 7, 13-29, 2-8, & 12-28, 32-34 Ardoch Street
- 1-17, 2-16, 20, 26-30 & 34 Brewster Street
- 3-9 & 6-10 Curtis Street
- 3, 7-19, 23-31, 2, 28 & 30 Kalimna Street
- 1, 1A, 3, 5, 7, 2-6, 10, & 12 Kiora Street
- 64-78 & 82-90 Napier Crescent
- 253-285 Pascoe Vale Road (excluding 255A)
- 1-41 & 2-42 Peterleigh Grove

There are no further changes required to the Statement of Significance.

## **H07 Leslie Road (Riverview Estate)**

### **History**

Make the following changes to the 'Place History' and 'Sources' sections:

#### **Early land sales and subdivision**

This area was initially part of the vast holdings of wealthy pastoralist Hugh Glass and was bought by him as lot A of section 6 at the Crown land sales on 27th June 1849. The north and east boundaries were Buckley Street and Mt. Alexander Road respectively and the area was 107 acres. The section was bisected by the railway line between Melbourne and Essendon in 1859-60. The land west of the line surrounding what would Leslie Road/Stanley Street was subsequently acquired by David Elder who subdivided it as the 'Riverview Estate', which developed as an enclave for some of the district's socially prominent people who built mansions there (Ward, 1998).

This precinct is part of two adjoining Crown allotments. Both sides of Park Street and Mantell Street are part of Crown Allotment B, Section 6, Parish of Doutta Galla, while the land to the north of Park Street extending to Buckley Street is within part of Crown Allotment A, Section 6. The allotments were sold during the first Crown land sales in Essendon, held in 1849: Crown Allotment A, comprising 107 acres, became part of the vast holdings of the wealthy pastoralist, Hugh Glass, while William Nicholson acquired Crown Allotment B, comprising 149 acres. Both allotments were subsequently bisected by the Melbourne to Essendon Railway in 1859-60 (Ward, 1998, Doutta Galla Parish Plan).

The northern section of Crown Allotment B, comprising the land on both sides of Park Street and the northern end of Mantell Street, was sold in 1874 to James Robertson (LV). Park Street was so named because it extended from what would become Queens Park in the east to Aberfeldie Park in the west (Butler 1985).

In 1878 Robertson erected his house 'Trinafour' on the south side of Park Street, just west of the railway line, but lived there for only a short time before his death in September 1879 (LV, *The Argus*, 25 November 1879, p.2). Following Robertson's death, land within the 'Trinafour' estate on both sides of Park Street west of the railway line was subdivided and offered for sale. A sales notice spoke in glowing terms of the elevated position, which 'gives it command of the most extensive prospects of both sea and land' with views in all directions to Port Phillip Bay, the You Yangs and even the 'far distant' Gippsland Ranges, and claimed it was the 'sanatorium of Victoria' as 'no epidemic can find a lodgement for any length of time here' due to the 'health giving breezes continually playing around this spot'. The subdivision comprised large allotments of not less than one acre, with the intention of providing sufficient land to encourage 'a respectable class of house' and to avoid the 'highly eligible and beautiful sites being disfigured by paltry mean dwellings, packed as closely as if they were in Little Bourke-street' (*The Argus*, 25 November 1879, p.2).

The allotments were all sold by the early 1880s and several mansions or large villas were constructed in Park Street during the height of the land boom in the late 1880s (among these was the house at 65 Park Street, erected c.1885), while the 'Trinafour' mansion (retained on a reduced allotment between the railway and Mantell Street) was sold in 1881 to John Thomas (LV).

Meanwhile, David Elder had acquired the part of Crown Allotment A immediately to the north and in 1881 he purchased one of the 'Trinafour' estate lots on the north side of Park Street. This was joined to part of Crown Allotment A and subdivided in 1881 as the *Riversview Estate*.

The mansions and large villas that would be built in Park Street and on the *Riversview Estate* over the next decade would establish the desirability of this area as one of the most prestigious residential areas in Essendon.

### **Riversview Estate**

The *Riversview Estate*, laid out by the prominent surveyor, A. Tuxen, comprised around 45 liberally sized (3/8 acre) allotments disposed about Leslie, Stanley, Sherbourne, Park and Buckley streets. The subdivision was offered for sale early in 1881 and a further sale of unsold lots was held in December of that year. Attractions of the estate were cited as its proximity to both Essendon and Moonee Ponds railway stations, the 'magnificent panorama' and the mansions occupied by prominent citizens including 'Trinafour' (then occupied by James Thomas), the homes of Messrs. Carmichael and Byers and the Essendon Railway Station (Butler, 1985; *The Herald*, 9 December 1881, p.4; SLV).

However, much of the land within the subdivision remained in the ownership of the Elder family until the early twentieth century. As a result, the 1905 Melbourne and Metropolitan Board of Works plan shows the ~~some~~ somewhat limited extent of development at that time. At the northern end of Leslie Road, where it forms a 'dog-leg', on the west side is the mansion ~~formerly occupied by~~ erected c.1885 for Alex Gillespie, which by then had been acquired by the Sisters of Charity as St Columba's Convent and Ladies College. Along the east side of Leslie Road are three mansions in expansive grounds - 'Remuera' (the home of landowner David Elder) at the south-east corner of Stanley Street, followed by 'Earlesbrae Hall' (built 1890 for Collier McCracken) and then 'Woodlands' (of these three, only 'Earlesbrae' survives, now known as 'Lowther Hall' and part of the Anglican Girls School). Other houses within the *Riversview Estate* at that time included nos. 68 (then known as 'Westward Ho') and 72 ('Llanover') Park Street on either side of the intersection with Leslie Road (MMBW).

Development had also commenced in Park Street – shown on the 1905 MMBW plan are 'Koonwarra' (now no.56-8), built in 1902 for James A. King to a design by noted architects Ussher & Kemp, 'Glenlee' (no.62, built in 1903 for James Paton), also the house at no.68, then known as 'Westward Ho', and the house at the west corner of Leslie Road, identified as 'Llanover' (MMBW, Butler, 1985; Ward, 1998).

The west side of Leslie Road, however, remained undeveloped and Riverview Road did not exist - this still formed part of the landholdings of David Elder. The subdivision of Elder's holdings in 1907, which created Riverview Road, was the catalyst for the next phase of development, which would see the building of the first houses along the west side of Leslie Road and in Riverview Road from 1908 to 1915 (LV, LP4742).

### **Twentieth subdivision and development**

~~Around 1907 the west side of Leslie Street (now Leslie Road) was re-subdivided for the Elder family (LV, LP 4742), creating Riverview Road and by then the mansions of Alex Gillespie, David Elder and Collier McCracken had established the tone of the area. One was demolished (Elder's) and the other mansions were surrounded by housing constructed in two periods 1908-15 and 1920-35.~~

Among the first houses to be constructed on the west side of Leslie Road were nos. 22 and 30. The house at no.22 was constructed in 1908 by Toorak builder A. Einseidel for John and Hilda Hall (Einseidel also constructed a house in Park Street in the same year - see below), while 'Arama' at no.30 was constructed in the same year for Walter and Mary Sutton. In the same year, the first house was constructed in Riverview Road for Albert Kimpton. Known as 'Glangarif' it occupied lots 34 and 35 (now no.8-10). A few years later in 1914 George Eddington and his wife moved into the house at no.28 Leslie Road, while Ernest W. Tozer commissioned his house at no.5 Riverview Road in the same year (Butler, 1985; Ward, 1998).

~~At the same time Park Street was continuing to develop. In 1908 'Ravenscourt' was constructed by A. Einseidel. This is the house now at no.60. Closer to the railway line the house known as 'Kardinia' (now no.52) was built in 1911 for John Hill (Ward, 1998).~~

After the interruption caused by World War I, building recommenced and continued apace in the 1920s following the electrification of the railway to Essendon in 1919. This final phase would result in the development of the remaining vacant lots and ultimately lead to the demolition of 'Remuera' to meet the demand for housing. In 1920 David Elder still owned Lots 1-5 on the west side of Leslie Road extending south from the corner of Stanley Street. In 1923 the lot at the corner was sold and a house was built for Louis Thompson in the following year (Ward, 1998). The section of Stanley Street between Leslie Road and Sherbourne Street also began to fill up at this time (SM).

Meanwhile on the east side of Leslie Road the land surrounding the 'Woodlands' mansion began to be sold off in the late 1920s. In 1936, the undertaker Joseph Allison purchased what is now no.35 and built a house by 1937. Further along, Harold J. Gibbs, a manager, had a large house built in the fashionable Old English style by Essendon contractor, L.J. Owen, to the design of architect, C. Stewart Russell of Queen Street, Melbourne. Completed in 1935, the estimated cost was 3,300 pounds. The Gibbs family occupied the house for a long period (Butler, 1985; Ward, 1998). Another Old English style house was built to the south of this house at the corner of Park Street by the late 1930s (SM).

The ~~precinct~~ *Riversview Estate* and Riverview Road were almost fully developed by the early 1930s. In 1930 the only vacant properties in Riverview Road were nos. 2, 9 & 11. The house at no. 11 was built in 1933 to a design by Gawler & Drummond, architects and a newspaper article described the 'spacious porch' which was a solution to the lack of verandahs and outdoor rooms that were suitable to Australia's climate (The Herald, 'Unusual house at Essendon', 1 March 1933, p.18). Three years later, the house at no.2 was built to a striking Modernist design by the then emerging architects, Mewton and Grounds, for the owner Evan Price. C. Hutley of Brighton was the builder. The house at no.9, built by 1940, completed development of the street (SM; Butler, 1985).

In Leslie Road, the demolition of the Elder mansion 'Remuera' enabled the construction of houses at nos. 5-15 by the late 1930s. One of the last developments was the two pairs of Moderne style maisonettes at nos. 1 & 3 Leslie Road and 2 & 4 Sherbourne Street, which were constructed in 1937. Alfred O. Dalton was the architect (SM, *The Herald*, 25 August 1937, p.16 'Family flats at Essendon').

### **Trinafour Estate and Mantell Street**

In 1905 'Trinafour' was one of several mansions or large villas on the south side of Park Street between the railway and 'Wahgunyah', which now forms part of Penleigh Essendon Grammar School (and is outside the boundaries of the precinct). Of these only 'Trinafour' and the house at no.65 survive today. On the north side, there were three houses: 'Pomona' (built in the nineteenth century and since demolished) and two houses 'Glenlee' and 'Koonwarra', which were built in the early 1900s. 'Koonwarra' (now no.56-8) was built in 1902 for James A. King to a design by noted architects Ussher & Kemp, just one year before 'Glenlee' at no.62, which was the residence of James Paton) (MMBW, Butler, 1985; Ward, 1998).

The remaining vacant sites on the north side of Park Street were mostly built on by the beginning of World War I. In 1908 'Ravenscourt' was constructed by A. Einseidel. This is the house now at no.60. Closer to the railway line the house known as 'Kardinia' (now no.52) was built in 1911 for John Hill (Ward, 1998), while the house at no.66 was built by 1915 (SM).

There was no further development on the south side of Park Street until after World War I. The first new house built on the south side was 'Ardoch' at no.69, which was erected on part of the garden of the Victorian era house at the east corner of Park Street (SM). In the early 1930s the house itself would be demolished and replaced with the houses at nos. 67 and 67a, which were both completed in 1933 (EBC). Around the same time the land surrounding the 'Trinafour' mansion was subdivided, as was the vacant lot on the opposite corner of Mantell and houses at nos. 51, 53, 59, 61 and 63 Park Street were built from 1931 to 1933. Architects Gawler & Drummond designed the house at no.63. In 1937 two houses were built on the remaining vacant lot on the west corner of Victoria Street (EBC).

Meanwhile, development of Mantell Street had commenced in the nineteenth century. The section of Mantell Street south of Trinafour Street originally formed part of the *Ardmillan Estate*, which occupied the southern half of Crown Allotment B. Prior to 1873 Mantell Street extended from Holmes Road to Ardmillan Road. In 1873 land on the north of Ardmillan Road was subdivided and James Robertson purchased a narrow allotment that enabled the northward extension of Mantell Street to meet Park Street. The first house in this section of Mantell Street was constructed c.1885 by builder George Chambers (who lived in Ardmillan Road) for William Walker (LV, SM). This is the house at no.29, originally known as 'Wootton' (MMBW). Another house was built by Chambers on the adjoining lot at no.27 (since demolished). These would remain the only houses in Mantell Street north of Ardmillan until the early 1900s when 'Leumah' at no.36 and 'Linlithgow' at no.31 had been built. By 1915 there were also houses at nos. 27 & 32, and at 16 Ardmillan Road on the northeast corner.

The remaining lots were all built on during the interwar period. On the east side to the south of Trinafour Street nos. 30 and 34 were constructed c.1925. At the north end, the subdivision of the land surrounding the 'Trinafour' mansion and of the vacant site directly opposite saw the remaining vacant sites built on by the mid 1930s. The house at no. 40, constructed in 1935, completed the development of this section of the street (EBC).

### **Sources**

City of Essendon Building Cards (EBC) for 25-35 & 30-40 Mantell Street and 51-75 Park Street

Graeme Butler & Associates, *Essendon Conservation Study*, 1985, pp. 271-5

Land Victoria (LV), LP401, LP4742 (*Riversview Estate*), *Certificates of title* Vol. 712 Fol. 205 (*Trinafour Estate*) Vol. 412 Fol. 363, V. 1748 F. 142 (*Mantell Street south*)

Living Histories, *Moonee Valley Thematic Environmental History*, (September 2012)

Melbourne & Metropolitan Board of Works (MMBW), Detail Plans nos. 1639 & 1644, dated 1905

Sands & McDougall Directories (SM) 1905 1880-1940

State Library of Victoria (SLV) *Riversview Estate [cartographic material]*. (Vale Collection) (1880). [Melbourne: S.n.]

Ward, Andrew, *City of Moonee Valley Heritage Study*, 1998

### Description

As noted in the history this precinct is a residential area, which developed in the early twentieth century around a group of nineteenth century mansions, ~~two~~ three of which survive (Lowther Hall at 17-29 Leslie Road, ~~and~~ St Columba's at 2 Leslie Road, and 'Trinafour' at 57 Park Street). Although the mansions are an integral part of the precinct they are not typical of the development that characterises most of its built form. While the architectural styles vary the precinct is notable for the consistently high quality of its built form, much of which is architect-designed, that predominantly (but not exclusively) comprises large houses on garden allotments. According to Butler (1985:273):

*Beyond the two early houses which are generally set back or screened and thus visually removed from the streetscape, the subsequent development has been grouped in period and thus creates visually homogeneous stylar groups which transition well into subsequent development areas by means of street alignment changes (Leslie Road into Stanley Street) or similarity of sequential stylar changes, i.e., red brick and terracotta detached bungalows in Leslie Road blend into red brick and tiled Queen Anne styled villas.*

Apart from the three Victorian era mansions, the Italianate villas at 29 Mantell Street, and 65 & 68 Park Street demonstrate the limited amount of development in the nineteenth century. 65 Park is a relatively substantial two storey, asymmetrical villa with fine detailing such as the bracketed eaves and dentillated cornice at first floor height and bracketed or dentillated window hoods and decorative quoining, and the dentillated cornices, stringcourses to the chimneys. The other two are both single storey, constructed of bi-chrome brick, and asymmetrical in plan (29 Mantell with a canted bay, a flat bay to 68 Park) with typical details such as the bracketed eaves and cast iron verandah, and rendered chimneys.

The next phase of development from c.1905 to c.1915 is represented predominantly by Queen Anne style houses, which include notable groups at 22-30 Leslie Road, 52-62 Park Street and 1-5 and 4 & 8 Riverview Road and several examples in Mantell Street. An altered design by the noted Queen Anne stylists, Ussher and Kemp, at 58 Park Street forms part of the Park Street group. These houses are characterised by asymmetrical planning, face brick with roughcast render wall detailing, slate or tile hip roofs with prominent projecting gables facing the street, half timbering or bracketed projecting or 'flying' timber screens to the gable ends, verandahs with ornamental timber frieze or valance, tall brick and render chimneys with terracotta pots, and casement sash windows (sometimes with coloured toplights). (please refer to the separate Hermes place records for the individually significant places at 22, 28 & 30 Leslie Rd, 52, 56, 60 & 62 Park St and 5 & 8 Riverview Rd for detailed description of these places). Other examples of the Queen Anne style houses include 16 Ardmillan Road, and 25, 32, 31 & 36 Mantell Street.

Another well-represented house type is the bungalow, which date from the Federation era (e.g., 72 Park Street) through to the mid-to-late 1920s. The house at 72 Park Street, constructed c.1905, is a typical example of a Federation bungalow with its wide simple roof, deep shady verandahs, face brickwork and plain verandah posts. The other bungalows ~~in Leslie Road~~ include two stylish groups in Leslie Road, one at the northern end (including nos. 5-9, and 10-20 excluding the post-war house at no.16) and the other at the south (nos. 32-36, 37, 39) that demonstrate the transition of the style from the Federation type to the California or Craftsman Bungalows of the 1920s, which are characterised by visually prominent low-pitched tiled roof with exposed roof timbers (e.g., ~~no. 39~~), street facing gables, tapered or straight render and/or brick piers, and use of rustic detailing such shingling, half-timbering or pebbles. 39 Leslie Road is of note for the distinctive symmetrical twin gables on either side of a flat porch that extends to form hoods over the window bays. Other typical 1920s bungalows include 30, 34, 35 & 38 Mantell Street, 53 Park Street (this has distinctive details such as the 'Jerkinhead' roof to the porch, and rendered walls with brick quoining that suggests it is the work of the Shaw Brothers who built many houses in Moonee Ponds and Essendon during the interwar period), 13 & 16 Riverview Road and those in Stanley Street (see below). These include a number of There are also several attic-style bungalows (e.g., nos. 5, 10, 32, 37 Leslie Road and 7 Riverview Road). Many of these houses also retain complementary original or early brick and render fences. Of note is the early woven wire fence to 'Ardoch' at 69 Park Street,

which features a simple lych gate at the corner with 'Ardoch' in cursive script wrought iron to the timber beam, and also inset into the concrete step. The associated concrete path also appears to be original.

~~Stanley Street also contains an interesting collection of bungalows from the 1920s and 1930s. The group as a whole is notable for the high degree of intactness of the houses, most with original front fences. They include gable-fronted and hip-roof types. Of note is the Spanish Mission influenced 'Aloha' at no.1, the Arts and Crafts influenced porch with prominent rafter ends at no.6 and the unusual projecting triangular windows with large shingled 'hood' at no.8.~~

The third broad house type is the 1930s houses in the fashionable Old English, Georgian Revival, Spanish Mission, Moderne or, one notable instance, Modernist styles of the time. Of the later Inter-war houses ~~in Leslie Road~~ several are in the Old English or English Domestic Revival styles (e.g., 13, 15, 35, 41 Leslie Road, 40 Mantell Street, 61, 67, and 70 & 73 Park Street ~~at the west corner of Leslie Rd~~), while others show the influence of Spanish Mission (59 Park Street – especially the Baroque influenced parapet over the porch which also features twisted columns 'in antis' and arched openings, and twisted columns supporting shallow hoods over the main windows, and 'Aloha' at 1 Stanley Street), Mediterranean (51, 63 & 67A Park Street, 9 Riverview Road), Moderne (71 Park Street) and Jazz Moderne in the brickwork detailing to the arched porch entry of the bungalow at 33 Mantell Street. Many of these houses also retain original low rendered front fences.

Notable amongst these are the houses at nos. 35 and 41 Leslie Road. Both of these houses are substantial and picturesque Old English style residences that recall the massing of earlier Arts and Crafts architects and demonstrate the evolution of the style in the latter days of its popularity by the absence of half timbering and the predominance of stuccoed surfaces. The Moderne influence can be seen in the flats at no.11 (now within the grounds of Lowther Hall). Many of these houses also retain original or early low brick front fences, and some (e.g., 70 Park St) have original or early garages.

Also of note at the northern end of Leslie Road are two pairs of Moderne maisonettes (one pair faces Sherbourne Road) of identical symmetrical design comprising a shared hip tile roof with a projecting central section with the hip roof concealed behind a raised stepped parapet. Garages are attached at either side, setback at the end of concrete driveways. The Moderne influence is demonstrated by the corner steel framed windows and porthole windows and the contrast between the horizontal and vertical elements of the design. Low brick planters flanking the entrance, garden wall and front and side fences complete the ensemble. The pair facing Leslie Road is constructed of cream brick, while those in Sherbourne Road are constructed of red brick.

Another notable house within the precinct is the individually significant Mewton & Grounds designed Modernist house at 2 Riverview Road (this house is included on the Victorian Heritage Register).

Stanley Street also contains an interesting collection of bungalows from the 1920s and 1930s. The group as a whole is notable for the high degree of intactness of the houses, most with original front fences (including all of those along the south side). They include gable-fronted and hip-roof types. Of note is the Spanish Mission influenced 'Aloha' at no.1 (which features a triple arched porch with twisted columns and a Baroque style pediment, and a Serlian window with twisted columns), the Arts and Crafts influenced porch with prominent rafter ends at no.6 and the unusual projecting triangular windows with large shingled 'hood', and large angled buttresses at no.8.

Many of the houses are set within mature gardens. Significant trees within the precinct include an Oak (*Quercus robur*) at 41 Leslie Road, a Hoop Pine (*Araucaria cunninghamii*) at 32 Mantell Street, a Pin Oak (*Quercus palustris*) at 31 Mantell Street, a Kurrajong (*Brachychiton populneus*) and a Pin Oak at 54 Park Street, a Liquidambar (*Liquidambar styraciflua*) at 59 Park Street, and a Golden Elm (*Ulmus glabra 'lutescens'*) at 61 Park Street.

Other features that contribute to the historic character include the bluestone kerb and channelling and the bluestone laneways.

### **Statement of significance**

#### **What is significant?**

The Riverview Estate (~~Leslie Road~~) & Trinafour Estate precinct, which is a residential area comprising mansions, large villas and houses, and flats from the late nineteenth century to the Inter-war period, is significant. The precinct contains a range of suburban domestic styles, the majority being from the period c.1900-c.1940, which are grouped into stylistic sub-precincts around ~~two~~ three landmark Victorian era mansions, ~~now used as private schools~~. The Federation and Edwardian era houses include Queen Anne style brick villas and Arts & Crafts bungalows while the Inter-war styles represented include California Bungalows (some with Arts & Crafts detailing), Old English, Spanish Mission or Mediterranean influenced houses, and houses and flats in the Moderne or Modernist style. Significant qualities of the precinct include:

- The high quality of many of the buildings ~~stock~~, ~~many~~ some of which are architect designed.
- The spacious 'garden suburb' character created by large single dwellings on garden allotments with mature trees, and low front fences, many of which are original.
- The landmark qualities of the ~~two~~ three nineteenth century mansions ~~now used as private schools~~.
- The extent to which three phases of development during the Victorian, Federation/Edwardian and Inter-war periods are represented in the housing stock.
- The intactness of the precinct to the original phases of development with limited examples of post-war redevelopment.
- The relatively high integrity of the majority of houses when viewed from the street.
- The bluestone kerb and channelling in some streets and bluestone laneways.

On this basis, the following places are of individual significance and also contribute to the significance of the precinct:

- ~~nos.~~ 2, 10, 4729\* (Lowther Hall), 22, 28, 30, 35 & 41 Leslie Road
- ~~nos.~~ 52, 56-58, 57, 60, & 62 & 65 Park Street
- ~~no.~~ 2\* (~~St Columba's~~), 5 & 8 Riverview Road
- ~~nos.~~ 10 & 12 Stanley Street (St Columba's)

The following places are of Contributory significance:

- 16 Ardmillan Road
- ~~nos.~~ 1-15, 37 & 39 and 12, 14, 18, 20 & 32-36 Leslie Road
- 25, 29-35 & 30-40 Mantell Street
- ~~nos.~~ 51, 53, 69-63, 67-73 & 54, 66, 68, 70 & 72 Park Street
- ~~nos.~~ 1 & 3, 7-13 & 4, 12 & 16 Riverview Road
- ~~nos.~~ 2 & 4 Sherbourne Street
- ~~nos.~~ 1-7 & 2-8 Stanley Street

Non-original alterations and additions to Significant or Contributory places, and other houses or flats are not significant.

\*Note: The places of individual significance have their own Hermes record with a statement of significance.

#### **How is it significant?**

The Riverview Estate (~~Leslie Road~~) & Trinafour Estate precinct is of local historic and aesthetic significance to the City of Moonee Valley.

#### **Why is it significant?**

Historically, the precinct is significant as evidence of key phases of residential development in Essendon and Moonee Ponds from the late nineteenth century boom to the resurgence in

residential building in the early decades of the twentieth century. It is of particular significance as an enclave of houses built for ~~wealthy~~ middle and upper middle class residents, which has few comparisons in the municipality. The historic desirability of this area is also reflected by the presence of two leading private schools within the precinct. (Criteria A & B)

Aesthetically, it is significant as a residential area, which is notable for the consistent quality of the built form, ~~much~~ some of which is architect designed. Although the architectural styles vary, the precinct mostly comprises large detached houses on garden allotments with mature trees and generally low front fences (some of which are original or early), which create visually cohesive streetscapes with a distinctive 'garden suburb' character. The aesthetic qualities of the housing in the precinct are enhanced by the high degree of intactness with limited post-war redevelopment and the generally high degree of integrity of the majority of the houses when viewed from the street. (Criteria D & E)

## H012 Holmes Road Residential

### Thematic context

This precinct is associated with the following theme/s in the *Moonee Valley Thematic Environmental History* (MVTEH):

Theme 2 - Peopling Victoria's places and landscapes; 2.7 Promoting settlement  
Theme 6 - Building towns, cities and the garden state; 6.3 Shaping the suburbs

*Residential development of the Moonee Valley area in the nineteenth century hugged the railway line through Newmarket, Ascot Vale and Moonee Ponds. The Depression of the 1890s, after the collapse of the land boom, slowed the suburban development of Essendon. However, there was rapid growth in the number of houses in the second half of the first decade of the twentieth century, following the inauguration of the tramlines in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality (MVTEH, 2012:113).*

### Contextual history

According to Aldous (1979:69) Essendon was a 'product of the land boom':

*During the 1880s the big estates were subdivided and virtually the entire district fell under the auctioneer's hammer.*

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892 (Aldous 1979:29, 32, 64). However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Recovery began around 1900 and improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

### Precinct history

This section of Holmes Road, just to the west of Moonee Ponds railway station, is part of Crown Allotment C of Section 6, which was purchased on the 27 June 1849 by Albert Thomme Ozanne and James McConnell at the Crown land sales. The land within the allotment includes much of what is now central Moonee Ponds. The Melbourne to Essendon railway line bisected the area in 1859-60 and the Moonee Ponds station erected near Holmes Road gave impetus to development nearby. The re-opening of the railway in 1871 encouraged subdivision of the land west of the line for housing, which was substantially developed by the end of the nineteenth century (Butler, 1985:227).

This process of subdivision and development began in the 1850s when the grantees, McConnell and Ozanne and eventually just Ozanne, sold off varying portions of land in the 1850s land boom. G. Hollan, J.F Dumaesque and M. Powell were part purchases of the south side of Holmes Road, west of the railway, whilst William Nash, Alex and James Brock bought most of the north. Large allotments with a range of 60 to 187 feet frontages were established by the 1870s and built upon and the Sydenham Estate of 1880 provided more regular subdivision in Holmes Road near Norwood Crescent. Another subdivision, advertised as the 'Cornwall Estate', created 40 lots bounded by Holmes Road, Chester, Derby and Mantell Streets, which were released for public auction on 27th August 1881. These sales and subdivisions resulted in this elevated part of Holmes Road becoming an area characterised by substantial allotments on which large comfortable houses were built during the land boom in the 1880-90s (Butler, 1985:227).

For example, in 1888 Joseph English engaged architect and Essendon Building Surveyor, Evander McIver, to design his two-storey polychrome brick Italianate mansion and stables at

the east corner of Grosvenor Street. At about the same time a similarly scaled residence originally known as 'Corswell' was constructed at the west corner of Grace Street (on part of the aforementioned Cornwall Estate) for a Mrs McDougall (Butler, 1985). Between or adjacent to these two properties, other houses built during the nineteenth century on the north side of Holmes Road included nos. 50 (c.1885), 62 (c.1881), 68 (1887), 72 (c.1885), 80 (c.1885) and 82 (c.1885) (SM).

Meanwhile on the south side of Holmes Road, the house at no.73 was constructed c.1889 for William Brunt, a solicitor and barrister who called it 'Rusherville'. ~~Mrs. Margaret Mitchell lived there in the late 1890s while the houses at nos. 55, 57 and 77 were erected by 1895 (SM).~~ A further sign of the residential growth was the building in 1888-9 of the Grand View Store at the east corner of Grandview Street to serve the local needs of residents. The store was built by Frank Heach who later resided at no.73 (Butler, 1985:228-9).

To the south of Holmes Road Milverton Street and Grandview Street (originally Grandview Terrace) were created by a c.1885 subdivision of land that contained an existing house known as 'Milverton'. This subdivision was in effect an extension of the earlier (c.1881) Dousta Galla Estate subdivision that had created Laura Street to the east and Eglinton Street to the south. By 1890 Milverton Street contained 10 houses, seven on the east side, and three on the west including the titular residence, which occupied a large allotment and faced toward the south. By 1895 the number of houses on the east side had increased to 10 and only about four vacant lots remained. There had been no change on the west side, where development was retarded by 'Milverton' (SM, MMBW).

There was similar development in Grandview Terrace, which contained eight houses (four on each side) in 1890, increasing to eleven (six on the east, five on the west) by 1895. Meanwhile, in Eglinton Street there were houses at nos. 62-72 and 86-90, while the whole of the section between Milverton and Grandview remained vacant (SM).

The economic depression of the early 1890s brought a temporary halt to development. The construction c.1898 of the house known as 'Anastasia' at ~~no.55 Holmes Road~~ was an early sign of recovery. This was followed by the three houses at 67-71 Holmes Road, which were all constructed by 1905, and those at nos. 61-63, which were constructed by c.1915 as shown on the Melbourne & Metropolitan Board of Works (MMBW) plans (SM, MMBW).

In Milverton Street two more houses were added on the west side by 1910, while in Grandview Street the west side of the street had begun to fill out with the addition of a further four houses. Around the same, the first three houses had been constructed in Eglinton Street between Milverton and Grandview (SM).

The electrification of the railway line to Essendon by 1919 provided a further stimulus to development as Moonee Ponds shared in the population boom after World War I. As a result, some of the larger Victorian era lots on the northern side of ~~the street~~ Holmes Road were subdivided and houses built on the infill vacant sites. ~~For example, the house at no.52 was constructed by c.1925~~ Houses built during the 1920s included nos. 52, 58, 60, 70, while in the 1930s three houses (one detached and a duplex pair) were constructed on the west corner of Grace Street on land excised from the adjoining two-storey Victorian era mansion at no.78. In c.1941 one of the older houses at 55 Holmes Road was replaced by a two-storey building containing four flats (SM).

Also during the 1920s or early 1930s houses were built on most of the remaining vacant sites in Eglinton, Grandview and Milverton streets. In Milverton Street development of the west side finally proceeded following the c.1925 demolition of 'Milverton' (SM).

### Sources

Aldous, Grant, *The stopover that stayed. A history of Essendon*, 1979

Butler, Graeme, *Essendon Conservation Study*, 1985

Living Histories, *Moonee Valley Thematic Environmental History*, (June 2012)

Melbourne & Metropolitan Board of Works (MMBW) Detail plans nos. 1613, 1614, 1644

(dated 1905)

Sands & McDougall Melbourne Directories (SM), 1880-1940

### **Description**

The Holmes Road precinct is a residential area that comprises houses from the Victorian, Federation/Edwardian and Inter-war periods. Although stylistically different, many most of the houses in the precinct share are detached sitting with similar front and side setbacks, asymmetrical planning, similar wall and roof cladding, hipped and/or gabled roofs, and rendered and/or brick chimneys. Most front fences are low or transparent allowing views of the houses. Many are sympathetic and some are original.

The late Victorian houses mostly demonstrate Italianate influences such as symmetrical or asymmetrical massing with a flat or faceted bay, bracketed eaves, stucco wall finish polychromatic brickwork or imitation Ashlar in timber examples, paneled front doors with side lights, tripartite or timber sash windows, cast iron verandahs with tiled floors, brick and render or fully rendered chimneys (often with stringcourse and cornices). The brick or rendered examples are often embellished with stucco decoration such as moulded stringcourses, cornices, architraves scrolls, masks, consoles and urns.

The Federation and Edwardian houses often demonstrate Queen Anne influences such as asymmetrical planning, steeply pitched hip roofs with prominent projecting gables facing the street, half timbering to the gable ends, verandahs that are separate or an extension of the main roof with an with ornamental timber frieze or valance, tall brick and render chimneys with terracotta pots, and casement sash windows (sometimes with coloured toplights), that are often grouped or arranged in projecting bays.

The early twentieth century houses also include some that demonstrate the transition between the late Victorian to the Federation/Edwardian styles having the symmetrical asymmetrical form with a lower pitch hipped roof with bracketed eaves of the former and the simplified decoration and red face brickwork of the latter.

The Inter-war houses include the ubiquitous bungalow. Most of these are constructed of red brick and are gable-fronted, usually with a projecting gabled porch supported by straight or tapered render and brick piers. The gable ends are usually decorated with timber shingles or half-timbered and the brick chimneys are relatively plain. Some the later examples demonstrate popular styles such as Moderne and Spanish Mission, which emerged in the 1930s.

While there have been some alterations (e.g., replacement of windows, removal of chimneys, replacement of roof materials, overpainting of brickwork), the majority of houses are relatively intact when viewed from the street. While there has been some intrusive post-war redevelopment (e.g., flats at 64-66 & 74 Holmes), overall the precinct has a relatively high degree of intactness to the original development periods.

Also contributory to the historic character of the precinct are the bluestone laneways, and bluestone kerb and channelling in some streets.

### **Holmes Road**

Holmes Road predominantly comprises late Victorian and Federation/Edwardian houses, with some Inter-war infill.

On the north side the Victorian era houses include two storey Italianate mansions and double fronted villas. Two large houses or mansions provide 'bookends' at each end of the precinct - at the western end near the crest of the Holmes Road hill is the two-storey and verandahed house at no.78, while at the eastern end on a prominent site at the east corner of Grosvenor Street is ~~house at~~ no.56, which is almost a mirror image in plan, and also retains its stables at the rear facing Grosvenor Street. Between or adjoining these houses on the north side are single storey Victorian villas at nos. 50, 62, 68, 72, and 80 and 82. All are masonry either bi-chrome brick or rendered, except for no.72, which is timber and retains what appears to be an early timber picket fence. Although altered, no.50 is notable for fine details such as the tall tripartite windows, which have ovolo profile stop chamfers, and the incised decoration to the

rendered walls, while no.62 is of note for its unusual triple-fronted form, and no.68 is a fine example of an asymmetrical bi-chrome brick villa (please refer to the individual citations for nos. 62 and 68 for further detail). These houses are styled after rural villas of the Italian Renaissance, asymmetrical or symmetrical in plan with stucco or multi-coloured brickwork as a wall material, hipped roofs clad in slate (although some have been replaced with tiles), the use of cast iron used for verandah ornament. Also of note is the house at no.82, which has distinctive features such as the decorative quoining at the wall corners and the ornate cement architraves to the main tripartite windows (which also featured twisted colonettes) and what appears to be the original cast iron verandah. The large arched opening in the side wall is also distinctive.

Interspersed among the Victorian villas on the north side are late Edwardian or interwar brick bungalows at nos. 52, 58, 60, and 70. No.52 is a substantial and intact Californian Bungalow, which is complemented by an original front fence, while the original front fence at no.60 features a lych gate. No.70 is also very intact and has the less common Dutch gable roof and features what appear to be metal shingles with decorative lattice vents to the gable ends. Entry is via the side porch with a flat roof.

At the west corner of Grace Street is a Moderne style house with a semi-detached pair, also with distinctive Moderne styling (the stepped chimneys and the parapeted porches with stepped pediments are distinctive features are a notable element of the symmetrically arranged facade) at the rear. As noted in the History, the sites of these houses once formed part of the adjacent Victorian mansion at no.78. A low brick fence along the two frontages provides a unifying element.

On the south side of Holmes Road with one exception the houses are all from the late Victorian or Federation/Edwardian periods and most are constructed of bi or polychrome, or red brick and retain slate or tile roofs creating a visually cohesive streetscape. At the western end, the former Grand View Store is a local landmark that defines the western boundary of the precinct (please refer to the separate Hermes record for a detailed description of the building). Immediately adjoining the former store on the east side is modern house at no.77 and then a row of Victorian and Federation era villas extending to Milverton Street. Like the Victorian villas on the north side, these houses are generally Italianate in style. In contrast, Notable examples include ‘Anastasia’ at no.55, which is a fine and intact example of an Italianate villa in polychrome brick that features arched windows to the projecting bays. ‘Anastasia’ is one of several houses within the precinct that take advantage of their corner sites by having projecting bays to the front and side – others include nos. 56, 65, 67 & 68. Also of note is 69 Holmes Road, which, although Italianate in form, shows the influence of medieval architecture although Italianate in form, it possesses the through details such as the Tudoresque decorated gable (it also retains an early outbuilding at the rear, which has a bricked up opening where nightsoil would have been collected), and ‘Rusherville’ at no.73, which is very intact and notable for the original highly ornate cast iron verandah, rich cement ornamentation to the frieze and chimneys (which have terracotta pots), while the slate roof features terracotta ridge capping. The timber picket front fence to no.73 also appears to be early. comparing with the distant 91 Holmes Road which possess the full domesticised expression of the French medieval and Elizabethan styles (Queen Anne).

At the west corner of Laura Street is the only Inter-war building on the south side. This two storey block of flats is of a simple design with a hipped tile roof and cream brick walls with contrasting bands of red brick, and cream brick chimneys. It is highly intact and complemented by a low brick red brick fence with cream brick coping. The stepped L-plan addresses the corner location in counterpoint to the Victorian house directly opposite.

The Non-contributory buildings in the precinct are the post-war houses at nos. 64-66, 74 & 77, the semi-detached residence at no.54 (an extension to the adjoining Victorian mansion), and the two townhouses at 2B & 2C Grosvenor Street, which were constructed at the rear of the Victorian mansion and stables at the east corner of Grosvenor Street Holmes Road.

### **Eglinton Street**

Eglinton Street between Laura Street and Grandview Street contains a mix of predominantly late Victorian and Federation/Edwardian housing, which are all notable because of their elevated siting above the street. The Victorian houses include the elevated brick villa at no.66 (please refer to the individual citation for further information), the only two storey terrace house at no.70, and a substantial villa at no.86. While no.86 has been significantly altered, it retains distinctive details such as the parapeted and arched side entrance porch and tall, ornate chimneys.

The only Non-contributory place is the much-altered house at No.80.

### **Grandview Street**

Grandview Street contains predominantly late Victorian and Federation/Edwardian houses on the east side and predominantly interwar bungalows on the west. Notable examples include the highly ornate Italianate rendered asymmetrical villas at nos. 8 & 12, the distinctive Federation bungalow at no. 18 that features a pyramidal hipped slate roof that extends to form a front verandah with twin gables, the highly intact interwar bungalow at no.14 (with a distinctive arched porch that shows the Arts & Crafts influence), the highly intact house at no.20, which features original Art Nouveau style cast iron frieze.

Also of note is the individually significant house at no.19. Although of typical symmetrical form, it is notable for the fine details, which include the ornamental tiles to the panels below the principal windows and the frieze, the recessed entry doors with original six panel door, as well as the elaborately detailed verandah fascia and the overall high degree of intactness.

The Non-contributory places are the late Edwardian house at no. 10, late interwar or early post-war houses at nos. 2 & 4a, the flats at no.9, the recent townhouse at no.15A and the much-altered Victorian houses at nos. 15 and 17.

### **Milverton Street**

The housing in Milverton Street reflects the key stages of development with predominantly Victorian Italianate villas in bi-chrome brick or timber, and Federation/Edwardian houses on the east side and Inter-war bungalows on the west. Notable examples on the east side include the transitional asymmetrical timber house at no.10, which features ornate timber trusswork and notched boards to imitate shingles to the gable end, the very intact asymmetrical Italianate polychrome villa at no.18 with fine details such as the ornate cast-iron verandah with paired columns, twisted colonettes to the tripartite window, and cement mouldings to the frieze and chimneys, and the symmetrical polychrome brick villa at no.20 that features a projecting gabled portico to the verandah with a matching gable to the roof above, and paired tall sash windows.

The west side features a fine collection of interwar bungalows, most of which remain relatively intact and several (nos. 7-11, 17 & 21) are complemented by original front fences (Nos. 7-11 are of similar design with low brick balustrade and capped brick piers with tubular steel rails between). Features of interest include the less common 'Jerkinhead' roof to no.3, the Arts & Crafts influence to no.7 demonstrated by the ornate timber vent and simple brackets to the gable end and the rendered upper walls with tuckpointed brick quoining, the porch to no.11 that features another 'Jerkinhead' roof and arched openings with 'barley twist' columns that shows the influence of the Spanish Mission style, and no.15, which features a complex roof with gablets and a porch with compressed arch openings edged in clinker brick supported by simple brackets and walls of render with brick quoining.

Also of note is the Federation/Edwardian Queen Anne style house at no.5. This is of note for the Tudoresque details such as the half timber and roughcast to the upper section of the walls, and the bay window placed on the diagonal axis at the corner of the return verandah, which features tall sash windows with multi-paned highlight windows, while there is half-timbering to the gable above the entrance vestibule, and a shingled hood above the bow window to the projecting bay. The verandah also features an original timber verandah fretwork details and ornate turned posts, a tiled floor with bluestone coping and bluestone steps, while the chimneys are finely detailed.

The Non-contributory houses are nos. 12, 14 and 19.

### ***Statement of significance***

#### **What is significant?**

The Holmes Road Residential precinct, which is a residential area comprising houses and one former shop constructed c.1880 to c.1935 at nos. ~~67~~ 55-79 & 48-56 & 76-80 ~~48-82~~ Holmes Road, 62-90 Eglinton Street, 1-19 & 2-20 Grandview Street, 1A & 1B Grace Street, 2A, 2B & 2C Grosvenor Street, and 1-21 & 2-26 Milverton Street ~~1A & 1B Grace Street~~, Moonee Ponds is significant. Significant features of the precinct include:

- The original form, scale, detached siting and detailing of the Contributory houses.
- The bluestone laneways at the rear of the houses and the bluestone kerb and channelling.
- The extent to which development in key periods before and after 1900 with Inter-war infill is apparent.
- The low or transparent front fences, which allow views to the front and side elevations of the houses.
- The relatively high intactness of the majority of the houses when viewed from the street.

On this basis, the following buildings and features contribute to the significance of the precinct:

- The houses or flats at nos. ~~50, 52, 56, 76-80 and 67-75~~ 62-78 & 82-90 Eglinton Street, 1, 3, 7, 11, 13 & 19 & 4, 6, 8, 12-20 Grandview Street, 50-62, 68-72 & 76-82, & 55-75 Holmes Road, 1-17 & 21 & 2-10, 16-26 Milverton Street, and 1A & 1B Grace Street\*
- The original or early front fences at 1A & 1B Grace Street, 52, 57, 60, 72, 73 & 76 Holmes Road, and 7-11, 17 & 21 Milverton Street.
- The brick outbuilding at the rear of the house at 69 Holmes Road\*
- The former Grand View Store at 79 Holmes Road\*
- The former stables at 2A Grosvenor Street\*

Non-original alterations and additions to the Contributory houses and the houses or flats at 54, 64-66, 74 & 77 Holmes Road, 80 Eglinton Street, 2, 4A, 9, 10, 15, 15A & 17 Grandview Street, ~~and~~ 2B & 2C Grosvenor Street, 12, 14 & 19 Milverton Street, and the park at 5 Grandview Street are not significant.

\*Note: ~~the 66 Eglinton Street, 19 Grandview Street, and 55, 62, 68 house and outbuilding at 69, Holmes Road, the house at 78 Holmes Road, and the former Grand View Store at 79 Holmes Road~~ are of individual significance and have their own Hermes place record. ~~and statement of significance.~~

#### **How is it significant?**

The Holmes Road Residential precinct is of local historic and aesthetic significance to the City of Moonee Valley.

#### **Why is it significant?**

Historically, the precinct demonstrates important phases in the residential development of Moonee Ponds - the first during the land boom of the late nineteenth century, and the recovery leading to a second wave of development in the early decades of the twentieth century. The Inter-war houses and flats demonstrate the beginnings of more intensive development, often on infill sites subdivided from larger Victorian era allotments, that was encouraged by the electrification of the railway in 1919. As a whole the precinct is a good representation of the residential development of Moonee Ponds prior to 1945. (Criteria A & D)

Within the precinct Milverton Street is aesthetically significant for the clear expression of the two key periods of development in the housing stock, which comprises predominantly Victorian and Federation/Edwardian houses on the east side and interwar bungalows on the west. The visual cohesion is enhanced by several original front fences on the west side. The south side of Holmes Road is also of note as an intact group of houses predominantly from the late Victorian and Federation/Edwardian eras. The aesthetic qualities of the Holmes Road

group are enhanced by the consistency of materials and building forms, and the various ways in which buildings address their corner sites. This includes the landmark Grandview Store at no.79, which terminates the precinct. (Criteria E)

**H016 Ascot Vale Estate*****Precinct history***

Suburban development in the area surrounding Moonee Ponds Railway commenced during the 'Land Boom' of the late nineteenth century. Following the cessation of development due to the Depression of the 1890s a second wave of building began in the early 1900s, which was followed by another development boom after World War I.

The majority of the precinct has its origins in the Ascot Vale Estate of 1888, which was subdivided from William Fletcher's 1849 Crown portion (later known as Glass's Paddock) as the combined investment of John Filson, James Glass and William Wash. The subdivision, which included all the land generally bounded by Gladstone Street, Ascot Vale Road, Maribyrnong Road and the railway, was surveyed and designed by William Madden and first sold by auctioneers; Buzzard and Co. in October 1888. It comprised 57 'business sites' and 157 'villa sites', which were offered as '...the most important auction sale held in Melbourne and suburbs' being proximitous to the railway, Maribyrnong and Ascot Vale roads.

The precinct was partially developed in the few years before the economic depression of the 1890s halted development. By 1890 there were four houses in Browning Street, 11 in Chaucer Street (eight on the south side and three vacant houses on the north) and 14 houses in Gladstone Street. Several of the houses on the north side of Chaucer Street (including nos. 28 and 34) were built for the Albert Building Society, which had acquired 14 allotments in 1889. Reputedly, all of the lots on the south side of Chaucer Street were originally owned by a Mr Derring (Butler, 1985:201, SM). There were no houses in Byron Street, Moore Street or Maribyrnong Road or in Ascot Vale Road, north of Maribyrnong Road. On the east side of Ascot Vale Road, Elizabeth Street is not listed in the Directories in 1890, but by 1895 contained six houses on the north side and the Moonee Ponds Fire Brigade Station on the south (SM).

A sign of community formation were the moves to establish churches within the area. In 1887 services of the Ascot Vale Presbyterian Church began in the Masonic Temple in Maribyrnong Road and as the congregation grew tenders for a new church were called in 1896. Designed by architects Hillson, Beasley and Little to accommodate 600 people the church at 60 Maribyrnong Road was opened and dedicated in May 1897. Meanwhile, a Wesleyan Methodist Church was opened in Gladstone Street in 1890.

Another sign of development was the dairy, established by 1900 at the rear of the house at the south corner of Chaucer and Moore streets to provide local milk deliveries to the growing neighbourhood.

Meanwhile, to the south of Maribyrnong Road, Ascot Vale Road by 1890 contained on the east side the house at 276 (built by 1882), the terraces at 264 to 274, and the house at no.256, while the house at no.262 was built by 1896. The remaining vacant blocks at nos. 258 & 260 were built on during the 1930s. On the opposite side, the houses at nos. 245 to 257 had been built by c.1885 and were situated to the south of a house that occupied a large block at the corner of Maribyrnong Road (SM).

Development slowly recommenced in the early 1900s. Melbourne and Metropolitan Board of Works plans show that By 1904 Chaucer Street was almost fully built up by 1900, while there were only a few vacant sites in Gladstone and Byron streets and the south side of Browning Street. About half the lots on the north side of Browning Street were built on while Elizabeth Street, Moore Street and the north side of Maribyrnong Road as well as Ascot Vale Road south of Maribyrnong Road on the other hand were only partially developed. The houses in Moore Street included a group of Queen Anne villas built between Byron and Browning streets by John R. Mackintosh following his purchase of the land in 1903 (Butler 1985, MMBW).

There was little development in Moore Street, and In Ascot Vale Road north of Maribyrnong Road by 1904 there were four houses on the east side between Elizabeth Street and Maribyrnong Road and three houses on the west, as well as the shop at the corner of

Maribyrnong Road. At the same time Elizabeth Street contained 14 houses on the north side and a further five on the south (MMBW).

Most of the undeveloped lots in the precinct were finally built upon in decades before and after World War I and it was almost fully developed by 1925. For example, Lot 5 of portion B on the southwest corner of Ascot Vale Road and Browning Street (comprising what is now 283-87 Ascot Vale Road) was purchased from the Australian Deposit and Mortgage Bank by Peter Lawson of North Melbourne in 1912 ~~and~~ It was immediately subdivided into three lots ~~with frontages of 21, 23 and 18 feet~~ and the three houses on these blocks being were completed and sold in 1913. Each house was brick with five rooms and an NAV of 32 pounds. No.283 also had a stable. ~~The owners, who had bought the houses for their personal residences, were Harold George Gaston (283), Edgar Leslie Morton (285) and Nicholas Van Iseghen (287). By 1927, the owner/occupants were Frederick Loveland (283), M.L. Jones of Clunes/Patrick Cahill (285) and Etty Cook of Moonee Ponds/Thomas Stephens (287). On the east side of Ascot Vale Road the houses at nos. 282-284 were built on vacant land in 1908 for Mrs Henrietta Mui (Hermes 23786). Similar houses were built in Ascot Vale Road on the vacant lots adjoining these houses in the decade from 1905 to 1915 (Butler, 1985:198).~~

~~Meanwhile, in Moore Street the block between Browning and Byron Street remained undeveloped until 1903 when it was purchased by John R. Mackintosh. Over the next few years Mackintosh built a series of villas in the fashionable Queen Anne style from no.47 to no.51 (Butler, 1985:204).~~

Some of the older houses in the precinct were also replaced in the early twentieth century. In 1909-10 the house at the southwest corner of Ascot Vale and Maribyrnong roads was demolished and replaced by the present house, designed by H.W. & F.B. Tompkins. Around the same time, five new houses were built on part of the land: two facing Ascot Vale Road (nos. 263 & 265) and three facing Maribyrnong Road (nos. 31-35) (Butler, 1985, SM).

The precinct was almost fully developed by the late 1920s 1925. Houses built after this included 19 Gladstone Street built in 1930, 258 & 260 Ascot Vale Road (c.1935), and 59 Moore Street (1938) (Hermes 23874 & 24023, SM).

### Sources

Graeme Butler & Associates, *Essendon Conservation Study*, 1985

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 832, 1610, 1611

Sands & McDougall Directory (SM)

### Description

Amend or add the following:

#### Ascot Vale Road

The housing in Ascot Vale Road comprises two distinct sections. To the south of Maribyrnong Road on the east side the houses are predominantly late Victorian or Federation/Edwardian and include the row of six (three pairs) single-fronted semi-detached boom era terrace houses with decorative parapets at 264-74, and larger double-fronted Italianate style villas including the large Victorian era villa with symmetrical canted bay windows and a return verandah at no. 256. Of note are the individually significant house and stables at No.262, and the house at No.276, which is notable for its small tower (refer to the separate Hermes records for these places, which provide a detailed description).

Between the Victorian houses on the east side are two interwar houses in the Old English style at nos. 258 and 260. These houses, which are very intact, have similar detailing including steeply pitched gabled roofs, clinker brick or stuccoed walls with clinker brick accents, dominant gabled front porches and are complemented by original front fences.

On the west side, the semi-detached Victorian era houses at nos. 247 to 257 and detached house at no.245 form a distinctive group. Evidently constructed at the same time and by the same builder, the pairs to the north and south ends are constructed of bi-chrome brick and have hipped roofs with projecting hipped bays. Windows are double hung timber sash,

arranged in pairs. No.247 is the most intact and retains original bi-chrome brick chimneys and verandah detailing. The key visible change is the non-original roof tiles. The central pair has a shared hip roof, clad in slate, and a continuous return verandah. The detached house is asymmetrical in plan with similar detailing to the northern and southern pairs and retains what appears to be the original verandah details.

The other house south of Maribyrnong Road is the notable Queen Anne style villa at No.259 (for a full description please refer to the separate Hermes record). To the north of this are two transitional Federation Italianate style houses with projecting canted bay windows and unusual corner bay windows at nos. 263 and 265.

The section of Ascot Vale Road to the north of Maribyrnong Road predominantly comprises Edwardian era single and double fronted villas with Queen Anne detailing. There is also a group of late Victorian villas to the south of Elizabeth Street. Of note are: the attached pair at 282-84, which are well detailed Edwardian period cottages formed under a single roof with a dividing party wall and chimney having fish scale slate banding with terra cotta ridge cresting and finials; the trio of houses at 283-87 distinguished by their stuccoed pedimented window heads (283 and 287 being triangular and 285 curved); and, the picturesque middle class Federation period villa at No.297 constructed in red brick with rough cast frieze half timbered gable ends and corner bay.

The Non-contributory places in Ascot Vale Road are the two blocks of flats at nos. 267 & 269 and the very altered house at No.278.

#### **Gladstone Street**

The south side of Gladstone Street contains predominantly late Victorian or Federation houses surrounding the landmark former Wesleyan Church and Hall complex. Notable amongst the group are the former Wesleyan Church parsonage at no.21, which is a richly decorated symmetrical Victorian villa, and the Interwar house at no.19, which is a good example of the Mediterranean style (please refer to the individual citations for further details about these buildings).

#### **Moore Street**

Moore Street contains a mix of Victorian, Federation/Edwardian and Interwar houses.

Of note is the section of Moore Street from Browning to Byron Street, which comprises a fine group of Federation Queen Anne villas, which were built at the same time and have similar detailing. Of especial interest within this group is no.49. It is an asymmetrically planned, attic Queen Anne villa with red brick walls, sparse stucco ornament, Marseilles tiled gabled roofs and half-timbered gables. Slatted timber verandah and window-hood friezes comprise the balance of the ornament. Of note are the uncommon half-timbered patterns in the attic, typical of Tudor revival work and the contemporary domestic details used by Harold Desbrowe Annear (Butler, 1985). The house is in good condition and has a relatively high degree of external integrity when viewed from the street.

Another notable house in this street is no.59. It is an unusually imposing inter war villa with symmetrically arranged facade consisting of hipped roofed "pavilions" flanking a semi circular porch with pilasters, curved parapet wall and wrought iron screens using patterns popular at the time. Stuccoed walls are relieved with dark brown bricks to the plinth and corners where they form "rustic" patterns in the manner of the period. The house is complemented by a low rendered front fence with stepped dwarf piers.

The Italianate house at no.41 is also of interest as it retains the original brick stables, which were associated with use of this property as a dairy for many years (please refer to the separate Hermes citation for more information).

Moore Street has a high degree of integrity. The Non-contributory houses are nos. 61 and 63.

#### ***Statement of significance***

##### **What is significant?**

The Ascot Vale Estate (~~Byron St/Elizabeth St/ Maribyrnong Rd/Ascot Vale Rd~~) precinct,

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which is a residential area comprising buildings constructed predominantly in the period from c.1880 to c.1930 in Ascot Vale Road, Browning Street, Byron Street, Chaucer Street, Elizabeth Street, Gladstone Street, Maribyrnong Road, and Moore Street, Moonee Ponds or Ascot Vale is significant. Significant features of the precinct include:

- The original form, scale, detached siting, materials and detailing of the Contributory houses.
- The bluestone laneways and bluestone kerb and channel in some streets.
- The pedestrian walkway extending from Gladstone Street to Maribyrnong Road.
- The extent to which development in key periods before and after 1900 with interwar infill is apparent.
- The low front fences, which allow views to the front and side elevations of the houses.
- The relatively high intactness of the majority of the houses when viewed from the street.

On this basis, the following buildings contribute to the significance of the precinct:

- The houses at 245-65, 271-311 and 256-92 Ascot Vale Road, 1-11, 17-25 & 29 and 2-44 & 54-58 Browning Street, 1-25 & 2-8 & 14-28 Byron Street, 1-17, 21 & 25-53 & 2-6 and 10-36 Chaucer Street, 1, 3-31 & 2-32 Elizabeth Street, 3-13, 17-19 & 27-33 & 35 Gladstone Street, 31-37 & 41-45 and 46-50, 52-74 & 74A (Edwardian house at corner of Moore Street only) Maribyrnong Road, and 25A & 25-59 & 65 Moore Street.\*
- The Moonee Valley Uniting Church and former church hall at 23 & 23A Gladstone Street.\*
- The former shops and residences at 42-44 Maribyrnong Road.
- ~~- The brick outbuilding at the rear of the house at 41 Moore Street.~~
- The remains of the former Ascot Vale Presbyterian Church at 60 Maribyrnong Road.\*

Non-original alterations and additions to the Significant and Contributory houses, the houses at 13, 15, 27, 31-35 & 46-52 Browning Street, 10, 12 & 27 Byron Street, 19 & 23 Chaucer Street, 1A Elizabeth Street, 13, 13A, 15 & 33A Gladstone Street, 50A Maribyrnong Road, 61 & 63 Moore Street, the building at 311-13 Ascot Vale Road, the post-war building associated with Corandirk House at 74A Maribyrnong Road, and the flats at 8 Chaucer Street, 25 Gladstone Street, and 267 & 269 Ascot Vale Road are not significant.

\*Note: The house and stables at 262 Ascot Vale Road, the house and former dairy at 41 Moore Street, the houses at 259-61, 276, 282-84 & 283-87 Ascot Vale Road, 28 & 34 Chaucer Street, 19 & 21 Gladstone Street, 41 Maribyrnong Road, and 49 & 59 Moore Street, the Moonee Valley Uniting Church and former church hall at 23 & 23A Gladstone Street, and the former Ascot Vale Presbyterian Church at 60 Maribyrnong Road are of individual significance and have their own Hermes place record and statement of significance.

### **How is it significant?**

The Ascot Vale Estate precinct is of local historic and aesthetic significance to the City of Moonee Valley.

### **Why is it significant?**

Historically, the precinct demonstrates important phases in the residential development of Ascot Vale and Moonee Ponds - the first during the land boom of the late nineteenth century, and the recovery leading to a second wave of development in the early decades of the twentieth century. (Criterion A)

The precinct is aesthetically significant as a residential area comprising visually cohesive streetscapes of housing predominantly from the late Victorian and Federation/Edwardian eras with a small amount of Interwar infill. The section of Moore Street between Browning and Byron Street is of note as an intact and homogenous row of houses, which illustrate the Queen Anne influenced detached and attached villa style. (Criteria D & E)

**H019 Fenton Street****History**

No changes.

**Description**

- Replace the third paragraph with the following:

The brick single fronted examples have very similar (in some cases almost identical) form and detailing, which suggests that they were constructed by the same builder. This includes the consistent use of window hoods, small side verandahs with cast iron frieze or timber fretwork, decorative barge boards and various treatments of the gable ends including brick with vermiculated panels (e.g. 21, 23, 25) or a circular 'bulls-eye' motif (e.g., nos. 19, 24), timber gable screens (e.g., nos. 16, 18, 19, 21, 23), half-timbering (e.g., nos. 5, 7, 11-17, 20, 22, 26, 35 etc.), while nos. 1 and 3 have Art Nouveau decoration, and no.37 has a variation on a Fleur de Lys. The timber examples are similarly styled and range from relatively plain (e.g., nos. 28, 30) to more elaborate (e.g., no. 39, which has a well-detailed gabled porch with Art Nouveau detailing). The majority of these houses are very intact.

- Replace the final paragraph with the following:

The double fronted houses include no.14 and 32-38 on the south side and 27-33 on the north. The ~~timber~~ house at no.14 and the odd-numbered houses are typically Edwardian in character, asymmetrical in plan with projecting gables. The house at no.27 is in brick while the others are timber houses (No.14 is clad in fake brick). The group at nos. 32-38, on the other hand, is more transitional in style between the late Victorian to the Federation/Edwardian period. The houses at nos. 32 and 34, for example, have the symmetrical form of the former and the simplified decoration of the latter. The use of similar detailing for these four houses (for example, the paired sash windows, paired eaves brackets and corbelled brick chimneys) suggests that the same builder was responsible for their construction.

**Statement of significance****What is significant?**

The Fenton Street precinct, which is a residential area comprising Federation and Edwardian era houses constructed c.1910 to c.1920 at nos. 1-49 and 2-38 Fenton Street, Ascot Vale is significant. The following buildings and features contribute to the significance of the place:

- The Contributory houses at nos. 1-7, 11-49 and 2-38 Fenton Street.
- The visual homogeneity created by the similar (or in some cases, identical) form, materials, detailing, ornament and siting of the houses, most of which demonstrate Queen Anne influences.
- The extent to which development in one period after 1910 is apparent and the high level of integrity to the original period with only one non-contributory house.
- The low front fences, which allow views to the front and side elevations of the houses.
- The relatively high intactness of the majority of the houses when viewed from the street.
- The bluestone kerb and channel and bluestone laneway adjacent to no.2 Fenton Street.

Non-original alterations and additions to the Contributory houses are not significance, and the house at no.9 is Non-contributory. ~~are not significant.~~

**How is it significant?**

The Fenton Street precinct is of local historic and aesthetic significance to the City of Moonee Valley.

**Why is it significant?**

Historically, the precinct demonstrates the rapid residential development in Ascot Vale in the early decades of the twentieth century, which was stimulated by the development of the electric tramway network. (Criterion A)

Aesthetically, the precinct is significant as a visually homogenous streetscape of Edwardian era houses, some with Queen Anne influences, which are related in scale, form and detailing.  
(Criteria D & E)

**H021, South Street & East Street****History****Thematic context**

This precinct is associated with the following theme/s in the *Moonee Valley Thematic Environmental History* (MVTEH):

*Theme 2 - Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme 6 - Building towns, cities and the garden state; 6.3 Shaping the suburbs*

Residential development of the Moonee Valley area in the nineteenth century hugged the railway line through Newmarket, Ascot Vale and Moonee Ponds. In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads adjacent to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next 3 years – the height of the land boom in Melbourne – Essendon's population grew by 50% peaking at 15,245 in 1892. However, the onset of the economic depression in the early 1890s brought development to a halt and the population actually declined to 13,000 and remained at that level until 1900.

The economic depression of the 1890s, after the collapse of the land boom, slowed the suburban development of Essendon. However, there was rapid growth in the number of houses in the second half of the first decade of the twentieth century, following the inauguration of the electric tramlines in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500 (MVTEH, 2012:113, VMD).

**Precinct history**

Suburban development in Ascot Vale commenced during the 'Land Boom' of the late nineteenth century. Following the cessation of development due to the Depression of the 1890s a second wave of building began in the early 1900s, which was followed by another development boom after World War I.

~~The precinct was partially developed in the few years before the Depression of the 1890s halted development. Melbourne and Metropolitan Board of Works plans show that Middle, South and Filson streets were partially built up by 1904. Most of the undeveloped land was finally built upon in the early 1900s. The sale and subdivision of the vast 'Ailsa' mansion estate led to the creation of Wigton, Ayr and Ailsa streets (Butler, 1985:194), which were soon filled with houses and the precinct was almost fully developed by the late 1920s.~~

Much of this precinct is situated upon the land granted to Douglas Thomas Kilburn on 8 December 1847, as part of Crown Allotment 13 of section 4. Kent Street formed the southern boundary of the 73-acre allotment, which stretched east-west from Ascot Vale Road to the Moonee Ponds Creek and was bisected by Mt Alexander Road and the railway line. The portion of this allotment that formed the west side of Mt Alexander Road was acquired by Captain William Buckley when he settled in the district in 1851. Buckley built his residence there, which he sold in 1865 to Essendon pioneer and prominent businessman Robert McCracken who it is understood named it 'Ailsa' (Hermes 23933).

Land between the 'Ailsa' estate and the railway was subdivided in the late nineteenth century creating East Street, Filson Street, Middle Street and South Street. These streets were partially developed by the time the 1890s economic depression brought a halt to development. In 1895 there were 48 houses in Middle Street, 52 in South Street, with a further eight on the north side only in Filson Street (SM). The remaining gaps were built on in the early twentieth century and these three streets were almost fully developed by 1915 (MMBW, SM). For example, between Middle and South streets a large block of land was subdivided into 18 lots and released for sale in April 1905 as the 'Warlee Estate' (named for the house that still remains at 40 South Street) (SLV).

The south side of Filson Street and Harding Street each contained no houses in 1900, however, following their release for sale in the early 1900s they were quickly built on. By 1905, there were 13 houses on the south side of Filson Street, while Harding contained 14: eight on the north side and six on the south side. By 1915 both streets were almost fully developed (SM, MMBW).

Ailsa Street, Ayr Street and Wigton Street were created following the subdivision in 1905 of the grounds surrounding the 'Ailsa' mansion. The mansion was retained on a large allotment with Ailsa Street and Ayr Street forming the south and west boundaries, respectively. Consequently, building lots were created along only one side of these streets: south side in Ailsa Street and the west side of Ayr Street. Wigton Street had lots on both sides.

The subdivision, containing 65 allotments, was released for sale in February 1907 and developed very quickly. By 1910 Ailsa and Wigton streets were almost fully developed and about half the lots in Ayr and Kent streets contained houses. By 1915 only a handful of vacant lots remained (SM).

The western half of the north side of Kent Street was partially subdivided in the nineteenth century, but by 1904 contained only two houses – these are the houses now at 46 (then known as 'Menai') and 50 (MMBW). The east section remained part of the 'Ailsa' estate and was subdivided as part of the same estate that created Ailsa, Ayr and Wigton Streets. Development was similarly quick. By 1910 the number of houses had increased to 16, and by 1915 only about three vacant lots remained – two of these (nos. 2 and 4) were built on by 1920. Also built during this time was a shop at the west corner of Wigton Street – in 1915, this was occupied by F. Prowse, a butcher (SM).

By 1920 the precinct was almost fully built up and only a handful of vacant blocks remained, most of which were built on during the Interwar period. Some older houses were also replaced during this time – for example, at the east end of South Street brick duplexes replaced older houses at nos. 2-4, 9-11 and 10-12 in the mid 1930s (SM).

#### Sources

Graeme Butler & Associates, *Essendon Conservation Study*, 1985

Living Histories, Moonee Valley Thematic Environmental History, June 2012

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans Nos. 820, 835, 836, 837 (all dated 1904)

Sands & McDougall Directory, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935

State Library of Victoria (SLV) 'Warlee Estate, Ascot Vale [cartographic material]'

Ward, Andrew, *Moonee Valley Heritage Study*, 1998

#### **Description**

This precinct is a residential area that comprises a mix of housing predominantly from the Victorian and Federation/Edwardian eras with a small amount of Interwar infill. The houses have varying frontage widths, containing both detached and attached housing, but many have similar form (hipped and gabled roofs, verandahs, porches, some parapets), materials, ornament and siting, which creates visually cohesive streetscapes. Fences are uniformly low allowing views of the houses, which are set close to the frontage.

The Victorian houses include several semi-detached pairs with shared (that is, no dividing wall) hipped or gabled roofs with simple form and detailing which indicates an early construction date. These include 31-33 Middle Street and 24-26, 27-29, 31-33 South Street

The late Victorian houses (e.g., 14 Filson St, 21, 38, 40, 54, 56 Middle Street, 20, 28, 64, 69, 71, 83 South Street\*) often demonstrate Italianate influences such as symmetrical or asymmetrical massing with a faceted bay, stucco wall finish or polychromatic brickwork or false ashlar in timber versions, as well as the rich ornamentation such as cast iron verandahs, rendered chimneys and stucco decoration to parapets and end walls including scrolls, masks, consoles

and urns that characterises boom era housing. 54 and 56 Middle Street are of interest for the symmetrical faceted bay windows on either side of the entrance. The south side of Filson Street contains a number of timber examples with false ashlar block fronts. There are also single fronted Victorian brick or timber cottages either detached (e.g., 34, 36 Middle St\*), or semi-detached (e.g., 72-82 South Street\*), while the terrace houses at 73-79 South Street are examples with less common transverse gable roofs of attached houses in the precinct.

The Federation and Edwardian houses (e.g., 2-6 Ailsa St, 12-18 Ayr St, 22, 24, 28-32 & 44-48 Filson St, 30, 32, 36 Kent St, 26, 7-13 & 53 Middle Street, 13, 54-62 South Street, 7-17, 4 & 10-22 Wigton Street\*) often demonstrate Queen Anne influences such as asymmetrical planning, hip roofs with prominent projecting gables facing the street, half timbering to the gable ends, verandahs with ornamental timber frieze or valance, tall brick and render chimneys with terracotta pots, and casement sash windows (sometimes with coloured toplights). 'Nyallo' at 14 Kent Street is a very finely detailed example of the style (refer to individual citation for more information). There are also detached or semi-detached cottages in timber or brick with hipped or gable-fronted roofs (e.g., 2-10 Ayr St, 17 & 29 Filson St, 20-26 Kent St, 1-5 South St, 3 & 5 Wigton St\*).

The other early twentieth century houses also include some that demonstrate the transition between the late Victorian to the Federation/Edwardian styles often having the Italianate form and detailing of the former combined with details of the latter such as turned timber verandah posts, timber frieze and brackets and corbelled brick or brick and render chimneys. Harding Street and the south side of Filson Street also contain several examples with false ashlar block fronts, and paired or tripartite windows. Those at 20 and 28 Harding Street are distinguished by central gablets with cast-iron infill to the verandahs, while no.24 also features gablets to the paired bay windows and verandah, which has an intricate carved gable end screen and brackets.

The precinct also includes many examples of Interwar houses include the ubiquitous late Edwardian or 1920s brick or timber bungalows either gable fronted or with hipped or transverse gable tile or iron roofs with a projecting gable (e.g., 1 & 3 Filson Street, 4 Harding St, 2, 4, 28, 34 Kent St, 28 Middle St, 7 South St\*). Some notable examples include 22 Middle Street (a hipped roof extending to form a verandah with timber posts with blade brackets between twin symmetrical gables), 32 South Street (very intact with original carved verandah brackets and an early cyclone wire front fence) No.53 South Street, on the other hand, is (an unusual example of a transitional Edwardian bungalow with a broad hip roof encompassing the verandah), while the house at 16 Ailsa Street is a simple bungalow with Arts & Crafts influences. The Ailsa Street house has roughcast rendered walls and a hipped slate roof that extends to form a porch with arched openings to one side of a curved bay window, and the tapered chimneys are placed symmetrically. Other fine examples of bungalows with Arts & Crafts influences include 2 Kent Street, which is of note for the lancet-arch half-timbering to the massive porch gable, and 'Dunboyne' at 34 Kent Street (refer to individual citation for more information), which demonstrates the transition from Federation/Edwardian bungalows to those of the Interwar period.

There are also some houses in the popular styles such as Old English Revival and the Moderne influence, which emerged in the 1930s. (e.g., These include the group of duplexes at 2-4, 11, 12 the east end of South Street\*). Nos. 2 & 4 are contained under a long low hipped roof and future integrated garages. They are notable for the bold patterning created by the clinker brick details to the chimneys and walls, and are complemented by early brick and render fence with a mild steel balustrade. The adjoining pair at nos. 10 & 12 also feature the decorative use of clinker brick highlights as quoining and corbelling. They are notable for their highly intact state and are complemented by a fine front fence featured pointed tapestry brick piers. Almost directly opposite, the pair at nos. 9 & 11 feature a Streamlined Moderne style projecting bay with a square rendered parapet. Typical of the style, a strong horizontal emphasis is created by the bands to the parapet (repeated in the chimneys) the shallow window hoods, and the glazing bars to the windows, which contrasts with the vertical anchor provided by the front chimney. Highly intact, they are also complemented by an original low render and brick front and side fences.

A non-residential building in the precinct is the former corner shop at 80 Kent Street, which retains a parapet with elaborate cement decoration including vermiculated piers with rosettes and surmounted by urns, and acroteria to the parapets. The door with toplight to the played corner entry may be original, but the shop windows have been replaced. The attached residence has a gable-fronted bay facing Kent Street with a shallow bay window with leadlights to the upper panes.

While there have been some alterations (e.g., replacement of windows, removal of chimneys, replacement of roof materials, overpainting of brickwork), the majority of houses are relatively intact when viewed from the street. While there has been some intrusive post-war redevelopment (e.g., flats at 24 and 42 Middle Street), many of the streets have a relatively high degree of intactness to the original development periods.

Also contributory to the historic character of the precinct are the bluestone laneways, bluestone kerb and channelling in some streets, and the central median in Middle Street.

*\*The examples cited are representative, they do not include all of the houses in that style in the precinct.*

### **Statement of significance**

#### **What is significant?**

The South Street and East Street precinct, which is a residential area comprising late Victorian, Federation, Edwardian and Interwar era houses constructed c.1890 to c.1940, is significant.

The following buildings and features contribute to the significance of the place:

- The Contributory houses (and one former shop) at: 2-6, 10, 12 & 16 Ailsa Street; 2-28 Ayr St; 1-39 and 2-10, 14, 18, 22, 24 & 28-50 Filson St; 1-11A, 17-23, 2-12, 18-24 & 28-30 Harding St; 2-8, 12-40, 46-68 Kent St; 7-13, 21, 31-41, 45-65 & 69-79 and 22, 26, 28, 34-40, 46, 48 & 54-60 Middle St; 1-15, 27-33, 49-55, 61, 63 & 69-83 and 2-12, 20-28, 32-38, 40-66 & 70-86 South St; 2 & 4 West St, and; 1-21 & 25 and 2-24 Wigton St.
- Varying frontage widths, containing both detached and attached housing, but possesses commonality of a limited form range (hipped and gabled roofs, verandahs or porches, some parapets), materials, detailing, ornament and siting.
- The extent to which the majority of development occurred in two main periods before and after 1900 with a small amount of interwar infill is apparent.
- The low front fences, which allow views to the front and side elevations of the houses.
- The relatively high intactness of the majority of the houses when viewed from the street.
- The bluestone laneways and bluestone kerb and channelling throughout the precinct.

Non-original alterations and additions to the Contributory houses, and the houses at: ~~nos. 2 & 2A Ayr Street; 8, 14 & 18 Ailsa St; 2, 2A, 2B & 9-15 East St; 12, 16, 20 & 26 Filson St; 15, 16 & 26 Harding St; 10 & 40-44 Kent St; 15, 17, 23-29, 24, 30, 32, 42, 43, 50, 52, 67 & 81 Middle St; 17-25, 30, 35-47, 38A, 57, 59, 65, 67 & 68 South St; and 23 Wigton St~~ are not significant.

The houses at 14 and 34 Kent Street are of individual significance, and each have an individual citation and statement of significance.

#### **How is it significant?**

The South Street and East Street precinct is of local historic and aesthetic significance to the City of Moonee Valley.

#### **Why is it significant?**

Historically, the precinct demonstrates two phases of rapid residential expansion in Ascot Vale; the first during the late nineteenth century boom, and the ~~recovery~~ second beginning in the early decades of the twentieth century, which was stimulated by the opening of the electric tramway along Mt Alexander Road in 1906 and the ~~electrification~~ electrification of the railway in 1919. (Criterion A)

Aesthetically, the precinct is significant as a good example of an early twentieth century residential area that contains cohesive streetscapes of predominantly Victorian and Federation/Edwardian era houses with a smaller amount of Interwar infill, which are related in scale, form and detailing. Of note within the precinct are:

- The house at 16 Ailsa Street, which is a fine and intact bungalow with Arts & Crafts influences. This is demonstrated by the bold and simple massing comprised of hipped slate roof that extends to form a porch with arched openings to one side of a curved bay window, and the tapered chimneys placed symmetrically.

- The house at 2 Kent Street, which is of note for the lancet-arch half-timbering to the massive porch gable.

- The duplexes with original front fences at nos. 9-11 and 10-12 South Street, which are notable for their high degree of intactness.

- The duplex at 2-4 South Street, which is notable for the bold patterning creating by the clinker brick detailing. The integral garages are also of interest.

(Criteria D & E)

**H0326, Newhall Avenue*****History***

- Add the following prior to the current history:

Newhall Avenue and Milfay Avenue were each created during the Interwar war period following the subdivision of two early mansion estates known as *Newhall* (or *New Hall*) and *Sydenham*.

**Newhall Avenue history**

- Add the following after the current history:

**Milfay Avenue history**

Milfay Avenue was formed in 1933 following the demolition of *Sydenham* and the subdivision of the land into eight allotments, one facing Winchester Street and the other seven facing Milfay Avenue (L.V).

By 1935 the houses at nos. 2 to 8 had been built and a further two were under construction. All the houses were complete by 1937 (SM).

**Sources**

Land Victoria, Certificate of Title Vol. 289 Fol. 618, LP 13721

***Description***

The Newhall Avenue Precinct comprises an intact streetscape of interwar houses, nine of which date from the period c.1926 to c.1931. Three more houses were built before 1940, and another two were added in the late 1940s.

The 1920s houses in Newhall Avenue are in the bungalow idiom and are very similar in their scale, form, materials and detailing. They are of face brick construction, some being further embellished with roughcast render (e.g., nos. 1, 2, 10) or contrasting clinker brick in soldier courses (nos. 4 and 12) or diaper-work (no.2). They all have dominating hipped or gabled rooves, clad in red terracotta tiles, and most with shingled infill to gable ends (e.g., nos. 1, 3, 4, 6, 7 and 10). Most of the houses also have curved bay windows (nos. 1, 2, 3, 4, 6, 8), some with leadlight glazing. All have front porches, but with considerable variety therein, including arcaded loggias (nos. 1 and 12), round-arched porches (nos. 6, 7 and 10) and verandahs variously supported on tapered pillars (nos. 2 and 4), square piers (no.8) or Tuscan columns (no.3).

The 1930s houses in the ~~street precinct~~ are representative of the prevailing domestic styles of that time. ~~In Newhall Avenue these include there is~~ a rendered brick attic-storeyed villa at no.5 with a Mediterranean/Spanish Mission influence, a clinker brick cottage at no.9 in the Tudor Revival style (incised with the name 'Yo Merry'), and a rendered Modern villa at no.14, with curved rendered walls rising to form a parapet, capped by Roman bricks.

The interwar houses in Newhall Avenue are enhanced by their setting; all of the properties retain original front fences which echo the styles of the houses themselves, namely low brick walls variously enlivened by capped piers, roughcast render, wrought iron railings, clinker brick highlights (soldier courses, diaper-work, etc) or hit-and-miss brick screens.

In Milfay Avenue all bar one (no.2) of the original 1930s houses remain. The houses include three in the Old English style at nos. 4, 12 & 14, and three bungalows, two with hipped roofs (6 and 10) and one with a transverse gable roof and projecting gabled porch (no.8). The houses are all very intact as viewed from the street and nos. 4, 6, 10 & 12 are complemented by original brick and render front fences with mild steel gates and balustrades. Some retain original garages set to the side of the houses.

The two post-war houses in Newhall Avenue, at nos. 16 and 18, are sympathetic to the earlier houses in terms of scale (single-storey), form (asymmetrical composition) and materials (face brickwork with terracotta tiled rooves); the latter house has some Moderne detailing which echoes the earlier Moderne house at no.14, including curved window and sandblasted glazing.

The precinct Newhall Avenue has no street trees of note, although the individual gardens of the houses are well-maintained, variously planted with palms, succulents, flower beds, cypress trees and small conifers which, if not original, are sympathetic to the interwar period.

***Statement of significance***

**What is significant?**

The Newhall Avenue precinct, a residential area developed from 1926 on the site of two of Essendon's oldest houses, is significant. The houses at nos. 1-9, 2-14 and 18 Newhall Avenue and 4-14 Milfay Avenue and the original front fences to most of the houses contribute to the significance of the precinct.

2-14, 18 and 1-9 Newhall Avenue and 4- 14 Milfay Avenue are contributory.

Non-original alterations and additions to the above houses and the house at 16 Newhall Avenue are not significant.

**How is it significant?**

The Newhall Avenue Precinct is of local historic, architectural, and aesthetic significance to the City of Moonee Valley.

**Why is it significant?**

Historically, the precinct demonstrates what was a typical pattern in the suburbs between the wars, when large Victorian properties began to lose their viability and were carved up for closer settlement. (Criterion A)

Architecturally and aesthetically, the precinct comprises a particularly intact streetscapes of interwar houses, most notably the bungalow-style houses erected between 1926 and 1936, which form a cohesive series in terms of consistent detailing and materials and are enhanced by the original front fences to most of the houses. The remaining houses in the precinct street, dating from the late 1930s and '40s, are complementary in scale, form and materials. (Criteria D & E)

**H0371 Levien Street****Address**

- Update address to include 23-27 Scott Street.

2-20 Levien Street and 23-27 Scott Street, Essendon

**Thematic Context**

- Add the following historic themes from the Thematic Environmental History of Moonee Valley (Living Histories, 2012):

*Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs*

**History**

- Add in builder details: John Coutts
- Add in Construction dates: 1914-15
- Add in Architectural style: Federation Queen Anne
- Add the following revised Locality History before the current history:

Essendon is bounded by the Moonee Ponds Creek on the east and by the Maribyrnong River on the west. In the 1840s, the early period of British colonial settlement, the Essendon area was used for grazing and farming. The area was well watered by the Maribyrnong River and the Moonee Ponds Creek and attracted agriculturalists. The suburb was part of the former City of Essendon, which began as the Borough of Essendon (and Flemington) in 1861. It was elevated to the Town of Essendon in 1890 and then to the City of Essendon in 1909.

In the early 1850s Mt Alexander Road became a major thoroughfare as the route to the newly discovered Mt Alexander diggings (Castlemaine). This route was the spine of the Essendon area and developed as a busy commercial strip. By the 1880s there was also commercial development on Buckley Street and later on Puckle Street. A railway line opened in 1871, which was duplicated in 1884. With the drawcard of the newly expanded railway, a number of large estates were subdivided and developed in Essendon in the 1880s during Melbourne's land boom. In 1906, electric trams were introduced along Mt Alexander Road (supported by the newly built Essendon Tram Depot), and this encouraged spurred further residential and commercial development. Development was steady through the early 1900s and increased in the interwar years, which was a period accelerated suburban growth.

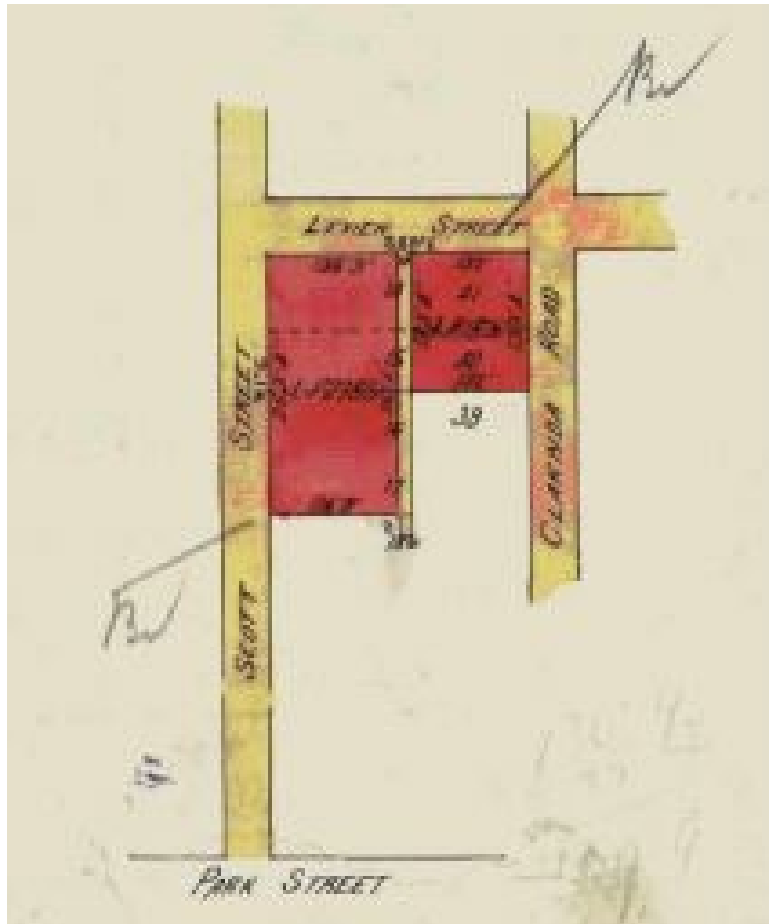
Residential development of the Moonee Valley area in the nineteenth century hugged the railway line through Newmarket, Ascot Vale and Moonee Ponds. In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads adjacent to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next 3 years – the height of the land boom in Melbourne – Essendon's population grew by 50% peaking at 15,245 in 1892. However, the onset of the economic depression in the early 1890s brought development to a halt and the population actually declined to 13,000 and remained at that level until 1900.

The economic depression of the 1890s, after the collapse of the land boom, slowed the suburban development of Essendon. However, there was rapid growth in the number of houses in the second half of the first decade of the twentieth century, following the inauguration of the electric tramlines in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500 (Living Histories, 2012:113, VMD).

**Place history**

- Revise the place history as shown:

In February 1914, contractor John Coutts of Morphett Terrace, Ascot Vale, purchased six lots of Locke's Paddock estate (a subdivision of Crown Allotment A, Section Six, Parish of Doutta Galla). Lots 14-17 fronted Scott Street (today addressed as 2-10 Levien Street and 23-27 Scott Street), and lots 40 and 41 fronted Clarinda Road (today addressed as 12-20 Levien Street) John Coutts, a contractor (of Morphett Terrace, Ascot Vale), purchased land that included 2-20 Levien Street, Essendon. The total extent of his land at this date included lots 14 to 17, extending down Scott Street, and lots 40 and 41, fronting Clarinda Street (CT:V3769 F694). These lots were originally part of Locke's Paddock, Essendon, a nineteenth century subdivision (Muntz & Bage).



**Figure 2. Land purchased by contractor John Coutts of Morphett Terrace, Ascot Vale in February 1914. Coutts purchased, six lots of Locke's Paddock estate (a subdivision of Crown Allotment A, Section Six, Parish of Doutta Galla). (source: CT:V3769 F694)**

Coutts subdivided and created the current boundaries of 2-20 Levien Street (CT:V3769 F694). A 1914 article in a local paper reports on Essendon City Council matters, in which it is noted that 'John Coutts and others objected to Levien Street being made a brick area, as he had arranged to build 12 [timber] houses there. He had spent £16,000 in building houses in the district in the last [illegible] months'. (*Essendon Gazette*, 22 Jan 1914,3).

In November and December 1914, articles in the *Essendon Gazette* advertised 'Moonee Ponds, four and five-roomed houses' under 'deposit and rent terms' by J Coutts, builder of 1 Morphett Terrace, Ascot Vale (*Essendon Gazette*, 19 Nov 1914,3; 26 Nov 1914,3; 17 Dec 1914,4). These advertisements may have been referring to the houses on Levien Street, which the titles show were not all sold at this date. It also indicates that Coutts made the houses available to rent before they were sold. Coutts' houses started to sell from April 1914, two

months after he purchased the land. He sold five lots between April and October 1914 and a sixth lot in August 1918 (Certificate of Title, Vol. 3769 Folio 694).

The first houses Coutts sold were numbers 20, then 18, 14, 12 and 16, starting in April 1914. This suggests that Coutts began construction at number 20, the east end of the row. Coutts sold number 8 in 1918 and the remaining houses at numbers 2, 4, 6 and 10 in 1923. (CT:V3769 F694; S&Mc 1915, 1916, 1920)

This order of construction is confirmed by the Sands & McDougall Directories. The directory lists houses on this section of Levien Street for the first time in 1915. In this year's directory it notes that numbers 20 to 12 were already occupied, listing occupants' names. Nos. 8 and 10 are vacant, while to the east of these it notes '2 houses being built'. The 1916 directory lists occupants in all houses (Nos. 2-20) except number 12, which is vacant. This indicates that all of the houses were built by 1915, when the directory recorded the information. As some of the houses were not sold until a later date, this also indicates that the houses were rented out, as advertised by Coutts.

The houses at 23-27 Scott Street are similar in style to the residences at 2-20 Levien Street. By 1915, houses had been constructed at 23-27 Scott Street, presumably by Coutts; in this year, the houses were all listed as 'vacant', indicating that the residences were newly constructed. They each had occupants by 1920 (S&Mc 1915 and 1920).

Coutts retained ownership of the houses at 23-27 Scott Street until he sold them to Raymond and Ruby Adams in 1923, indicating that he rented out the residences until that year (CT:V3769 F694).

The name of each house ~~on~~ in the Levien Street row appears in the front gable. Nos. 2 to 10 were called: Edina, Kamur, Liege, Dalia and Avonal, respectively. Nos. 12 to 20 were named after Victorian localities: Olinda, Eureka, Avoca, Iona and Nyora. There are no names in the gable ends for the 23-27 Scott Street houses. 23 Scott Street has a name plate beside the front door; Rivendell.

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### **Description**

The south side of Levien Street, between Scott and Clarinda streets, is occupied by a row of ten modest, single-fronted timber houses. They are very consistent in their scale, form and detailing, and all have a house name in the front gable. They are all set behind modest front yards, mainly behind sympathetic picket fences. The east side of Scott Street, between the rear boundaries of 2-10 Levien Street and the park, is occupied by three larger, double-fronted, asymmetrical timber houses at nos. 23 to 27. Constructed at the same time and by the same builder/designer, they are also very consistent in their form and style, Federation Queen Anne), and share some of the details and materials of the houses in Levien Street.

The All houses at 2-20 Levien Street all have a main hipped roof and projecting front gable, clad in corrugated metal. The front gables are filled with roughcast render and most retain a timber finial at the apex. They generally have verandahs on turned timber posts, red-brick chimneys with applied render detail and terracotta pots, and banks of three casement windows with highlights beneath the front gable. The front doors are set back from the front of the house, beneath the verandah return. All houses have ashlar-look boards to the facades, above a dado. In a few cases the dado is of simple weatherboards (Nos. 2, 4, 8), while most have a dado of diagonal lining boards (Nos. 6, and 10-20).

The houses in Levien Street were constructed in two groups, five on each side of a central laneway. The first group to be constructed, at 12-20 Levien Street, have more ornate details, including return verandahs with a bullnose roof and cast-iron frieze (original friezes at Nos. 12, 16, 20), double-lobed bargeboards, applied scalloped mouldings to the verandah beams, and three-panelled doors with a segmentally arched window in the middle and leadlight sidelights.

The later five (Nos. 2-10) are a bit simplified, reflecting the change in fashion to simpler forms in the interwar era, with more angular bargeboards with tiny lobes, and solid four-panel front doors. There are two basic verandah types seen in this group. No. 4 only has a small verandah in the corner over the front door, while the front casement windows are shaded by a hood on timber brackets. It appears that No. 2 originally had the same configuration. The remaining houses have a return verandah. Nos. 6 and 10 have a bullnose-profile roof, while No. 8 has a straight hipped roof verandah (which may be an alteration, as it has been reclad in metal tiles, as opposed to the original curved corrugated iron).

The Levien Street row as a whole is intact in its scale and form, with minor changes to detailing. These alterations are set out below.

Alterations:

4 - no chimneys, new cast-aluminium verandah frieze

6 - verandah extended to side

8 – roof and verandah clad in (metal) tiles

- 10 – front casement windows replaced with small oriel window, new cast-aluminium verandah frieze
- 12 – front casement windows replaced with pair of sash windows
- 14 – missing verandah frieze, no chimneys
- 18 – new cast-aluminium frieze, recessive rear addition



**Figure 3. View of Levien Street row at the corner of Scott and Levien streets (source: Context, 2012-14)**

The exception is No. 2, which has recently undergone extensive works including an intrusive upper-storey addition, a ground-floor extension in the east side setback, and removal of the front verandah. It does still retain the form of its distinctive front gable including the roughcast render in the gable with raised lettering reading 'Edina'. The cladding materials (ashlar boards above a weatherboard dado) and front casement window have also been retained, so the house still reads as part of the row. As such, it still makes some contribution to the row, making it clear that it originally extended the entire length of the street.



**Figure 4. Group of three houses on Scott Street, at numbers 23-27 (source: Context 2018)**

The three houses on Scott Street are larger and more elaborately detailed than the houses at 2-20 Levien Street, but share many similar details. They all have gabled hip roofs, with front verandah incorporated under a slightly broken-back roof plane, and street-facing gable to the projecting front room. The walls are weatherboard, but with rough render panels above dado/window-sill height to window-head height to the principal elevation (a detail not seen at Levien Street). Each of the Scott Street houses has a similar dado to the houses in Levien

Street; brick at 23 (the only brick example in the precinct), vertical lining at 25, and diagonal lining boards at 27 (like 6 and 10-20 Leven Street). Like the houses at 2-20 Leven Street, the Scott Street houses have red-brick chimneys with the same applied render detail and terracotta pots. They also have the same bargeboard details to the street-facing gable. Like the houses on Leven Street, the gable ends of the Scott Street houses are infilled with rough-render panel, but 25 and 27 are also elaborately detailed with an Art Nouveau relief pattern, and 23 has a geometric pattern. The banks of three casement windows with highlights beneath the front gable to the Leven Street houses are also seen at 23 and 25 Scott Street, with a second bank on the front wall beneath the verandah. The windows at 27 Scott Street have been replaced.

The Scott Street group is also intact in scale and form, with minor changes in detailing and windows replaced at 27 Scott. The alterations are set out below:

- 23 – gable end may have been replaced, but this has not been confirmed. Verandah balustrade and columns appear to be later (c.1920s/30s) additions.
- 25 – Appears to be the most intact of the three, with few visible changes.
- 27 – windows and front verandah replaced. Eaves brackets and window hood to projecting gable removed.

### ***Statement of significance***

#### **What is significant?**

The Leven Street precinct, comprising a row of ten timber cottages at 2-20 Leven Street and group of three timber dwellings at 23-27 Scott Street, all built in the Federation Queen Anne style, is significant. They were erected by Ascot Vale builder John Coutts between 1914 and 1915. ~~Each was~~ The houses in Leven Street each have a name, written in stylised relief in the front gable. Nos. 2 to 10 Leven Street were called: Edina, Kamur, Liege, Dalia and Avonal, respectively. Nos. 12 to 20 Leven Street were named after Victorian localities: Olinda, Eureka, Avoca, Iona and Nyora. The houses in Scott Street do not have names but instead feature Art Nouveau and geometric pattern relief to the street facing gables.

The houses in Leven Street are all single-fronted with a hipped roof and projecting front gable. Most have a return verandah with turned timber posts. The facades are clad in ashlar-block boards above a dado of diagonal lining boards or weatherboards. The houses in Scott Street are all double-fronted with a gabled-hip roof and projecting front gable, with facades clad in weatherboard and roughcast render above a dado of brick or timber lining boards. The low front fences are not original but are sympathetic and allow views to the front and side elevations of the houses.

The houses at 2-20 Leven Street and 23-27 Scott Street are contributory. All the houses are contributory.

Non-original alterations and additions to the houses are not significant.

#### **How is it significant?**

The Leven Street Precinct is of local aesthetic and historic significance to the City of Moonee Valley.

#### **Why is it significant?**

The ~~row~~ group of houses is of aesthetic significance as a visually homogenous streetscape of Edwardian era cottages constructed by a single builder with consistency in building style, roof form, chimneys, setback, cladding materials, and, for the Leven Street houses, especially the house name in decorative relief on every front gable. The earlier group (Nos. 12-20 Leven Street) is distinguished by its greater level of embellishment and retention of original details such as cast-iron verandah friezes. The group on Scott Street are distinguished by their more elaborately detailed Art Nouveau and geometric pattern gable end decoration. (Criterion E)

The houses are of historic significance as a tangible demonstration of the type of speculative housing erected during the late Edwardian era, being small, single-fronted cottages and larger double-fronted dwellings with embellishment typical of their period. (Criterion A)

## D.2 New precinct and serial listing citations (Aberfeldie & Essendon)

### Tweedside Estate

Prepared by: Context

**Address:** 2, 4 & 7 Black Street, 266 Buckley Street, 9 & 20-22 Elder Parade, 4 & 6 Forrester Street, 1, 3, 7-11 Laluma Street, 17, 33-35, 37, 45 & 49 Lincoln Road, 1 Lyon Street, 37 McCarron Parade, and 6 & 16 Thomson Street, Essendon

<b>Hermes:</b> 202141	<b>Survey Date:</b> April 2018
<b>Place Type:</b> Serial listing	<b>Architect:</b> -
<b>Significance:</b> Local	<b>Builder:</b> -
<b>Extent of Overlay:</b> To title boundaries of each property in the listing	<b>Construction Date:</b> c.1886-c.1895
<b>Recommended Heritage Protection:</b> Heritage Overlay	<b>Architectural Style:</b> Victorian - Italianate



Figure 1. 9 Elder Parade, Essendon (Source: Context, April 2018)

## History

### ***Thematic context***

The Tweedside Estate listing is associated with following historic themes from the *Moonee Valley Thematic Environmental History* (2012):

- *Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*
- *Theme 6: Building towns, cities and the garden state; 6.3 Shaping the suburbs, 6.7: Making homes for Victorians*

### ***Contextual history***

Essendon is bounded by the Moonee Ponds Creek on the east and by the Maribyrnong River on the west. In the 1840s, the early period of British colonial settlement, the Essendon area was used for grazing and farming. The area was well watered by the Maribyrnong River and the Moonee Ponds Creek and attracted agriculturalists. The suburb was part of the former City of Essendon, which began as the Borough of Essendon (and Flemington) in 1861. It was elevated to the Town of Essendon in 1890 and then to the City of Essendon in 1909.

According to Aldous (1979:69) Essendon was a 'product of the land boom':

*During the 1880s the big estates were subdivided and virtually the entire district fell under the auctioneer's hammer.*

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to Mt Alexander Road and the railway line, and the population was 3,100. Between 1881 and 1888 at least 60 housing estates were subdivided and put on the market in the Essendon area and potential buyers were attracted to the auctions with free rail passes, free refreshments and low deposits (Frost 2015). By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892 (Aldous 1979:29, 32, 64). However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Recovery began around 1900 and improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

### ***Tweedside Estate***

The land at the northwest corner of Lincoln Road and Buckley Street forms part of the 131-acre Crown Allotment D, Section 13, Parish of Doutta Galla, which was purchased by James Watson on 27 June, 1849. In the early 1850s the allotment was subdivided in three and the southernmost allotment, which encompassed most of the land extending from present-day Woolley Street to Buckley Street, was sold to William Henry Johnson. After taking out a series of mortgages, Johnson relinquished the property to Patrick Hayes in 1865 who, in turn, transferred ownership to Edward Hayes in 1867 (Butler 1985). At some time during either the Johnson or Hayes' ownership the houses known as 'Laluma' and 'Tweedside' were built. Both houses survive today: 'Laluma' at 23 Woolley Street and 'Tweedside' at 33 Tweedside Street.

David Elder became owner of the land encompassing the 'Laluma' and 'Tweedside' properties in September 1885. Two months later he subdivided two building lots facing Lincoln Road, which were sold to Charles Forrester and David Black. Forrester and Black soon erected houses on each of their allotments, which survive today at nos. 33-35 and 37, respectively. After disposing of these two allotments, Elder subdivided the balance of the land into almost 200 building allotments, which was promoted as the 'Tweedside Estate'.

The first stage of the Tweedside Estate, comprising 100 allotments, was offered for sale in February 1886. This comprised the southern half of the estate extending from Buckley Street to Forrester Street and including Tweedside Street, Thomson Street and those parts of Elder Parade, McCarron Parade and Lyon Street south of Forrester Street. The balance of the estate, comprising approximately 90 allotments and extending north to Woolley Street, was released for sale in 1888. Not all of the land was sold at first and sales continued until 1919. 'Tweedside' was initially retained on a large allotment facing Buckley Street, but the grounds were reduced by a later subdivision that extended Tweedside Street west beyond McCarron Parade (LV; *Age* 23 November 1886:3; *Herald* 23 October 1919:13).

The promotional brochure for the first land release in February 1886 typically described the Tweedside Estate as 'unquestionably the finest property in the Essendon district' noting the 'unparalleled southerly views and perfect drainage' in 'what is universally admitted to the most desirable and picturesque spot in this rapidly improving and substantially-peopled Suburb'. Special mention was made of the proximity to residences of prominent citizens such as the landowner, David Elder (whose mansion was on the south side of Buckley Street east of Lincoln Road), Hon. Francis Robertson M.L.C. (Mar Lodge). J. Robertston, Esq. (Aberfeldie), Jas. Lyon, Esq. (Tweedside House), Joseph Snowball, Esq. (Laluma), and the aforementioned Charles Forrester and David Black (SLV; *Argus* 28 January 1886:3; *North Melbourne Advertiser* 29 January 1886:3).

The prominent firm of Munro & Baillieu conducted the first land sales 'at the direction of John F. McCarron' who presumably had a business connection with David Elder (SLV). The association with the Tweedside Estate of these two men, and several of the other landowners in the area, is remembered by the naming of several of the streets in the subdivision.

The estate developed slowly and by 1890 only about 15 houses had been built. These included 'Kiringa' at the west corner of Buckley Street and McCarron Parade (266 Buckley Street), which was erected in 1886-7 for William Eades (Hermes), and 1 Lyon Street, built c.1889 for Alfred Pooley. It is likely that Pooley, who was builder, constructed the Lyon Street house himself. Later owners included the locally prominent Lyons family who occupied the house from 1899 to 1925. Thomas and Annetta Lyons shared the house with their four children: Pearl, Muriel, Crescent (who served in World War I), and Ashley (*Argus* 27 March 1916:1). Thomas Lyons was a cattle and stock dealer who served as councillor and mayor of the Essendon Ward for several years, and ran as a candidate for the seat of Goulbourn Valley in the 1914 state election (*Violet Town Sentinel* 24 November 1914:3; *Numurkah Leader* 26 June 1914:2). His wife, Annetta, was an equally prominent figure, who was known for her charity work (she managed the local Ladies' Benevolent Society) and the active role she took in church and patriotic movements (*Numurkah Leader*, 21 April 1916:4). Upon her death in 1916, she was described as being 'possessed of admirable public spirit' and credited for the social and civic contributions she made during her husband's administration of the mayoral office (*Numurkah Leader*, 21 April 1916:4). Thomas died in 1922 and in 1925 the property was sold to Leslie O'Loughlin (LV).

Also built by 1890 was 'Kalandra (also spelt 'Katandra') at the south corner of Elder Parade and Thomson Street (9 Elder Parade) for Eunice Walker (RB 1898/1899; *Argus* 19 October 1915:1). Eunice Walker did not reside at 'Kalandra' but let the property to Thomas Hills until 1900 (SM). Neil McKinnon, a colonist of sixty years and gentleman of independent means, purchased the property around 1906 and lived there until his death in 1915 (ER 1906; *Leader* 18 September 1915:56). The following year the house was put up for sale and advertised as a five-room brick residence with stable, buggy shed and fowl run (*The Essendon Gazette and Keilor, Bulla and Broadmeadows Reporter* 27 July 1916:2). It sold at auction in August that year for £470 (*Argus* 2 August 1916:6).

Forrester Street contained three houses in 1890, while in Lincoln Road there were four (including the houses originally constructed by Black and Forrester), as well as two in Thomson and one each in Tweedside and Lyon streets. There were no houses listed in Black or Laluma streets (SM).

Only a few more houses were built before the economic depression of the early 1890s brought a halt to development. These included 2, 4 & 7 Black Street, 20-22 Elder Parade, 4 & 6 Forrester Street, 1 (built c.1891 for Arthur Harris), 3 & 7-11 Laluma Street, 17, 45 & 49 Lincoln Road, 37 McCarron Parade, and 6 & 16 Thomson Street (RB, SM). These were among approximately 35 houses within the estate in 1895, including the original 'Tweedside House' (SM).

The effect of the economic depression upon the development of this area was highlighted in 1894 when the Federal Building Society held a liquidator's sale in which several properties on Laluma Street were put up for public auction (*Age* 29 August 1894:2). One of the properties was the house at 3 Laluma Street, which had been erected c.1891. There must have been difficulty in selling because the Federal Building Society still retained possession of the house in 1898, which they were then letting to George Boyce (RB).

The scattered and sparse development of the Tweedside Estate is shown on the Melbourne and Metropolitan Board of Works detail plan of the area, prepared in 1908 (MMBW). The area remained semi-rural for some time: at an Essendon Council meeting held in 1914, councillors raised the issue of wandering cattle in Essendon and complained of a dairy being operated on Elder Parade (*Essendon Gazette and Keilor, Bulla and Broadmeadows Reporter* 10 December 1914:5). At an Essendon Progress Association meeting in 1918, the overgrown channels and footpaths of Elder Parade were commented to be especially bad (*Essendon Gazette and Keilor, Bulla and Broadmeadows Reporter* 28 March 1918:3).

The Tweedside Estate finally began to fill up with houses during the boom that followed World War I, but it was not until 1934 when a Christmas Day flood that caused significant damage to Elder Parade instigated a deputation to the council to fund improvements to Elder Parade and surrounding streets (*Argus* 20 February 1934:8; *Herald* 15 February 1934:24). It was found that the flooded 350 acres, containing all of Elder Parade, had insufficient drainage for the 160 dwellings and 23 shops it encompassed, and that the expenditure to install a new drainage system would be approximately £50,000 (*Argus* 20 February 1934:8).

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Living Histories 2012, 'Moonee Valley Thematic Environmental History'. Prepared for the City of Moonee Valley.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1681, dated 1908, State Library of Victoria

Sands & McDougall, *Melbourne and Suburban Directories* (SM), 1880, 1885, 1890, 1895, 1900, 1905

State Library of Victoria (SLV): Batten & Percy (1886). *Tweedside Estate [cartographic material]*. (Batten & Percy Collection). [Melbourne]: McCarron, Bird & Printers

### **Description**

The Tweedside Estate group listing comprises 23 houses at 2, 4 & 7 Black Street, 266 Buckley Street, 9 & 20-22 Elder Parade, 4 & 6 Forrester Street, 1, 3, 7-11 Laluma Street, 17, 33-35, 37, 45 & 49 Lincoln Road, 1 Lyon Street, 37 McCarron Parade, and 6 & 16 Thomson Street, Essendon. The houses were all constructed c.1885 to c.1895 and the majority show the

influence of the Italianate style. Typical of the style, they have hipped roofs originally clad in slate or corrugated steel and are constructed of face (usually bi-chrome) or rendered brick, or timber with imitation Ashlar facades with characteristic features such as bracketed eaves, verandahs with cast iron decoration, tripartite or double timber sash windows (with moulded bracketed cement or bluestone cills) with square or arched heads (the notable exception is 49 Lincoln, which has less common pointed heads), four or six panel front doors with sidelights and highlights, and rendered (or brick and render) chimneys with moulded cornices and half circular chimney topper. The masonry examples are often enriched with moulded cement detailing such as window architraves and keystones, impost moulds, bracketed sills and the like, while the timber examples sometimes have decorative architraves in timber.

The two earliest houses, constructed c.1885, are at 33-35 and 37 Lincoln Road. They both appear to have originally been symmetrical Italianate brick villas of similar or identical design set on generous garden allotments with relatively deep front and side setbacks. No.33-35 has an early hipped roof addition to one side, which was in place by the time the MMBW plan was prepared in 1908. Apart from the overpainting of no.37, both houses are relatively intact. The other symmetrical villa type is 4 Black Street, which is a timber example.

The other houses in the serial listing fall into the following categories:

#### **Asymmetrical double fronted villas**

These are constructed of bi-chrome brick (9 Elder, 1 Laluma, 49 Lincoln) timber with imitation Ashlar facades (47 Lincoln, 16 Thomson), and rendered brick (6 & 8 Forrester, 17 Lincoln, 1 Lyon). The projecting bays are flat or canted (three-sided), and two examples (45 & 49 Lincoln) have a second projecting bay to the side with a return verandah between. 1 Lyon Street also has a return verandah (the second bay to the side is not original).

Of the brick examples, at 9 Elder and 1 Laluma the walls are of red brick with the accent features (including quoining, window heads, window outlines and string course below the eaves) picked out in contrasting cream bricks. At 1 Laluma the continuous band of cream brick voussiors to the windows of the projecting bay is a distinctive feature, while 49 Lincoln features decorative tilework at impost height to the projecting bay. All three examples are relatively intact with what appear to be original (49 Lincoln) or sympathetically reconstructed verandahs (9 Elder and 1 Laluma). 49 Lincoln is also enhanced by a pair of mature Canary Island Palms.

Of the rendered examples, at 17 Lincoln the window bay projects slightly forward of the main bay and has a separate roof. Other details include the continuous moulded cills and decorative quoining. A garage has been added at one side, but the house is otherwise relatively intact. 1 Lyon Street the arched windows to the canted bay have moulded architraves with keystones impost moulds and bracketed cills with inset panels below. Additions have been made at the side and rear, but the original form remains legible.

Of the timber examples, 45 Lincoln is very intact and features decorative timber architraves to the compressed arch windows and what appears to be the original slate roof and verandah. 16 Thomson has lower integrity (it appears the roof cladding has been replaced).

#### **Single fronted cottages**

These include timber with imitation Ashlar facades (2 & 7 Black, 6 Thomson) and brick (7-11 Laluma). The middle cottage in the Laluma group has had a gabled façade added during the Federation/Edwardian period, but retains the Victorian era chimney and slate roof and provides an interesting counterpoint to the adjoining cottages.

#### **Terrace or semi-detached houses**

3 Laluma is the only building with terrace house form and parapet. Typical of the boom era, the parapet is ornately detailed and features an arched pediment set on a raised panel flanked by scrolls, while the frieze features paired brackets and rosettes. The walls are bi-chrome brick with decorative quoining. The verandah is not original and features inappropriate bullnose profile and turned timber posts. The semi-detached cottages at 20-22 Elder Parade are constructed of bi-chrome brick (quoining and diaper work) and have return verandahs that

terminate at a projecting side bay. There are paired double timber French windows to the main façade. They have good integrity.

The other two houses within this group listing at 266 Buckley Street and 37 McCarron Parade are unique designs. Please refer to the separate citations for details.

### **Comparative analysis**

This is one of two potential group thematic or serial listings assessed by the Stage 2 Study. The second group of properties, known as the Lincolnshire Park Estate group, did not satisfy the threshold and none of the places within it are of individual significance for the following reasons:

- The Lincolnshire Estate was of a similar size to the Tweedside estate and is in a similar part of Essendon.
- However, unlike the Tweedside Estate, the surviving relatively intact houses are not scattered across several streets, but are concentrated in one street.
- Because of this, the houses do not demonstrate the historic development of this relatively remote area as well as the houses within the Tweedside Estate group listing.

Similarly, while there are other areas with scattered examples of Victorian era housing, they are not as legible as here (for example, Vanberg Road in Essendon North) or are within areas that more proximate to traditional precincts that better illustrate the associated period of development.

### **Statement of significance**

#### **What is significant?**

The Tweedside Estate group listing comprising the houses constructed c.1885 to c.1895 at 2, 4 & 7 Black Street, 266 Buckley Street, 9 & 20-22 Elder Parade, 4 & 6 Forrester Street, 1, 3, 7-11 Laluma Street, 17, 33-35, 37, 45 & 49 Lincoln Road, 1 Lyon Street, 37 McCarron Parade, and 6 & 16 Thomson Street, Essendon.

The features that contribute to the significance of the place are the Victorian era houses of four broad types: Symmetrical or asymmetrical double fronted villas, single fronted cottages, terrace and semi-detached houses and the overall consistency of form (hipped roofs, single storey), materials and detailing (weatherboard with imitation Ashlar, bi-chrome brick or stucco external cladding, slate or corrugated metal roofs, full width or return verandahs with cast iron decoration, brick or brick and render chimneys) and predominantly detached siting.

The houses at 266 Buckley Street and 37 McCarron Parade are of individual significance and have their own citation and statement of significance.

All the other houses within the listing are Contributory.

Non-original alterations and additions to the Contributory houses (with the exceptions of the early addition to 33-35 Lincoln Road and the Edwardian front to 9 Laluma Street) are not significant.

#### **How is it significant?**

The Tweedside Estate group listing is of local historic and representative significance to the City of Moonee Valley.

#### **Why is it significant?**

Historically, it is associated with the residential development that occurred during the height of the land boom in Essendon and demonstrates the extent to which speculative subdivisions progressed into the more remote areas of Moonee Valley during the nineteenth century boom. The Victorian houses either individually or in small groups interspersed amongst much later housing stock is representative of the pattern of development in the more remote subdivisions in Essendon that were only partially developed before the economic depression of the 1890s

brought a halt to development and the long pause before building recommenced in the twentieth century. (Criteria A & D)

### Recommendations

Recommended for inclusion in the Heritage Overlay of the Moonee Valley Planning Scheme as a group listing with a single HO number applying to each property.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Identified By

Context Pty Ltd, 'Moonee Valley Stage 1 Gap Study', October 2014

## Aberfeldie Street and Waverley Street

**Precinct Name:** Aberfeldie Street and Waverley Street

Prepared by: Context

**Address:**

1-53 & 4-30 Aberfeldie Street, 229-237 Buckley Street, and 2-58 Waverley Street, Aberfeldie, 1-21 Waverley Street, Essendon, and 60-74 Waverley Street, Moonee Ponds

**Name:** Aberfeldie Street and Waverley Street

**Survey Date:** 26 October 2018

**Precinct Type:** Residential

**Architect:**

**Grading:** Local Significance

**Builder:**

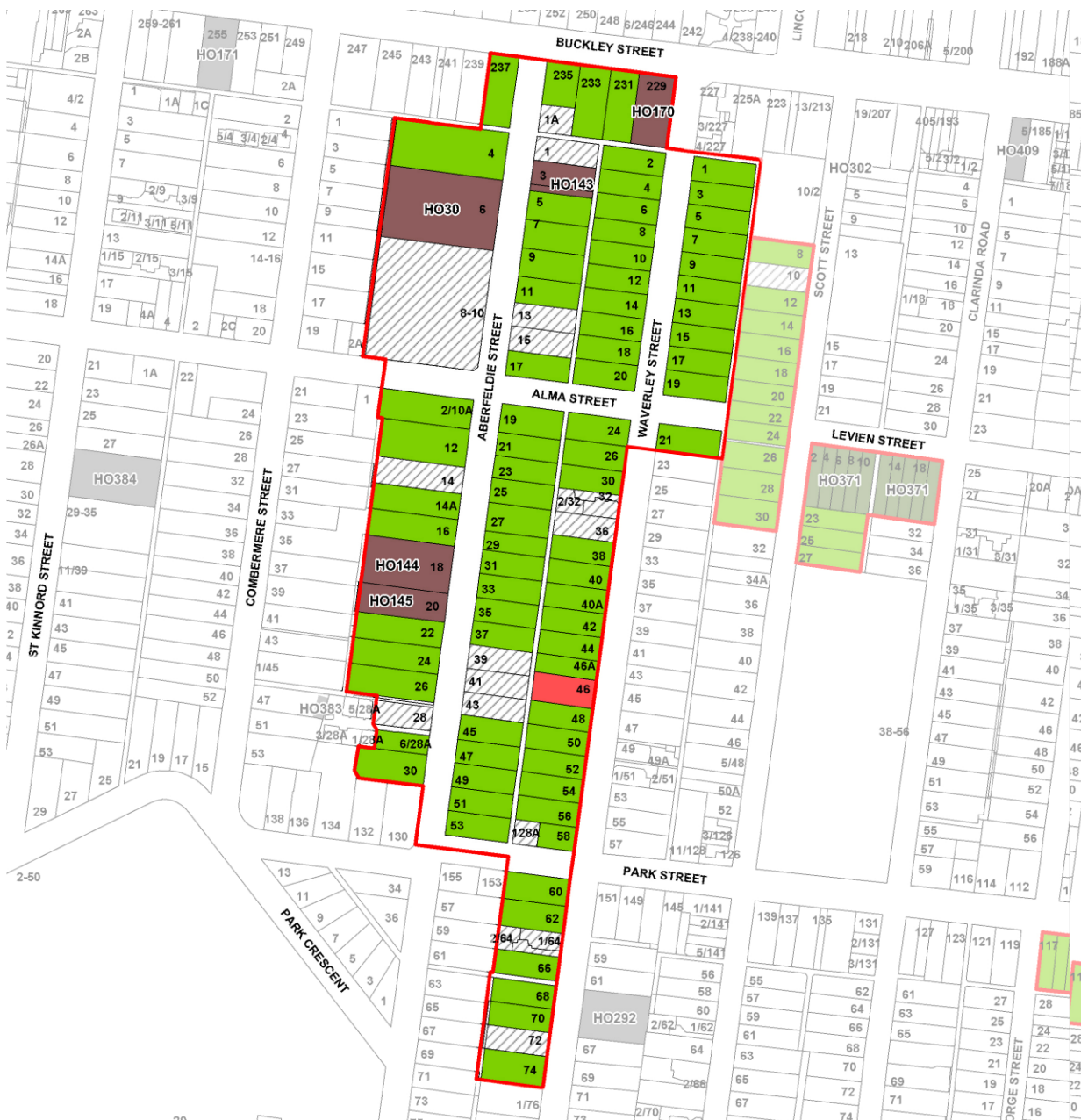
**Extent of Overlay:** Refer map

**Construction Date:** 1888-c.1940

**Recommended Heritage Protection:** Heritage Overlay, Moonee Valley Planning Scheme

**Architectural Style:** Victorian; Edwardian Queen Anne; interwar Bungalow; interwar Old English revival; interwar Moderne





# GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



## History and Historical Context

### ***Thematic Context***

The precinct at 1-53 & 4-30 Aberfeldie Street, 229-237 Buckley Street, and 2-58 Waverley Street, Aberfeldie, 1-21 Waverley Street, Essendon, and 60-74 Waverley Street, Moonee Ponds, relates to the following historic themes from the thematic environmental history of Moonee Valley (Living Histories, 2012):

*Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement; and Theme 6: Building Towns, Cities and the Garden State; 6.3: Shaping the Suburbs (Expanding services to meet demands); 6.7: Making Homes for Victorians (Establishing homes for the wealthy, working class homes, middle class homes)*

### ***Contextual History***

Essendon is bounded by the Moonee Ponds Creek on the east and by the Maribyrnong River on the west. In the 1840s, the early period of British colonial settlement, the Essendon area was used for grazing and farming. The area was well watered by the Maribyrnong River and the Moonee Ponds Creek and attracted agriculturalists. The suburb was part of the former City of Essendon, which began as the Borough of Essendon (and Flemington) in 1861. It was elevated to the Town of Essendon in 1890 and then to the City of Essendon in 1909.

In the early 1850s Mt Alexander Road became a major thoroughfare as the route to the newly discovered Mt Alexander diggings (Castlemaine). This route was the spine of the Essendon area and developed as a busy commercial strip. By the 1880s there was also commercial development on Buckley Street and later on Puckle Street. A railway line opened in 1871, which was duplicated in 1884. With the drawcard of the newly expanded railway, a number of large estates were subdivided and developed in Essendon in the 1880s during Melbourne's land boom. In 1906, electric trams were introduced along Mt Alexander Road (supported by the newly built Essendon Tram Depot), and this encouraged further residential and commercial development. Development was steady through the early 1900s and increased in the interwar years, which was a period of accelerated suburban growth.

The discovery of rich goldfields to the north boosted the local economy with a number of ancillary business established along Mt Alexander Road. Shopkeepers and traders took up premises in Essendon in the 1870s and 1880s, and the area developed a suburban character. Large estates in the area included 'Puckle Lodge' (demolished) and 'Earlsbrae Hall', which is a grand double-storey mansion built by brewer Collier McCracken and part of Lowther Hall Girls' Grammar School since the 1920s. Essendon was considered a more affluent area in terms of the western and northern suburbs and was commonly referred to as 'the Toorak of the north'. The relatively large number of private schools attest to this: St Columba's Catholic Girls' School (1897), Lowther Hall Anglican Grammar School (1920), Penleigh and Essendon Grammar (1924) and St Bernard's Catholic School (1940). Essendon High School (1909) was amongst the first three state high schools built in Victoria.

In contrast to the heavily industrial suburbs to the south and west, Essendon discouraged industrial development. In the 1920s, however, Essendon was selected over Fishermans Bend as the site of Melbourne's major airport - a position it held until Tullamarine Airport was opened in 1970. The Essendon Airport cemented Essendon as a major transport route, with an electric tramway built to the airport in 1943, and also encouraged manufacturing and ancillary transport industries to the north of Essendon. Essendon experienced extensive growth in the postwar period, reflected in the number of postwar residences in the northern suburbs of the former City of Essendon.

### ***Precinct History***

The subject precinct contains a mix of Victorian, Federation, and interwar houses.

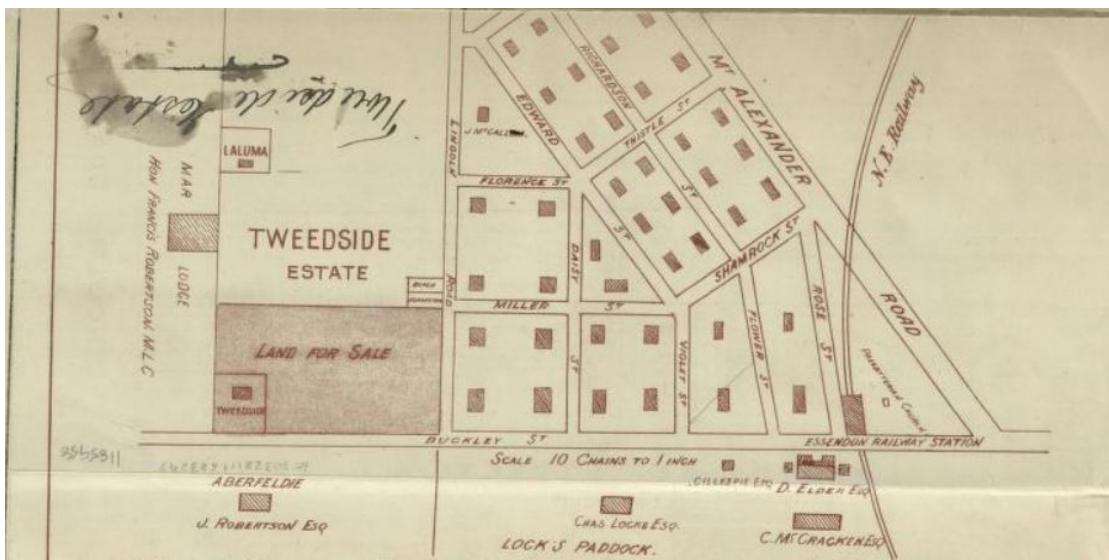
The majority of the subject precinct is located in the suburbs of Aberfeldie and Essendon, mostly

on land that comprised part of the Aberfeldie Estate, developed on land owned by James Robertson (see Figures 1 and 2) where allotments were sold from 1888. A small section of the subject precinct (60-74 Waverley Street) is located in Moonee Ponds and was not part of the Aberfeldie Estate.

James Robertson Snr and his family arrived from Scotland in May 1841 aboard the 'Strathfieldsaye'. Robertson purchased Crown Allotments 3 and 4, a total of 185 acres, of Section 7 Parish of Doutta Galla on 8 December 1847. Braybrook Road (now Buckley Street) formed the northern boundary of the allotments (see Figure 1). Robertson (who settled at Keilor) initially leased the property, then known as 'Spring Hill', to Dugald McPhail of Essendon from 1849 to 1855 at an annual rental of £100 pounds. McPhail is said to have raised some £32,000 worth of hay and corn on the land (*North Melbourne Advertiser*, 23 June 1888:2) (Context 2015:61).

James Robertson Snr died in 1853, leaving Spring Hill to his eldest son, James, and another property on the north side of Braybrook Road, 'Mar Lodge' (HO53) on Crown Allotment C, Section 13, to his other son, Francis Robertson (Context 2015:61).

From the early 1850s to the mid 1860s James Robertson Jnr lived at a house known as 'La Rose' at Pascoe Vale South (VHR H138). In November 1866, he constructed what he named 'Aberfeldie' on the land inherited from his father as the new house for his family (see Figure 1). The buildings included a stone and brick house of 14 rooms and a complex of outbuildings (Context 2015:61).



**Figure 1. The Tweedside Estate advertised in 1886 and showing Francis Robertson's Mar Lodge and James Robertson's Aberfeldie to the west. (Source: Batten and Percy 1886, SLV)**

James Robertson Jnr and his wife, Jane, had a family of twelve children, the last three born at 'Aberfeldie', where the Robertsons lived for almost 20 years (Context 2015:61).

In 1887 Robertson sold the Aberfeldie land for £72,000 to Alex Gillespie, who represented the Essendon Investment Company (*Argus* 13 June 1895:3; *North Melbourne Advertiser* 23 June 1888:2). Robertson retained the large residence known as Aberfeldie, which had a frontage to Aberfeldie Street and was abutted by Park Street to the south and Combermere Street to the west, until 1888, and then moved with his family to 'The Grange' in South Yarra (*Argus* 13 June 1895:3).

Land speculators Messrs Runtig and Wright, directors of the Aberfeldie Estate Company, purchased the land for £90,000 in 1888 and proceeded to develop it as the Aberfeldie Estate, Essendon (see Figure 2) (*North Melbourne Advertiser* 23 June 1888:2). Over 200 allotments were subdivided in the Estate in the newly created Waverley, Aberfeldie, Combermere, Kinnord, Beaver, Aberdeen, Park and Alma streets, and along the south side of Buckley Street (Context 2015:61-62).

Contemporaneous advertisements for the Aberfeldie Estate heralded the land for its 'charming views', describing it as the most 'fashionable locality in Victoria', replete with 'gas and water on the property' (*Herald*, 26 May 1888:4). Land agents Messrs Patterson and Sons, in conjunction with T Jacques Martin and Co Limited and Messrs Martin and Graham, held a sale of allotments on 25 June 1888, in which sale prices for allotments in Kinnord Street ranged from £5 to £6 2s 2d per foot (*Argus*, 25 June 1888:6).

By June 1888 it was reported that architects were busy preparing plans for houses on the estate (*North Melbourne Advertiser*, 23 June 1888:2). By July 1888, the first 85 acres of the Estate had sold for a total of £93,700 (*Herald* 20 July 1888:3). The Aberfeldie Estate plan of July 1888 shows that the allotments comprising the subject precinct in Aberfeldie, Buckley and Waverley streets had been sold by this time (see Figure 2).



Figure 2. Aberfeldie Estate poster showing land sold (including the subject precinct except for Waverley Street, south of Park Street) in July 1888. (Source: Mason, Firth & McCutcheon 1888, SLV)

As mentioned above, development slowed with the widespread economic depression of the 1890s, and much of the land on the Aberfeldie Estate remained vacant until the first years of the twentieth century.

In 1913, a number of streets in the Aberfeldie Estate were declared 'brick areas' by the Essendon council (*Argus* 30 October 1913:10). In November 1915, 48 allotments on the Aberfeldie Estate were advertised for public auction (*Essendon Gazette and Keilor, Bulla and Broadmeadows Reporter* 18 November 1915:2). A further 16 acres of the Estate were put up sale in 1920, and another 19 acres in 1923 (*Argus* 14 August 1920:4; *Herald* 21 March 1923:3).

The residences that make up the subject precinct today show evidence of the different stages of construction in the Aberfeldie Estate from the late 1880s through until the 1940s.

In 1892, only one house existed in the subject precinct on the east side of Aberfeldie Street between Buckley Street and Park Street: 'Tooronga' owned by Thomas Jones. By 1892 on the

west side of Aberfeldie Street between Park Street and Alma Street, four houses were in existence, including Robertson's 'Aberfeldie' on the corner of Aberfeldie and Park streets, today's 18 Aberfeldie Street, built for Charles Harris by 1891, 'Renfrew' at today's 20 Aberfeldie Street (HO145), built in 1891 for John Millar Johnston. By 1892, two other residences had been constructed between Alma and Buckley streets, including the two-storey villa known as 'Homewood' at today's 6 Aberfeldie Street, built in 1890 for Peter Woods (HO030). No houses existed in Buckley Street in the subject precinct in this year. On the west side of Waverley Street in 1892, six residences existed between Buckley Street and Park Street (S&Mc 1892; VHD).

By 1906, houses had been constructed in the subject precinct at 4, 6 (in 1890), 18, 20 (in 1891) and 26, and 3, 15 and 17 Aberfeldie Street; 2, 4, 6, 8, 14, 16 and 52 Waverley Street; and 229 and 231 Buckley Street (MMBW Detail Plan no 1635, 1906). The residence at 3 Aberfeldie Street was built between 1892 and 1897; and the residence at 18 Aberfeldie Street (HO144) was constructed between 1888 and 1891, by which time it was occupied by Charles Harris. 'Braeside' at 229 Buckley Street, Essendon, was built for Mrs Margaret Smith in 1904 (HO170) (VHD).

By 1910, additional houses had been constructed in the subject precinct at 12 and 32 Aberfeldie Street; at 233 and 235 Buckley Street; and at 38 and 46 Waverley Street and at 9, 11 and 43 Waverley Street, with three other unnumbered residences in existence on the west side of Waverley Street between Leven Street and Park Street (S&MC 1910).

By 1915, additional houses in the subject precinct had been built at 10 Aberfeldie Street; 237 Buckley Street; and in Waverley Street at numbers 15-21, 25-27, 33, 39, and 41; and 24, 30-32, 36, 40 and 46 (S&Mc 1915).

In 1915, Edward Kinnear lived at 10 Aberfeldie Street (CT:V4693 F439; S&Mc 1915). Edward Hore Kinnear (1874-1965) was one of the directors of Kinnear's Rope Works. Founded by George Kinnear in Moonee Ponds as the Colonial Rope Works in 1874, the business was sold to sons, Edward and Henry, in 1899, and operated in Ballarat Road, Footscray, from 1902 until 2002. At Footscray the enterprise flourished through aggressive organisation and marketing, generous tariff protection and strengthening wartime demand, employing some 200 mainly local workers by 1915 (Lack 2008). Edward H. Kinnear was also Mayor of Essendon (1919-20) and VFL footballer (1897).

Building permits were issued for residences at 5, 7, 9 and 11 Aberfeldie Street in 1923-24 (BP). Further building permits were issued for the construction of 4 and 16 Aberfeldie Street in 1928-29; number 53 in 1935; numbers 13 and 23 in 1936; numbers 21 and 28 in 1937; number 41 in 1939; numbers 10 (four brick flats), 14 and 51 in 1940; number 29 in 1941; and number 1 in 1951. Number 12 Aberfeldie Street was converted to flats in 1940 (BP).

In 1952, a convent for the Polish order of the Sisters of the Resurrection opened at 6 Aberfeldie Street. Described in 1952 as a '52-year-old bluestone and brick building reconstructed for the Sisters' use', the Sisters opened a crèche in the building, and by 1954 had opened a boarding home in the building to care 'for migrant children, mostly Polish, and for some Australian children, who are orphans or whose parents are in unfortunate circumstances' (*Advocate* 11 September 1952:22; *Advocate* 3 June 1954:16). In October 1957, Resurrection House was declared an approved children's home under the *Children's Welfare Act 1954*; it ceased this function in 1971 (Victoria State Government 2016). A Roman Catholic school opened in 1953 and continues to operate from the building today.

### Description & Integrity

The Aberfeldie Street and Waverley Street Precinct is a large, predominantly residential area that comprises a mix of Victorian, Federation and interwar houses. Non-residential buildings are 4-6 Aberfeldie Street, now used for school purposes, and 8 Aberfeldie Street, associated with the Polish Roman Catholic church.

The topography of the area slopes down from west to east, with Aberfeldie and Waverley street aligned north-south along the contours. As a result, the houses on the west side of both streets sit

higher relative to those along the east side.

Aberfeldie Street is not a main thoroughfare and so is a relatively quiet street. The street has blue stone kerbs and channels, lawn nature strips, and bitumen footpaths. A bluestone channel runs the full length of the footpath beside nature-strip on the lower (east) side of Aberfeldie Street. The street is planted mainly with mature Norfolk Island Oak trees (*Lagunaria pattersonii*) and some less mature Birch trees (*Betula* sp.) between Buckley and Alma Streets, with predominantly Birch trees between Alma and Park streets.

Waverley Street is a main thoroughfare. The street does not have bluestone kerbs and channels, but like Aberfeldie Street has a bluestone channel the extends the full length of the footpath beside nature-strip on the lower (east) side of the street.

The subdivision along the west side of Aberfeldie Street comprises larger and deeper lots of varying widths, with very large lots at 4-8 Aberfeldie Street, and larger lots at 12 and 18 Aberfeldie Street. Otherwise, the subdivision pattern along both sides of Aberfeldie and Waverley streets is consistent, with lots served by rear lanes paved with bluestone pitchers.

Alma Street extension, east of Waverley Street, planted with four Canary Island Palms (*Phoenix canariensis*) before 1945. Canary Island palms were popular as street trees in the Federation era and appear likely to date from this time.

The Victorian-era housing is mostly located on the west sides of Aberfeldie and Waverley streets, presumably built to take advantage of the advertised 'charming views'. The exceptions are 3 and 15 Aberfeldie Street, and 9 Waverley Street, and 231 Buckley Street.

The Victorian-era houses are located at 6, 12, 18, 20 and 26, and 3 and 15 Aberfeldie Street, 231 Buckley Street, and 2-8, 9, 14-16, 52, 72 Waverley Street. These houses date from the early development of the 'Aberfeldie Estate' soon after the 1888 subdivision. They all feature characteristic elements of either the Victorian-era architectural styles with bi-chromatic brick work to the principal elevation, slate hip roofs, predominantly asymmetrical plans with projecting square or canted bays. 18 Aberfeldie is differentiated by rendered walls, and more complex floor plan and hip roof form.

A number of the Victorian houses are already on the Heritage Overlay: 6 Aberfeldie (HO30); 3 Aberfeldie (HO143); 18 Aberfeldie (HO144); and 20 Aberfeldie (HO145). These are recognised as important as surviving villas representative of development spawned by the 'Aberfeldie Estate'.

6 Aberfeldie Street (HO30) is unusual in the precinct as a large, two-storey Victorian Italianate house, with two-level arcade, set within large garden on a larger allotment than elsewhere in the subdivision. 17 Aberfeldie Street is also unusual within the precinct for its timber construction. The house is symmetrical in plan with a pair of cement rendered chimneys with corbelled mouldings. The principal elevation has block-patterned timber walls. Side walls are weatherboard.

Of note are 2-4, 6-8 and 14-16 Waverley Street. They are all free-standing brick houses with small front gardens, situated higher than the street. 2-4 and 16 Waverley Street are built to similar designs. They are brick houses, with bluestone foundations, asymmetrical in plan with a projecting bay. Both have slate hip roofs, and brick chimneys with contrasting brick used to ornamental effect. Verandahs have cast iron columns and frieze. The walls are of dark brick with contrasting paler brick used to define the intersections between walls of the principal facade and window surrounds. The windows are timber sash with a subtle segmental arched top. The verandah balustrade at 16 appears to be later addition.

Also notable is 3 Aberfeldie Street (HO143), built to a similar design as the pair of houses at 6-8 Waverley Street, but with a higher degree of integrity. All three are brick houses, asymmetrical in plan, and with a projecting bay with distinctive arched window treatment and use of contrasting brick tones to decorative effect. 6 Waverley has a slate roof. Glazed tiles have replaced the original

slate roof of 8 Waverley. Both verandahs have cast iron columns and frieze. Like 2 and 4 Waverley Street, the walls of 6 and 8 are of dark brick with contrasting paler brick used to define the intersections between walls of the principal facade and window surrounds. The windows are timber sash with arched tops. (This decorative brickwork above the windows in the projecting bay strongly resembles properties at 27 and 32 Robb Street, Essendon.) The verandah balustrade at 8 appears to be a later addition. 6 Waverley Street has an intrusive second storey addition, between the paired chimneys and which is clearly visible from the street. The characteristic features of the house, however, remain clearly legible in views from the street.

Also notable are the Victorian houses at 18 and 20 Aberfeldie Street. 18 Aberfeldie Street (HO144) is a richly ornamented single storey asymmetrical Italianate villa on a bluestone plinth with projecting faceted bay window to the wing, coupled cabled verandah columns and a cast iron frieze with hipped slate roof. The corner verandah terminated on the south side by a wing with a curved window bay and there is an early shade house alongside. 20 Aberfeldie Street (HO145) is a late Victorian Italianate bi-chrome asymmetrical villa with white tuck pointed body bricks on a bluestone plinth and with unpainted frieze to the eaves. The concave corner cast iron posted verandah has an unusual cast iron frieze with lily motifs and there are niches to the south walls.

The twentieth century housing dates from the Federation era and interwar period and comprises three key styles: variations on the Federation Queen Anne style and the interwar bungalow.

Only a small number of Federation era houses are found on Aberfeldie Street, at 4 and 27 Aberfeldie. Of note is the wide-fronted, rough rendered, two-storey attic Federation Arts and Crafts bungalow with jerkin-headed gables at 4 Aberfeldie Street, on a large lot with a large garden setting. It has an early or original front fence, built in keeping with the style of the house.

The Buckley Street part of the precinct comprises mostly free-standing brick Federation Queen Anne style houses (at 229, 233, and 235) and a Federation era attic bungalow with terracotta tile gabled roof at the corner of Buckley and Aberfeldie streets. The exception is the Victorian era house at 231 Buckley, noted above. They are all brick houses with fine timber detailing incorporating either Art Nouveau or Arts and Crafts influences and retain a high degree of intactness. 'Braeside' at 229 Buckley Street (HO170) is a large Federation era tuck pointed red brick villa with corner verandah and faceted corner bay and projecting half timbered gable ended wings on an axe finished bluestone plinth. There is stuccoed banding and a niche by the front door whilst the windows to the wings have round arches. The verandah is carried on turned timber posts with a curved ladder frieze and horseshoe motif to the entry, the slate roof having terracotta ridge cresting and prominent tall chimneys with stuccoed strapwork.

There are a number of Federation Queen Anne houses in Waverley Street, of both brick and timber construction. Those of timber construction are at y are at 11, 15-19, 21, 24, 30 (timber block fronted), 36, 46, and 74 Waverley Street. Those of brick construction are at 40, 48, 60, and 62 Waverley Street.

The Queen Anne villas are characterised by asymmetrical planning, hip roofs with prominent projecting gables with half timbering or rough cast to the gable ends (or a combination (as at 229 and 233 Buckley), verandahs formed as an extension of the main roof with ornamental timber slat frieze or valance, tall brick and render chimneys with terracotta pots, and casement sash windows. Roofs are clad in terracotta or slate tile, sometimes corrugated iron (24 Waverley Street), with terracotta ridge capping and finials, and walls of either face brick and render (231 and 233 with contrasting rendered bands) or weatherboard (27 Aberfeldie and 11, 15, 17, 19, 21 and 24 Waverley streets). 24 Waverley Street is a corner house and a notable example, with windows placed at the corner giving a strong diagonal emphasis. 24 Waverley Street also has an early twisted wire front fence with hedge. Waverley Street has a number of Queen Anne villas, at 11, 15, 17, 19, and 21 Waverley Street.

Notable examples of this style on Waverley Street include the timber Queen Anne style house at 46 Waverley Street that incorporates fine Art Nouveau timber detailing and the two Arts and Crafts

attic bungalows at 60 and 62 Waverley Street. 46 Waverley Street is further distinguished by its intactness, high architectural quality, and high degree of original fabric, including ornamental timber friezes, a prominent arched window and curvilinear Art Nouveau ornament above in smooth render to the projecting front bay, the ensemble of roof shapes to the terracotta tile roof with terracotta finials, dormer window echoing the main gable, and three tall, roughcast render chimneys with red brick detailing visible from the street. These features are all characteristic of the Federation Queen Anne style, but the timber construction is atypical.

The range of interwar houses includes bungalows, and other interwar revival styles including Old English revival style, Moderne, and simpler bungalows with Moderne elements.

The interwar Bungalows are at 5, 7, 9, 11, 13, 19, 25, 29, 31, 33, 35, 37, 39 (altered), 41 (prominent rear addition), 45, 47 and 49, and at 16, 22, 24, 30 Aberfeldie Street, and 5, 7, 13 18, 20, 26, 38, 42, 44, 50, 54, 56, 58, 68, 70, Waverley Street. Most evidence typical elements of the style: face red brick walls and gabled terracotta roofs, typically with prominent street-facing gables (one or two) with half-timbered gable ends, some with shingles (7 Aberfeldie Street) or a combination (such as at 9 Aberfeldie Street). 5 and 13 Waverley are weatherboard examples. They have broad front porches or verandahs (either as a continuation of the main roof or as a projecting gable) variously supported by heavy-looking rendered, tapered pillars set on brick piers. Windows are typically timber framed, some with projecting box-like frames (such as 19 and 25 Aberfeldie Street), double-hung sash, some with leadlights to the upper panes, and some have windows either curved (30 Aberfeldie Street) or curved and canted. Most retain square brick chimneys, either squat or tall, some with terracotta chimney pots.

16 Aberfeldie Street is distinctive as a rendered bungalow with terracotta tile jerkin head roof form, solid arched timber frieze to the verandah, and ornamental use of clinker brick.

The interwar Old English revival style is seen at 21, 23, 51, 53 and, to a lesser extent, at 28a Aberfeldie Street (the latter also retaining Bungalow features). Features characteristic of the Old English revival style are the clinker brick walls and on detailing to face brick walls, some rendered (23 Aberfeldie), distinctive gable end treatment without eaves, tall chimneys and steeply pitched roof (at 23 Aberfeldie). 51 has an original garage, and the corner house at 53 Aberfeldie retains the original front fence, corner front gate and garage.

The houses at 3 Waverley and 10 and 14a Aberfeldie Street are good representative examples of the interwar Moderne style. Of note is 14a Aberfeldie Street, a triple fronted, double-storey interwar Moderne house with pale face brick walls, and horizontality expressed in the horizontal glazing bars to the wide windows, the curved corner window at ground level, the rendered band and first-floor floor level. Built in 1940, it would have replaced an earlier house built by 1906. It retains a high degree of original fabric, including its original garage, low front fence and mild steel gate. 40A and 46A are later interwar examples which retain echoes of the interwar Moderne style. Notable are the four single-storey face brick flats at 10 Aberfeldie Street, which retain a high degree of original detailing including their original front fence and triple garage accessed off Alma Street.

The Aberfeldie Street and Waverley Street Precinct has good visual cohesion. The housing is of good quality and, overall, of good integrity and intactness. While some of the houses have been altered in detail (roofing materials, verandah detailing, other changes), overall the majority retain good integrity. Some of the houses have visible rear and upper storey additions. These houses are, however, still recognisable as dwellings from one of the three key phases of development. There are also some non-contributory places, and on the north side of Waverley Street these occur in a cluster. While this interrupts the continuity of contributory housing, because the precinct is large, and the housing on both sides of the group of non-contributory places is strong, their extension of the precinct to the south is warranted. Similarly, although the housing on the west side of Waverley Street, south of Park Street, was historically part of a different subdivision (of comparable date), because the housing represents similar phases of development in this part of Moonee Valley, and includes strong examples, it is considered to form a logical extension to the precinct.

## Comparative Analysis

In the nineteenth century in Moonee Valley, much of the development was concentrated along and between the corridor formed by Mt Alexander Road and the North-eastern railway. While there were subdivisions outside this corridor, very few were successful and many were not fully developed until well into the twentieth century. This pattern of development with a core of Victorian housing with Federation and interwar housing interspersed is demonstrated in various precincts of a comparable size to the Aberfeldie and Waverley Street area, and over a comparable time span of 1888-c.1940, including HO3 Peterleigh Grove and Kalimna Street, Essendon, HO16 Ascot Vale Estate, Ascot Vale and Moonee Ponds, and HO21 South and East Streets, Ascot Vale.

### *HO3 Peterleigh Grove and Kalimna Street, Essendon (1880-c.1945)*

The Peterleigh Grove and Kalimna Street, Essendon precinct (HO3) was subdivided from the grounds of a larger estate in the same year as the Aberfeldie Street and Waverley Street precinct. Ardoch Street was the first to be developed. Development was swift with 14 houses built in 1891-92. An additional three houses were built by 1898. Development was slowed then halted by the 1890s Depression, with recovery beginning in 1901 with the creation of two new streets, Kiora and Kalimna, and new housing developed from c.1905 until World War I brought an end to development until the early 1920s.

Housing of different eras in Peterleigh and Kalimna in parts occur in strong unified groups (sometimes entire streets of a single development period), whereas development from different eras in the Aberfeldie Street and Waverley Street precinct occurs in smaller clusters or is interspersed. The Aberfeldie Street and Waverley Street precinct also differs from HO3 in that the area was further away from the main transport connections, including the railway, until the 1920s.

### *HO16 Ascot Vale Estate, Ascot Vale and Moonee Ponds (c.1880-1940)*

The Ascot Vale Estate precinct in Moonee Ponds demonstrates a similar pattern of development in the late nineteenth century in the more remote areas of Moonee Valley as the subject precinct. Like HO3 and the subject precinct, HO16 demonstrates important phases of residential development in Moonee Valley, the first during the land boom of the late nineteenth century, with a hiatus in development as a result of the 1890s Depression, and subsequent recovery in the early twentieth century and a second wave of development after World War I spurred on by improved transport connections.

Like the Aberfeldie Street and Waverley Street precinct, the Ascot Vale Estate precinct features some fine examples of detached Federation-era houses in the Queen Anne style.

### *HO21 South and East Streets, Ascot Vale (c.1890-1940)*

Development of the South Street and East Street precinct also commenced a few years prior to the 1890s Depression. Like the Aberfeldie Street and Waverley Street precinct it features good examples of a range of interwar domestic housing, as well as Victorian and Federation era housing.

Like the *South and East Streets* precinct and the Ascot Vale Estate precinct, the Aberfeldie Street and Waverley Street precinct demonstrates the extent to which speculative subdivision progressed into the remoter areas of Moonee Valley during the nineteenth century land boom, and how this resulted in isolated pockets of housing on large estates that were not fully developed until well into the twentieth century.

## Discussion

Following Melbourne's land boom of the 1880s, improvements to public transport (beginning with the inauguration of the electric tram services in 1906) stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500. In the subject precinct, development was further spurred by improved tram connections in 1923. These stages of development are clear

and legible within the precinct.

The Aberfeldie Street and Waverley Street precinct is typical of this pattern of development in Moonee Valley and is important as a representative area of late nineteenth century and early to mid-twentieth century housing in this part of the municipality at some distance from the main transport corridor provided by Mt Alexander Road and the railway.

The Aberfeldie Street and Waverley Street precinct is notable for the group of Victorian houses, which are not found elsewhere in the suburb of Aberfeldie.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised August 2018, modified for the local context.

**CRITERION A:** Importance to the course or pattern of the City of Moonee Valley's cultural or natural history (historical significance).

Historically, the Aberfeldie Street and Waverley Street precinct is significant for the evidence it provides of the extent to which speculative subdivision progressed into the remoter areas of Moonee Valley during the nineteenth century land boom, in this instance into Aberfeldie and western part of Essendon. It illustrates how this resulted in isolated pockets of housing on large estates that were subsequently developed in stages, in the Federation era, before World War I, then fully developed in the interwar period. The pattern of development in the precinct demonstrates the different phases of accelerated growth in the municipality, in response to the land boom of the 1880s then improvements to public transport, beginning with the inauguration of the electric tram services in 1906, and, later, with the extension of tram services in 1923.

The Aberfeldie Street and Waverley Street precinct is notable for the group of Victorian houses, which are not found elsewhere in Aberfeldie. These are located at 6, 12, 18, 20 and 26, and 3 and 15 Aberfeldie Street, and at 2-8, 9, 14-16, 52 and 72 Waverley Street.

3 and 18 Aberfeldie Street, and 'Renfrew' at 20 Aberfeldie Street, Aberfeldie, are important as surviving villas representative of the development spawned by the Aberfeldie Estate subdivision of 1888. Their importance is enhanced by the intact state of the Victorian Italianate villas at 18 and 20 Aberfeldie Street, and by the intact condition of the façade and the arched window treatment at 3 Aberfeldie Street.

'Braeside' at 229 Buckley Street is important as a substantial Federation era villa of the period, recalling the earliest phases in the development of Buckley Street.

**CRITERION B:** Possession of uncommon, rare or endangered aspects of the City of Moonee Valley's cultural or natural history (rarity).

N/A

**CRITERION C:** Potential to yield information that will contribute to an understanding of the City of Moonee Valley's cultural or natural history (research potential).

N/A

**CRITERION D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The Aberfeldie Street and Waverley Street precinct is significant as a representative area of late nineteenth century and early to mid-twentieth century housing in this part of the municipality, at some distance from the main transport corridors of Mt Alexander Road and the railway. The mixed

streetscapes of Victorian, Federation and interwar era houses, which retain key features and detailing characteristic of their respective styles, contributes to the clarity and legibility of the three key phases of the precinct's development. The precinct is enhanced by the four Canary Island palms in the Alma Street extension for the evidence they provide of Federation era street tree plantings. (Criterion D).

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

46 Waverley Street has aesthetic (architectural) significance as a fine example of a Federation Queen Anne dwelling of high architectural quality that incorporates fine Art Nouveau timber detailing and retains a high degree of original fabric, including ornamental timber friezes, a prominent arched window and curvilinear Art Nouveau ornament above in smooth render to the projecting front bay, an ensemble of roof shapes to the terracotta tile roof with terracotta finials, dormer window echoing the main gable, and three tall, roughcast render chimneys with red brick detailing visible from the street. (Criterion E)

'Braeside' at 229 Buckley Street is distinguished by its use of slate and bluestone, both materials being suggestive of its quite early date in the evolution of the Australian Federation style. (Criterion E)

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

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 their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Moonee Valley's history (associative significance).

N/A

### Statement of Significance

<b>Heritage Place:</b> Aberfeldie and Waverley Street	<b>PS ref no:</b> HO450
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#### *What is Significant?*

The Aberfeldie Street and Waverley Street precinct, which comprises the houses at 1-53 & 4-30 Aberfeldie Street, 229-237 Buckley Street, and 2-58 Waverley Street, Aberfeldie, 1-21 Waverley Street, Essendon, and 60-74 Waverley Street, Moonee Ponds, is significant.

The following features contribute to the significant of the precinct:

- The pattern of development in the precinct which comprises mixed streetscapes of Victorian, Federation and interwar era houses, and the original form, siting, materials and detailing characteristic of their respective styles.
- The clarity and legibility of the three key phases of the precinct's development.
- The notable group of Victorian houses, at 6, 12, 18, 20 and 26, and 3 and 15 Aberfeldie Street, and at 2-8, 9, 14-16, 52 and 72 Waverley Street.
- The individually significant places as listed below.
- Original and early front fences at 3, 4, 10A, 14A, 22, 23, 28A, 29, and 53 Aberfeldie Street and 10 Waverley Street are significant.
- Original garages to the interwar houses at 10A, 14A and 53 Aberfeldie Street are significant.

- The bluestone kerb and channels to Aberfeldie Street.
- The bluestone drainage channels that line the footpath on the east side of Aberfeldie and Waverley streets,
- Rear lanes paved with bluestone pitchers.
- The street tree plantings of Canary Island Palms (*Phoenix canariensis*) on the Alma Street extension.

The houses at 3 (HO143), 18 (HO144) and 20 Aberfeldie Street (HO145), 46 Waverley Street, and 229 Buckley Street (HO170), are of individual significance within the precinct. Resurrection House, at 6 Aberfeldie Street (HO30), is also significant to the precinct.

The houses at 237, 235, 233 and 231 Buckley Street, 4, 10A, 12, 14A, 16, 22, 24, 26, 28A, 30 and 5, 7, 9, 11, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 45, 47, 49, 51, 53 Aberfeldie Street, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 24, 26, 30, 38, 40, 40A, 42, 44, 46A, 48, 50, 52, 54, 56, 58, 60, 62, 66, 68, 70, 74 and 1, 3, 5, 7, 9, 11, 13, 15, 17, 19 and 21 Waverley Street are Contributory.

Non-original alterations and additions to the Significant and Contributory houses are not significant.

The houses at 8, 14, 28, 1A, 1, 13, 15, 39-43 Aberfeldie Street, 32, 36, 64, 72 Waverley Street, and 128A Park Street are Non-contributory to the precinct.

#### *How is it significant?*

The Aberfeldie Street and Waverley Street precinct is of local historical, representative and aesthetic (architectural) significance to the City of Moonee Valley.

#### *Why is it significant?*

Historically, the Aberfeldie Street and Waverley Street precinct is significant for the evidence it provides of the extent to which speculative subdivision progressed into the remoter areas of Moonee Valley during the nineteenth century land boom, in this instance into Aberfeldie and western part of Essendon. It illustrates how this resulted in isolated pockets of housing on large estates that were subsequently developed in stages, in the Federation era, before World War I, then fully developed in the interwar period. The pattern of development in the precinct demonstrates the different phases of accelerated growth in the municipality, in response to the land boom of the 1880s then improvements to public transport, beginning with the inauguration of the electric tram services in 1906, and, later, with the extension of tram services in 1923. (Criterion A)

The Aberfeldie Street and Waverley Street precinct is notable for the group of Victorian houses, which are not found elsewhere in Aberfeldie. These are located at 6, 12, 18, 20 and 26, and 3 and 15 Aberfeldie Street, and at 2-8, 9, 14-16, 52 and 72 Waverley Street. (Criterion A)

The Aberfeldie Street and Waverley Street precinct is significant as a representative area of late nineteenth century and early to mid-twentieth century housing in this part of the municipality, at some distance from the main transport corridors of Mt Alexander Road and the railway. The mixed streetscapes of Victorian, Federation and interwar era houses, which retain key features and detailing characteristic of their respective styles, contributes to the clarity and legibility of the three key phases of the precinct's development. The precinct is enhanced by the four Canary Island palms in the Alma Street extension which provide important evidence of Federation era street tree plantings. (Criterion D).

3 and 18 Aberfeldie Street, and 'Renfrew' at 20 Aberfeldie Street, Aberfeldie, are important as surviving villas representative of the development spawned by the Aberfeldie Estate subdivision of 1888. This importance is enhanced by the intact state of the Victorian Italianate villas at 18 and 20 Aberfeldie Street, and by the intact condition of the façade and the arched window treatment at 3 Aberfeldie Street. (Criterion A)

46 Waverley Street has aesthetic (architectural) significance as a fine example of a Federation Queen Anne dwelling of high architectural quality that incorporates fine Art Nouveau timber detailing and retains a high degree of original fabric, including ornamental timber friezes, a prominent arched window and curvilinear Art Nouveau ornament above in smooth render to the projecting front bay, an ensemble of roof shapes to the terracotta tile roof with terracotta finials, dormer window echoing the main gable, and three tall, roughcast render chimneys with red brick detailing visible from the street. (Criterion E)

'Braeside' at 229 Buckley Street is important as a substantial Federation era villa of the period, recalling the earliest phases in the development of Buckley Street (Criterion A), and is distinguished by its use of slate and bluestone, both materials being suggestive of its quite early date in the evolution of the Australian Federation style. (Criterion E)

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Moonee Valley Planning Scheme as a precinct.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Moonee Valley Planning Scheme:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	Yes <i>Street trees</i> four <i>Phoenix canariensis</i> on Alma Street extension
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences which are not exempt from notice and review?	Yes Front fences: 3, 4, 10A, 14A, 22, 23, 28A, 29, and 53 Aberfeldie Street and 10 Waverley Street Garages: 10A, 14A and 53 Aberfeldie Street
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Identified By

Context Pty Ltd, 'Moonee Valley Stage 1 Gap Study', October 2014

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## Amelia Avenue

**Precinct name:** Amelia Avenue

Prepared by: Context

**Address:** 29-39 Amelia Avenue, Essendon

<b>Name:</b> Amelia Avenue	<b>Survey Date:</b> November 2018
<b>Precinct Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Local Significance	<b>Builder:</b> (Gerald) Thomas FitzGerald
<b>Extent of Overlay:</b> Refer map	<b>Construction Date:</b> c1924-c1930
<b>Recommended Heritage Protection:</b> Heritage Overlay, Moonee Valley Planning Scheme	<b>Architectural Style:</b> Interwar -





# GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



## History and Historical Context

### *Thematic Context*

The precinct at 29-39 Amelia Avenue, Essendon, relates to the following historic themes from the thematic environmental history of Moonee Valley (Living Histories, 2012):

Theme 2: Peopling Victoria's Places and Landscapes; 2.7: Promoting Settlement (Developing private townships and housing estates)

Theme 3: Connecting Victorians by transport and communications; 3.3: Linking Victorians by Rail (Electrification of Essendon railway line); 3.5: Travelling by Tram

Theme 6: Building Towns, Cities and the Garden State; 6.3: Shaping the Suburbs (Expanding services to meet demands); 6.7: Making Homes for Victorians (Establishing homes for the wealthy, working class homes, middle class homes)

### *Contextual History*

Essendon is bounded by the Moonee Ponds Creek on the east and by the Maribyrnong River on the west. In the 1840s, the early period of British colonial settlement, the Essendon area was used for grazing and farming. The area was well watered by the Maribyrnong River and the Moonee Ponds Creek and attracted agriculturalists. The suburb was part of the former City of Essendon, which began as the Borough of Essendon (and Flemington) in 1861. It was elevated to the Town of Essendon in 1890 and then to the City of Essendon in 1909.

In the early 1850s Mt Alexander Road became a major thoroughfare as the route to the newly discovered Mt Alexander diggings (Castlemaine). This route was the spine of the Essendon area and developed as a busy commercial strip. By the 1880s there was also commercial development on Buckley Street and later on Puckle Street. A railway line opened in 1871, which was duplicated in 1884. With the drawcard of the newly expanded railway, a number of large estates were subdivided and developed in Essendon in the 1880s during Melbourne's land boom. In 1906, electric trams were introduced along Mt Alexander Road (supported by the newly built Essendon Tram Depot), and this encouraged further residential and commercial development. Development was steady through the early 1900s and increased in the interwar years, which was a period of accelerated suburban growth.

The discovery of rich goldfields to the north boosted the local economy with a number of ancillary business established along Mt Alexander Road. Shopkeepers and traders took up premises in Essendon in the 1870s and 1880s, and the area developed a suburban character. Large estates in the area included 'Puckle Lodge' (demolished) and 'Earlsbrae Hall', which is a grand double-storey mansion built by brewer Collier McCracken and part of Lowther Hall Girls' Grammar School since the 1920s. Essendon was considered a more affluent area in terms of the western and northern suburbs and was commonly referred to as 'the Toorak of the north'. The relatively large number of private schools attest to this: St Columba's Catholic Girls' School (1897), Lowther Hall Anglican Grammar School (1920), Penleigh and Essendon Grammar (1924) and St Bernard's Catholic School (1940). Essendon High School (1909) was amongst the first three state high schools built in Victoria.

In contrast to the heavily industrial suburbs to the south and west, Essendon discouraged industrial development. In the 1920s, however, Essendon was selected over Fishermans Bend as the site of Melbourne's major airport - a position it held until Tullamarine Airport was opened in 1970. The Essendon Airport cemented Essendon as a major transport route, with an electric tramway built to the airport in 1943, and also encouraged manufacturing and ancillary transport industries to the north of Essendon. Essendon experienced extensive growth in the postwar period, reflected in the number of postwar residences in the northern suburbs of the former City of Essendon.

### **Precinct History**

The subject precinct comprises a group of mostly gable-fronted interwar bungalows built on North Park Estate, opened in 1920.

The subject land is located on Crown Allotment 6 at Hawstead, Parish of Doutta Galla, owned by 1858 by John Thomas Smith ('Township and suburban allotments' 1858, SLV). The land was said to be the highest point of Essendon. Alexander McCracken, renowned brewer and sportsman, purchased the land in 1887, and his 42-room mansion, named 'North Park' designed by Oakden, Addison and Kemp, was constructed in 1888 (Kemp 1888, SLV). After Alexander McCracken died in 1915, his widow subdivided North Park, retaining the mansion and selling off the remaining land. The homestead, on 7½ acres was sold in 1920 (*Herald* 24 March 1920:4). The homestead building remains today at 69 Woodland Street (HO128) and is used by the St Columban Mission (VHD 1999).

In 1917, a plan for North Park Estate, developed on the McCracken land and adjoining the North Essendon Railway Station, was submitted by solicitors Messrs Hedderwick, Fookes and Alston to Essendon City Council and approved (*Flemington Spectator* 10 May 1917:1).

In April 1920, 80 villa sites and 24 shop sites were offered for auction in the North Park Estate by Coghill and Haughton, in conjunction with Williams and Gilpin. The Estate sites fronted Woodland Street, Alfred Road, Heseldene Street and Amelia Avenue (*Herald* 21 April 1920:4). However, it is not clear that the estate was sold as subdivided lots at that time, as, in November 1920, North Essendon warehouseman, Frank Bateman, became the proprietor of the entirety of the North Park Estate, which he subsequently sold as residential allotments from 1921 (CT:V4431 F061). Essendon City Council awarded a tender to H Rowe for the construction of streets in the North Park Estate in 1928 (*Age* 9 May 1928:16).

At least three of the five sites that make up the subject precinct, 31, 35 and 39 Amelia Avenue, were purchased by members of the FitzGerald family in 1924-25. Emma FitzGerald purchased 39 Amelia Avenue in 1925 and Ruby FitzGerald purchased 31 Amelia Avenue in the same year (CT:V4431 F061). Emma FitzGerald was married to builder, (Gerald) Thomas FitzGerald, and Ruby was Thomas's sister (*Ancestry* 2006-18). By 1908, Thomas and Emma were living at 'Rondierantz' (later 'Wildwood') at the corner of Mackay and Brewster streets, Essendon (*Argus* 28 November 1908:13). In 1926 Ruby FitzGerald married John Thomas Smith, who had purchased an allotment at 35 Amelia Street in 1924 (CT:V4431 F061) (*Ancestry* 2006-18).

Thomas FitzGerald was active in the construction of a number of homes in the area of Essendon and Kensington in the first decades of the twentieth century, advertising 'all kinds and sizes of villas' for construction until 1916 (see Figure 1) (*Herald* 7 July 1910:3; *Essendon Gazette and Keilor, Bulla and Broadmeadows Reporter* 22 April 1915:6). While Thomas FitzGerald was serving in World War One, Emma took over the running of the business (*Essendon Gazette and Keilor, Bulla and Broadmeadows Reporter* 20 July 1916:6). Thomas FitzGerald also served as a councillor on the City of Essendon Council, being elected mayor in 1928 and retiring in 1946, and stood as a candidate for the House of Representatives in the federal election of 1922 (*Age* 1 August 1946:9; *Australasian* 21 July 1928:14; *Geelong Advertiser* 18 November 1922:5).

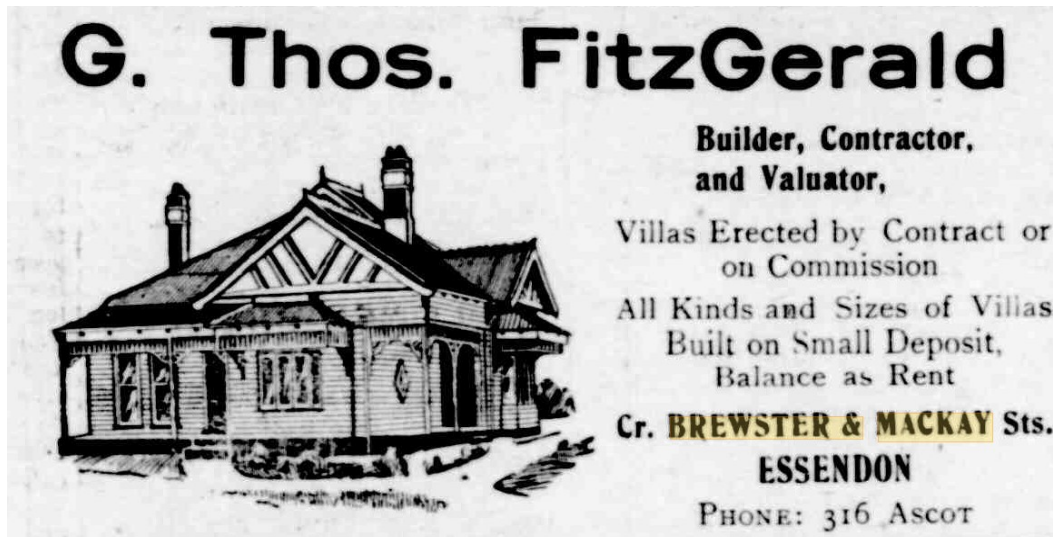


Figure 1. Advertisement for builder G Thomas Fitzgerald, who, by 1908, lived at the corner of Brewster and Mackay streets, Essendon. (Source: *Essendon Gazette and Kellor, Bulla and Broadmeadows Reporter* 22 April 1915:6)

Because of the FitzGerald family's ownership of at least three of the subject sites, and the consistency of the style of the subject residences, it seems likely that FitzGerald built the houses that make up the precinct to his designs.

Four houses (unnumbered) had been built on the west side of Amelia Avenue by 1925 (S&Mc). By 1930, all houses within the subject precinct had been constructed (see Figure 2); no member of the FitzGerald family was listed as resident in that year, indicating that the residences were built for investment purposes (S&Mc 1930).



Figure 2. Showing subject precinct houses c1930. (Source: MMBW Detail Plan 1668, undated)

## Description & Integrity

This small precinct stretches along a gently curved stretch of road, comprising a short section of the northern side of Amelia Avenue, a quiet residential street with concrete kerb and channelling. It has wide nature strips on both sides, grassed on the north side and mature eucalypts and shrubs planted after 1945 on the south side, screening the railway line.

It is a consistent, though small, streetscape of interwar Californian Bungalows of timber construction, likely erected by the same builder, (Gerald) Thomas FitzGerald, between c1924 and c1930. Each dwelling has an elevated siting and consistent front setback. Most are set behind front garden spaces with a grassed area and garden beds adjacent to the building line. Fences among the properties, while later, are sympathetic in style and scale: numbers 29 and 35 have capped timber picket fences; number 31 has a twisted wire fence with timber posts; number 33 has a simple timber picket fence. The properties at numbers 37 and 39 do not have a front fence.

Most of the dwellings are characterised by an asymmetrical, bungalow form, set beneath a dominant gabled roof sheltering a subsidiary projecting gable to the principal facade. Number 29 is almost symmetrical in plan; instead of a projecting bay, only the gable end projects, and in doing so creates a porch space beneath. Number 33 differs in that it has a main transverse gabled roof form. Irrespective of these differences in form, the consistency in siting, setback and scale unifies the streetscape visually.

Roof cladding is either terracotta tiles (31, 33, 39) or has been replaced with corrugated iron (29, 35, 37). Red brick chimneys remain at numbers 31, 33 and 35. Each dwelling has walls clad with weatherboard, and numbers 29, 35 and 39 have a band of notched weatherboards from sill-rail height.

Gable end details vary among the dwellings, and typically comprise an arrangement of shingles at the apices with either fishscale pressed metal (29 and 35), or roughcast or panel board with timber strapping to emulate half-timbering (31, 33, 37 and 39). Most gable ends have a louvered attic-style window, each differing slightly in the treatment of the timber frames. Number 35 retains a scalloped pressed metal treatment to the bargeboard.

Fenestration among the houses is intact, generally comprising timber-framed double-hung windows with leaded glass to the upper sashes. Numbers 31, 35, 37 and 39 retain windows with leaded upper sashes. Number 29 has a Federation-style hood to the window beneath the main gable. Number 33 has a bow window beneath the street-facing gable with its own roof resting on exposed purlins with lamb's tongue profile, and four timber-framed double-hung windows.

Each house has a raised verandah, with simple capped timber balustrades and varied post treatments. Most are serviced by a timber stair. Some have turned timber posts (29 and 35), while others have simple timber posts with decorative brackets (37 and 39), and number 31 has lost its verandah detailing. The verandah to number 33 is not as elevated as the others, is serviced by brick steps and supported with coupled timber posts atop heavy red-brick piers.

The Amelia Avenue Precinct has good integrity, with few changes visible to original or early elements of the houses. Overall, the visual cohesion is strong, and most dwellings are largely intact, each retaining key details characteristic of the Interwar Californian Bungalow style. Each dwelling retains intact fenestration and original timber window treatments. While some of the dwellings have been altered (replacement of roof cladding, loss of chimney or verandah detailing), have a visible addition (second-storey to number 29, carport to numbers 37 and 39), or garage (31 and 35) constructed in a similar style to the house, the original style and form of the dwellings remain legible. Visual consistency is achieved by the consistent setbacks, elevated sitings and use of similar form, materials and details among the dwellings.

### Comparative Analysis

As part of a subdivision created in 1917 from a large, Victorian-era mansion estate, and almost completely developed in the 1920s and 1930s, the Amelia Avenue Precinct, Essendon, is comparable to HO19 Fenton Street, Essendon, HO301 Hoddle Street, Essendon, HO326 Newhall Avenue, Moonee Ponds, and HO371 Levien Street, Essendon.

**HO19 Fenton Street, Ascot Vale**, while comprising a group of Federation-era houses on the south side of Fenton Street, and therefore an earlier example than those at Amelia Avenue, this precinct is comparable in demonstrating a similar pattern of subdivision and development: Fenton Street was created as part of a 1910 subdivision, which followed the selling off of land surrounding Ascot House (50-52 Fenton Street) at the turn of the century. It is also comparable to Amelia Avenue as a very intact and visually unified group: similar (and in some cases, identical) form, materials, detailing, ornament and siting of the houses present a highly visually cohesive streetscape, and suggest they were also constructed by the same builder.

**HO301 Hoddle Street, Essendon**, though a larger example than Amelia Avenue, is comparable in demonstrating a similar pattern of subdivision and development: though Hoddle Street was formed in 1872, with few dwellings erected in the following decades, a number of Federation-era villas constructed in the early twentieth-century, it was not until the 1920s that the final rapid development of the street occurred forming the general character of the precinct that we experience today. Californian bungalows were the principal form of housing erected at the time, with red brick the predominant building material used. Amelia Avenue is distinguished as a row of timber interwar bungalows

**HO326 Newhall Avenue, Moonee Ponds**, is comparable as a small single-street residential precinct (14 properties), though still slightly larger than the Amelia Avenue precinct. Similarly, it was subdivided in the early twentieth-century and comprises a cluster of six houses built in the same period as those in Amelia Avenue, plus later interwar houses and two from the late 1940s. The majority of the houses in the Newhall Avenue precinct are of brick construction, which gives the precinct a different character. In addition to the 1920s Bungalows, Newhall includes houses representative of other prevailing domestic styles of the time. All the houses in the Newhall Avenue Precinct are noted as retaining original front fences, which is not the case in the Amelia Street precinct, although they are sympathetic. Amelia Avenue does not have bluestone kerbs and channels as seen at Newhall Avenue. Amelia Avenue is distinguished as a small and highly visually cohesive row of timber interwar bungalows.

**HO371 Levien Street, Essendon**, comprises a row of ten modest, single-fronted timber Edwardian-era dwellings. Though an earlier example, it is comparable as a highly visually cohesive streetscape of timber houses constructed by the same builder; the dwellings all incorporating consistent scale, form and detailing, and all with a house name in the front gable end.

### Discussion

Historically, the Amelia Avenue Precinct, Essendon, illustrates what was a typical pattern in the suburbs of Moonee Valley in the Edwardian and interwar periods, when large Victorian-era mansion estates were subdivided for suburban development as they became too expensive to maintain, and were then almost completely developed during the intensive period of suburban expansion that followed World War I. Development was spurred by improved transport connections and other services. The Amelia Avenue precinct is comparable to other precincts in the HO that demonstrate this pattern of development in the municipality. It provides an important example of this pattern of development in Essendon, which is not represented by the other HO precincts (being in Ascot Vale, Travancore and Moonee Ponds).

The houses in the Amelia Avenue Precinct, Essendon, present a historically and visually unified streetscape; given the FitzGerald family's ownership of at least three of the subject sites, and the consistency of the style of the subject houses, it seems likely that all of the houses were built by a

single builder, Thomas FitzGerald. This is most comparable to HO19 Fenton Street, Ascot Vale and HO371 Leven Street, Essendon. The precinct comprises a small, intact and cohesive streetscape of interwar timber bungalows on the west side of Amelia Avenue, which distinguishes it from those precincts that are either larger, have a greater diversity of housing stock or comprise houses predominantly of brick construction, such as HO301 Hoddle Street and HO326 Newhall Avenue.

### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised August 2018, modified for the local context.

**CRITERION A:** Importance to the course or pattern of the City of Moonee Valley's cultural or natural history (historical significance).

Historically, the Amelia Avenue Precinct, Essendon, is significant as an illustration of what was a typical pattern in the suburbs of Moonee Valley in the Edwardian and interwar periods, when large Victorian-era mansion estates were subdivided for suburban development as they became too expensive to maintain, and then were almost completely developed during the intensive period of suburban expansion that followed World War I. This pattern of development demonstrates the accelerated suburban growth of Essendon and of the municipality during the interwar years, encouraged by improved transport connections and other important services such as being sewered and having made roads.

**CRITERION B:** Possession of uncommon, rare or endangered aspects of the City of Moonee Valley's cultural or natural history (rarity).

N/A

**CRITERION C:** Potential to yield information that will contribute to an understanding of the City of Moonee Valley's cultural or natural history (research potential).

N/A

**CRITERION D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The houses in the Amelia Avenue Precinct, Essendon, are representative of the Californian Bungalow style popular during the 1920s, all of which exhibit a high level of intactness. They demonstrate the principal characteristics of interwar bungalows constructed in timber, illustrating the transition from Edwardian to typical interwar bungalow forms. Most of the houses have characteristic massing with an asymmetrical, bungalow form, set beneath a dominant gabled roof sheltering a subsidiary projecting gable to the principal facade. Each dwelling has walls clad with weatherboard, some have a band of notched weatherboards from sill-rail height (29, 35, 39), and a raised front verandah with simple capped timber balustrades and varied post treatments; some have turned timber posts (29 and 35), while others have simple timber posts with decorative brackets (37 and 39).

**CRITERION E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Aesthetically, the Amelia Avenue Precinct is significant because of its picturesque streetscape, afforded by the shared distinctive roof forms, materials and stylistic details, elevated siting and consistency of setbacks and scale of the dwellings. The precinct is distinguished as a row of free-standing interwar bungalows built to similar designs and presenting a highly unified streetscape. The high level of intactness of most of the dwellings, particularly to the gable ends, door and

window joinery, and integrity of the precinct as a whole enhances the picturesque quality and visual unity of the precinct.

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

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 their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Moonee Valley's history (associative significance).

N/A

### Statement of Significance

Heritage Place: Amelia Avenue	PS ref no: HO454
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#### *What is Significant?*

29-39 Amelia Avenue, Essendon, a small residential area comprising a short row of timber Interwar-era bungalows built c1924-c1930 by Thomas FitzGerald, is significant.

The following features contribute to the significant of the precinct:

- The houses constructed c1924-c1930, as shown on the precinct map.
- The overall consistency of housing form (gable roofs, asymmetrical bungalow form), materials and detailing (weatherboard external cladding, gable end decoration), and siting (elevated siting, consistent front setbacks).

The houses at 29, 31, 33, 35, 37 and 39 Amelia Avenue are Contributory.

Non-original alterations and additions to the Contributory buildings are not significant. The front fences, while sympathetic in style and materials, are also not significant.

#### *How is it significant?*

29-39 Amelia Avenue, Essendon, is of local historical, representative (architectural), and aesthetic significance to the City of Moonee Valley.

#### *Why is it significant?*

Historically, the Amelia Avenue Precinct, Essendon, is significant as an illustration of what was a typical pattern in the suburbs of Moonee Valley in the Edwardian and interwar periods, when large Victorian-era mansion estates were subdivided for suburban development as they became too expensive to maintain, and then were almost completely developed during the intensive period of suburban expansion that followed World War I. This pattern of development demonstrates the accelerated suburban growth of Essendon and of the municipality during the interwar years, encouraged by improved transport connections and other important services such as being sewerage and having made roads. (Criterion A)

The houses in the Amelia Avenue Precinct, Essendon, are representative of the Californian Bungalow style popular during the 1920s, all of which exhibit a high level of intactness. They demonstrate the principal characteristics of interwar bungalows constructed in timber, illustrating the transition from Edwardian to typical interwar bungalow forms. Most of the houses have

characteristic massing with an asymmetrical, bungalow form, set beneath a dominant gabled roof sheltering a subsidiary projecting gable to the principal facade. Each dwelling has walls clad with weatherboard, some have a band of notched weatherboards from sill-rail height (29, 35, 39), and a raised front verandah with simple capped timber balustrades and varied post treatments; some have turned timber posts (29 and 35), while others have simple timber posts with decorative brackets (37 and 39). (Criterion D)

Aesthetically, the Amelia Avenue Precinct is significant because of its picturesque streetscape, afforded by the shared distinctive roof forms, materials and stylistic details, elevated siting and consistency of setbacks and scale of the dwellings. The precinct is distinguished as a row of free-standing interwar bungalows built to similar designs and presenting a highly unified streetscape. The high level of intactness of most of the dwellings, particularly to the gable ends, door and window joinery, and integrity of the precinct as a whole enhances the picturesque quality and visual unity of the precinct. (Criterion E)

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Moonee Valley Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Moonee Valley Planning Scheme:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Identified By

Context Pty Ltd, 'Moonee Valley Stage 1 Gap Study', October 2014

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## Mackay Street

**Precinct name:** Mackay Street

Prepared by: Context

Address: 3-51 & 4-50 Mackay Street, Essendon

<b>Name:</b> Mackay Street	<b>Survey Date:</b> November 2018
<b>Precinct Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Local Significance	<b>Builder:</b>
<b>Extent of Overlay:</b> Refer precinct map	<b>Construction Date:</b> c1888-1890s; c1900-1920; c1920-1942
<b>Recommended Heritage Protection:</b> Heritage Overlay, Moonee Valley Planning Scheme	<b>Architectural Style:</b> Victorian - Italianate; Edwardian - Queen Anne; Interwar - Bungalow





#### GRADING

- PROPOSED SIGNIFICANT PLACE
  - PROPOSED CONTRIBUTORY PLACE
  - PROPOSED NON-CONTRIBUTORY PLACE
  - PROPOSED PRECINCT BOUNDARY
  - HO EXISTING INDIVIDUAL HERITAGE OVERLAY
  - EXISTING HERITAGE OVERLAY PRECINCT
  - CADASTRAL BOUNDARY
- ↑  
N

## History and Historical Context

### *Thematic Context*

The precinct at 1-51 & 4-50 Mackay Street, Essendon, relates to the following historic themes from the thematic environmental history of Moonee Valley (Living Histories, 2012):

Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement.

Theme 6: Building Towns, Cities and the Garden State; 6.3: Shaping the Suburbs (Expanding services to meet demands); 6.7: Making Homes for Victorians (Establishing homes for the wealthy, working class homes, middle class homes)

### *Contextual History*

Essendon is bounded by the Moonee Ponds Creek on the east and by the Maribyrnong River on the west. In the 1840s, the early period of British colonial settlement, the Essendon area was used for grazing and farming. The area was well watered by the Maribyrnong River and the Moonee Ponds Creek and attracted agriculturalists. The suburb was part of the former City of Essendon, which began as the Borough of Essendon (and Flemington) in 1861. It was elevated to the Town of Essendon in 1890 and then to the City of Essendon in 1909.

In the early 1850s Mt Alexander Road became a major thoroughfare as the route to the newly discovered Mt Alexander diggings (Castlemaine). This route was the spine of the Essendon area and developed as a busy commercial strip. By the 1880s there was also commercial development on Buckley Street and later on Puckle Street. A railway line opened in 1871, which was duplicated in 1884. With the drawcard of the newly expanded railway, a number of large estates were subdivided and developed in Essendon in the 1880s during Melbourne's land boom. In 1906, electric trams were introduced along Mt Alexander Road (supported by the newly built Essendon Tram Depot), and this encouraged further residential and commercial development. Development was steady through the early 1900s and increased in the interwar years, which was a period of accelerated suburban growth.

The discovery of rich goldfields to the north boosted the local economy with a number of ancillary business established along Mt Alexander Road. Shopkeepers and traders took up premises in Essendon in the 1870s and 1880s, and the area developed a suburban character. Large estates in the area included 'Puckle Lodge' (demolished) and 'Earlsbrae Hall', which is a grand double-storey mansion built by brewer Collier McCracken and part of Lowther Hall Girls' Grammar School since the 1920s. Essendon was considered a more affluent area in terms of the western and northern suburbs and was commonly referred to as 'the Toorak of the north'. The relatively large number of private schools attest to this: St Columba's Catholic Girls' School (1897), Lowther Hall Anglican Grammar School (1920), Penleigh and Essendon Grammar (1924) and St Bernard's Catholic School (1940). Essendon High School (1909) was amongst the first three state high schools built in Victoria.

In contrast to the heavily industrial suburbs to the south and west, Essendon discouraged industrial development. In the 1920s, however, Essendon was selected over Fishermans Bend as the site of Melbourne's major airport - a position it held until Tullamarine Airport was opened in 1970. The Essendon Airport cemented Essendon as a major transport route, with an electric tramway built to the airport in 1943, and also encouraged manufacturing and ancillary transport industries to the north of Essendon. Essendon experienced extensive growth in the postwar period, reflected in the number of postwar residences in the northern suburbs of the former City of Essendon.

### **Precinct History**

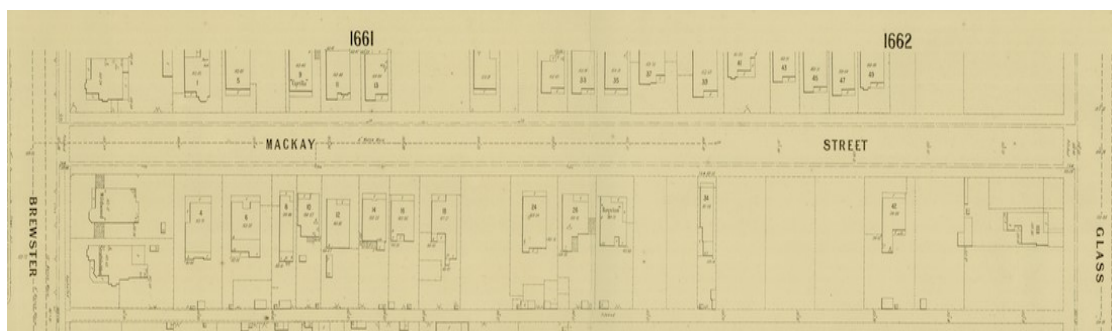
The subject precinct comprises predominantly Federation and Edwardian houses and cottages, with a small number of transitional bungalows and one Victorian house, all built on land that was formerly known as Glew's Paddock.

John Glew, born in Yorkshire in 1822, arrived in the colony of Victoria in 1849 where he took up work in brickyards. He purchased a small piece of land in Union Street, Phillipstown (Brunswick) close to the Moonee Ponds Creek, and started brickmaking himself in June 1849 where he remained for 11 years. In 1860 he started a second yard in Brunswick, and in 1866 bought the business of Poheman's Paddock Brickmaking Company, which he carried on for six or seven years. About 1871 he opened another brickyard at Essendon, and at that time was carrying on the four places, and employing an average of 50 hands, which number he kept up for a period of over 20 years, turning out upwards of 4,000,000 bricks a year. Glew retired from business in 1884 (*Coburg Leader* 7 October 1893:1). The John Glew Brick Company continued to operate in Essendon until at least 1896 (*Coburg Leader* 15 February 1896:1). A number of quarries are shown on a 1910 map in Glew Street (today's Glen Street) and Sturt Street, and are likely the clay pits accessed by the company (MMBW Detail Plan no 1661, 1910). The quarries were reclaimed to form today's Allison Park.

As mentioned above, with the drawcard of the newly expanded railway, the population of Essendon increased markedly in the land boom era of the 1880s as estates were subdivided for the construction of villa residences and substantial homes and marketed to speculators and investors. In November 1888, 46 'splendid business, mansion and villa sites' subdivided on Glew's Paddock, which included Mackay Street, were auctioned (*Age* 10 November 1888:3). Mackay Street was formed and channelled in 1901 (*Argus* 8 February 1901:2).

With the end of the land boom in the late 1880s, and the onset of the subsequent widespread economic depression of the 1890s, Glew's Paddock was only partially built upon by the end of the nineteenth century. In 1906, the North Melbourne Electric Tramway and Lighting Company opened its electric tramway system linking Essendon to the city, but generally development was slow in Essendon until the 1920s. After World War One, returning troops often sought the peace and quiet of the suburbs, and state authorities, including the State Bank, offered generous finance to enable them to acquire 'homes fit for heroes'. Accompanied by the tramline extension along Keilor Road in 1923 to the Essendon North primary school, in the 1920s Essendon became one of Melbourne's fastest growing suburbs (*Victorian Places* 2015; Davison 2008).

The history of Essendon's development is reflected in the residences that make up the subject precinct in Mackay Street. C Fleming, esquire, lived at 'Bolinda' in Mackay Street in 1894 (*Argus* 3 March 1894:1). By 1900, only one other house had been built in Mackay Street (S&Mc 1900). By 1910, the majority of the houses in the subject precinct had been built (see Figure 1). By 1915, houses had been constructed in Mackay Street on the east side at numbers 4-18, 24-36, and 44-50; and on the west side at numbers 1, 5-15, and 33-49; with a house under construction at number 51 in that year (S&Mc 1915). By 1920, additional houses had been built at 19-23, 20-22, 29 and 31 Mackay Street, with a house under construction at number 17 in that year (S&Mc 1920).



**Figure 1. Showing houses in the subject precinct built by 1910. (Source: MMBW Detail Plan no 1663, 1910).**

By 1908, and in 1910, builder Gerald Thomas Fitzgerald, and his wife Emma were living at 'Rondierantz' at the corner of Mackay and Brewster streets (west side of Mackay) (*Argus* 28 November 1908:13; S&Mc 1910).

Fitzgerald advertised 'all kinds and sizes of villas' for construction through to 1916 (see Figure 2) (*Essendon Gazette and Keilor, Bulla and Broadmeadows Reporter* 22 April 1915:6). While Fitzgerald was serving in World War One, Emma took over the running of the business (*Essendon Gazette and Keilor, Bulla and Broadmeadows Reporter* 20 July 1916:6). G Thomas Fitzgerald also served as a councillor on the City of Essendon Council, being elected mayor in 1928 and retiring in 1946, and stood as a candidate for the House of Representatives in the Federal election of 1922 (Age 1 August 1946:9; *Australasian* 21 July 1928:14; *Geelong Advertiser* 18 November 1922:5).

Fitzgerald is likely to have built the house he and his family lived in at the corner of Brewster and Mackay streets, as he was active in the construction of a number of homes in the area of Essendon and Kensington at the time (*Herald* 7 July 1910:3). He may have also constructed other houses in the subject precinct.

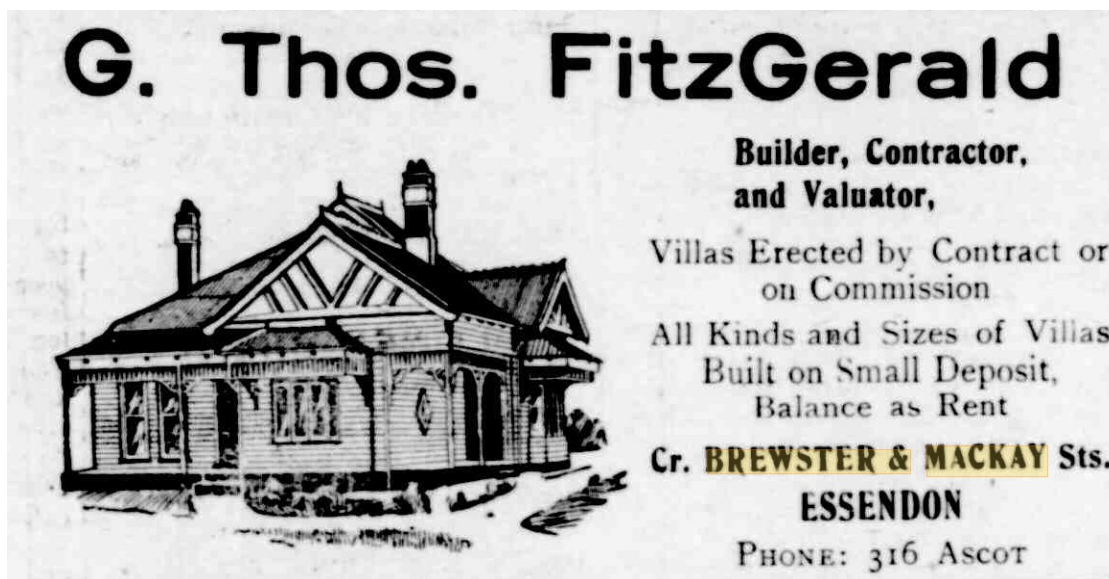


Figure 2. Advertisement for builder G Thomas Fitzgerald, who lived at the corner of Brewster and Mackay streets, Essendon. (Source: *Essendon Gazette and Keilor, Bulla and Broadmeadows Reporter* 22 April 1915:6)

### Description & Integrity

The Mackay Street precinct is a residential area that comprises a mix of housing stock from the Victorian, Edwardian and Interwar periods, at 3-51 & 4-50 Mackay Street. The houses have varying frontage widths and setbacks, but contain mostly detached housing with similar form (hipped or gabled roofs, verandahs), scale (mostly single-storey), materials and ornament.

Mackay Street is set on a north-south axis between Glass Street to the north and Brewster Street to the south. The subject area comprises both sides and the entire length of Mackay Street, a road of moderate width with concrete kerb and channelling. It has a typical arrangement of grassed nature strips on both sides with concrete footpaths. Most houses have concrete driveway crossovers. A bluestone lane abuts the rear of the properties on the east side of Mackay Street, and to numbers 3-13 on the west side.

Front fences throughout the precinct are uniformly low, consisting mostly of capped or uncapped timber picket, with some masonry and wire cyclone fences, all sympathetic in style and scale to the era of the properties. Numbers 22 and 48 retain original or early low brick fences with mild steel infill and matching gates.

The predominant character of the precinct is created by the many houses that reflect the transition between the Victorian and Edwardian eras through their design which incorporate features of both the Italianate and Queen Anne styles. This was a popular though conservative dwelling form in the years prior to World War I and integrates successfully into streetscapes of both Victorian Italianate

and pure Federation Queen Anne examples. These types of houses generally comprise those built by c.1910, at numbers 11, 12, 15, 16, 21, 26, 29, 32, 34, 35 and 37 in the Mackay Street precinct, and represent the following types:

- Italianate-Queen Anne form with asymmetrical massing, a hipped or pyramidal roof with a projecting street-facing gable or hipped bay, weatherboard, block-fronted or red brick walls with rendered stringcourse; Italianate-style details incorporated in the bullnose-profile to verandahs and bracketed eaves, and; Queen Anne details displayed in window hoods and gable end detailing, including timber strapping and roughcast to emulate half-timbering; frieze decoration varies among the dwellings, some have Queen Anne-style timber ladder fretwork, while others retain Italianate-style cast-iron lace work; some have Italianate-style chimneys with rendered cornice, while others have Queen Anne-style corbelled red brick chimneys.
- Double-fronted, substantial Italianate houses, block-fronted to simulate ashlar stonework or red brick with rendered stringcourses, with bullnose-profile verandah, Italianate-style cast-iron frieze and bracketed eaves, Queen Anne-style corbelled brick chimneys.
- Attached Italianate terrace form (pair at 32 & 34) with pyramidal roof and bullnose verandah, block-fronted with bracketed eaves, and Edwardian-era details including decorative window joinery, timber frieze and Queen Anne-style chimneys.

These hybrid dwellings illustrate the long popularity of the Italianate style and its adaptation to new trends in the twentieth century.

Houses at numbers 3, 4, 8, 9, 14 and 31 demonstrate truer, though in most cases rather late, examples of Italianate-style houses, with number 3 probably built before 1900, and the others by 1910. Houses from this period typically constitute one of two types: the asymmetrical form with a canted bay, either a slate or corrugated iron roof, hipped or slight bullnose profile to the verandah, or; the symmetrical, double-fronted form, clad with timber boards to simulate ashlar stonework, verandah with bullnose roof and elaborate cast-iron frieze and brackets, turned timber posts, bracketed eaves and panelled frieze. Most have Italianate-style chimneys with a cement-rendered cornice. The house at number 8 embodies a more modest, cottage-like form, with a pyramidal roof, block-fronted façade with quoined effect, Italianate-style cornice to the tall red brick chimney, bullnose return verandah with cast-iron lacework.

The Queen Anne style houses at numbers 10, 13, 19, 20, 23, 25, 27, 30, 36 and 39-49 were mostly built by 1910, though some were constructed as late as 1920. One notable and intact example is number 13, a substantial brick villa with a picturesquely asymmetrical form and hipped roof with projecting gable. It retains rendered string courses, timber turned finials and roughcast detailing to the chimneys and gable ends, and incorporates an Art Nouveau-style moon gate arch to the verandah. Other examples of the Queen Anne style in the precinct are either:

- Timber villas with a steeply-pitched hipped roof with gablet and street-facing gable. Typical details include timber-strapping and roughcast to the gable ends to emulate half-timbering, most having the verandah incorporated beneath the main slope of the roof, and with decorative timber fretwork and turned timber posts. Most retain window hoods and corbelled red brick chimneys. (10, 27, 30, 39, 41, 43, 45)
- Modest houses of either brick or timber construction with gabled roofs, and usually with a side or return verandah incorporated under one slope of the roof. Most retain simple timber-strapping detail to the gable ends and timber fretwork. (19, 20, 23, 25, 36, 47 & 49)

There are two Contributory Interwar-era houses of brick construction in the precinct, both on the east side of the street at numbers 22 and 38. Both have an asymmetrical bungalow form with a dominant gabled or transverse gabled roof of terracotta tiles, and a prominent porch incorporated beneath the main roof. Each dwelling has a wide street frontage, and number 22 retains an original or early low brick fence with mild steel infill and matching gates. The bungalows retain elements of the Queen Anne style, including terracotta finials and bracketed gable ends and timber brackets to the verandah posts.

The Mackay Street Precinct has good visual cohesion. The housing is of good quality and, overall, of good integrity and intactness. Many of the dwellings reflect the transition between the Victorian and Edwardian eras through their design which incorporate features of both the Italianate and Queen Anne Styles. This creates a high level of visual continuity with the different style of the other dwellings in the precinct, comprising Victorian Italianate and pure Federation Queen Anne examples, as well as Interwar Bungalows.

While some of the houses have been altered in detail (roofing materials, verandah detailing, for example), the majority of the dwellings in the precinct are of high intactness when viewed from the street, and retain their original building and roof form, verandahs with associated detailing, patterns of fenestration, window and door joinery and chimneys. Few houses have second-storey additions, and those that do are either set back from the main ridgeline (8, 23, 39, 45, 49) or otherwise discrete (10), and the original style and form of the dwellings remain legible. Aerial photography shows several houses with rear additions that are completely obscured from the street frontage. Visual consistency is achieved by the similar form (hipped or gabled roofs, verandahs), scale (mostly single-storey), materials and ornament among the dwellings.

### Comparative Analysis

As part of a subdivision created on Glew's Paddock (1888) but almost completely developed in the Edwardian and early Interwar periods, the Mackay Street Precinct, Essendon, is comparable to HO1 Edward Street and Richardson Street, Essendon, HO7 Riverview Estate, Essendon, HO16 Ascot Vale Estate, Ascot Vale and Moonee Ponds, HO21 South and East Streets, Ascot Vale and HO301 Hoddle Street, Essendon.

**HO1 Edward Street and Richardson Street, Essendon**, though a much larger example than Mackay Street, is comparable in that it illustrates three distinct phases of development. Like Mackay Street, it comprises a small number of Victorian dwellings and some Interwar bungalows, with the bulk of the significant houses within the precinct dating from the Edwardian period. Similarly, dwellings in this precinct comprise a combination of brick and timber construction.

**HO7 Riverview Estate, Essendon**, though a larger example than Mackay Street, is comparable in demonstrating a similar pattern of subdivision and development: the area was subdivided twice, once in the 1882 and again in 1907, with development occurring shortly after this around a group of nineteenth-century mansions. The precinct is notable for the consistently high quality of its built form, presented predominantly by Queen Anne-style houses, though it also includes houses representative of other prevailing domestic styles of the 1920s and 30s, including the Californian Bungalow, Georgian Revival, Old English and Moderne. Mackay Street is distinguished as its housing stock comprises a lesser diversity of styles, thus presenting a higher degree of visual cohesion.

**HO16 Ascot Vale Estate, Ascot Vale and Moonee Ponds**, is comparable in demonstrating a similar pattern of development in the late nineteenth century in Moonee Valley as the subject precinct. Like Mackay Street, it demonstrates important phases of residential development in Moonee Valley, the first during the land boom of the late nineteenth century, with a hiatus in development as a result of the 1890s Depression, and subsequent recovery in the early twentieth century and a second wave of development after World War I spurred on by improved transport connections. Similarly, it retains some fine examples of detached Federation-era houses in the Queen Anne style.

**HO21 South and East Streets, Ascot Vale**, is comparable as it demonstrates a similar pattern of development, also commencing a few years prior to the 1890s Depression but not really taking off until the early twentieth-century. Like the Mackay Street precinct, it features good examples of Victorian and Federation era housing with a small amount of interwar infill.

**HO301 Hoddle Street, Essendon**, though a larger example than Mackay Street, is comparable in demonstrating a similar pattern of subdivision and development: Hoddle Street was formed in 1872,

with few dwellings erected in the following decades and a number of Federation-era villas constructed in the early twentieth-century. In the 1920s the final rapid development of the street occurred forming the general character of the Hoddle Street precinct that we experience today, which is not directly comparable to Mackay Street.

### **Discussion**

Historically the Mackay Street precinct illustrates what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c.1905 and the 1930s. Development was spurred by improved transport connections and other services, including the introduction of electric trams along Mt Alexander Road in 1906. The Mackay Street precinct is comparable to other precincts in the HO that demonstrate this pattern of development in the municipality.

Mackay Street is typical of this pattern of development in Moonee Valley, the housing stock reflective of the history of Essendon's development. It is important as a representative area of late nineteenth and early to mid-twentieth century housing in this part of the municipality.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised August 2018, modified for the local context.

**CRITERION A:** Importance to the course or pattern of the City of Moonee Valley's cultural or natural history (historical significance).

Historically the Mackay Street precinct illustrates what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c.1905 and the 1930s. Development was spurred by improved transport connections and other services, including the introduction of electric trams along Mt Alexander Road in 1906. Mackay Street is typical of this pattern of development in Moonee Valley, the housing stock reflective of the history of Essendon's development.

**CRITERION B:** Possession of uncommon, rare or endangered aspects of the City of Moonee Valley's cultural or natural history (rarity).

N/A

**CRITERION C:** Potential to yield information that will contribute to an understanding of the City of Moonee Valley's cultural or natural history (research potential).

N/A

**CRITERION D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The Mackay Street precinct is significant as a representative area of late nineteenth century and early to mid-twentieth century housing in this part of the municipality. The mixed streetscape of Victorian, Federation and interwar era houses, which retain key features and detailing characteristic of their respective styles, demonstrate the key development phases. Interspersed throughout the precinct are many dwellings that reflect the transition between the Victorian and Federation eras through their designs, which incorporate features of both the Italianate and Queen Anne styles. These dwellings that combine stylistic features from different eras, add visual cohesion to the otherwise mixed streetscape.

**CRITERION E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

N/A

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

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 their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Moonee Valley's history (associative significance).

N/A

### Statement of Significance

**Heritage Place:** Mackay Street

**PS ref no:** HO455

#### *What is Significant?*

The Mackay Street precinct, which comprises the houses at 3-51 and 4-50 Mackay Street, Essendon, and subdivided in c.1888-1890s and developed c.1900-20s, is significant.

The following features contribute to the significance of the precinct:

- The pattern of development in the precinct which comprises a mixed streetscape of Victorian, Federation and interwar houses, and the key features and original detailing characteristic of their respective styles, in many cases transitional styles.
- Bluestone laneways at the rear of 3-13 and 4-48 Mackay Street.
- Original or early front fence at 22 Mackay Street.

The houses at 3, 9, 11, 13, 15, 19, 21, 23, 25, 27, 29, 31, 35, 37, 39, 41, 43, 45, 47, 49, 51 and 4, 8, 10, 12, 14, 16, 20, 22, 26, 30, 32, 34, 36 and 38 are Contributory.

Non-original alterations and additions to the Contributory buildings are not significant.

The houses at 5, 7, 17 and 33 and 6, 18, 24, 28, 42, 44, 48 and 50 Mackay Street are Non-contributory to the precinct.

#### *How is it significant?*

The Mackay Street Precinct, Essendon, is of local historical, and representative (architectural) significance to the City of Moonee Valley.

#### *Why is it significant?*

Historically the Mackay Street precinct illustrates what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c.1905 and the 1930s. Development was spurred by improved transport connections and other services, including the introduction of electric trams along Mt Alexander Road in 1906. Mackay Street is typical of this pattern of development in Moonee Valley, the housing stock reflective of the history of Essendon's development. (Criterion A)

The Mackay Street precinct is significant as a representative area of late nineteenth century and early to mid-twentieth century housing in this part of the municipality. The mixed streetscape of Victorian, Federation and interwar era houses, which retain key features and detailing characteristic of their respective styles, demonstrate the key development phases. Interspersed throughout the

precinct are many dwellings that reflect the transition between the Victorian and Federation eras through their designs, which incorporate features of both the Italianate and Queen Anne styles. These dwellings that combine stylistic features from different eras, add visual cohesion to the otherwise mixed streetscape. (Criterion D)

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Moonee Valley Planning Scheme as a precinct.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Moonee Valley Planning Scheme:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences which are not exempt from notice and review?	Yes – front fence at no. 22
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Identified By

Context Pty Ltd, 'Moonee Valley Stage 1 Gap Study', October 2014

### References

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*Victorian Places* 2015, 'Essendon', <http://www.victorianplaces.com.au>, accessed 9 May 2018.

Whitworth, Robert Percy 1870, *Bailliere's Victorian Gazetteer and Road Guide*, F.F. Bailliere, Melbourne.

## McCracken Street

**Precinct name:** McCracken Street

Prepared by: Context

**Address:** 30-50 & 27-49 McCracken Street, Essendon

<b>Name:</b> McCracken Street	<b>Survey Date:</b> October 2018
<b>Precinct Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Local Significance	<b>Builder:</b>
<b>Extent of Overlay:</b> Refer map	<b>Construction Date:</b> 1921-29 (subdivision); 1927-35
<b>Recommended Heritage Protection:</b> Heritage Overlay, Moonee Valley Planning Scheme	<b>Architectural Style:</b> interwar Bungalow





## GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- HO EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



## History and Historical Context

### Thematic Context

The precinct at 30-50 & 27-49 McCracken Street, Essendon, relates to the following historic themes from the thematic environmental history of Moonee Valley (Living Histories, 2012):

*Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme 6: Building Towns, Cities and the Garden State; 6.3: Shaping the Suburbs (Expanding services to meet demands); 6.7: Making Homes for Victorians (Establishing homes for the wealthy, working class homes, middle class homes)*

### **Contextual History**

Essendon is bounded by the Moonee Ponds Creek on the east and by the Maribyrnong River on the west. In the 1840s, the early period of British colonial settlement, the Essendon area was used for grazing and farming. The area was well watered by the Maribyrnong River and the Moonee Ponds Creek and attracted agriculturalists. The suburb was part of the former City of Essendon, which began as the Borough of Essendon (and Flemington) in 1861. It was elevated to the Town of Essendon in 1890 and then to the City of Essendon in 1909.

In the early 1850s Mt Alexander Road became a major thoroughfare as the route to the newly discovered Mt Alexander diggings (Castlemaine). This route was the spine of the Essendon area and developed as a busy commercial strip. By the 1880s there was also commercial development on Buckley Street and later on Puckle Street. A railway line opened in 1871, which was duplicated in 1884. With the drawcard of the newly expanded railway, a number of large estates were subdivided and developed in Essendon in the 1880s during Melbourne's land boom. In 1906, electric trams were introduced along Mt Alexander Road (supported by the newly built Essendon Tram Depot), and this encouraged further residential and commercial development. Development was steady through the early 1900s and increased in the interwar years, which was a period of accelerated suburban growth.

The discovery of rich goldfields to the north boosted the local economy with a number of ancillary business established along Mt Alexander Road. Shopkeepers and traders took up premises in Essendon in the 1870s and 1880s, and the area developed a suburban character. Large estates in the area included 'Puckle Lodge' (demolished) and 'Earlsbrae Hall', which is a grand double-storey mansion built by brewer Collier McCracken and part of Lowther Hall Girls' Grammar School since the 1920s. Essendon was considered a more affluent area in terms of the western and northern suburbs and was commonly referred to as 'the Toorak of the north'. The relatively large number of private schools attest to this: St Columba's Catholic Girls' School (1897), Lowther Hall Anglican Grammar School (1920), Penleigh and Essendon Grammar (1924) and St Bernard's Catholic School (1940). Essendon High School (1909) was amongst the first three state high schools built in Victoria.

In contrast to the heavily industrial suburbs to the south and west, Essendon discouraged industrial development. In the 1920s, however, Essendon was selected over Fishermans Bend as the site of Melbourne's major airport - a position it held until Tullamarine Airport was opened in 1970. The Essendon Airport cemented Essendon as a major transport route, with an electric tramway built to the airport in 1943, and also encouraged manufacturing and ancillary transport industries to the north of Essendon. Essendon experienced extensive growth in the postwar period, reflected in the number of postwar residences in the northern suburbs of the former City of Essendon.

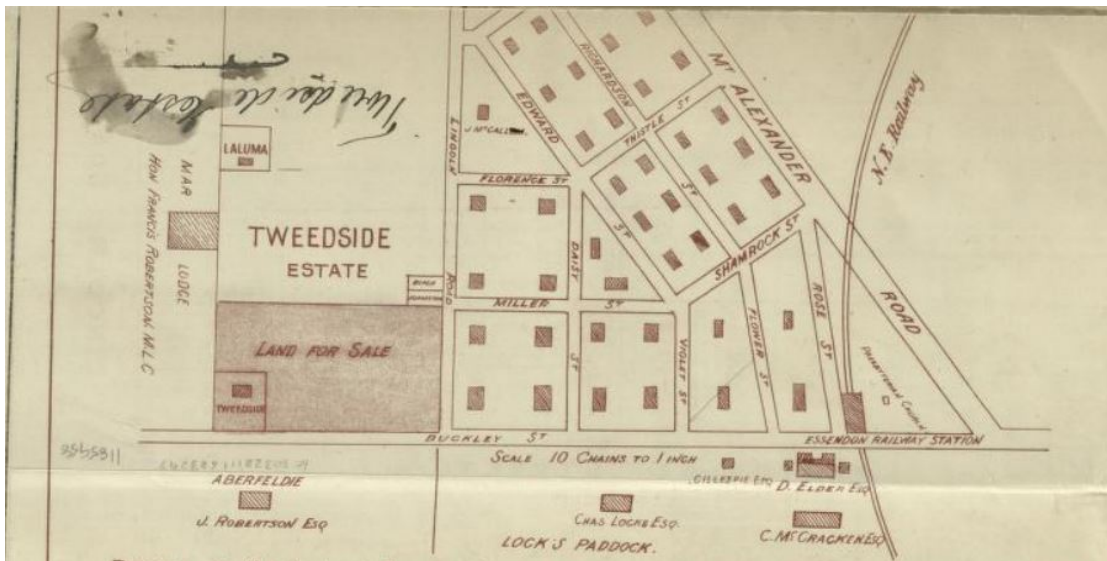
### **Precinct History**

The subject precinct is comprised of interwar timber bungalows built on Mar Lodge Estate, subdivided in 1921.

James Robertson Snr and his family arrived from Scotland in May 1841 aboard the 'Strathfieldsaye'. Robertson purchased Crown Allotments 3 and 4, a total of 185 acres, of Section 7 Parish of Doutta Galla on 8 December 1847. Braybrook Road (now Buckley Street) formed the northern boundary of the allotments (see Figure 1). Robertson (who settled at Keilor) initially leased the property, then known as 'Spring Hill', to Dugald McPhail of Essendon (*North Melbourne Advertiser*, 23 June 1888:2) (Context 2015:61).

Robertson died in 1853, leaving Spring Hill to his eldest son, James, and another property on the north side of Braybrook Road, 'Mar Lodge' (named after a highland estate in western Aberdeenshire, Scotland), comprising a residence and 180 acres on Crown Allotment C, Section 13, to his other son, Francis Robertson (Context 2015:61). The Mar Lodge homestead was built in 1860 for James Robertson Snr, who used it as his hunting lodge. Francis Robertson, MLC for the Northern Province, died in 1886, after which Mar Lodge was put up for sale (*Kerang Times and Swan Hill Gazette* 16 March 1886:4).

The rapid turnover of owners of the property in the late 1880s reflected the land speculation in Essendon triggered by the economic boom of the time. By November 1886, James Lyon was living at Mar Lodge (*Evelyn Observer and South and East Bourke Record* 26 November 1886:3). By June 1888, Mar Lodge was in the ownership of G W Taylor, who intended to use the land for part of a railway line to be constructed from the Racecourse line to Bulla (*North Melbourne Advertiser* 30 June 1888:2). Advertised for sale again in September 1888, Mar Lodge was described as situated in Buckley Street near the Essendon Railway Station, opposite Aberfeldie, and between the Tweedside and Butzbach estates (see the 1886 Tweedside Estate advertisement, SLV; *North Melbourne Advertiser* 22 September 1888:3). Purchased by C and A McCracken, sons of Alexander McCracken who owned nearby 'North Park', the property was owned by D C Morpeth by 1901 (*Leader* 29 June 1901:11). Mar Lodge was a gathering place for parties, hunts and dinners for the colony's elite.



**Figure 1. The Tweedside Estate advertised in 1886 and showing Francis Robertson's Mar Lodge and James Robertson's Aberfeldie to the west (source: State Library of Victoria Collection)**

Mar Lodge Estate, comprising 143 acres of 'magnificent building land' between Keilor Road and Buckley Street 'in the heart of Essendon' was put up for sale in 1919 (*Advocate* 22 March 1919:21; *Age* 16 September 1919:4).

In 1921, solicitors Bruce Pitcairn Hedderwick and Robert Cudmore purchased Mar Lodge and subdivided the land into more than 300 allotments to form Mar Lodge Estate (CT:V4464 F788). A covenant restricted buildings on the estate to a single residence only on each allotment (*Herald* 5 February 1953:2). Lots in the Mar Lodge Estate were sold from 1921 to 1929 (CT:V4464 F788). The 1860s Mar Lodge residence was retained and exists today at 33A and 33B Forrester Street, Essendon (HO53).

The Mar Lodge Estate was sewered from 1921 and the construction of streets in the estate was commenced in 1929 by council employees and also provided 'relief work' for unemployed people affected by the economic depression of the late 1920s (*Argus* 14 September 1921:17; *Herald* 28 November 1929:14).

Most houses in the subject precinct in McCracken Street were constructed in the late 1920s and 1930s.

Building permits for residences in the subject precinct in McCracken Street were issued as follows: number 30 in 1934; number 32 in 1929; number 39 in 1928; number 43 in 1935; and number 45 in 1927 (BP).

By 1930 in the subject precinct, residences had been built at numbers 27, 31-41, 45 and 49; and numbers 38-50 (S&Mc 1930). By 1935, additional houses had been constructed in the subject precinct at numbers 47; and numbers 30-36 (S&Mc 1935).

The McCracken Street area in the 1950s-60s can be seen in Figure 3.



**Figure 2.** View of Essendon Secondary School on the corner of Buckley and McCracken streets c1950-1960 showing the southern end of McCracken Street. The intersection of McCracken and Thomson Street is shown in the foreground. This part of McCracken is just south of the subject precinct, but it shows the characteristic wide nature strips and some street trees that are not visible in the 1945 Melbourne aerial (source: Pratt c1950-60, SLV)

### Description & Integrity

30-50 and 27-49 McCracken Street, Essendon, is a residential area comprising a group of interwar bungalows built from the late 1920s to mid-1930s on the Mar Lodge Estate subdivision (1921), mostly of timber construction.

McCracken Street is oriented north-south and extends between Keilor Road at the north and to Buckley Street at the south end. The subject area comprises the section of McCracken Street from Mountain to Jacka streets. The precinct area slopes subtly downward from north to south, falling 10m over approximately 260m.

McCracken Street is a relatively narrow road with concrete kerbs and guttering. It has very wide nature strips on both sides with large spans of lawn planted with mature Brush Box trees (*Lophostemon confertus*), which probably date from the c.1960s. Concrete footpaths run adjacent to the property boundaries. There are driveway crossovers to most properties. There is a bluestone roundabout and traffic islands at the Woolley Street intersection, which are more recent additions.

The houses have consistent front setbacks with garden settings, some of which retain early plantings (the Canary Island palms at number 27, the paired shrubs at the gateway of 29, and the patchwork hedge at 37 McCracken). A number of the properties have original or early front fences and gates (29 and 37), or fences in keeping with the period in which the house was built (34, 43, 47, 49). There are three keynote corner houses (27, 37, 39 McCracken), which anchor the precinct.

The houses comprise variations on the theme of the interwar Bungalow and feature different combinations of characteristic elements of the style. The houses are relatively modest, single-storey, and mostly timber houses (29 and 43 McCracken are the only brick bungalows), asymmetrical in plan, and original had both terracotta tile and corrugated iron-clad roofs.

The roof forms vary, but all are typical of the interwar Bungalow. Some have prominent street facing gables (27, 31, 39, 34, 40 McCracken), others have a transverse gable roof with a small gable protruding through the roof plane or projecting to contain the verandah (33, 45, 49, 30, 32, 38, 42 McCracken), and others have hip roofs with the verandah contained beneath an extension of the roof plane (37, 43, and 30, 36, 46, and 48 McCracken). 29 and 47 McCracken have hip roofs with corner verandah and corner porch, respectively.

The treatment of gable ends varies. Some combine weatherboard with timber strap work and panels (at 34). The gable end at 42 is in-filled with shingles, and at 46 with moulded weatherboard to simulate shingles.

A number of the houses feature projecting windows of different kinds: there are bow windows at 27, 39, 49, 30 and 46; bay windows at 37 (side), 43, 49 and 50; and a square bay at 39. The bow windows at 27 McCracken are relatively elaborate, with a shingled treatment to the bow above and below window sill and head height.

Windows are timber framed and generally double-hung sash, some with a projecting box frame. Some houses have front windows with stylised geometric leadlight glazing to the upper or both panes, seen at 27, 31, 33, 39, 30, 34, 36, 38, and 50 (replaced at 29 and 46). The houses at 45 and 48 also have double-hung timber sash windows but with a four paned upper sash.

Verandahs mostly have brick balustrades with different column treatments, which is typical of the interwar bungalow. The precinct includes grouped timber posts at 33, 32, 38 and 42 and, single moulded columns or in groups of up to three at 45, 30, 34 and 46, and tapered masonry piers on a brick or rendered balustrade, some with clinker brick detail (at 31, 37, 39, 45 and 36, with buttresses at 27).

The later bungalows of the 1930s are asymmetrical in plan with hipped tile roofs plus hipped projecting bay with a small corner porch (47 McCracken) or balanced by a verandah along the front of the house contained with an extension of the roof plane (29, 30 and 43 McCracken).

From recent aerial photography it is apparent that most houses have rear extensions or modifications. Some extensions or modifications are visible from the street (38, 46 and 50 McCracken), but are sufficiently set back so as not to intrude into views of the house from the street, or on the character of the precinct as a whole. 32 and 43 McCracken have prominent second storey additions that protrude into and above the main ridgeline. In addition, a half-timbered gable has been added to the projecting front bay. At 29 McCracken Street, neo-Federation alterations have been made, including a bay window and verandah details. The houses still make a contribution to the precinct as a whole, however, because the characteristic features of the principal façade of each house, as viewed from the street, remain largely intact, retaining aesthetic qualities that contribute to the character of the precinct.

Three of the contributory properties have recent carport or garage additions (27, 38, 40 and 50 McCracken). These are set to the side of the houses, leaving the principal façades of each house and their characteristic features, intact and clearly visible in views from the street.

Overall, the visual cohesion of the precinct is strong, on both sides of the street. Visual consistency is provided by the uniform setbacks, garden settings, and the large number of houses built in a similar style (interwar Bungalow) with similar forms, materials, and details, and over a relatively short time span, from c.1927 to 1935. The exception in terms of materials are the two brick bungalows at 29 and 43 McCracken, which share other stylistic features. The visual cohesion and integrity are strengthened by keynote houses that anchor the precinct at 27, 37 and 39 McCracken, and the high integrity of most of the houses, several of which retain original or early front fences.

The garden settings (particularly intact at 37 McCracken and mature Canary Island Palms at 27 McCracken), mature street trees and distinctive wide nature strips enhance the visual cohesion and aesthetic qualities of the precinct.

### **Comparative Analysis**

As part of a subdivision created in 1921 from a large, Victorian-era mansion estate, and almost completely developed in the 1920s and 1930s, the McCracken Street Precinct, Essendon, is comparable to HO2 Glass Street, Essendon, HO5 Vida Street and Knight Street, Aberfeldie, HO20 Monash Street, Ascot Vale, and HO23 Travancore, and HO326 Newhall Avenue, Moonee Ponds.

HO2 Glass Street, Essendon, is comparable for its many 1920s Bungalows, in this case built of both timber and brick, and which include a range of window, verandah and gable treatments typical of houses built in the 1920s Bungalow style. The aesthetic significance of the precinct derives from the diversity of house styles, including other popular interwar styles, Edwardian bungalows, and three late-nineteenth-century houses, which distinguishes it from the McCracken Street precinct which has a more cohesive character.

HO5 Vida Street and Knight Street, Aberfeldie, was also developed mostly in the interwar period, and comprises residential development of predominantly the interwar and early postwar periods. The houses are built in a diversity of styles, which distinguishes it from the McCracken Street precinct, which is more consistent.

HO20 Monash Street, Ascot Vale, is a much larger precinct than the McCracken Street Precinct, comprising multiple streets. The Monash Street precinct was subdivided at much the same time as McCracken Street, in the early 1920s (in two stages, 1923 and 1925, and the houses were built over a similar short period, c.1925-40. Like the McCracken Street precinct, the houses are overwhelmingly detached, single-storey 1920s timber Bungalows with various combinations of typical features of the Bungalow idiom, and interspersed with a small number of later interwar house styles; Old English revival, Spanish Mission and Moderne at Monash Road, two brick Old English Revival duplexes at McCracken Street. McCracken Street does not have bluestone kerbs and channels seen at Monash Street.

HO23 Travancore, is comparable to the McCracken Street Precinct as an estate subdivided at a similar time, in the early 1920s (land released in 1918, 1921, and 1924) and largely developed during the interwar period. HO23 also has some early postwar dwellings. Like the McCracken Street precinct, the Travancore Estate was subdivided from a large Victorian-era mansion estate. Unlike the Travancore Precinct, the proposed McCracken Street precinct does not comprise an entire 1920s estate subdivision, but rather a largely intact part of a larger subdivision. The qualities of the Travancore precinct created by its isolation as a pocket of inner suburban Melbourne, are unique. This is not a characteristic shared by the McCracken Street precinct, nor many other precincts in the HO in Moonee Valley.

HO326 Newhall Avenue, Moonee Ponds, is a small single-street residential street (14 properties), smaller than the McCracken Street precinct. It was subdivided in the early twentieth century and comprises a cluster of six houses built in the same period as those in McCracken Street, plus later interwar houses and two from the late 1940s. The majority of the houses in the Newhall Avenue precinct are of brick construction, which gives the precinct a different character. In addition to the 1920s Bungalows, Newhall includes houses representative of other prevailing domestic styles of

the time. All the houses in the Newhall Avenue Precinct are noted as retaining original front fences, which is not the case in the McCracken Street precinct, although there are some original or early fences and others are sympathetic. McCracken Street does not have bluestone kerbs and channels seen at Newhall Avenue. McCracken Street is distinguished by the mature street trees that add to the visual cohesion of the precinct.

## Discussion

Historically, the McCracken Street Precinct, Essendon, illustrates what was a typical pattern in the suburbs of Moonee Valley in the interwar period, when large Victorian-era mansion estates were subdivided for suburban development in the interwar period as they became too expensive to maintain, and were then almost completely developed during the intensive period of suburban expansion that followed World War I. Development was spurred by improved transport connections and other services. The McCracken Street precinct is comparable to other precincts in the HO that demonstrate this pattern of development in the municipality. It provides an important example of this pattern of development in Essendon, which is not represented by the other comparable HO precincts (being in Ascot Vale, Travancore and Moonee Ponds).

The McCracken Street Precinct, Essendon, comprises a largely intact and cohesive streetscape of single-storey, predominantly timber, modest interwar Bungalows, which distinguishes it from those precincts that have a greater diversity of housing stock, such as Vida and Knight Street, Glass Street and, to an extent, Monash Street as well. The houses were built over a relatively short time span, between c.1928 and 1935, and share similar features typical of the interwar Bungalow style, including form, materials and detailing, setback and well-maintained garden settings, some with original or early front fences. The aesthetic qualities and visual cohesion of the precinct are enhanced by the good integrity of most of the houses, several of which (for example, 29, 36 and 37) retain original or early front fences. The cohesive character of the McCracken Street precinct is further enhanced by the generous landscape treatment of the streetscape comprising wide lawn nature strips and mature Brush Box trees (*Lophostemon confertus*).

## Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised August 2018, modified for the local context.

**CRITERION A:** Importance to the course or pattern of the City of Moonee Valley's cultural or natural history (historical significance).

Historically, the McCracken Street Precinct, Essendon, is significant as an illustration of what was a typical pattern in the suburbs of Moonee Valley in the interwar period, when large Victorian-era mansion estates were subdivided for suburban development as they became too expensive to maintain, and then were almost completely developed during the intensive period of suburban expansion that followed World War I. This pattern of development demonstrates the accelerated suburban growth of Essendon and of the municipality during the interwar years, encouraged by improved transport connections and other important services such as being seweraged and having made roads.

**CRITERION B:** Possession of uncommon, rare or endangered aspects of the City of Moonee Valley's cultural or natural history (rarity).

N/A

**CRITERION C:** Potential to yield information that will contribute to an understanding of the City of Moonee Valley's cultural or natural history (research potential).

N/A

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The McCracken Street precinct is significant as a relatively intact group of interwar timber bungalows. The houses were built over a relatively short time span, between c.1928 and 1935, and share similar features typical of the interwar Bungalow style, including form, materials, setback and well-maintained garden settings, some with original or early front fences. The aesthetic qualities and visual cohesion of the precinct are enhanced by the good integrity of most of the houses, several of which (for example, 29, 36 and 37) retain original or early front fences. The aesthetic qualities are further enhanced by the two Canary Island palm trees in the front garden of 27 McCracken Street. These trees were popular garden plants in the interwar period and are of a maturity that suggests they may have been an early part of the garden. The aesthetic qualities and cohesive character of the McCracken Street precinct is also enhanced by the generous landscape treatment of the streetscape comprising wide lawn nature strips and mature Brush Box trees (*Lophostemon confertus*).

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

N/A

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

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 their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Moonee Valley's history (associative significance).

N/A

### Statement of Significance

<b>Heritage Place:</b> McCracken Street	<b>PS ref no:</b> 456
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#### *What is Significant?*

The McCracken Street precinct, at 30-50 and 27-49 McCracken Street, Essendon, a residential area comprising a group of interwar bungalows built in c.1927-35 on the Mar Lodge Estate subdivision (1921), is significant.

The following features contribute to the significance of the precinct:

- The pattern of development, which comprises a 1921 subdivision of a Victorian mansion estate which was rapidly developed in the interwar years.
- The relatively intact group of interwar bungalows, and the original form, materials, setback, and detailing that are characteristic of interwar timber bungalows.
- The well-maintained garden setting.
- Original or early front fences at 29 and 37 McCracken Street.
- The mature Canary Island palm trees and lych gate at 27 McCracken Street.
- The wide nature strips.
- The visual cohesion enhanced by the street trees (*Lophostemon confertus*).

The houses at 27, 29, 31, 33, 37, 39, 43, 45, 47, 49 and 30, 32, 34, 36, 38, 40, 42, 46, 48, 50 McCracken Street are Contributory. The house at 27 McCracken, situated on a prominent corner, is distinguished by two mature Canary Island Palms and a lych gate at the corner.

Non-original alterations and additions to the Contributory houses are not significant.

The houses at 35, 41 and 44 McCracken Street are Non-contributory.

*How is it significant?*

30-50 and 27-49 McCracken Street, Essendon, is of local historic and representative (architectural) significance to the City of Moonee Valley.

*Why is it significant?*

Historically, the McCracken Street Precinct, Essendon, is significant as an illustration of what was a typical pattern in the suburbs of Moonee Valley in the interwar period, when large Victorian-era mansion estates were subdivided for suburban development as they became too expensive to maintain, and then were almost completely developed during the intensive period of suburban expansion that followed World War I. This pattern of development demonstrates the accelerated suburban growth of Essendon and of the municipality during the interwar years, encouraged by improved transport connections and other important services such as being seweraged and having made roads. (Criterion A)

Architecturally, the McCracken Street precinct is significant as a relatively intact group of interwar timber bungalows. The houses were built over a relatively short time span, between c.1928 and 1935, and share similar features typical of the interwar Bungalow style, including form, materials, setback and well-maintained garden settings, some with original or early front fences. The aesthetic qualities and visual cohesion of the precinct are enhanced by the good integrity of most of the houses, several of which (for example, 29, 36 and 37) retain original or early front fences. The aesthetic qualities are further enhanced by the two Canary Island palm trees in the front garden of 27 McCracken Street. These trees were popular garden plants in the interwar period and are of a maturity that suggests they may have been an early part of the garden. The aesthetic qualities and cohesive character of the McCracken Street precinct is also enhanced by the generous landscape treatment of the streetscape comprising wide lawn nature strips and mature Brush Box trees (*Lophostemon confertus*). (Criterion D)

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Moonee Valley Planning Scheme as a precinct.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Moonee Valley Planning Scheme:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	Yes 2 x Canary Island Palms at 27 McCracken Street
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No

<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences which are not exempt from notice and review?	Yes Front fences at 29 & 37 McCracken Street
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Identified By**

Context Pty Ltd, 'Moonee Valley Stage 1 Gap Study', October 2014

**References**

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*Age*, as cited.

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*Argus*, as cited.

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*North Melbourne Advertiser*, as cited.

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*Victorian Places* 2015, 'Essendon', <http://www.victorianplaces.com.au>, accessed 9 May 2018.

Whitworth, Robert Percy 1870, *Bailliere's Victorian Gazetteer and Road Guide*, F.F. Bailliere, Melbourne.

## **Pascoe Vale Road**

# HERITAGE CITATION REPORT

**Name:** Pascoe Vale Road Precinct  
**Address:** 189-237 PASCOE VALE ROAD, ESSENDON  
20A BUCKLEY STREET, ESSENDON  
1, 2 & 4 FLETCHER STREET, ESSENDON  
13 LOEMAN STREET, ESSENDON  
**Place Type:** Residential Precinct  
**Citation Date:** 2019



*Pascoe Vale Road precinct*

**Recommended Heritage Protection** VHR -

HI -

PS -

**Architectural Style:** Victorian Period (1851-1901), Federation/Edwardian Period (1902-c.1918), Federation/Edwardian Period (1902-c.1918) Domestic Queen Anne, Interwar Period (c.1919-c.1940), Interwar Period (c.1919-c.1940) American Bungalow

## History and Historical Context

### Thematic context

This precinct is associated with the following theme/s in the *Moonee Valley Thematic Environmental History* (2012):

*Theme 2 - Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme 6 - Building towns, cities and the garden state; 6.3 Shaping the suburbs*

### Essendon

**Pascoe Vale Road Precinct**  
**Hermes No 196451**

Heritage Citation Report  
29-Mar-2021 04:08 PM

Most of the residential development of Essendon municipality in the nineteenth century occurred in proximity to the railway line and the Mt Alexander Road. The Depression of the 1890s, after the collapse of the land boom, slowed the suburban development of Essendon. However, there was rapid growth in the first decades of the twentieth century, following the inauguration of the electric trams in 1906 and the electrification of the railway in 1919. Between 1905 and 1909 over 1,000 houses were built in the municipality and Essendon was raised in status to a City as the population reached 20,000. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500 (MVTEH, 2012:113; VMD)

### Precinct history

*Note: Pascoe Vale Road was originally known as Ashurst Street in the nineteenth century, then Pascoe Crescent by the early twentieth century. However, for the purposes of this history it is referred to as Pascoe Vale Road throughout. The original Pascoe Vale Road followed the alignment of what is now Fitzgerald Road.*

Land on the west side of Pascoe Vale Road between Buckley Street and Raleigh Street was part of the original township of Essendon, which was gazetted in 1852. Allotments in the Essendon Township were offered for sale from the 1850s to the 1870s and most of the streets were named and formed by the early 1870s. For example, in 1872 Fletcher Street was named after early settler William Fletcher who bought land in Ascot Vale area in 1847, now part of Ascot Housing Estate, while Raleigh Street was named after Joseph Raleigh who began a boiling down works in the late 1840s on the Maribyrnong River, on the site now known as Pipeworks Parks (Butler 1985).

However, little development occurred in this part of Pascoe Vale Road in the nineteenth century and by 1910 there were only three houses on west side between Buckley Street and Raleigh Street (MMBW). To the south of Fletcher Street the whole of the block extending to Buckley Street was occupied by 'St Olaves', the mansion and grounds occupied for many years by Daniel and Alice Wilson. The mansion had been built in the 1880s for a Mr. Bruce who was one of the contractors employed in the construction of Mt Alexander Road (LV, *Essendon Gazette*, 1919).

To the north of Fletcher Street there was a mansion close to the corner of Pascoe Vale Road, and a double fronted villa just to the south of Raleigh Street (MMBW). The former house has been demolished and replaced by the houses now at 2-8 Fletcher Street, while latter house still exists at 227 Pascoe Vale Road. The other nineteenth century house in this area was at 1 Fletcher Street, at the west corner of Loeman Street, which was constructed c.1886 (EHS).

The opening in 1906 of the electric tramway from Flemington Bridge along Mt Alexander Road, Pascoe Vale Road, then Fletcher Street, and into Mt Alexander Road again, terminating at Keilor Road stimulated development along the route. In 1912 the 'St Olaves' estate was subdivided, creating seven new lots with the mansion retained on a reduced allotment. After the death of Daniel Wilson in 1919 the mansion allotment was sold, the buildings demolished and the land subdivided into three lots by 1935 (LV).

The first lots sold in the 'St Olaves' subdivision in the early 1910s were subject to a covenant that prevented more than one house being erected on the lot and required the house to cost not less than 600 pounds, and to face (and have a minimum setback of 30 feet to) Pascoe Vale Road (LV). This covenant ensured a high quality of construction for the houses built within this area. The first house was no.197, which was erected by 1913. This was followed by the adjoining house at no.195 (1915), and then no.193 (1916), and by 1923 by the houses at nos. 191 (since demolished) and 205 (EHS). A probable tender notice has been found for the house at no. 193 in the *Flemington Spectator* (17 Feb. 1916, p. 2), stating: 'Messrs. Gawler and Drummond, architects, of 443 Little Collins street, Melbourne, invite tenders up till Tuesday, 29th February, at noon, for erection of brick residence at Pascoe crescent, Essendon.' This tender date is in keeping with the purchase of the land on 25 October 1915 by a Mr Albert Hudson James, recorded as a merchant of Flinders Street, Melbourne (LV).

The second phase of development in the 'St Olaves' subdivision began in 1930 when local builders Shaw Bros erected the houses at nos. 205 and 207 for a Mr. Kift who sold them upon completion. They were followed in 1934 by the house at no.189, and in 1936-8 by the houses built on the site of the former mansion (nos. 199-203) after the land was sold and subdivided (EHS). A probable tender notice has been found for the house at no. 193 in the *Flemington Spectator* (17 Feb. 1916, p. 2), stating: 'Messrs. Gawler and Drummond, architects, of 443 Little Collins street, Melbourne, invite tenders up till

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Tuesday, 29th February, at noon, for erection of brick residence at Pascoe crescent, Essendon.' This tender date is in keeping with the purchase of the land on 25 October 1915 by a Mr Albert Hudson James, recorded as a merchant of Flinders Street, Melbourne (LV).

The houses in the 'St Olaves' subdivision were occupied by middle and upper middle class professional and business people. For example, 'Killara' the house at no.197 was built for William Knight, a dentist, while the house at no.201 was the home of Mr. W.H. Brilliant and his wife Florence. Mr. Brilliant was the owner of a nearby cast-cement and fibrous plaster factory in Albion Street, which produced materials for buildings such as the Regent Theatre, Footscray Town Hall, and the Warrnambool Hotel and Theatre (Context 2014; *The Argus* 13 May 1931, p.11). Mr Brilliant's house was designed by the prominent architect (and local resident), Harry Winbush (EHS). (Mr Brilliant's house was demolished in 2015).

On the north side of Fletcher Street a similar pattern of redevelopment saw the nineteenth century mansion at the corner of Pascoe Vale Road demolished by the early 1920s and replaced with the houses at nos. 2 and 4 Fletcher Street, which were constructed in 1924 and 1922, respectively (LV, EHS). Continuing north along Pascoe Vale Road, apart from the aforementioned nineteenth century house at no.227, most of the houses up to nos. 237 were built in the decade from 1915 to 1925. The exception was the house at no.211, which was constructed by 1930 (EHS).

The other houses within this precinct at 20A Buckley Street and 13 Loeman Street also date from the 1930s, both on lots that had been subdivided from other properties. Builder E.A. Crapp constructed the house at 20A Buckley Street, created by the subdivision of the rear of 189 Pascoe Vale Road, in 1935 for William Scott, while the house at 13 Loeman Street was constructed by 1934 on a lot that was created at the rear of the house at 1 Fletcher Street (EHS, LV, SM).

### Sources

*Australasian*, as cited.

Context Pty Ltd, 2014, *Moonee Valley Gap Study Stage 1*

Essendon Historical Society (EHS):

- Bob Chalmers, Sands & McDougall directory information

- Alex Bragiola, original house plans for 201, 205 & 207 Pascoe Vale Road & 20A Buckley Street

Land Victoria (LV), Vol. 1332 Fol. 217 (St Olaves estate), LP 5638 (St Olaves estate 1912 subdivision), Vol. 4306 Fol. 025 (St Olaves estate 1935 subdivision), Vol. 3925 Fol. 803 (193 Pascoe Vale Road), Vol. 3610 Fol. 975 (197 Pascoe Vale Rd), Vol. 4306 Fol. 025 (201 Pascoe Vale Rd), Vol. 4332 Fol. 269 (205-209 Pascoe Vale Rd), Vol. 4459 Fol. 734 (2 & 4 Fletcher St, 191-193 Pascoe Vale Rd)

*Flemington Spectator*, as cited.

Living Histories, *The Moonee Valley Thematic Environmental History* (MVTEH), (June 2012)

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1654 (dated 1909), 1657 (dated 1910), 1658 (1910)

Victorian Municipal Directory (VMD) 1910, 1915, 1920, 1925, 1930

### Description

#### Physical Description

This precinct is a residential area that comprises a mix of housing predominantly from the Federation/Edwardian and interwar periods with two Victorian era houses. The houses are all detached, and mostly single storey and set within mature gardens with deep front setbacks.

The two Victorian houses are simple, symmetrical block-fronted timber houses with M-hip roofs. The example at 1 Fletcher Street is clad in weatherboards and has an original slate roof with two rendered chimneys with moulded cornices. It retains an original verandah with cast iron friezes and posts with Corinthian capitals. The windows are double hung sash. The other example at 227 Pascoe Vale Road ('Airedale') has more elaborate detailing including Ashlar boards to the facade, a four-panel timber door with sidelights and highlights flanked by tripartite windows with barley twist colonettes, and paired eaves brackets. The convex profile verandah has a cast iron frieze and the posts have Corinthian capitals. The roof is slate and there are two rendered chimneys with moulded cornices.

The majority of the twentieth-century housing comprises two key styles: Federation and Edwardian Queen Anne villas and variations on the bungalow style. The Queen Anne villas are characterised by asymmetrical planning, hip roofs with prominent projecting gables, half timbering or roughcast to the gable ends, verandahs formed as an extension of the main

roof with ornamental timber slat frieze or valance, tall brick and render chimneys with terracotta pots, and casement sash windows (sometimes with coloured or leadlight toplights). Roofs are clad in terracotta or slate tiles with terracotta ridge capping and finials and walls are clad in either face brick and render (197 Pascoe Vale Rd) or weatherboards and render (225 & 231-237 Pascoe Vale Rd). They include examples that have windows placed at the corner giving a strong diagonal emphasis (219, 225, 231 & 237 Pascoe Vale Rd). One house, no.235 Pascoe Vale Road, has an early capped timber and wire fence.

The range of bungalow styles includes Federation, California and Arts and Crafts bungalows. The house 'Aloha' at 221 Pascoe Vale Road is in the form of a symmetrical Federation bungalow with hipped roof clad in slate with terracotta ridge capping that extends to form a return verandah with a central gablet over the entry. The verandah is supported by timber posts with timber valance set on brick bricks with brick balustrade. The front door has sidelights and highlights and is flanked by large windows with leadlight glass.

The 1920s bungalows, with two exceptions (229 Pascoe Vale Rd and 1 Loeman St, both clad in weatherboards), have face red brick walls (often with rendered or roughcast trim) and gabled terracotta tiled roofs (typically with roughcast, half-timbered or shingled gable ends, sometimes in combination, often with gable ventilators) with broad front porches or verandahs (either as a continuation of the main roof or as a projecting gable) variously supported by tapered rendered pillars (205 & 223 Pascoe Vale Rd, 4 Fletcher St), timber posts (217 Pascoe Vale Rd) or Tuscan columns (213 Pascoe Vale Rd) set on brick piers with brick balustrades. Of note is the unusual corner porch at 2 Fletcher Street, which has a conical roof. Windows are timber framed, double-hung sash, some with leadlights to the upper panes, and some have bay windows, either curved (205 & 217 Pascoe Vale Rd, 4 Fletcher St) or curved and canted (2 Fletcher St). Most retain brick chimneys, some with terracotta pots.

Of particular note is the bungalow at 193 Pascoe Vale Road. Constructed in 1916 this is a relatively early example of the California Bungalow style with strong Japanese character, possibly influenced by original examples of this style such as the Gamble House, Pasadena, California (1908-09) designed by Greene & Greene. This is evident in the low gable pitch with very wide eaves, flat verandah roof with shaped rafter ends, resting on chunky timber brackets and the use of single storey pavilions in front of a two-storey mass, which is a very unusual composition in Victoria. Other details of note include the heavy dwarf verandah posts with timber corbels at base, casement windows with diamond leadlights and Arts & Crafts floral highlights, timber shingles in gables resting on timber corbels, and walls of roughcast render above a tuckpointed red brick plinth. The house is very intact, and is identical as viewed from Pascoe Vale Road as shown in a 1918 photo, apart from replacement of the original front fence (<i>The Australasian</i>, 19 January 1918, p. 51). To the rear is a later enclosure of the back porch, a separate bungalow, carport and swimming pool.

Also of note are the Arts & Crafts bungalows at 205 and 207 Pascoe Vale Road, constructed by the same builder, which are highly intact and have very fine detailing. No.205 has a distinctive Jerkinhead profile to both the roof and the porch, which is double-arched and supported by square rendered columns with buttressed corners and clinker brick highlights. The gable ends are shingled or half-timbered. The adjoining house at No.207 has similar detailing, but a different form with a broad gabled roof and a corner porch, also with arched openings. The curved bay windows to the main elevation have hipped hoods and there is a circular window placed at one corner with a shingled canopy. The gable ends here have taper-cut bargeboards and an elaborate gable vent with louvered and lattice set inside a Japanese-influenced aedicule set within a band of faux half-timbering. The timbers suggesting timber post framing. Above that are timber shingles in the apex, which sit proud above small modillions. The houses are complemented by identical brick and render panel and pier fences with decorative ironwork and gates.

The 1920s bungalows are supplemented by several interwar houses, some in popular styles such as Old English Revival, Spanish Mission, Mediterranean and Moderne, which emerged in the 1930s. These houses are, with one exception, constructed of rendered brick and have hipped tiled roofs with boxed eaves and plain brick and render chimneys. Windows are often 'Chicago style' with one fixed centre panel flanked by two smaller double-hung sash windows, some with original window boxes below. Many retain original brick or brick and render pier and panel front fences, some with decorative ironwork and iron gates. A typical 1930s house is no.203 Pascoe Vale Road, which has a corner porch and is complemented by an original fence.

The house at 20A Buckley Street is a fine example of the Old English style with characteristic form and detailing including the complex steeply pitched hipped and gabled terracotta-tiled roof, gabled parapets with eaves corbels, clinker brick highlights, multi-paned windows, the clinker brick chimney placed centrally in the main street-facing gable, and porches and doorway

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with round arches, edged with clinker brick.

The adjoining house to the east, at the corner of Pascoe Vale Road (no.189) is a finely detailed and very intact example of the Spanish Mission style. Typical of the style, this house is clad in stucco and has an asymmetric, triple-fronted form with hipped roof massed like separate pavilions, a dominant porch with a decorative Baroque-inspired parapet with a scrolled cartouche above a triple-arched loggia with barley-twist columns (smaller columns frame the blind window to the side of the garage), and the Serlian moulding (with tiled detailing) above the windows either side of the porch, which have 'Adamesque' leadlights in a spiderweb pattern. Other original details include the shingling over the one window, the rendered chimneys, which have unusual boxed tops with diamond tile insets and the Marseilles-pattern terracotta tiled roof, originally painted green. The house is also of note for including an integrated garage, which is an early example, as most garages of the pre-World War II period were freestanding. The house is complemented by the original brick and render fence with steel gates along both frontages. The related Mediterranean style is demonstrated by the arcaded porch/loggias to the houses at nos. 199 (which also retains an original brick front fence, retaining walls and garden steps) and 211 (original front brick and render fence) Pascoe Vale Road.

The one timber 1930s house at 13 Loeman Street has Arts & Crafts detailing redolent of the 1920s. It is clad in shingles to the lower part of the wall with weatherboards above, and the flat-roofed porch has timber fretwork and a shingled balustrade. The porch adjoins a square bay window to the left and a canted bay window to the right, both with leadlights to the upper panes.

While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) the majority of houses in the precinct are very intact when viewed from the street. The Edwardian house at 195 Pascoe Vale Road has been extensively altered, and is Non-contributory. There are only three post-war buildings in the precinct at nos. 191, 201 and 215 Pascoe Vale Road.

Front fences throughout the precinct are uniformly low. Of note are the original front fences, as noted above whilst several other houses have reproduction fences that are sympathetic to the housing style. There are no intrusive high solid fences.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel and mature street trees (Elms and Oaks) in Fletcher Street, the early post box outside 2 Fletcher Street, and the laneways in Pascoe Vale Road between nos. 223 and 225 (which has a pitched bluestone central drain) and nos. 235 and 237 (paved in bluestone pitchers).

### **Comparative Analysis**

Essendon contains many individual houses as well as groups of housing dating from the Federation, Edwardian and interwar periods. This precinct, however, is distinguished by the intactness to the original period of development and the lack of post-war redevelopment. It is also notable for the overall quality and intactness of the majority of the houses, many of which are complemented by original front fences, and sympathetic gardens.

As such, within Essendon, the precinct compares with the nearby Hoddle Street Precinct (HO301), the Peterleigh Grove and Kalimna Street Precinct (HO3) and the Edward Street and Richardson Street Precinct (HO1), which were all developed at around the same time and contain a similar mix of housing styles.

Within the precinct, the following houses are of individual significance:

- The house at 189 Pascoe Vale Road is an intact example of the Spanish Mission style. The asymmetric, triple-fronted form with hipped roof massed like separate pavilions, the dominant porch with a decorative Baroque-inspired parapet with a scrolled cartouche above a triple-arched loggia with barley-twist columns (smaller columns frame the blind window to the side of the garage), and the Serlian moulding (with tiled detailing) above the windows either side of the porch are all expressive of the style. The house is also of architectural significance for including an integrated garage, which is an early example, as most garages of the pre-World War II period were freestanding. It compares with Santa Casa, built 1933 at 200 Ascot Vale Road, Ascot Vale (HO32) and 19 Gladstone Street, built 1930 (HO134).
- The house at 193 Pascoe Vale Road is a fine and early example of a California Bungalow, which demonstrates the Japanese influence seen in seminal examples in the United States designed by architects such as Greene & Greene. Of

note is the low gable pitch with very wide eaves, flat verandah roof with shaped rafter ends, resting on chunky timber brackets and the use of single storey pavilions in front of a two-storey mass, which is a very unusual composition in Victoria. Other details of note include the heavy dwarf verandah posts with timber corbels at base, casement windows with diamond leadlights and Arts & Crafts floral highlights, timber shingles in gables resting on timber corbels, and walls of roughcast render above a tuckpointed red brick plinth. The significance of the house is enhanced by its high degree of intactness. There are no known direct comparisons for this house in Moonee Valley City. The bungalows of individual significance listed in the HO are mostly more conventional types such as 192 Pascoe Vale Road, Moonee Ponds (HO206).

- The houses at 205 & 207 Pascoe Vale Road are fine and well detailed examples of Arts & Crafts bungalows, constructed by the same builder (Shaw Bros.) with similar detailing, but distinctive designs that are complemented by original brick and render panel and pier front fences with decorative ironwork and gates of identical design. No.205 is of note for the distinctive Jerkinhead roof profile to both the roof and the porch, which is double-arched and supported by square rendered columns with buttressed corners and clinker brick highlights, while notable features of no.207 include the circular window placed at one corner with a shingled canopy and the gable ends, which have taper-cut bargeboards and an elaborate gable vent with louvered and lattice set inside a Japanese-influenced aedicule set within a band of faux half-timbering, suggesting timber post framing, and timber shingles in the apex, which sit proud above small modillions. They compare to the house 'Melola' at 33 Union Road, Ascot Vale (HO286), which was constructed in the same year (1930) and almost certainly by the same builders.

## Statement of Significance

### What is significant?

The Pascoe Vale Road precinct in Essendon is a residential area that was developed from c.1880 to c.1940 and contains predominantly Federation, Edwardian and interwar houses and bungalows with two Victorian houses. The following elements contribute to the significance of the precinct:

#### 1. The houses at:

- 189, 193, 197, 199, 203-213 & 217-237 Pascoe Vale Road, 20A Buckley Street, 1, 2 & 4 Fletcher Street and 13 Loeman Street contribute to the precinct. The houses at 189, 193, 205 & 207 Pascoe Vale Road are also of individual significance.

2. The original or early front fences at 189, 199, 203-207, 211 & 235 Pascoe Vale Road.

3. The bluestone kerb and channel and mature street trees (Elms and Oaks) in Fletcher Street, and the laneways in Pascoe Vale Road between nos. 223 and 225 (which has a pitched bluestone central drain) and nos. 235 and 237 (paved in bluestone pitchers), and the early post box outside 2 Fletcher Street.

Key attributes that contribute to the significance of this precinct include:

- the scale, form, siting, materials and detailing of the Significant and Contributory houses
- the high degree of intactness to the development dates from the late Victorian to interwar periods
- Significant and Contributory houses that typically survive with their presentation to the street being largely intact
- the consistently low height of front fences
- road alignments and allotment patterns resulting from the nineteenth century subdivision

The flats and houses at 191, 195, 201 and 215 Pascoe Vale Road, non-original front fences, and non-original alterations or additions to Contributory or Significant places are not significant (this includes the alterations and new built elements at the rear of 193 Pascoe Vale Road).

### How is it significant?

The Pascoe Vale Road precinct in Essendon is of local historic, architectural and aesthetic significance to the City of Moonee Valley.

### Why is it significant?

It is historically significant as a representative example of a residential area, which is associated with the suburban development and expansion of Essendon during the early twentieth century. The nineteenth century houses are a reminder

of the nineteenth century origins of this area, while the Edwardian and inter-war housing provides a tangible illustration of how the opening of the electric tram in 1906 stimulated residential development along its route. (Criteria A & D)

It is architecturally and aesthetically significant as a fine collection of Edwardian villas and Inter-war bungalows, many of which are complemented by original front fences, and garden walls and landscaping. The high quality of much of the housing and the high degree of intactness to the original period of development is notable. (Criterion E)

The house at 189 Pascoe Vale Road is aesthetically significant as an intact example of the Spanish Mission style. The asymmetric, triple-fronted form with hipped roof massed like separate pavilions, the dominant porch with a decorative Baroque-inspired parapet with a scrolled cartouche above a triple-arched loggia with barley-twist columns (smaller columns frame the blind window to the side of the garage), and the Serlian moulding (with tiled detailing) above the windows either side of the porch are all expressive of the style. The house is also of architectural significance for including an integrated garage, which is an early example, as most garages of the pre-World War II period were freestanding (Criteria D & E).

The house at 193 Pascoe Vale Road is architecturally and aesthetically significant as a fine and early example of a California Bungalow, which demonstrates the Japanese influence seen in seminal examples in the United States designed by architects such as Greene & Greene. It was constructed in 1916 and designed by architects Gawler & Drummond. Of note is the low gable pitch with very wide eaves, flat verandah roof with shaped rafter ends, resting on chunky timber brackets and the use of single storey pavilions in front of a two-storey mass, which is a very unusual composition in Victoria. Other details of note include the heavy dwarf verandah posts with timber corbels at base, casement windows with diamond leadlights and Arts & Crafts floral highlights, timber shingles in gables resting on timber corbels, and walls of roughcast render above a tuckpointed red brick plinth. The significance of the house is enhanced by its high degree of intactness. (Criteria D, E & F)

The houses at 205 & 207 Pascoe Vale Road are of aesthetic significant as fine and well detailed examples of Arts & Crafts bungalows, constructed by the same builder (Shaw Bros.) with similar detailing, but distinctive designs that are complemented by original brick and render panel and pier front fences with decorative ironwork and gates of identical design. No.205 is of note for the distinctive Jerkinhead roof profile to both the roof and the porch, which is double-arched and supported by square rendered columns with buttressed corners and clinker brick highlights, while notable features of no.207 include the circular window placed at one corner with a shingled canopy and the gable ends, which have taper-cut bargeboards and an elaborate gable vent with louvered and lattice set inside a Japanese-influenced aedicule set within a band of faux half-timbering, suggesting timber post framing, and timber shingles in the apex, which sit proud above small modillions. The significance of the houses is enhanced by their high degree of intactness. (Criterion E)

## Assessment Against Criteria

In accordance with the VPP Practice Note 'Applying the heritage overlay' this place was assessed in accordance with the processes and guidelines outlined in the 'Australia ICOMOS Charter for Places of Cultural Heritage Significance' (The Burra Charter (1999), using the HERCON criteria.

## Recommendations 2019

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited uses may be permitted

Incorporated Plan

Aboriginal Heritage Place

-
-
-
-
-
-
-

## Robb Street

**Precinct name:** Robb Street

Prepared by: Context

**Address:** 15-25 Robb Street, Essendon

<b>Name:</b> Robb Street	<b>Survey Date:</b> November 2018
<b>Precinct Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Local Significance	<b>Builder:</b>
<b>Extent of Overlay:</b> Refer precinct map	<b>Construction Date:</b> c1890
<b>Recommended Heritage Protection:</b> Heritage Overlay, Moonee Valley Planning Scheme	<b>Architectural Style:</b> Victorian - Italianate



Figure 1. Robb Street Precinct, at 15-25 Robb Street, Essendon (source: Context 2018)



## History and Historical Context

### Thematic Context

The precinct at 15-25 Robb Street, Essendon, relates to the following historic themes from the thematic environmental history of Moonee Valley (Living Histories, 2012):

*Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme 6: Building Towns, Cities and the Garden State; 6.3: Shaping the Suburbs (Expanding services to meet demands); 6.7: Making Homes for Victorians (Establishing homes for the wealthy, working class homes, middle class homes)*

### Contextual History

Essendon is bounded by the Moonee Ponds Creek on the east and by the Maribyrnong River on the west. In the 1840s, the early period of British colonial settlement, the Essendon area was used for grazing and farming. The area was well watered by the Maribyrnong River and the Moonee Ponds Creek and attracted agriculturalists. The suburb was part of the former City of Essendon,

which began as the Borough of Essendon (and Flemington) in 1861. It was elevated to the Town of Essendon in 1890 and then to the City of Essendon in 1909.

In the early 1850s Mt Alexander Road became a major thoroughfare as the route to the newly discovered Mt Alexander diggings (Castlemaine). This route was the spine of the Essendon area and developed as a busy commercial strip. By the 1880s there was also commercial development on Buckley Street and later on Puckle Street. A railway line opened in 1871, which was duplicated in 1884. With the drawcard of the newly expanded railway, a number of large estates were subdivided and developed in Essendon in the 1880s during Melbourne's land boom. In 1906, electric trams were introduced along Mt Alexander Road (supported by the newly built Essendon Tram Depot), and this encouraged further residential and commercial development. Development was steady through the early 1900s and increased in the interwar years, which was a period of accelerated suburban growth.

The discovery of rich goldfields to the north boosted the local economy with a number of ancillary business established along Mt Alexander Road. Shopkeepers and traders took up premises in Essendon in the 1870s and 1880s, and the area developed a suburban character. Large estates in the area included 'Puckle Lodge' (demolished) and 'Earlsbrae Hall', which is a grand double-storey mansion built by brewer Collier McCracken and part of Lowther Hall Girls' Grammar School since the 1920s. Essendon was considered a more affluent area in terms of the western and northern suburbs and was commonly referred to as 'the Toorak of the north'. The relatively large number of private schools attest to this: St Columba's Catholic Girls' School (1897), Lowther Hall Anglican Grammar School (1920), Penleigh and Essendon Grammar (1924) and St Bernard's Catholic School (1940). Essendon High School (1909) was amongst the first three state high schools built in Victoria.

In contrast to the heavily industrial suburbs to the south and west, Essendon discouraged industrial development. In the 1920s, however, Essendon was selected over Fishermans Bend as the site of Melbourne's major airport - a position it held until Tullamarine Airport was opened in 1970. The Essendon Airport cemented Essendon as a major transport route, with an electric tramway built to the airport in 1943, and also encouraged manufacturing and ancillary transport industries to the north of Essendon. Essendon experienced extensive growth in the postwar period, reflected in the number of postwar residences in the northern suburbs of the former City of Essendon.

### Precinct History

The subject precinct comprises Victorian terrace houses built on Locke's Paddock between 1888 and 1890.

As mentioned above, with the drawcard of the newly expanded railway, the population of Essendon increased markedly in the land boom era of the 1880s as estates were subdivided for the construction of villa residences and substantial homes and marketed to speculators and investors; at least 60 estates were subdivided and put on the market in the Essendon area between 1881 and 1888. Potential buyers were attracted to the auctions with free rail passes, free refreshments and low deposits (Frost 2015).

Accountant Charles Locke, who lived in Essendon from 1864, purchased part of Crown Allotment A, Section 6, Parish of Doutta Galla, in 1874, and subdivided it in 1885 (*Argus* 14 January 1864:6; *Argus* 7 July 1874:7).

In November 1885, 83 allotments in Locke's Paddock, Essendon, with frontages to Buckley and Park streets and close to the Essendon railway station, were put up for auction (*North Melbourne Advertiser* 20 November 1885:3).

Lots in Locke's Paddock continued to be sold through to 1888, when on 21 September of that year, every remaining lot was offered for 'absolute sale' in order to close 'syndicate accounts' (see Figure 1) (*Age* 21 September 1888:5). However in 1912, allotments on the estate were still available in Park Street, Robb Street, and Locke Street (*Argus* 30 March 1912:18).

By September 1888, five houses were in existence in Locke's Paddock estate, including the original residence owned by C Locke, 'Mymiami' (see Figures 1 and 2). However development in the estate slowed with the onset of the economic depression of the 1890s.

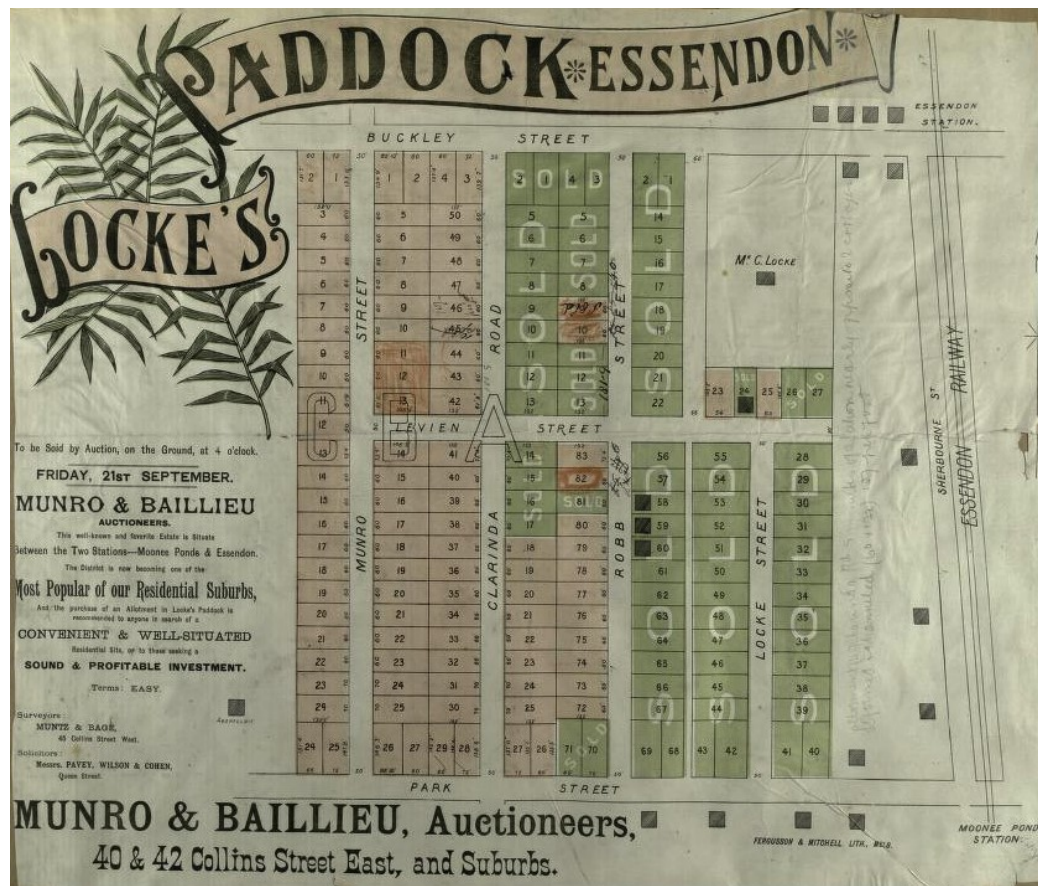


Figure 2. Locke's Paddock Essendon in September 1888, showing allotments 19, 20 and 21 (the subject precinct) sold by this time but not built on. Locke's residence can be seen at the top right. (Source: Muntz and Bage 18?, SLV)

A poster for land sales in Locke's Paddock on 21 September 1888 shows that allotments 19, 20 and 21 that make up the subject precinct in Robb Street had been sold by this time but not built on (see Figure 1). Robb Street was formed and channelled in the same year (*North Melbourne Advertiser* 19 May 1888:3).

The Permanent Building, Land, and Investment Association of 54 Collins Street became the owners of the subject properties in July 1888 (CT:V1998 F598). Essendon architects and agents, the Tadgell Brothers, advertised for tenders for the construction of two detached cottages in Robb Street in August 1890, however it is not known whether this tender referred to the subject houses (*Australasian and Builder's Contractor News*, as cited in AAI, record no 23651).

The fortunes of the Premier Building Association, owner of the subject properties in 1888, reflect the frenetic activity of the 1880s land boom. In 1874 James Mirams was the promoter and secretary of the Association, which had a flourishing business by the mid-1880s when he became involved in numerous speculations, such as the Freehold Farms Co and the Essendon Land and Tramway Co Ltd. In 1887, £300,000 was placed on deposit with the Premier Building Association; by 1888 the amount had doubled and its affairs were in utter disorder, with the society having borrowed more than the legal limit of three times its paid-up capital. In November 1890 Mirams was convicted of issuing a false balance sheet with intent to defraud on behalf of the Premier Building Association, and was sentenced to a year's imprisonment (Ingham 1974).

In October 1890, by order of the liquidator of the Premier Building Association, auctioneers Carney and Kelly advertised for sale six double-fronted brick villas, and six single fronted brick villas in Robb Street, Essendon (*North Melbourne Advertiser* 17 October 1890:2). The six single fronted villas referred to in the advertisement are the subject buildings at today's 15-25 Robb Street (CT:V1998 F598). The six double fronted houses described in the advertisement are likely the residences at today's 1 and 5-13 Robb Street.

On 19 May 1891, tent maker, Charles Wilson of Lonsdale Street, and architect, Joseph Wilson of Collins Street, Melbourne, became the proprietors of today's numbers 1 and 5-25 in Robb Street, which includes the subject precinct (CT:F2354 F667). In 1892, a post office directory listed the subject residences as 7-12 Robb Street (S&Mc 1892). The subject residences were sold to Alexandra Frances Wilson in 1896 (CT:F2354 F667).

A plan of the subject buildings in 1905 can be seen in Figure 2 to the east of 'Mymiami', the Locke family's residence (MMBW Detail Plan no 1637, 1905).

In 1915, commercial traveller, Weldon Morgan of 11 Robb Street, became the proprietor of the properties. Separate titles for each of the six subject houses were not issued until 1920-21. In 1920, the War Service Homes Commission purchased today's 17, 19 and 21 Robb Street (CT:F2354 F667). The War Service Homes Commission was established under the *War Service Homes Act 1918* to enable ex-members of the forces who saw active service outside Australia to secure loans for the erection or acquisition of homes on easy repayment terms. By 1925, Norman C Baker, Henry M Kerr and Daniel Coonan, respectively, were living at 17, 19 and 21 Robb Street (S&Mc 1925).

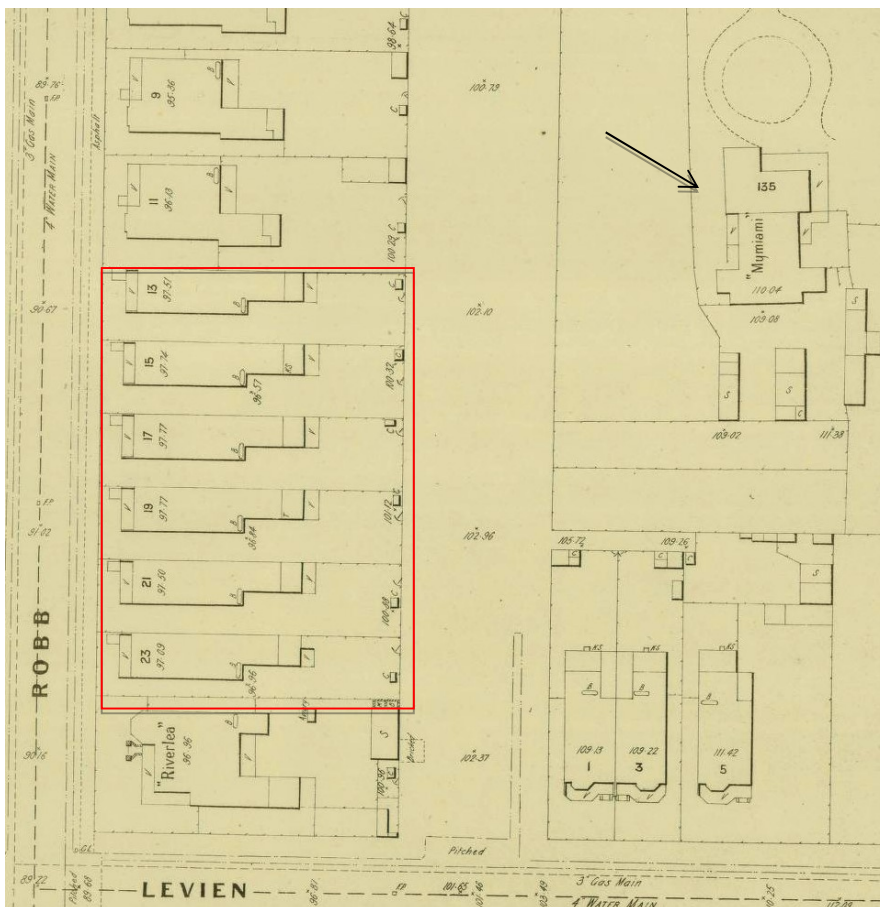


Figure 1. Showing the subject precinct (outlined) with different street numbering to that of today, and the Locke family residence, 'Mymiami' (with arrow), in 1905. (Source: MMBW Detail Plan no 1637, 1905)

**Description & Integrity**

This small residential precinct comprises an intact and consistent streetscape of Victorian-era detached terrace houses on the east side of Robb Street, at numbers 15 to 25. The properties back onto Court Street, a wide service road with planted median strip. Erected in the Italianate style in a single building campaign, the dwellings cover a short section of Robb Street, between Buckley and Levien Streets. Robb Street is a relatively narrow road with narrow nature strips and concrete footpaths, and basalt kerb and channelling.

The elevated siting, high ornate parapet and modest front setback of each dwelling unify the precinct visually. Each house is raised on bluestone foundations and retains a side garden to their immediate south; the side garden space to number 21 is screened by a high brick wall. Front fences are mostly iron palisade with either heavy cast-iron posts or plain, rendered or painted brick piers. Number 17 has a cast-iron palisade fence atop dressed bluestone laid in four even courses, number 25 has a low timber picket fence. While none of the fences are original, they are either sympathetic or neutral in style and scale.



Each residence is of brick construction with a hipped roof of corrugated iron (replaced with a tiled roof at number 17), truncated and gabled to the principal façade and concealed with a high ornate parapet. The parapets to each building front are rendered and consist of a decorative frieze with moulded panelling and dentilled cornice, supporting a row of balusters either side of a panel with floral garland motif. Above this sits a raised, arched pediment housing a stylised crimped shell, flanked with scrolls and surmounted with a decorative acroterion. Number 15 retains its full parapet detail, including a precast urn sitting atop each parapet coping. The parapet to number 17 has lost its balustrade and arched pediment, retaining the shell and garland motifs. Dwellings at numbers 15, 19, 23 and 25 retain an original chimney with Italianate-style cornice.

The principal façade to each residence is arranged uniformly, and fenestration is largely intact. Number 21 retains an original façade of bichrome brickwork, while the rest have been rendered. Some retain unpainted face brick to their side walls. Each dwelling has a raised verandah, most on an exposed basalt plinth and accessed by basalt steps. The tiling to the verandah at number 21 is a later alteration, as is the altered configuration of the front steps to number 15. It is likely that the verandah lacework and timber posts to numbers 15, 17, 25 have been replaced, though sympathetically, while the verandah to number 19 has a brick balustrade, and that to number 23 has lost both its lacework and post. The party walls to each house retain blind arches.

The Robb Street precinct is of high integrity, with very few changes visible to original or early elements of the houses. Overall, the visual cohesion is very high, with most dwellings retaining key details characteristic of the Italianate style and their original fabric. Although each of the dwellings have been altered, to different extents, in detail (overpainting or rendering of brickwork, replacement of windows and verandah detail, loss of some parapet details), most retain sufficient integrity to enable future restoration. Most of the houses retain their original roof material and chimney, and side gardens at the immediate south of each building. Some retain their original timber door and window treatments. Rear additions to each property are either completely concealed from the street or well set back. The small though consistent front and side setbacks to each property provides visual uniformity across the dwellings, and the elevated siting and high ornate parapets enhance the aesthetic quality of the precinct.

### Comparative Analysis

As part of a subdivision created and mostly developed before the economic depression of the 1890s halted development, the Robb Street precinct, Essendon, is comparable to HO11 Tennyson Street, Moonee Ponds, HO18 Bayview Terrace, Ascot Vale, HO264 Newton Parade, Moonee Ponds, and HO304 Terrace Ascot Vale Road, Ascot Vale.

**HO11 Tennyson Street, Moonee Ponds**, comprises a small group of late Victorian (numbers 19-23) and Edwardian (numbers 25-31) houses. All seven dwellings within the precinct are Contributory, and are single or double-fronted and all but one (number 23) are of timber construction. The houses all retain their original form, single storey scale, detached siting and detailing, and demonstrate the extent to which development in one key period before and after 1900 is apparent.

**HO18 Bayview Terrace, Ascot Vale**, comprising Victorian- and Edwardian-era houses in Bayview Terrace, St Leonards Road and The Parade, is much larger than the Robb Street precinct and therefore is not directly comparable. However, it illustrates the intensive period of suburban development in the municipality, at the height of Melbourne's land boom in the 1888-1892 period, as well as the development of a few remaining lots in the early twentieth-century. The Victorian housing stock in the precinct consists of single-fronted terraces (both detached and in row), as well as freestanding double-fronted villas, many of which are individually significant.

**HO264 Newton Parade, Moonee Ponds**, comprises a row of ten detached, single-fronted bi-chrome brick cottages, each with a gable roof (most retain corrugated iron cladding, one has been replaced with terracotta tiles), scalloped barge and diminutive oculus to the gable ends, and a verandah with timber posts and cast-iron lacework. This small precinct has high integrity, though the facades to two of the houses have been overpainted. Houses have non-original front fences, though they are sympathetic in style and scale. Like the Robb Street Precinct, Newton Parade presents a highly visually cohesive streetscape of Victorian-era dwellings.

**HO304 Terrace Ascot Vale Road, Ascot Vale**, comprises a row of single-storey attached terraces constructed from 1892 onwards at 208-222 Ascot Vale Road. The terraces have shallow corrugated iron hipped roofs, ornately rendered chimneys and retain original polychromatic brickwork to the facades of over half of the dwellings. While the houses are more modest in detailing than those in the Robb Street precinct, the Terrace Ascot Vale Road precinct is comparable as a highly visually cohesive streetscape of Victorian-era terrace houses.

**HO371 Levien Street, Essendon**, comprises a row of ten modest, single-fronted timber Edwardian-era dwellings. Though a later example, it is comparable as a highly visually cohesive streetscape of houses constructed by the same builder; the dwellings all incorporating consistent scale, form and detailing, and all with a house name in the front gable end.

### Discussion

Historically, the Robb Street Precinct, Essendon, is demonstrative of the intense suburban development that occurred before the economic depression of the 1890s halted development until the early twentieth-century. Development was spurred on by the newly expanded railway, and as a result a number of large estates were subdivided and developed in Essendon in the 1880s during Melbourne's land boom. The Robb Street Precinct is comparable to other precincts in the Heritage Overlay that demonstrate this pattern of development in the municipality. It provides an important example of this pattern of development in Essendon, which is not represented by the other Heritage Overlay precincts (being in Ascot Vale and Moonee Ponds).

The houses in the Robb Street Precinct, Essendon, present a historically and visually unified streetscape; the six houses remaining as part of a single title until 1920-21, it is highly likely that all of the houses were built by a single builder. This is most comparable to both HO264 Newton Parade, Moonee Ponds, HO304 Terrace Ascot Vale Road and HO371 Leven Street, Essendon. The precinct comprises a small, intact and cohesive streetscape of Victorian-era detached terrace houses on the east side of Robb Street, which distinguishes it from those precincts that are much larger and have a greater diversity of housing stock, such as HO18 Bayview Terrace, and, to an extent, HO11 Tennyson Street as well.

The Robb Street Precinct also stands apart from other precincts in the Heritage Overlay as a relatively rare example of detached single-fronted houses in terrace form.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised August 2018, modified for the local context.

CRITERION A: Importance to the course or pattern of the City of Moonee Valley's cultural or natural history (historical significance).

Historically, the Robb Street Precinct, Essendon, is significant as it demonstrates the former location and subdivision pattern of Locke's Paddock Essendon, established in 1885 and intensively developed until the economic depression of the 1890s halted development until the early twentieth-century. The construction of the subject residences in a single building campaign evidences the increased demand for housing in the area, facilitated as a result of the newly expanded railway, when a number of large estates were subdivided and developed in Essendon in the 1880s during Melbourne's land boom.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Moonee Valley's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Moonee Valley's cultural or natural history (research potential).

N/A

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The houses in the Robb Street Precinct, Essendon, are a relatively rare example of Victorian-era detached single-fronted houses in terrace form, most of which exhibit a high level of intactness. They demonstrate the principal characteristics of the Italianate style as applied to the terrace typology, including the narrow allotment width of each house, modest front setbacks and repetitive forms. Other typical details include high ornate parapets, intricate cast-iron detailing to the verandahs and chimneys with Italianate-style cement-rendered cornice.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Aesthetically, the Robb Street precinct is significant because of its picturesque streetscape, afforded by the shared stylistic details, elevating siting and the consistency of the modest front and (south) side setbacks. The short row of free-standing Victorian-era detached terrace houses, erected in the Italianate style, presents a highly visually unified streetscape, distinguishing the Robb Street Precinct with a high level of visual cohesiveness. The high level of intact detailing across most of the dwellings, particularly to the high ornate parapets, cast-iron verandahs and door and window joinery, enhances the precinct's picturesque quality and overall visual unity.

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

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 their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Moonee Valley's history (associative significance).

N/A

### Statement of Significance

<b>Heritage Place:</b> Robb Street	<b>PS ref no:</b> HO458
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#### *What is Significant?*

15-25 Robb Street, Essendon, a small residential area comprising a short row of Victorian-era detached terrace houses built in c1890 on Locke's Paddock Estate subdivision (1885), is significant.

The following features contribute to the significance of the precinct:

- The houses constructed c1890, as shown on the precinct map.
- The overall consistency of housing form (single-storey, detached terrace dwellings), materials and detailing (masonry walls, corrugated iron-clad roofs, brick chimneys with Italianate-style cement-rendered cornices), and siting (elevated siting, consistent front and side (south) setbacks).
- Streetscape materials such as bluestone kerb and channelling.

The houses at 15, 17, 19, 21, 23 and 25 Robb Street are Contributory.

Non-original alterations and additions to the Contributory buildings are not significant.

#### *How is it significant?*

15-25 Robb Street, Essendon, is of local historical, representative (architectural), and aesthetic significance to the City of Moonee Valley.

#### *Why is it significant?*

Historically, the Robb Street Precinct, Essendon, is significant as it demonstrates the former location and subdivision pattern of Locke's Paddock Essendon, established in 1885 and intensely developed until the economic depression of the 1890s halted development until the early twentieth-

century. The construction of the subject residences in a single building campaign evidences the increased demand for housing in the area, facilitated as a result of the newly expanded railway, when a number of large estates were subdivided and developed in Essendon in the 1880s during Melbourne's land boom. (Criterion A)

The houses in the Robb Street Precinct, Essendon, are a relatively rare example of Victorian-era detached single-fronted houses in terrace form, most of which exhibit a high level of intactness. They demonstrate the principal characteristics of the Italianate style as applied to the terrace typology, including the narrow allotment width of each house, modest front setbacks and repetitive forms. Other typical details include high ornate parapets, intricate cast-iron detailing to the verandahs and chimneys with Italianate-style cement-rendered cornice. (Criterion D)

Aesthetically, the Robb Street precinct is significant thanks to its picturesque streetscape, afforded by the shared stylistic details, elevating siting and the consistency of the modest front and (south) side setbacks. The short row of free-standing Victorian-era detached terrace houses, erected in the Italianate style, presents a highly visually unified streetscape, distinguishing the Robb Street Precinct with a high level of visual cohesiveness. The high level of intact detailing across most of the dwellings, particularly to the high ornate parapets, cast-iron verandahs and door and window joinery, enhances the precinct's picturesque quality and overall visual unity. (Criterion E)

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Moonee Valley Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Moonee Valley Planning Scheme:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Identified By

Context Pty Ltd, 'Moonee Valley Stage 1 Gap Study', October 2014

### References

Land Victoria, Certificate of Title (CT), as cited.

Mason, Firth & McCutcheon, 'Aberfeldie Estate' 1888, State Library of Victoria map collection, accessed online 9 May 2018.

Melbourne Metropolitan Board of Works (MMBW) Plan scale 400 feet to 1 inch, as cited, State Library of Victoria map collection, accessed online 9 May 2018.

## Roberts Street

**Precinct Name:** Roberts Street

Prepared by: Context

**Address:** 29-59 & 44-60 Roberts Street, Essendon

<b>Name:</b> Roberts Street	<b>Survey Date:</b> November 2018
<b>Precinct Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Local Significance	<b>Builder:</b>
<b>Extent of Overlay:</b> refer map	<b>Construction Date:</b> 1888-c.1892; c.1928-35
<b>Recommended Heritage Protection:</b> Heritage Overlay, Moonee Valley Planning Scheme	<b>Architectural Style:</b> Victorian; interwar Bungalow



Figure 1. Roberts Street, looking north from Forrester Street, Essendon (source: Context 2018)



## GRADING

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



## History and Historical Context

### **Thematic Context**

The precinct at 29-59 & 44-60 Roberts Street, Essendon, relates to the following historic themes from the thematic environmental history of Moonee Valley (Living Histories, 2012):

*Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme 6: Building Towns, Cities and the Garden State; 6.3: Shaping the Suburbs (Expanding services to meet demands); 6.7: Making Homes for Victorians (Establishing homes for the wealthy, working class homes, middle class homes)*

### **Contextual History**

Essendon is bounded by the Moonee Ponds Creek on the east and by the Maribyrnong River on the west. In the 1840s, the early period of British colonial settlement, the Essendon area was used for grazing and farming. The area was well watered by the Maribyrnong River and the Moonee Ponds Creek and attracted agriculturalists. The suburb was part of the former City of Essendon, which began as the Borough of Essendon (and Flemington) in 1861. It was elevated to the Town of Essendon in 1890 and then to the City of Essendon in 1909.

In the early 1850s Mt Alexander Road became a major thoroughfare as the route to the newly discovered Mt Alexander diggings (Castlemaine). This route was the spine of the Essendon area and developed as a busy commercial strip. By the 1880s there was also commercial development on Buckley Street and later on Puckle Street. A railway line opened in 1871, which was duplicated in 1884. With the drawcard of the newly expanded railway, a number of large estates were subdivided and developed in Essendon in the 1880s during Melbourne's land boom. In 1906, electric trams were introduced along Mt Alexander Road (supported by the newly built Essendon Tram Depot), and this encouraged further residential and commercial development. Development was steady through the early 1900s and increased in the interwar years, which was a period of accelerated suburban growth.

The discovery of rich goldfields to the north boosted the local economy with a number of ancillary business established along Mt Alexander Road. Shopkeepers and traders took up premises in Essendon in the 1870s and 1880s, and the area developed a suburban character. Large estates in the area included 'Puckle Lodge' (demolished) and 'Earlsbrae Hall', which is a grand double-storey mansion built by brewer Collier McCracken and part of Lowther Hall Girls' Grammar School since the 1920s. Essendon was considered a more affluent area in terms of the western and northern suburbs and was commonly referred to as 'the Toorak of the north'. The relatively large number of private schools attest to this: St Columba's Catholic Girls' School (1897), Lowther Hall Anglican Grammar School (1920), Penleigh and Essendon Grammar (1924) and St Bernard's Catholic School (1940). Essendon High School (1909) was amongst the first three state high schools built in Victoria.

In contrast to the heavily industrial suburbs to the south and west, Essendon discouraged industrial development. In the 1920s, however, Essendon was selected over Fishermans Bend as the site of Melbourne's major airport - a position it held until Tullamarine Airport was opened in 1970. The Essendon Airport cemented Essendon as a major transport route, with an electric tramway built to the airport in 1943, and also encouraged manufacturing and ancillary transport industries to the north of Essendon. Essendon experienced extensive growth in the postwar period, reflected in the number of postwar residences in the northern suburbs of the former City of Essendon.

### **Precinct History**

The subject precinct comprises interwar bungalows and one Victorian house (number 37) in Roberts Street.

In May 1850, William Hoffman purchased Crown Allotments A and B, Section 13 of the Parish of Doutta Galla, with frontages to Keilor Road and Buckley Street. It is believed that Alexander Earle

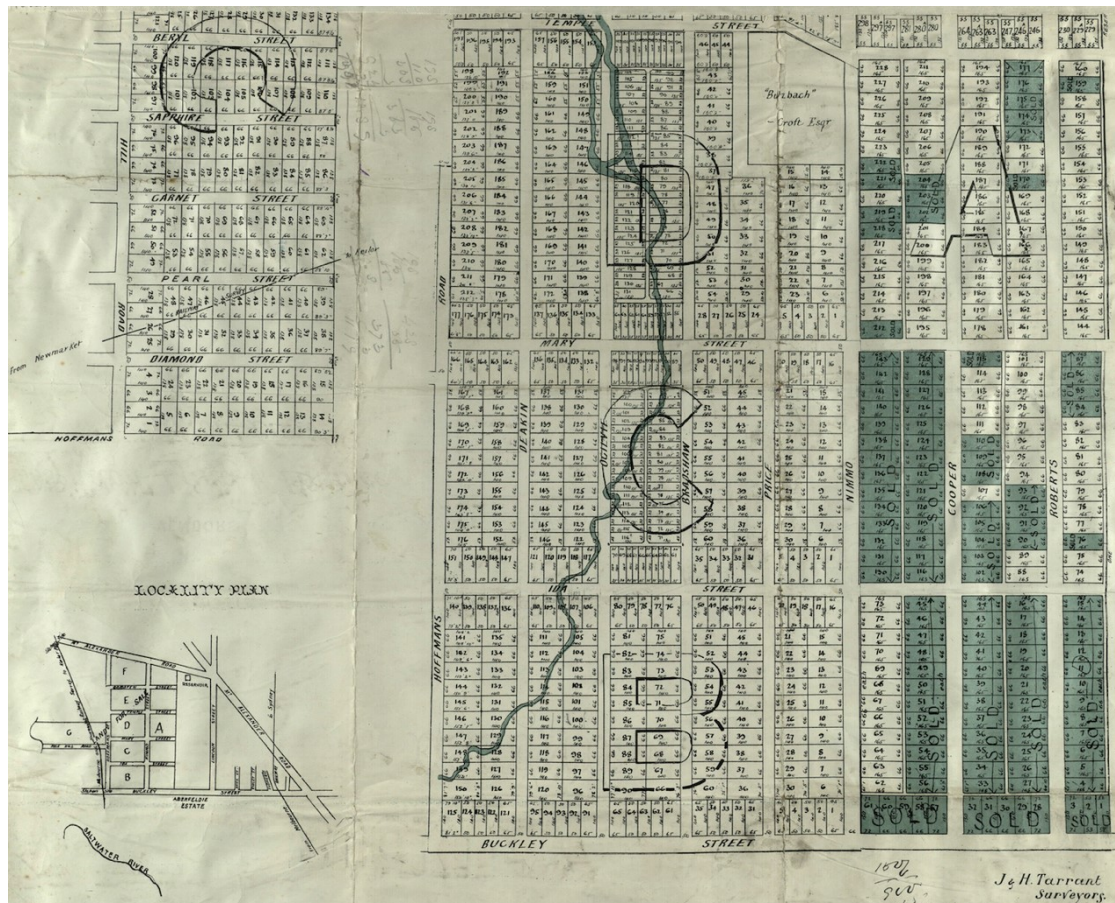
McCracken, brother of Robert and Peter, was the first occupant of the land and erected the original buildings on the property. By 1867, Hoffman was living at the property, which he named 'Butzbach' (see Figure 1). By 1883, some of the land was being cleared for subdivision. The Croft family later occupied the house. In 1915, a mortgagee's sale of the late William Croft's Buckley Park property, 'Butzbach', comprising a 'commodious villa' on 41 acres, took place (*Essendon Gazette and Keilor, Bulla and Broadmeadows Reporter* 15 April 1915:2). Later residents, the Graves family, changed the name 'Butzbach' to 'Benalta' during World War One. The house was demolished in 1949 (City of Moonee Valley 2017).

As mentioned above, with the drawcard of the newly expanded railway, the population of Essendon increased markedly in the land boom era of the 1880s. As estates were subdivided for the construction of villa residences and substantial homes and marketed to speculators and investors, at least 60 estates were subdivided and put on the market in the Essendon area between 1881 and 1888. Potential buyers were attracted to the auctions with free rail passes, free refreshments and low deposits (Frost 2015).

On 13 October 1888, the first subdivisional sale of quarter-acre allotments on Hoffman's land, known as the Buckley Park Estate, was conducted by auctioneers Patterson and Sons and G D Langridge and Sons on behalf of the owner, the Essendon Land, Tramway and Investment Company (*Melbourne Punch* 11 October 1888: 28).

The Essendon Land, Tramway and Investment Company was formed by land boomer, James Mirams, Collingwood's elected member of parliament from 1876 to 1886. With a board that included six members of parliament, and Mirams as company secretary, the Essendon Land, Tramway and Investment Company was formed in July 1888 to build a tramway from Essendon railway station westwards along Buckley Street to the municipal boundary with Keilor, a distance of 1.5 miles. Mirams owned land along Keilor Road, which the company paid him more than £200,000 for. In 1891 a new company, the Essendon Land and Finance Association, was formed to purchase the assets of the first company, allowing the original company's promoters to avoid paying calls on their shares. The tramway was never built, and the public investors lost their money (Museums Victoria 2018).

Opposite the Aberfeldie and Essendon Heights estates, the view from the Buckley Park Estate was described as 'unsurpassed' and the drainage was 'perfect' (*Herald* 12 October 1888:7). A total of five releases of land in Buckley Park occurred from October 1888 to December 1889 (*Age* 13 December 1889:2).



**Figure 2. Buckley Park Estate, Essendon, 1888, showing five sections of the estate: A, B, C, D and G. Section A comprised the first release of land on the estate in October 1888, and incorporated the subject precinct. The map shows that allotments 90-93 (numbers 33-39) and allotments 84-87 (numbers 54-60) in Roberts Street were sold at this time (source: Tarrant 18<sup>2</sup>, SLV)**



Figure 3. Auction notice for Buckley Park Estate, Essendon, 1889 (Source: Troedel and Co. 1889, SLV)

With the end of the land boom in the late 1880s, and the onset of the subsequent widespread economic depression of the 1890s, Buckley Park Estate was only partially built upon by the end of the nineteenth century and a number of allotments were sold on as vacant.

In 1914, allotments in Buckley Park Estate in Ogilvie and Bradshaw streets were sold, bringing the highest prices 'for inside allots in the estate since the land boom of 1888' (*Essendon Gazette and Keilor, Bulla and Broadmeadows Reporter* 2 April 1914:2). Sixteen allotments on the Estate were submitted for sale in 1916, and in 1917, another 32 allotments were offered for sale (*Herald* 9 November 1916:10; *Argus* 24 November 1917:8).

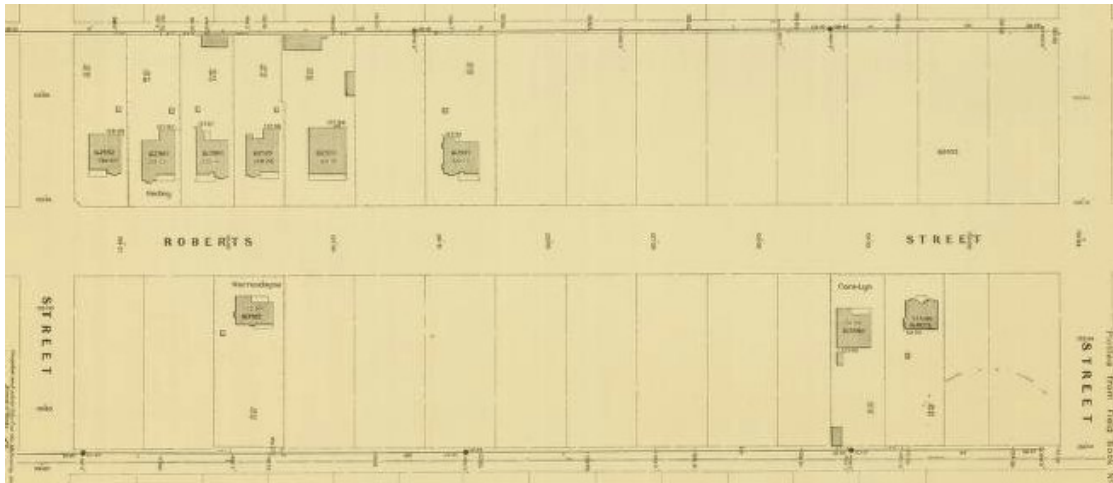
After World War One, returning troops often sought the peace and quiet of the suburbs, and state authorities, including the State Savings Bank of Victoria, offered generous finance to enable them to acquire 'homes fit for heroes'. Accompanied by the tramline extension along Keilor Road in 1923 to the Essendon North primary school, in the 1920s Essendon became one of Melbourne's fastest growing suburbs (*Victorian Places* 2015; Davison 2008).

The widespread economic depression of the late 1920s and early 1930s slowed development in Essendon, however, by the mid-1930s, building activity recommenced, spurred on by the construction of the Essendon Airport. It was this phase of development that impacted the most on the subject precinct, including sales of allotments in Roberts Street in 1935 (*Herald* 3 December 1935:7).

The subject precinct sites, allotments 90-93 (numbers 33-39) and allotments 84-87 (numbers 54-60) Roberts Street, were sold in the first subdivisional sale of the Buckley Park Estate in 1888 (see Figure 1). However, by 1892 only one house, owned by Sewell, had been built in Roberts Street between Mary Street and Ida (Forrester) Street (S&Mc 1892). This remained the case in 1905 and

1910, when, in the former year, the house was listed in a post office directory as 'Airlie' and lived in by James Anderson (S&Mc 1905). By 1925, still only one house existed in Roberts Street between Forrester and Mary streets (S&Mc 1920).

By 1928, eight houses had been built in the subject precinct (see MMBW Detail Plan no.1702, 1928).



**Figure 4. Showing eight residences in existence in the subject precinct by 1928, at today's numbers 29-37 and 41; and 54 and 56. (Forrester Street is on the left-hand side and Mary Street on the right hand side) (source: MMBW Detail Plan no 1702, 1928)**

By 1930 on the west side of Roberts Road in the subject precinct, another three houses (unnumbered) had been constructed and two were in the course of being built. No additional houses had been built on the east side by 1930 (S&Mc 1930).

By 1935, by which time street numbers were in use, houses in the subject precinct on the west side of Roberts Road had been built at 29-57; and on the east side at 46, 54 and 56, with another house in the course of construction (S&Mc 1935).

### Description & Integrity

29-59 & 44-60 Roberts Street, Essendon, is a residential area comprising a group of interwar bungalows and one Victorian house (at 37 Roberts).

Roberts Street is oriented on a north-south axis between Keilor Road at the north and to Buckley Street at the south end. The subject area comprises one block of Roberts Street, between Mary and Forrester streets.

Roberts Street is a relatively narrow road with concrete kerbs and guttering. It has very wide nature strips on both sides with large spans of lawn planted with mature Ash (*Fraxinus* sp.) on the west side, and a mix of Ash and Brush Box (*Lophostemon confertus*) on the east side, planted after 1945. Concrete footpaths run adjacent to the property boundaries. There are driveway crossovers to most properties, with a corner crossover to the property at 29 Roberts. The front fences at 29 and 35 Roberts, timber frame with woven wire fences and gates), are in-keeping with the period of the dwellings and may be early.

The houses are all detached with consistent setbacks. On the west side, the houses are set behind mature gardens, many with one or more specimen trees. Some of the houses are partially screened by the street tree canopies. The east side of Roberts Street, where the powerlines are located, has less regularly occurring mature street trees and consequently has a more open feel.

Of note is the Victorian house at 37 Roberts Street, built c.1892; the first in the subdivision and the only house until c.1925. It is a single-storey symmetrical, block-fronted (Ashlar boards) timber

dwelling, with its original U-shaped, slate hip roof, pair of rendered chimneys with moulded cornices, and paired eaves brackets. It retains what appears to be an original verandah with cast iron frieze and posts with Corinthian capitals. The verandah roof has a central gable with decorative infill to the gable end. A pair of tripartite windows flanks the four-panelled central timber door with side and highlights.



**Figure 5. Victorian house at 37 Roberts Street (source: Context 2018)**

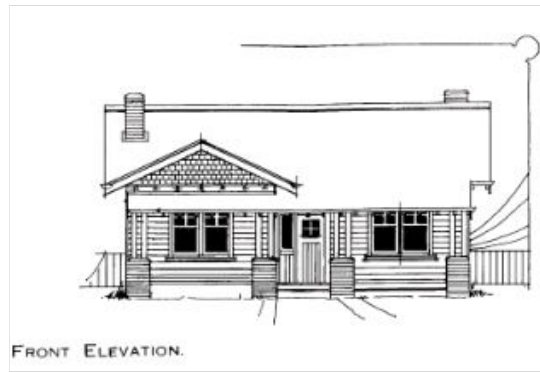
The other houses are predominantly variations on the theme of interwar Bungalows. They comprise modest, single-story mostly timber dwelling, asymmetrical in plan, many with original terracotta tile roofs (replaced at 29, 33, 35, 54 and 56 Roberts).

The roof forms vary, but all are typical of the interwar Bungalow. Some have gable roofs with prominent street facing gables (33, 53), jerkin head gables (43, 46, 57, 60 and 58), others have a transverse gable roof with a small gable protruding through the roof plane or projecting to contain the verandah (29, 35, 39, 45, 54), hip and gable combinations (42, 46, 48, 50, 56), and hip roofs (44, 47, 49, 52, 55). Gable ends are in-filled with timber strap work or shingles.

A number of the houses feature projecting windows of different kinds: there are bow windows at 55 and 57 (both with shingles) and bay windows at 29, 33, 35, 41, 46 and 54. Windows are timber framed and generally double-hung sash, some with a projecting box frame. Some houses have front windows with stylised geometric leadlight glazing to the upper or both panes, seen at 29, 33, 35, 39, 41, 43, 45, 47, 49, 53, 55, 57, 46, 52, 54, 58 and 60.

Verandahs mostly have brick balustrades with different column treatments, which is typical of the interwar bungalow. There are a number of hip or jerkin head roofed Bungalows with a central porch of heavy masonry, distinctively buttressed at 43. Verandah columns include grouped timber posts, single moulded columns or in groups, but mostly tapered masonry piers on a brick or rendered balustrade, some with clinker brick detail.

The dwellings at 35 and 55 Roberts Street, appear to have been built to State Savings Bank of Victoria designs for timber-framed dwelling houses, published in 1920 by chief architect G Burridge Leith. The dwelling at 35 Roberts most closely resembles the design for Type 9, while the dwelling at 55 Roberts includes the basic form and features of Type 47, but with a lower ridge line (SSB 1920).



**Figure 6. 35 Roberts Street, built to State Savings Bank of Victoria designs of the 1920s, closely resembles the 1920 SSB dwelling Type 9 (source: Context 2018 and SSB)**



**Figure 7. 55 Roberts Street, built to State Savings Bank of Victoria designs of the 1920s, has features similar to the 1920 SSB design for dwelling Type 49, excepting roof pitch (source: Context 2018 and SSB)**

There is a brick duplex in the Roberts Street precinct constructed in the Old English revival style, at 48-50 Roberts Street, with typical elements of the style, including clinker brick, brick gable ends, arched openings, and tall brick chimneys.

There is one postwar dwelling at the northern end of the precinct, at 59 Roberts Street. It is a modest brick bungalow with transitional elements (such as an Art Deco 'waterfall' chimney). While built later than the predominance of housing stock within the precinct, it has a similar form and setback that is sympathetic to the overall character of the precinct.

31 Roberts Street is a double-storey clinker brick dwelling with steeply-pitched, tiled gable roofs. The dwelling comprises two main bays, one setback and with a lower ridgeline than the other, with a brick porch with balcony above located at the intersection of the two bays. A pair of multi-paned French doors at ground level and multi-paned casement windows to the second storey articulate the front elevation of the larger of the two bays. A 'third' bay is created by the single-storey garage built in the same form, materials and detailing as the house. Comparison with a 1928 MMBW plan shows that the house replaces an earlier asymmetrical bungalow, named 'Hedley', with a protruding canted bay and verandah, and that it was close to a mirrored version of the neighbouring house at 33 Roberts.

51 Roberts Street is a single-storey face-brick dwelling with a tiled hip roof and square brick chimney. The style of the chimney and the roof form indicate that the house may have been built during the interwar period. However, the fenestration and front verandah are later additions, making it difficult to read the style of the house. The incorporation of a large, hip-roofed face brick double garage as a front projecting wing to the dwelling, conceals much of the dwelling and obscures the legibility of its form.

Overall, the visual cohesion and integrity of the precinct is good, especially on the west side. Most of the dwellings are largely intact with good integrity, retaining key details characteristic of their

architectural style and original fabric. Some of the houses have additions, infilled verandahs for example, but these do not detract from appreciation of the style, form and materials of the original.

A small number of houses have prominent second-storey or clearly visible side additions, but the original form of the dwelling and key stylistic details remain clearly legible from the street. Visual consistency is provided by the consistent setbacks, garden settings, and the high number of houses built to a similar style in the interwar period over a relatively short time span of less than a decade. The gardens and mature street trees enhance the visual cohesion and aesthetic qualities, in particular on the west side, where the houses appear almost secondary to the tree canopies and gardens.

### **Comparative Analysis**

As part of a subdivision created in the 1880s but almost completely developed in the interwar period, the Roberts Street precinct, Essendon, is comparable to HO1 Edward Street and Richardson Street, Essendon, HO3 (part) Peterleigh Grove and Kalimna Street, Essendon, HO7 Riverview Estate (Leslie Road), Essendon, and HO301 Hoddle Street, Essendon, HO2 Glass Street, Essendon, and HO5 Vida Street and Knight Street, Aberfeldie.

Edward Street and Richardson Street, Essendon (HO1) illustrates three distinct phases of development, with the bulk of the significant houses within the precinct dating from the Edwardian period (1901-11). The detached brick houses in the bungalow style share some of the detailing of the Roberts Street bungalows (jerkin head roofs, terracotta tiles, gable end treatments) but the majority are brick bungalows, whereas in Roberts Street they are predominantly timber. The streetscape is comparable in terms of the similar wide nature strips, but Edward Street and Richardson Street, Essendon, has bluestone channels and mature street trees that better unified the precinct. The housing stock at Roberts Street does have great cohesion, although the houses are more modest.

(part) Peterleigh Grove and Kalimna Street, Essendon (HO3), in part, has some comparable housing to that found in Roberts Street, but the majority of the houses are quite different in terms of their grandeur and with more sophisticated detailing.

Riverview Estate (Leslie Road), Essendon (HO7) saw limited development after subdivision in c.1882. Some large houses were developed, some by noted architects, early in the twentieth century, with later development occurring in two main periods, 1908-15 and 1920-35. This later period of development is comparable in terms of the era of development in Roberts Street, but the interwar bungalows are on the whole considerably more substantial brick homes than seen in Roberts Street. Their proximity to the railway, further distinguishes the precinct, which, like the housing in HO3 and HO301, demonstrates the aspiration for Essendon to be 'the Toorak of the north'. Being a more remote part of the suburb, the Roberts Street precinct does not demonstrate this theme. A number of the interwar Bungalows in the Riverview Estate precinct have second storey additions clearly visible from the street.

Like HO1, the Hoddle Street, Essendon (HO301) precinct shares the generous width of nature strips as the Roberts Street subdivision. It is a more diverse precinct than Roberts Street, and it comprises predominantly brick houses. Like HO3 and HO7, the housing in HO301 demonstrates the aspiration for Essendon to be 'the Toorak of the north', which distinguishes it from Roberts Street.

Glass Street, Essendon (HO2) was subdivided in about 1891, from a larger 7-acre estate. A small number of houses were built before the 1890s Depression brought a halt to development. It also includes a small number of Edwardian dwellings, but predominantly comprises detached timber and brick interwar Bungalows representative of houses of that era. Glass Street differs to Roberts Street because it was considerably better situated in close proximity to main transport connections at an earlier date, with an electric tramway by 1906. It experienced a subsequent wave of interwar development encouraged by the opening of the Glenbervie Station in 1922 at the eastern end of Glass Street. As a result, the Glass Street precinct comprises detached dwellings characteristic of three main periods; late Victorian, Edwardian, and interwar, although the majority are interwar

Bungalows. Development in the Roberts Street precinct did not take off until the mid-1920s and therefore does not include dwellings characteristic of the Edwardian period.

Vida Street and Knight Street, Aberfeldie (HO5) was subdivided in 1886-88 as the Essendon Heights Estate, thus at roughly the same time as the Buckley Park Estate which included Roberts Street. The two precincts are quite close, with neighbouring original subdivisions separated by Buckley Street; the Essendon Heights Estate to the south, Buckley Park Estate to the north. Both subdivisions included wide nature strips, in HO5 along Knight, Aberdeen and Alma streets, which contribute a distinctively open and generous landscape quality to both precincts. HO5 displays a range of predominantly interwar dwellings, with an emphasis on timber California Bungalows and some later brick interwar houses, generally single storey, asymmetrical in plan like in Roberts Street. This precinct is historically significant as an illustration of the interwar development that occurred in Aberfeldie, which was typical for that suburb and which is at a similar distance from the railway as the Roberts Street precinct. Such development in Essendon was less typical except at its more remote edges where they were less well connected by transport until the interwar period. Development in both precincts would have been encouraged by the 1923 extension of the tramway. The uniform siting and garden settings of the interwar Bungalows in HO5 is comparable to that in Roberts Street. The California Bungalows in HO5 display a richness and variety of detail, features and materials, whereas the housing in the Roberts Street is comparably more understated and modest.

### **Discussion**

Historically the Roberts Street precinct illustrates what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the 1890s land boom, with a small number of houses that illustrate these origins, but where most development occurred between c.1905 and the 1930s.

The Roberts Street precinct is a largely intact group of interwar housing at the western edge of Essendon more remote relative to the main 1880s-established transport corridors until the 1920s. In this regard it is distinguished from the other comparable precincts, for being predominantly developed in the interwar period, as opposed to over two or three distinct periods. As a result of being further away from the public transport system, development was slower, until transport connections and services were improved in the 1920s, and more modest.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised August 2018, modified for the local context.

**CRITERION A:** Importance to the course or pattern of the City of Moonee Valley's cultural or natural history (historical significance).

Historically, this precinct is significant for the evidence it provides of the intensive suburban development that occurred during the interwar period in the parts of the municipality that were at some distance from the main transport corridors. The Roberts Street precinct illustrates the widespread suburban development in the interwar period that was encouraged by the expansion of the public transport system and other services.

Built in c.1892, the Victorian house at 37 Roberts Street is historically significant for the evidence it provides of the first phase of subdivision.

**CRITERION B:** Possession of uncommon, rare or endangered aspects of the City of Moonee Valley's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Moonee Valley's cultural or natural history (research potential).

N/A

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The houses in the Roberts Street Precinct are representative of popular styles of the 1920s, predominantly timber Bungalows, with a smaller number of later interwar architectural styles, namely Old English revival. Both house styles clearly demonstrate the principal characteristics of their type. The bungalows feature asymmetrical massing, prominent street-facing gables, jerkin-head gables, projecting timber-framed windows, some with bow or bay windows, with weatherboard and shingle walls and gable ends. The Old English revival duplex features typical clinker brick, brick gable ends and arched openings, tall brick chimneys. The Precinct is enhanced by the consistency of built form and good degree of intactness to its key interwar phase of development. The visual cohesion is enhanced by the landscape qualities of the streetscape, characterised by houses with consistent form, setbacks and garden settings, wide lawn nature strips, and street trees.

37 Roberts Street is significant as a largely intact single-storey symmetrical, block-fronted (Ashlar boards) timber Victorian dwelling, retaining many original features, including: the U-shaped, slate hip roof, pair of rendered chimneys with moulded cornices, paired eaves brackets, central door and fenestration to the principal elevation, and verandah detailing.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

N/A

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

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 their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Moonee Valley's history (associative significance).

N/A

### Statement of Significance

<b>Heritage Place:</b> Roberts Street	<b>PS ref no:</b> 459
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#### *What is Significant?*

29-59 and 44-60 Roberts Street, Essendon, a residential area comprising one Victorian house built 1888-c.1892 and otherwise interwar Bungalows built c.1928-35 on the 1888 Buckley Park Estate subdivision, is significant.

The following features contribute to the significance of the precinct:

- the Victorian dwelling at 37 Roberts Street constructed in c.1892.

- the interwar bungalows and Old English revival style dwellings constructed between c.1928 and 1935, as shown on the precinct map.
- The overall consistency of built form (asymmetrical massing, prominent street-facing gables, jerkin-head gables, projecting timber-framed windows, some with bow or bay windows, with weatherboard and shingle walls and gable ends).
- the good degree of intactness to its key interwar phase of development.
- the landscape qualities of the streetscape, characterised by houses with consistent form, setbacks and garden settings, wide lawn nature strips, and mature street trees.

The Victorian dwelling at 37 Roberts Street is individually significant for the evidence it provides of the first phase of subdivision before the 1890s Depression.

The houses at 29, 33, 35, 39, 41, 43, 45, 47, 49, 53, 55, 57, 59 and 44, 46, 48, 50, 52, 54, 56, 58 and 60 are Contributory. Non-original alterations and additions to the Contributory houses are not significant.

The front fences at 29 and 35 Roberts Street contribute to the significance of the precinct.

The houses at 31 and 51 Roberts Street are Non-contributory to the precinct.

#### *How is it significant?*

The Roberts Street Precinct, Essendon, is of local historical and representative (architectural) significance to the City of Moonee Valley.

#### *Why is it significant?*

Historically, this precinct is significant for the evidence it provides of the intensive suburban development that occurred during the interwar period in the parts of the municipality that were at some distance from the main transport corridors. The Roberts Street precinct illustrates the widespread suburban development in the interwar period that was encouraged by the expansion of the public transport system and other services. Built in c.1892, the Victorian dwelling at 37 Roberts Street is historically significant for the evidence it provides of the first phase of subdivision. It is a largely intact single-storey symmetrical, block-fronted (Ashlar boards) timber dwelling, retaining many original features, including: the U-shaped, slate hip roof, pair of rendered chimneys with moulded cornices, paired eaves brackets, central door and fenestration to the principal elevation, and verandah detailing. (Criteria A and D)

The houses in the Roberts Street Precinct are significant as representative of popular styles of the 1920s, predominantly timber Bungalows, with a smaller number of later interwar architectural styles, namely the Old English revival style. Both house styles demonstrate the principal characteristics of their type. The bungalows feature asymmetrical massing, prominent street-facing gables, jerkin-head gables, projecting timber-framed windows, some with bow or bay windows, with weatherboard and shingle walls and gable ends. The Old English revival duplex features typical clinker brick, brick gable ends and arched openings, tall brick chimneys. The Precinct is enhanced by the consistency of built form and good degree of intactness to its key interwar phase of development. The visual cohesion is enhanced by the landscape qualities of the streetscape, characterised by houses with consistent form, setbacks and garden settings, wide lawn nature strips, and street trees. (Criterion D)

#### **Grading and Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Moonee Valley Planning Scheme as a precinct.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Moonee Valley Planning Scheme:

<b>External Paint Colours</b>	
Is a permit required to paint an already painted surface?	No

<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences which are not exempt from notice and review?	Yes Front fences at 29 and 35 Roberts
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Identified By

Context Pty Ltd, 'Moonee Valley Stage 1 Gap Study', October 2014

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## Scott Street

**Precinct name:** Scott Street

Prepared by: Context

**Address:** 8-30 Scott Street, Essendon

<b>Name:</b> Scott Street	<b>Survey Date:</b> November 2018
<b>Precinct Type:</b> Residential	<b>Architect:</b>
<b>Grading:</b> Local Significance	<b>Builder:</b>
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> c1910-c1923
<b>Recommended Heritage Protection:</b> Heritage Overlay, Moonee Valley Planning Scheme	<b>Architectural Style:</b> Edwardian - Queen Anne, Interwar - Californian Bungalow





**GRADING**

- PROPOSED SIGNIFICANT PLACE
- PROPOSED CONTRIBUTORY PLACE
- PROPOSED NON-CONTRIBUTORY PLACE
- PROPOSED PRECINCT BOUNDARY
- EXISTING INDIVIDUAL HERITAGE OVERLAY
- EXISTING HERITAGE OVERLAY PRECINCT
- CADASTRAL BOUNDARY



## History and Historical Context

### *Thematic Context*

The precinct at 8, 12-30 Scott Street, Essendon, relates to the following historic themes from the thematic environmental history of Moonee Valley (Living Histories, 2012):

Theme 2: Peopling Victoria's Places and Landscapes; 2.7: Promoting Settlement (Developing private townships and housing estates)

Theme 3: Connecting Victorians by transport and communications; 3.3: Linking Victorians by Rail (Electrification of Essendon railway line); 3.5: Travelling by Tram

Theme 6: Building Towns, Cities and the Garden State; 6.3: Shaping the Suburbs (Expanding services to meet demands); 6.7: Making Homes for Victorians (Establishing homes for the wealthy, working class homes, middle class homes)

### *Contextual History*

Essendon is bounded by the Moonee Ponds Creek on the east and by the Maribyrnong River on the west. In the 1840s, the early period of British colonial settlement, the Essendon area was used for grazing and farming. The area was well watered by the Maribyrnong River and the Moonee Ponds Creek and attracted agriculturalists. The suburb was part of the former City of Essendon, which began as the Borough of Essendon (and Flemington) in 1861. It was elevated to the Town of Essendon in 1890 and then to the City of Essendon in 1909.

In the early 1850s Mt Alexander Road became a major thoroughfare as the route to the newly discovered Mt Alexander diggings (Castlemaine). This route was the spine of the Essendon area and developed as a busy commercial strip. By the 1880s there was also commercial development on Buckley Street and later on Puckle Street. A railway line opened in 1871, which was duplicated in 1884. With the drawback of the newly expanded railway, a number of large estates were subdivided and developed in Essendon in the 1880s during Melbourne's land boom. In 1906, electric trams were introduced along Mt Alexander Road (supported by the newly built Essendon Tram Depot), and this encouraged further residential and commercial development. Development was steady through the early 1900s and increased in the interwar years, which was a period of accelerated suburban growth.

The discovery of rich goldfields to the north boosted the local economy with a number of ancillary business established along Mt Alexander Road. Shopkeepers and traders took up premises in Essendon in the 1870s and 1880s, and the area developed a suburban character. Large estates in the area included 'Puckle Lodge' (demolished) and 'Earlsbrae Hall', which is a grand double-storey mansion built by brewer Collier McCracken and part of Lowther Hall Girls' Grammar School since the 1920s. Essendon was considered a more affluent area in terms of the western and northern suburbs and was commonly referred to as 'the Toorak of the north'. The relatively large number of private schools attest to this: St Columba's Catholic Girls' School (1897), Lowther Hall Anglican Grammar School (1920), Penleigh and Essendon Grammar (1924) and St Bernard's Catholic School (1940). Essendon High School (1909) was amongst the first three state high schools built in Victoria.

In contrast to the heavily industrial suburbs to the south and west, Essendon discouraged industrial development. In the 1920s, however, Essendon was selected over Fishermans Bend as the site of Melbourne's major airport - a position it held until Tullamarine Airport was opened in 1970. The Essendon Airport cemented Essendon as a major transport route, with an electric tramway built to the airport in 1943, and also encouraged manufacturing and ancillary transport industries to the north of Essendon. Essendon experienced extensive growth in the postwar period, reflected in the number of postwar residences in the northern suburbs of the former City of Essendon.

### **Precinct History**

The subject precinct comprises Edwardian timber villas on the east side of Scott Street.

As mentioned above, with the drawcard of the newly expanded railway, the population of Essendon increased markedly in the land boom era of the 1880s as estates were subdivided for the construction of villa residences and substantial homes and marketed to speculators and investors; at least 60 estates were subdivided and put on the market in the Essendon area between 1881 and 1888. Potential buyers were attracted to the auctions with free rail passes, free refreshments and low deposits (Frost 2015).

Accountant Charles Locke, who lived in Essendon from 1864, purchased part of Crown Allotment A, Section 6, Parish of Dousta Galla, in 1874, and subdivided it in 1885 (*Argus* 14 January 1864:6; *Argus* 7 July 1874:7).

In November 1885, 83 allotments in Locke's Paddock, Essendon, with frontages to Buckley and Park streets and close to the Essendon railway station, were put up for auction (*North Melbourne Advertiser* 20 November 1885:3).

Lots in Locke's Paddock continued to be sold through to 1888, when on 21 September of that year, every remaining lot was offered for 'absolute sale' in order to close 'syndicate accounts' (see Figure 1) (*Age* 21 September 1888:5). However in 1912, allotments on the estate were still available in Park Street, Robb Street, and Locke Street (*Argus* 30 March 1912:18).

By September 1888, five houses were in existence in Locke's Paddock estate, including the original residence owned by C Locke, 'Mymiami' (see Figure 1). However development in the estate slowed with the onset of the economic depression of the 1890s.



Figure 1. Locke's Paddock, Essendon, in September 1888, showing the allotments that comprise the subject precinct in Munro Street (today's Scott Street) up for sale at this time. Locke's residence can be seen at the top right. (Source: Muntz and Bage 18?, SLV)

A poster for land sales in Locke's Paddock on 21 September 1888 shows that allotments that make up the subject precinct in Scott Street (then Munro Street) were put up for auction at this time (see Figure 1). Munro Street, formed and channelled in 1890, was renamed Scott Street by 1912 (*North Melbourne Advertiser* 27 June 1890:3; *Herald* 20 June 1912:4).

Only four houses were in existence in Munro (Scott) Street between Buckley and Park streets in 1905 (MMBW Detail Plan no 1636, 1905).

As mentioned above, the introduction of electric trams along Mt Alexander Road in 1906 facilitated residential and commercial development in Essendon. In addition, returning troops sought the relative peace and quiet of the suburbs after World War One, and state authorities, including the State Bank, offered generous finance to enable them to acquire 'homes fit for heroes'. Accompanied by the tramline extension along Keilor Road in 1923 to the Essendon North primary school, in the 1920s Essendon became one of Melbourne's fastest growing suburbs (*Victorian Places* 2015; Davison 2008).

As a consequence, a number of the subject residences in Scott Street were constructed between 1910 and the early 1920s. Building records indicate that residences in the subject precinct were built as follows: number 8 in 1910-11; number 12 in 1911-12; number 16 in 1911-12; number 22 in 1918-19; number 24 in 1915-16; number 28 in 1910-11; and number 30 in 1921-22 (BP). A building permit was issued for number 26 in 1922 (BP).

These dates are confirmed by information contained in post office directories. By 1915, houses were in existence at numbers 8, 12-20 and 28 (S&Mc 1915). By 1920, an additional house had been constructed at number 22, and by 1925 numbers 24, 26 and 30 had been built (S&Mc 1920 and 1925).

### Description & Integrity

The Scott Street precinct is a residential area that comprises houses from the Edwardian and early interwar periods, in a short section of the west side of Scott Street, at numbers 8 and 12-30. There is one recent dwelling at number 10. Scott Street is set on a north-south axis, with Buckley Street at the north and terminating at the dog-leg junction of Derby and Huntly Streets at the south. It is a relatively wide road. On both sides it has bluestone kerb and channelling, narrow grassed nature strips and concrete footpaths. Most houses have concrete driveway crossovers (12-20, 24 & 26).

A consistent streetscape of timber dwellings, each with an elevated siting and consistent front setback, the predominant character of the precinct is created by the substantial Queen Anne dwellings at the northern end of Scott Street. Further south is one transitional bungalow (22) and two Interwar Californian Bungalows (26 & 30). Most of the houses are set behind a low front fence or retaining wall; while later, they are all sympathetic in style and scale.

### Edwardian-era houses built between 1910 and 1918 include numbers 8, 12-20, 24 and 28.

Generally, the houses are characterised by a picturesquely asymmetrical form set below a steeply pitched roof, some resting on exposed rafters. Number 8 has a complex roof form incorporating projecting gables, a hipped section that extends over the return verandah, and a gablet sheltering the corner window, emphasising its diagonal axis. Number 16 appears to have been altered; it is likely that a portion of the verandah has been infilled, but this does not compromise its legibility as an Edwardian-era dwelling. Numbers 18 and 24 have a double-fronted form and hipped roofs with a street-facing gablet. Roof cladding is either terracotta tiles (28) or corrugated iron (18 & 20), and some have been replaced with corrugated iron (8, 12, 14, 16, 24). All houses retain red brick chimneys, most with terracotta chimney pots. Some are corbelled (14, 16, 18) and some have roughcast detailing and cement-rendered cornices (12, 24, 28). Number 8 retains three distinctive banded red brick and cement rendered chimneys. Most dwellings have weatherboard walls, and numbers 8, 12, and 14 have a band of notched weatherboards up to sill height. Numbers 20 and 24 are clad with timber boards simulating ashlar stonework.

Most of the Edwardian-era dwellings in the precinct have roughcast render and timber strapping to the gable ends, and numbers 8 and 20 retain turned timber finials. Number 20 has fishscale pressed metal with timber to the gable ends. Fenestration among the houses is intact, most with tripartite casement windows, some retaining coloured or leadlight patterned glass to the upper casements, and others with double-hung timber-framed sash windows. Houses with projecting gabled bays have feature box bay windows. Each house has a raised verandah, most of which are contained beneath the main slope of the roof (8, 12, 14, 18, 20, 28). Most have simple capped timber balustrades and varied post treatments, and are serviced by a timber stair. Many houses have turned timber posts with Art Nouveau-style decorative timber frieze and brackets.

**Interwar-era houses built between 1921 and 1923 include numbers 26 and 30.** Each house has an asymmetrical bungalow form, with a broadly pitched roof of terracotta tile and weatherboard-clad walls. Number 26 has a hipped roof with a projecting gabled bay, and a dominant porch supported on timber posts atop heavy brick piers. Number 30 has a transverse gable roof and projecting street-facing gable sheltering a porch with roughcast rendered piers, though missing its timber posts and balustrade. Fenestration among the dwellings consists of casement windows, those to number 26 retain leaded glass to the upper casements. Number 26 also has a large feature bay window sheltered by an extended section of the main roof form. Each house retains a generous front setback with a large grassed area.

**Number 22, built in 1918-19** demonstrates the principal characteristics of early interwar bungalows constructed in timber, illustrating the transition from late Federation styling to that of the interwar Californian Bungalow. Houses built at this time frequently cast off the picturesque complexities and decorative elements of the Queen Anne style and introduced features associated with the Californian Bungalow style. Number 22 has a dominant gabled roof of corrugated iron, with a projecting gable that sweeps down over the porch supported with simple timber posts atop heavy roughcast piers. Gable end detailing incorporates roughcast render with lattice timber detailing to the apices. A feature box window retains timber-framed double-hung windows with nine-paned upper sashes.

Overall, the visual cohesion of the Scott Street Precinct is high, with most dwellings largely intact and retaining key details characteristic of their architectural style and original fabric. Each dwelling retains intact fenestration and original timber window treatments. While some of the dwellings have been altered (replacement of roof cladding, loss of chimney or verandah detailing, infilling of portion of the verandah), those with rear additions are largely concealed from street view, and the original style and form of the dwellings remain legible. Visual consistency is achieved by the consistent setbacks, roof and building forms, elevated siting and use of materials among the dwellings.

### **Comparative Analysis**

As part of a subdivision created in the 1880s but almost completely developed in the Edwardian and early Interwar periods, the Scott Street Precinct, Essendon, is comparable to HO1 Edward Street and Richardson Street, Essendon, HO7 Riverview Estate, Essendon, HO19 Fenton Street, Ascot Vale, and HO301 Hoddle Street, Essendon.

**HO1 Edward Street and Richardson Street, Essendon,** illustrates three distinct phases of development, with the bulk of the significant houses within the precinct dating from the Edwardian period. Though a much larger example, the timber villas in this precinct share some of the detailing of the Scott Street dwellings (asymmetrical form, gable end detailing, gabled roofs). There are several brick dwellings in the Edward Street and Richardson Street precinct, which gives the precinct a different character. Scott Street is distinguished as a small and highly visually cohesive row of timber dwellings from the Edwardian and early Interwar eras.

**HO7 Riverview Estate, Essendon,** though a larger example than Scott Street, is comparable in demonstrating a similar pattern of subdivision and development: the area was subdivided twice, once in the 1882 and again in 1907, with development occurring shortly after this around a group of nineteenth-century mansions. The precinct is notable for the consistently high quality of its built

form, presented predominantly by Queen Anne-style houses, though it also includes houses representative of other prevailing domestic styles of the 1920s and 30s, including the Californian Bungalow, Georgian Revival, Old English and Moderne. Scott Street is distinguished as a small and highly visually cohesive row of timber dwellings from the Federation and early Interwar eras.

**HO19 Fenton Street, Ascot Vale** is comparable as it comprises a similar sized group of Federation-era houses on the south side of Fenton Street, as well as in demonstrating a similar pattern of subdivision and development: Fenton Street was created as part of a 1910 subdivision, which followed the selling off of land surrounding Ascot House (50-52 Fenton Street) at the turn of the century. It is also comparable to Scott Street as a very intact and visually homogenous group: the similar (and in some cases, identical) form, materials, detailing, ornament and siting of the houses present a highly visually cohesive streetscape, and suggest they were constructed by the same builder. Fenton Street is considered likely to have a higher degree of visual cohesion.

**HO301 Hoddle Street, Essendon**, though a larger example than Scott Street, is comparable in demonstrating a similar pattern of subdivision and development: though Hoddle Street was formed in 1872, with few dwellings erected in the following decades, a number of Federation-era villas constructed in the early twentieth-century, it was not until the 1920s that the final rapid development of the street occurred forming the general character of the precinct that we experience today. Red brick is the predominant building material used. Scott Street is distinguished as a row of timber Queen Anne dwellings and early interwar bungalows.

### Discussion

Historically the Scott Street precinct illustrates what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c.1905 and the 1930s. Development was spurred by improved transport connections and other services, including the introduction of electric trams along Mt Alexander Road in 1906. The Scott Street precinct is comparable to other precincts in the HO that demonstrate this pattern of development in the municipality.

The precinct comprises a small, intact and cohesive streetscape of timber Edwardian-era and early Interwar dwellings on the west side of Scott Street, which distinguishes it from those precincts that are either larger or have a greater diversity of housing stock and building materials, such as HO301 Hoddle Street HO1 Edward Street and Richardson Street, Essendon, and HO7 Riverview Estate, Essendon,

### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised August 2018, modified for the local context.

**CRITERION A:** Importance to the course or pattern of the City of Moonee Valley's cultural or natural history (historical significance).

Historically the Scott Street Precinct, Essendon, is significant as an illustration of what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c.1905 and the 1930s. This pattern of development demonstrates the accelerated suburban growth of Essendon and of the municipality during the interwar years, encouraged by improved transport connections, including the introduction of electric trams along Mt Alexander Road in 1906, and other important services such as being seweraged and having made roads.

**CRITERION B:** Possession of uncommon, rare or endangered aspects of the City of Moonee Valley's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Moonee Valley's cultural or natural history (research potential).

N/A

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The houses in the Scott Street Precinct, Essendon, are representative of early twentieth-century housing in this part of the municipality, all of which exhibit a high level of intactness. They demonstrate the principal characteristics of their architectural style and original fabric: most of the dwellings have characteristic massing with an asymmetrical form set beneath a dominant and complex roof form, incorporating hips, gablets and projecting gables, and porches beneath the main sweep of the roof. Each dwelling is of timber construction, some have walls clad with weatherboard and notched detailing, and others have timber boarding to simulate ashlar stonework. Verandahs to many of the Edwardian-era dwellings retain turned timber posts with Art Nouveau-style decorative timber frieze and brackets. The Interwar-era houses have an asymmetrical bungalow form, with a broadly pitched roof of terracotta tile, weatherboard-clad walls and a dominant porch supported on timber posts atop heavy masonry piers.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Aesthetically, the Scott Street Precinct is significant because of its picturesque streetscape, afforded by the shared distinctive roof forms and stylistic details, elevated siting and consistency of setbacks and scale of the dwellings. The row of free-standing Edwardian-era and early Interwar dwellings of timber construction built c1910-c1923, present a visually unified streetscape, distinguishing the Scott Street Precinct with a high level of visual cohesiveness. The high level of intact detail across most of the dwellings, particularly to the gable ends, verandahs, and door and window joinery, enhances the precinct's picturesque quality and overall visual unity.

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

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 their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Moonee Valley's history (associative significance).

N/A

## Statement of Significance

**Heritage Place:** Scott Street

**PS ref no:** HO460

### *What is Significant?*

8-30 Scott Street, Essendon, a small residential area comprising a short row of timber Edwardian and early Interwar-era dwellings built c1910-c1923, is significant.

The following features contribute to the significant of the precinct:

- The houses constructed c1910-c1923, as shown on the precinct map.
- The overall consistency of housing form (complex roof form, asymmetrical form), materials and detailing (weatherboard external cladding, gable end decoration), and siting (elevated siting, consistent front setbacks).

The house at 8, 12, 14, 16, 18, 20, 22, 24, 26, 28 and 30 Scott Street are Contributory.

Non-original alterations and additions to the Contributory buildings are not significant.

The house at 10 Scott Street is Non-Contributory to the precinct.

### *How is it significant?*

The Scott Street Precinct, Essendon is of local historical, representative (architectural), and aesthetic significance to the City of Moonee Valley.

### *Why is it significant?*

Historically the Scott Street Precinct, Essendon, is significant as an illustration of what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c.1905 and the 1930s. This pattern of development demonstrates the accelerated suburban growth of Essendon and of the municipality during the interwar years, encouraged by improved transport connections, including the introduction of electric trams along Mt Alexander Road in 1906, and other important services such as being seweraged and having made roads. (Criterion A)

The houses in the Scott Street Precinct, Essendon, are representative of early twentieth-century housing in this part of the municipality, all of which exhibit a high level of intactness. They demonstrate the principal characteristics of their architectural style and original fabric: most of the dwellings have characteristic massing with an asymmetrical form set beneath a dominant and complex roof form, incorporating hips, gablets and projecting gables, and porches beneath the main sweep of the roof. Each dwelling is of timber construction, some have walls clad with weatherboard and notched detailing, and others have timber boarding to simulate ashlar stonework. Verandahs to many of the Edwardian-era dwellings retain turned timber posts with Art Nouveau-style decorative timber frieze and brackets. The Interwar-era houses have an asymmetrical bungalow form, with a broadly pitched roof of terracotta tile, weatherboard-clad walls and a dominant porch supported on timber posts atop heavy masonry piers. (Criterion D)

Aesthetically, the Scott Street Precinct is significant because of its picturesque streetscape, afforded by the shared distinctive roof forms and stylistic details, elevated siting and consistency of setbacks and scale of the dwellings. The row of free-standing Edwardian-era and early Interwar dwellings of timber construction built c1910-c1923, present a visually unified streetscape, distinguishing the Scott Street Precinct with a high level of visual cohesiveness. The high level of intact detail across most of the dwellings, particularly to the gable ends, verandahs, and door and window joinery, enhances the precinct's picturesque quality and overall visual unity. (Criterion E)

## Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Moonee Valley Planning Scheme as a precinct.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Moonee Valley Planning Scheme:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

## Identified By

Context Pty Ltd, 'Moonee Valley Stage 1 Gap Study', October 2014

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*Victorian Places* 2015, 'Essendon', <http://www.victorianplaces.com.au>, accessed 19 October 2018.

Whitworth, Robert Percy 1870, *Bailliere's Victorian Gazetteer and Road Guide*, F.F. Bailliere, Melbourne.

### **D.3 New precinct citations (Ascot Vale, Flemington & Moonee Ponds)**

## **Queens Avenue & Burton Crescent**

# HERITAGE CITATION REPORT

**Name:** QUEENS AVENUE & BURTON CRESCENT  
**Address:** 174-190 ASCOT VALE ROAD, ASCOT VALE  
2-20 & 15 & 17 BURTON CRESCENT, ASCOT VALE  
1-35 QUEENS AVENUE, ASCOT VALE  
1 CLISSOLD STREET, ASCOT VALE  
70-76 KENT STREET, ASCOT VALE  
**Place Type:** Residential Precinct  
**Citation Date:** 2019



*Queens Avenue & Burton Crescent*

**Recommended Heritage Protection** VHR -

HI -

PS -

**Architectural Style:** Federation/Edwardian Period (1902-c.1918), Federation/Edwardian Period (1902-c.1918) Domestic Queen Anne, Victorian Period (1851-1901) Italianate

## History and Historical Context

### Thematic context

This precinct is associated with the following theme/s in the Moonee Valley Thematic Environmental History (MVTEH):

*Theme two: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme six: Building cities, towns and the Garden State: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians*

### Contextual history

**QUEENS AVENUE & BURTON CRESCENT**  
**Hermes No 202126**

Heritage Citation Report  
29-Mar-2021 06:29 PM

According to Aldous (1979:69) Essendon was a 'product of the land boom':

*During the 1880s the big estates were subdivided and virtually the entire district fell under the auctioneer's hammer.*

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892 (Aldous 1979:29, 32, 64). However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Recovery began around 1900 and improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

## Precinct history

This precinct occupies land which is part of Crown Allotment 13, Section Four in the Parish of Doutta Galla. The Crown Grant for this land, which extended from Ascot Vale Road to the Moonee Ponds Creek (Kent Street now forms part of the southern boundary), was made in 1847 to Douglas Thomas Kilburn (LV).

The construction of the railway to Essendon in 1859-60 created this triangular portion of land at the western end of the allotment, which remained vacant until 1900. By that time it was in the ownership of Edmund Nash Glass who in 1901 subdivided the land into 47 building allotments facing Ascot Vale Road, Kent Street and two new streets Railway (now Queens) Avenue and Burton Crescent. Sale of lots commenced in August 1901 and proceeded steadily until all were sold by April 1910 (LV).

Development was swift and within a decade the subdivision was almost completely built up. By 1904 Queens Avenue already contained 13 houses, with a further four houses in Burton Crescent, and two in Kent Street (MMBW). There were no houses in Ascot Vale Road in 1905, but by 1910 there were four houses south of Burton Crescent and six to the north, while only one or two vacant lots remained in the other streets. By 1915 the area was fully developed (SM).

William Thomas Hagger, a builder and contractor of Ascot Vale, purchased several lots in Queens Avenue (the present nos. 1 to 5 & 15 to 31), and at 6 Burton Crescent, and 188 to 194 Ascot Vale Road. Hagger erected houses thereon which were sold off individually (LV). Several of the houses in Queens Avenue were sold to the Fourth Victoria Permanent Building Society. The Society purchased several other lots in the subdivision and it's possible that Hagger built houses on those lots as well (LV).

## Sources

Aldous, Grant, *The stopover that stayed. A history of Essendon*, 1979  
Land Victoria (LV), Certificates of title Vol. 2547 Fol. 309, V. 2921 F. 188, LP 4249  
Living Histories, *Moonee Valley Thematic Environmental History* (September 2012)  
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 832, dated 1904  
Sands & McDougall Directory (SM), 1900, 1905, 1910, 1915

## Description

### Physical Description

The Queens Avenue and Burton Crescent precinct is a residential area that comprises housing exclusively from the Federation/Edwardian period. The houses are all detached, and single storey with small front setbacks, and narrow side setbacks. Almost all are timber, with only constructed of brick.

There are two basic house types: symmetrical 'Victorian Italianate survival' and asymmetrical Federation/Edwardian houses.

The Victorian Italianate survival houses include nos. 186 Ascot Vale Road, 4-14 & 15 Burton Crescent, and 7-33 Queens

## HERITAGE CITATION REPORT

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Avenue. They are either symmetrical or asymmetrical in plan with typical Italianate features such as bracketed eaves, rendered chimneys with heavy cornices and stringcourses, imitation Ashlar boards to the facade, paneled front doors with sidelights and highlights and tripartite timber windows. The transition to the Federation style is demonstrated by paired timber sash windows (in lieu of tripartite) to some examples, and bullnose profile verandahs with turned timber posts. Some have window hoods to the projecting bays. Good examples include 186 Ascot Vale Road, 23, 25 (which features a central gablet with cast iron detail and finial), 27, 29 (verandah alterations), and 33 (appears to be original verandah) Queens Avenue, and 6, 12 and 14 Burton Crescent. There is one single-fronted example at 4 Burton Crescent.

The Federation/Edwardian houses range from simple examples that continue to show the transition from the Italianate houses to more advanced villas that show the influence of the Queen Anne style. Examples of the former include nos. 188 and 190 Ascot Vale Road, 2 Burton Crescent and 1, 3 & 5 Queens Avenue. These almost identical houses (which may be by the same builder) are asymmetrical in plan (1 Queens Ave, on a corner site, is the only example with a return verandah and second gable, and is also distinguished by a low dado of vertical timber boards) and have some Italianate features such as the bracketed eaves and imitation Ashlar boards, with Federation/Edwardian details such as casement windows with coloured toplights, notched weatherboards imitating shingles to the gable end (and occasionally to main walls), corbelled brick or brick and render chimneys with terracotta pots, and bullnose verandahs with geometric pattern cast iron or a simple ladder frieze with by turned timber posts and brackets. The houses at 174 & 180 Ascot Vale Road, 18 Burton Crescent, 1 Clissold Street, 35 Queens Avenue and 70 Kent Street are similar, but have half-timbered gables (70 Kent retains an elaborate barge board with scalloped mouldings and 'curlicues' on one side) and imitation Ashlar boards to the facade, while there are single fronted examples at 72 & 74 Kent Street. 182 Ascot Vale Road is the only brick house in the precinct. It is constructed of red brick with typical Federation style band of roughcast render in lieu of the brackets and mouldings around the eaves, another rendered band at sill level (with shaped panels below the sills) and has a slate roof with terracotta ridge capping.

The other houses in the precinct generally have similar details but are distinguished by more steeply pitched hip roofs (some clad in slate or terracotta tiles, both with terracotta ridge capping and finials) that sometimes have gablets and often extend to form contiguous verandahs (with turned timber posts and brackets, and arched or straight timber ladder valances) at one side of a prominent gable, or that return where there is a second gable to the side. Gable ends are usually half-timbered and sometimes jettied (slightly projecting) from the walls, and windows are often arranged in box bays, while the unusual jettied bay window at 16 Burton Crescent, which features four-pane coloured glass windows, also used in the main window beneath the verandah, is of note. Notable examples include 178 Ascot Vale Road where the verandah continues across the front projecting bay, and a strong diagonal emphasis is created by the placement of a window and projecting gable at the verandah corner and 182, which is very intact and features an unusual stepped ladder frame verandah valance with quarter circle brackets and a flying ladder frieze to the gable ends.

The integrity of the houses varies, but most have relatively good integrity when viewed from the street. Common alterations include changes to verandahs, replacement of windows, and changes to roof cladding. Only a small number of houses have visible additions. Fences are not original, but almost all are low and transparent many are sympathetic to the style of the houses (e.g., timber pickets). Overall, the streets within the precinct have good visual cohesion. There is only one Non-contributory house at 76 Kent Street

The historic character of the streetscapes is also enhanced by bluestone kerb and channeling, bluestone laneways, and the line of mature Oaks (*Quercus sp.*) along the north side of Queens Avenue.

### Comparative Analysis

Moonee Valley contains many individual houses as well as groups of housing dating from the Federation and Edwardian periods and many of these are within Ascot Vale which experienced significant growth in the early 1900s. This precinct, however, is distinguished by the intactness to the original period of development and the lack of post-war redevelopment. It is also notable for the overall integrity and intactness of most of the houses, many of which are complemented by sympathetic front fences, and is also distinguished by the mature Oaks along the north side of Queens Avenue.

As such, the precinct compares with existing precincts such as Fenton Street, Ascot Vale (HO19, and as proposed to be extended by this study) and Glen Street, Essendon HO306, and the intact groups of Federation/Edwardian housing groups within South Street & East Street, Ascot Vale (HO21). It also compares with the proposed new Warrick Street & Mascoma Street precinct (see section 3.6), which is very similar in terms of its history (a subdivision created in the early 1900s and

fully developed within a decade) and physical characteristics (intact streetscapes of Federation and Edwardian houses).

## Statement of Significance

### What is significant?

The Queens Avenue & Burton Crescent precinct is a residential area that comprises houses built from c.1901 to c.1915. The following features contribute to the significance of the precinct:

- the overall consistency of housing form (hipped or hip and gable roofs, single storey), materials and detailing (weatherboard, imitation Ashlar or face brick, corrugated metal slate or tile roofs, verandahs with cast iron or timber frieze decoration, render or brick chimneys) and detached siting (small front setbacks and narrow side setbacks) and low front fences.
- streetscape materials such as bluestone kerb and channel and bluestone laneways
- the mature Oaks (*Quercus sp.*) along the north side of Queens Avenue.

The houses at 1-35 Queens Avenue, 2-20 & 15 Burton Crescent, 174-190 Ascot Vale Road, 70-74 Kent Street and 1 Clissold Street are Contributory to the precinct.

Non-original alterations and additions to the Contributory houses and the houses at 17 Burton Crescent and 76 Kent Street are not significant.

### How is it significant?

The Queens Avenue & Burton Crescent precinct is of local historic and aesthetic significance to the City of Moonee Valley

### Why is it significant?

Historically, it demonstrates the housing boom in Ascot Vale during the first two decades of the twentieth century and the Federation/Edwardian housing stock which comprises detached Victorian Italianate 'survival' and Queen Anne villas is representative of the residential areas that developed during that period. (Criteria A& D)

Aesthetically, it is an enclave of Federation/Edwardian housing with characteristic, form, materials and detailing and a high degree of visual cohesion due to the consistency of built form. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways and in Queens Avenue by the mature row of Oaks along the north side. (Criterion E)

## Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS <i>Charter for Places of Cultural Heritage Significance</i> (The Burra Charter), using the Hercon criteria.

## Recommendations 2019

### External Paint Controls

-

### Internal Alteration Controls

-

### Tree Controls

-

### Fences & Outbuildings

-

### Prohibited uses may be permitted

-

### Incorporated Plan

-

### Aboriginal Heritage Place

-

## **Warrick Street & Mascoma Street**

# HERITAGE CITATION REPORT

**Name:** WARRICK STREET & MASCOMA STREET  
**Address:** 3-53 & 2-38 WARRICK STREET, ASCOT VALE  
1-29 & 4-32 MASCOMA STREET, ASCOT VALE  
**Place Type:** Residential Precinct  
**Citation Date:** 2019



*Warrick Street & Mascoma Street*

**Recommended Heritage Protection** VHR -

HI -

PS -

**Architectural Style:** Federation/Edwardian Period (1902-c.1918), Federation/Edwardian Period (1902-c.1918) Domestic Queen Anne

## History and Historical Context

### Thematic context

This precinct is associated with the following theme/s in the Moonee Valley Thematic Environmental History (MVTEH):

*Theme two: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme six: Building cities, towns and the Garden State: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians*

### Contextual history

According to Aldous (1979:69) Essendon was a 'product of the land boom':

*During the 1880s the big estates were subdivided and virtually the entire district fell under the auctioneer's hammer.*

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892 (Aldous 1979:29, 32, 64). However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Recovery began around 1900 and improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

### Precinct history

This precinct occupies land which is part of Crown Allotment 11, Section Four in the Parish of Dousta Galla. By the early 1880s the 40-acre property between Mt Alexander Road and Moonee Ponds Creek known as the 'Fernhill Estate' was in the ownership of William Stewart. It contained four houses including the eponymous mansion occupied by Mr Stewart (a 12-roomed brick villa situated where the Ascot Vale Special School now is), 'Fernside' (a nine roomed weatherboard villa), 'Mascoma' (a nine-roomed weatherboard villa) and 'Fernbank' (an eight-roomed brick and weatherboard house). Prior to the construction of the present streets there was a street known as The Avenue (later Fleming Avenue) which ran east-west through the Fernhill Estate from Mt Alexander Road to Moonee Ponds Creek (LV, SM, Age, 24 November 1906, p.2).

The opening of the electric tram along Mt Alexander Road in 1906 stimulated development along the route. In 1907 William Stewart offered the 'Fernhill Estate' for sale. The subdivision comprised 119 building allotments including narrow commercial allotments fronting Mt Alexander Road, and housing allotments facing the newly created Warrick Street, Mascoma Street, Tasma Street, Fernhill Street and Fleming (later Myrnong) Crescent. Subdivision plans show that at least three of the original houses were retained including 'Fernside' (situated on the north side of Warrick Street), which was purchased by Fleming's two daughters Neni Mary and Elizabeth Gertrude Fleming (LV). Tenders were called in April 1907 for channeling and forming Warrick, Tasma and Mascoma streets (Age, 10 April 1907, p.12) and by the time the estate was offered for sale in September of that year the roads were complete and almost half the lots sold on the first day (EG, 14 September 1907).

Development of the estate was swift and by 1913 Mascoma Street and the parallel section of Warrick Street were almost completely built up (MMBW). In 1910 Warrick Street contained 10 houses on the north side (including 'Fernside', which faced toward the east and had a projecting bay window), with a further eight on the south side between Mt Alexander Road and Tasma Street. Mascoma Street in 1910 was slightly less developed with six houses (including one vacant) on the north side and three on the south. The remaining vacant sites in both streets within the precinct were all built on within the next three years (SM).

'Fernside' survived until 1937 when the house was demolished and the land subdivided into three lots. In June 1937 applications for two new brick dwellings were lodged with the City of Essendon (LV). Designed by the architects, Oakley and Parkes, the new houses, both in the popular 'Old English' style, were completed by 1938 and provided separate living quarters for the two Fleming sisters with a shared two-car garage built on the common boundary. Neni Mary Fleming, a nurse, occupied 43 Warrick Street on the west side, while her widowed sister Elizabeth Gertrude Hunter resided in number 45. The houses remained in Fleming family ownership for over 20 more years. Janet Stevenson, a niece of the two sisters inherited no.43 in 1954 and no.45 in 1967 and sold off the properties shortly thereafter (LV).

### Sources

Aldous, Grant, *The stopover that stayed. A history of Essendon*, 1979  
Essendon Gazette (EG), as cited in 'Annals of Essendon 1850-2000', compiled by Bob Chalmers  
Land Victoria (LV), Certificates of title Vol. 1387 Fol. 204, V. 3677 F. 228, V. 6150 F. 970 & 971, Lodged Plan 4688  
Living Histories, *Moonee Valley Thematic Environmental History* (September 2012)  
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1125, dated c.1913  
Sands & McDougall Directory (SM), 1905, 1910, 1915

### Description

## **HERITAGE CITATION REPORT**

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### **Physical Description**

This precinct is a residential area that comprises housing almost exclusively from the Federation/Edwardian period. The houses are all detached, and single storey with small front setbacks and narrow side setbacks, and constructed of either timber or red brick with render accents. Most of the houses are asymmetrical with a smaller number of symmetrical 'Victorian Italianate survival' houses. Roofs are most commonly corrugated metal, with slate and terracotta or terracotta roofs to brick or superior examples that exhibit characteristics of the Queen Anne style such as steeply pitched hipped roofs with prominent gables (half-timbered, rendered or decorated with notched weatherboards or timber screens), return or side only verandahs either separate or as a continuation of the main roof with ornamental timber or cast iron frieze and turned timber posts, brick and render chimneys with terracotta pots, and timber casement or sash windows. In the main elevations, the windows are often arranged in groups as square or rounded/canted bays with coloured toplights and sometimes with hoods. Some of the houses appear to have been constructed by the same builder (including some that have the same or similar form and detailing as houses in nearby Fenton Street - see, for example, the gable-fronted brick houses at 5-9 & 27-33 Warrick Street) and this contributes to the overall homogeneity and consistency of the streetscapes.

None of the houses are of individual significance, but good examples in Mascoma Street include the Queen Anne brick villas at nos. 1, 25 & 27 (which share many similar details and may be by the same builder) and no.8, the semi detached pair at 30 & 32, while in Warrick Street the timber Queen Anne villas at nos. 19, 25, 36, 38 & 51 are all finely detailed.

Another house of some interest is the Arts & Crafts bungalow at 20 Mascoma Street, which is notable for the simple form and typical detailing, which includes characteristic features such as the tapered rendered chimneys, the walls of roughcast render with a weatherboard dado, and the timber shingles over the recessed porch, and boxed timber casements with leadlight highlight windows.

There are two interwar 'Old English' style houses at nos. 43 & 45, which are the houses built in 1937 for the Fleming sisters. These relatively substantial dwellings have dominant roof forms clad in glazed terracotta tiles and red-brown clinker brick walls, and are unified stylistically by their austere character enhanced with hints of Old English detailing. Other unifying elements include their like landscape settings, shared asphalt crossover and central mutual garage. The substantial setback to each of the dwellings enhances their landscape setting in contrast to the modest front garden spaces of the other properties in Warrick Street. Number 43 (west) has an early low front fence of brown clinker brick and wrought iron gates, while number 45 (east) has a later timber front fence. The complex roof form to number 43 comprises a steeply hipped roof with a projecting gable to each of the visible elevations resting on simple boxed eaves, and later second-storey additions to the rear. An austere brick chimney rises from the westernmost gable end. The verge-less gable ends to the projecting front rooms and porch to the east are supported on corbelled brickwork, and are accentuated by lighter-coloured brickwork patterning and bricks on edge. Those to the principal facade have arched vents. The projecting porch to the east, accessed through a segmentally arched opening to the east, has simple brick piers and solid balustrading to the large flat-arched void to the south. An additional porch with a parapet roof, originally designed as the main entrance to the residence, is nestled to the west of the projecting gabled bay to the principal facade. The parapet and segmentally arched opening are enhanced with fine tapestry bricks on edge.

Number 45 has a transverse gabled roof and presumably later dormer windows to the front, three later projecting gables to the rear, and a later flat-roofed projection extending out to the north from the ridge line of the main roof, not visible from the public domain. Entry to the house is contained within a central porch, accessed through a three-centred arched opening bordered with brick-on-edge headers. The steeply-pitched gabled roof to the porch, supported on corbelled brickwork and enhanced with subtle bi-chrome brickwork, projects and inflexes slightly as it descends below the eaves of the main roofline. Fenestration to each dwelling appears to be intact, save for the later dormer additions to number 45. Visible windows to the principal elevation at number 43 comprise double-hung windows with elaborate leaded glass to the upper sashes. An original garage, set back from the building line of the two dwellings, is shared between the residences. It has a flat roof of corrugated iron and red-brown clinker brick walls and parapet. The lintel and parapet are dressed with simple lighter-coloured brick on edge headers.

There is one gabled timber cottage at 2 Warrick Street.

While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) the majority of houses in the precinct are relatively intact when viewed from the street. The Non-contributory buildings include the post-war (or much altered) buildings at nos. 7 (flats), 11, 13, 18, 28 & 30 Mascoma Street and 4, 14B, 18A, 18B, 20, 20A, 35, 47 & 49 Warrick Street. Some of these have designs that are relatively sympathetic and responsive to the streetscape.

## **HERITAGE CITATION REPORT**

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Front fences throughout the precinct are uniformly low and while none are original, many are reproduction styles that are sympathetic to the era of housing. There are only a small number of intrusive high solid fences.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel, and the rear and side bluestone laneways.

### **Comparative Analysis**

Moonee Valley contains many individual houses as well as groups of housing dating from the Federation and Edwardian periods and many of these are within Ascot Vale which experienced significant growth in the early 1900s. This precinct, however, is distinguished by the intactness to the original period of development and for the overall integrity and intactness of most of the houses, many of which are complemented by sympathetic front fences. It is elevated by some finely detailed examples, as cited above.

As such, the precinct compares with existing precincts such as Fenton Street, Ascot Vale (HO19, and as proposed to be extended by this study) and Glen Street, Essendon HO306, and the intact groups of Federation/Edwardian housing groups within South Street & East Street, Ascot Vale (HO21). It also compares with the proposed new Queens Avenue & Burton Street precinct (see section 3.5), which is very similar in terms of its history (a subdivision created in the early 1900s and fully developed within a decade) and physical characteristics (intact streetscapes of Federation and Edwardian houses).

### **Statement of Significance**

#### **What is significant?**

The Warrick Street & Mascoma Street precinct is a residential area that comprises houses predominantly built from c.1907 to c.1915 with two houses dating from 1937. The following features contribute to the significance of the precinct:

- the overall consistency of housing form (hipped or hip and gable roofs, single storey), materials and detailing (weatherboard, imitation Ashlar or face brick, corrugated metal slate or tile roofs, verandahs with cast iron or timber frieze decoration, render or brick chimneys) and siting (small front setbacks and narrow side setbacks).
- streetscape materials such as bluestone kerb and channel and bluestone laneways

Nos. 7, 11, 13, 18, 22, 28 & 28A Mascoma Street and 4, 14, 18A, 18B, 20, 20A, 35, 47 & 49 Warrick Street are Non-contributory. All other houses are Contributory.

Non-original alterations and additions to the Contributory houses are also not significant.

#### **How is it significant?**

The Warrick Street and Mascoma Street precinct is of local historic and aesthetic significance to the City of Moonee Valley

#### **Why is it significant?**

Historically, it demonstrates the housing boom in Ascot Vale during the first two decades of the twentieth century and the Federation/Edwardian housing stock which comprises detached Victorian Italianate 'survival' and Queen Anne villas is representative of the residential areas that developed during that period. The houses at 43 & 45 Warrick Street are of historic significance for their associations with the Fleming family, who were the original owners of the land and initiated the subdivision that created Warrick and Mascoma streets, and recall the site of one of the original Fleming homes known as 'Fernside'. (Criteria A & D)

Aesthetically, it is an enclave of Federation/Edwardian housing with characteristic form, materials and detailing and a high degree of visual cohesion due to the consistency of built form, which includes groups of housing evidently by the same builder such as the gable-fronted cottages at 5-9 & 27-33 Warrick Street. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways. (Criterion E)

### **Assessment Against Criteria**

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS <i>Charter for Places of Cultural Heritage Significance</i> (The Burra Charter), using the Hercon criteria.

## Recommendations 2019

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited uses may be permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

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This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

## **Clarence Street & Marshall Street**

## **HERITAGE CITATION REPORT**

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**Name:** CLARENCE STREET & MARSHALL STREET  
**Address:** 1-21 & 2-20 CLARENCE STREET, FLEMINGTON  
11-55 & 6-66 MARSHALL STREET, FLEMINGTON  
**Place Type:** Residential Precinct  
**Citation Date:** 2019  
**Assessment by:** Context



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**Recommended Heritage Protection VHR -**

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**CLARENCE STREET & MARSHALL STREET**  
**Hermes No 202125**

Heritage Citation Report  
05-May-2021 07:08 PM

HI -

PS - **Architectural Style:** Victorian Period (1851-1901), Victorian Period (1851-1901) Italianate, Federation/Edwardian Period (1902-c.1918)

## History and Historical Context

### Thematic context

This precinct is associated with the following theme/s in the *Moonee Valley Thematic Environmental History* (MVTEH):

*Theme two: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme six: Building cities, towns and the Garden State: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians*

*Residential development of the Moonee Valley area in the nineteenth century hugged the railway line through Newmarket, Ascot Vale and Moonee Ponds. The Depression of the 1890s, after the collapse of the land boom, slowed the suburban development of Essendon. However, there was rapid growth in the number of houses in the second half of the first decade of the twentieth century, following the inauguration of the tramlines in 1906. Between 1905 and 1909 over 1,000 houses were built in the municipality (MVTEH 2012:113).*

### Precinct history

That part of Flemington within the City of Moonee Valley to the west of the North Eastern Railway developed from the 1860s onwards with much of the growth occurring in two periods. The first was during the land boom of the late 1880s, and the second during the early 1900s following the construction of the electric tramway along Racecourse Road. The remaining vacant lots were mostly built on during the interwar period.

Clarence Street (and Glance Street immediately to the east) was created following the subdivision in 1888 of just over three acres of land on the north side of Racecourse Road owned by three men: Charles Beamish and Frederick Strugnell (both men were butchers with a business in Swan Street, Richmond) and Woolf Glance, a 'gentleman' of Clifton Hill (LV). Land sales commenced in November 1888 and the street developed quickly during the height of the land boom - by 1895 there was only one vacant lot (no.21) on the west side and two on the east (nos. 18 & 20). The houses at 18 and 20 were constructed by 1910 (SM).

Meanwhile, the land to north between Clarence Street and Edinburgh Street contained cattle yards until the early 1900s (MMBW). This was part of the vast complex on the south side of the railway spur to Flemington Racecourse east of Newmarket Station, which was developed from the 1870s to provide loading and unloading facilities for the cattle and sheep being sent to and from the Newmarket Saleyards, located to the south of Racecourse Road. By the early 1900s the yards to the north of Clarence Street were owned by George Howat, a stock and station agent of Queen Street, Melbourne and in 1909 he removed the yards and subdivided the land into building allotments facing the south side of Edinburgh Street and the newly created Marshall Street (LV).

John Coutts, a contractor of 1 Morphett Terrace, Ascot Vale, purchased all of the land within the subdivision in Marshall Street (LV) and it is presumed that he constructed most if not all of the houses that were built from 1909. In 1910 there were eight houses on the north side (of which three were vacant) with four houses (one vacant) on the south. By 1915 development of the street was all but complete with only nos. 2 & 4 and 5, 7 & 9 remaining vacant (SM). Title records indicate that construction of the houses was financed in part by the Federal Building Society, as many of the titles were transferred to the Society (LV).

### Sources

Land Victoria (LV) Certificates of title Vol. 2073 Fol. 569 (Clarence Street) and V. 944 F. 647 & 671, V. 3348 F. 597, V. 3369 F. 781 (Marshall Street), Lodged plans 2202 (Clarence Street) and 5088 (Marshall Street)  
Living Histories, *Moonee Valley Thematic Environmental History* (September 2012)  
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no.844, dated 1900  
Sands & McDougall Directories (SM), 1890, 1895, 1900, 1910, 1915

## Description

### Physical Description

This precinct is a residential area comprising housing from the late Victorian to early interwar periods. The historic development of this precinct during two brief periods in the late nineteenth and early twentieth centuries is clearly demonstrated in the building stock.

Clarence Street almost exclusively comprises late Victorian houses, while the two early twentieth century houses at nos. 18 & 20 were built in a late Victorian style. Most of the houses are single or symmetrical double fronted timber cottages with hipped iron roofs and Italianate details such as bracketed eaves, tripartite windows, paneled entrance doors with toplights, rendered chimneys with heavy cornices and stringcourses, separate verandahs with classical style capitals to the posts and cast iron frieze, and imitation Ashlar boards to the facades. There are three asymmetrical houses. These include the Victorian example with a canted bay at no.7 (this is relatively intact and includes the remnants of what appears to be an original tessellated garden path), and the two 'Victorian survival' houses at nos. 18 and 20. No.18, with its side entrance, demonstrates the transition to the Edwardian period, while no.20 is more traditionally Victorian in form with a flat bay to one side of the verandah. Intactness of these houses varies - the most common alteration has been to the verandahs (for example, nos. 4-8, 12 & 14), while some chimneys have been removed, and roof cladding unsympathetically replaced (for example, nos. 12 & 14).

Interspersed amongst these houses are three pairs of terrace houses, which demonstrate each popular type. Nos. 1 & 3 are examples of the less common type with a steeply pitched transverse gable roof. Apart from the over-painting of the brickwork, these houses are very intact and retain tiled verandahs with cast iron fences set on bluestone, bracketed eaves, vermiculated and scroll details to the end walls and tripartite windows to one side of the paneled doors with toplights. Those at nos. 9 & 11 have boom-style parapets enriched with vermiculated panels, cornices and stringcourses and an arched pediment containing a clam shell, surmounted by an acroterion and flanked by scrolls. The tripartite windows have colonettes and no.9 retains the original paneled door. The chimneys are of red brick with a rendered cornice. Apart from the over painting of the brickwork the houses have good integrity. The other terrace pair at nos. 17 & 19 are of the simpler hipped roof type with no parapet. No. 19 is much altered, but no.17 retains original details such as the vermiculated and scroll details to the end walls, a simple double timber sash window with bluestone sill and a rendered chimney.

Even more so than Clarence Street, Marshall Street has a high degree of consistency as the houses were not only built within a short period, but by the same builder. Overall, there are three basic types: symmetrical Victorian survival timber villas, and asymmetrical Edwardian houses either single or double fronted. The two Victorian survival villas at nos. 11 and 58 have Italianate features and detailing, generally as described above. No. 58 is more intact and features paired double timber sash windows, while the verandah has a cast iron frieze and turned timber posts. At no.11 the windows have been replaced and the verandah altered, although it retains a sympathetic frieze and posts. The single fronted Edwardian houses have hipped roofs with projecting gables and front bullnose verandahs, which return along one side to the entry door, while the double fronted examples have steeply pitched almost pyramidal roofs with gablets (some retain ram's horn finials) and (with one exception - no.38) separate verandahs on one side of the projecting gabled bays. The verandahs to both types are supported by turned timber posts and have cast iron or timber friezes with carved brackets (see, for example, the original and identical 'rick rack' frieze with carved brackets at no. 33), while gable ends are variously half-timbered, or filled with roughcast or notched boards, and have turned finials, and chimneys are roughcast (originally unpainted) with squat terracotta pots. Windows are double hung timber sash arranged as joined or separate pairs. Front doors have sidelights and highlights and some houses retain original paneled doors with arched windows. Overall, most of the houses have good integrity, and many of those that have been altered are capable of restoration using the more intact houses as a guide. None of the front fences are original, but most are sympathetic. The streetscape of Marshall Street is also enhanced by the mature Plane trees that line both sides.

Other contributory features include the kerb and channeling, which comprises concrete kerb blocks with a three pitcher bluestone channel in Clarence Street and a single pitcher bluestone channel in Marshall Street, and the bluestone laneways to the side and rear of the Clarence Street houses.

The Non-contributory houses within the precinct are the houses at 15 and 21 Clarence Street and 29 Marshall Street, and the much altered houses at 22 and 37 Marshall Street. All other houses are Contributory.

## Comparative Analysis

The City of Moonee Valley contains many individual houses as well as groups of housing dating from the Victorian, Federation and Edwardian periods. This precinct, however, is distinguished by the intactness to the original periods of development, with the stages of development clearly evident in each street, and the lack of post-war redevelopment. The precinct is also elevated by the consistency of the housing stock and mature street trees in Marshall Street.

As such, the precinct compares with the nearby Canterbury Street and Dover Street Precinct (HO79), which is situated just to the north of Flemington Racecourse railway, which was developed at around the same time and contains a similar mix of housing styles, as well as mature Plane street trees. As an enclave of Victorian era housing Clarence Street also compares with the nearby Coronet Street Precinct (HO140).

## Statement of Significance

### What is significant?

The Clarence Street & Marshall Street precinct is a residential area that comprises housing constructed in two periods: from c.1885 to c.1910 (Clarence Street) and c.1909 to c.1915 (Marshall Street). The following features contribute to the significance of the precinct:

- In Clarence Street, the overall consistency of Victorian housing form (hipped roofs, single storey), materials and detailing (face brick, weatherboard or imitation Ashlar, bracketed eaves and other Italianate details, corrugated metal roofs, rendered chimneys, verandahs with cast iron decoration) and detached siting with small front setbacks and narrow side setbacks, which is complemented by terrace houses with parapets and boom style cement decoration (9, 11) and transverse gable roofs and original cast iron fences (1, 3).
- In Marshall Street, the overall consistency of Edwardian housing form (hipped roofs with projecting gables, single storey), materials and detailing (weatherboard or imitation Ashlar, corrugated metal roofs, half-timbered or notched weatherboard gable ends, verandahs with timber or cast iron frieze, roughcast chimneys) and detached siting with small front setbacks and narrow side setbacks.
- Streetscape materials such as bluestone kerb and channel, and bluestone rear laneways.
- mature street trees (Planes) in Marshall Street

The houses at 1-13 & 17-19 & 2-20 Clarence Street and 11-25, 33, 41-55 & 6-18, 26-66 Marshall Street are Contributory to the precinct.

Non-original alterations and additions to the Contributory houses and the houses at 15 & 21 Clarence Street and 22, 29 & 37 Marshall Street are Non-contributory.

### How is it significant?

The Clarence Street & Marshall Street precinct is of local historic and aesthetic significance to the City of Moonee Valley.

### Why is it significant?

Historically, the precinct demonstrates the residential development of Flemington during the land boom, and how the opening of the electric tramway along Racecourse Road in 1906 encouraged a second wave of development. These two phases of development are clearly demonstrated by the building stock which comprises Victorian era housing in Clarence Street and Federation/Edwardian era housing in Marshall Street and is representative of how the residential areas in Flemington developed during the late nineteenth and early twentieth century. (Criteria A & D)

Aesthetically, the characteristic form, materials and detailing of the Victorian era houses in Clarence Street provides an interesting contrast to the Federation/Edwardian era houses in Marshall Street. Marshall Street is notable for the overall visual cohesion due to the consistency of the housing stock, which is complemented by the mature street trees. (Criterion E)

## Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS <i>Charter for Places of Cultural Heritage Significance</i> (The Burra Charter), using the Hercon criteria.

## Recommendations 2019

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

Yes

Fences & Outbuildings

-

Prohibited uses may be permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

## **Ardmillan Road**

## HERITAGE CITATION REPORT

**Name:** ARDMILLAN ROAD  
**Address:** 15-47 & 26-48 ARDMILLAN ROAD, MOONEE PONDS  
**Place Type:** House, Residential Precinct  
**Citation Date:** 2019



*Ardmillan Road Precinct north side nos. 28 to 30*

**Recommended Heritage Protection** VHR -

HI -

PS -

**Architectural Style:** Federation/Edwardian Period (1902-c.1918), Interwar Period (c.1919-c.1940)

## History and Historical Context

### Thematic context

This precinct is associated with the following theme/s in the *Moonee Valley Thematic Environmental History (MVTEH)*:

*Theme two: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme six: Building cities, towns and the Garden State: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians*

### Contextual history

According to Aldous (1979:69) Essendon was a 'product of the land boom':

*During the 1880s the big estates were subdivided and virtually the entire district fell under the auctioneer's hammer.*

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to

Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892 (Aldous 1979:29, 32, 64). However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Recovery began around 1900 and improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

### Precinct history

Ardmillan Road is one of the oldest streets in Moonee Ponds and is named for the house built c.1855 for Peter McCracken, which was situated on the south side of the road, west of Mantell Street. The presence of 'Ardmillan' and the elevated position of the surrounding land, which was conveniently located between Moonee Ponds and Essendon Railway stations established the desirability of Ardmillan Road (and Park Street immediately to the north) as a prestigious residential area in the late nineteenth century.

'Ardmillan' remained the only house in Ardmillan Road for many years. In 1871 the house and grounds comprising 50 acres were sold for 2150 pounds and development of the north side of Ardmillan Road commenced following the subdivision of the estate from the 1870s onwards (*Leader*, 13 May 1871, p.14; LV). Following these subdivisions, the Ardmillan homestead remained on a large allotment on the south side west of Mantell Street, while the northern side was progressively subdivided for building allotments. By 1885, the Sands & McDougall Directory listed ten houses in Ardmillan Road between Grosvenor Street and 'Bailey's Paddock' where the street terminated (the present day Clarinda Road). One of these was 'Ardmillan', by then occupied by William Hudson. As there are no street numbers and the sides of the street are not yet specified in the Directory, it is hard to determine the exact location of the other houses but it appears the present nos. 36 and 38 (as well as a house at no.44, since demolished) were extant by that time. The houses at nos. 28 and 40 were constructed by 1890. The latter house was a substantial ten-room villa, which was occupied by Salvador A. Case. The house at no.34 was in place by 1895 (SM).

Following the pause in development due to the 1890s depression three additional houses at nos. 30, 32 and 42 were in place by 1905. By this time only one vacant lot remained on the north side between Mantell Street and the house at no.56, while the 'Ardmillan' estate still occupied most of the south side. Two years later, William Hudson the owner of 'Ardmillan' died and in 1916 the estate was subdivided into 46 'mansion and villa sites' and offered for sale. The 15 roomed mansion was retained within the subdivision (*Essendon Gazette*, 30 March 1916). Development was swift. The first houses at nos. 15, 17, 21 and 29 were completed by 1917 and by 1920 ten houses had been built. The remaining vacant sites all contained houses by 1925 (EBP, SM).

At the same time on the north side the remaining vacant land was being developed. The house at no.46 was constructed c.1915 on a subdivided portion of the adjoining property to the east (no.44) and the Victorian house formerly on that site was replaced a few years later with the present house. The houses at nos. 26 and 48 were both built by 1925 on the remaining vacant sites between Mantell Street and Jennings Street (SM).

The 'Ardmillan' mansion, later known as 'Roseneath', was demolished in the post-war era and replaced with the building now at no.33. More recently, the house at no. 19 was demolished.

### Sources

Aldous, Grant, *The stopover that stayed. A history of Essendon*, 1979

City of Essendon Building Permit Cards (EBP) for Ardmillan Road

Land Victoria (LV) Certificates of title Vol. Fol.

Living Histories, *Moonee Valley Thematic Environmental History* (September 2012)

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no.1644, dated 1905

Sands & McDougall Directory (SM) 1880, 1885, 1890, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940

### Description

## Physical Description

The Ardmillan Road precinct is a residential area that comprises housing from the late Victorian to early Interwar periods.

The north side contains predominantly Victorian Italianate style villas with a smaller number of Federation and early interwar houses (including the Individually Significant house at no.40) with mostly late Federation/Edwardian houses and early Interwar bungalows on the south side. While there is a range of styles, the houses are all of masonry construction, detached, with hipped and/or gabled roofs and set on garden allotments. The group at nos. 36 to 48, all large houses set in spacious gardens, are especially notable.

The Italianate villas have face brick or stuccoed walls with hipped roofs clad in slate or corrugated steel and have characteristic details such as bracketed eaves, cast iron verandahs with tiled floors, paneled front doors with sidelights and highlights, timber sash windows with bluestone sills, and brick or render chimneys with cornices and stringcourses. Apart from no.40 (please refer to the individual citation for a detailed description) other notable examples include:

- no.28, which is an asymmetrical example constructed of polychromatic brick with a canted front bay and very finely detailed chimneys. It is highly intact.
- no.34, which (although altered) is notable for the Classical style detailing including an entablature to the windows.

No. 30 is also of note as a late example of the style constructed in the Federation period. It is very intact and retains original verandah details, and red brick chimneys.

The Federation/Edwardian houses include Queen Anne villas and bungalows. All are constructed of red brick and have terracotta tiled roofs, often with terracotta ridge cresting or finials (ball or rams horn) and red brick chimneys (often with rendered detail) with terracotta pots. The Queen Anne villas at nos. 15 and 32 have characteristic form and detailing including asymmetrical planning, tall brick and render chimneys with terracotta pots, complex hip and gable tiled roofs with prominent street facing gables and timber verandahs. The roof form to no.15 is especially complex and features a short conical tower over the corner bay window, as well as a projecting hipped porch. The gable ends and the upper walls of the tower are rendered and feature Art Nouveau detailing. At No.32, the gable ends are half timbered and the roof extends to form the verandah, which has a timber frieze. The Federation bungalows at nos. 17 and 42 are characterized by their asymmetrical planning with dominant hipped roofs extending to form return verandahs between projecting bays to the front and side. No.17 has half-timbered gable ends above a bay casement window and an arched timber valance, while no.42 has triple casement windows with multi-paned coloured toplights, a 'rick rack' style timber frieze and jointed brackets to the highly ornate verandah posts, and exceptionally tall corbelled brick chimneys. Both are highly intact.

The other bungalows within the precinct, which date from c.1918 to c.1925 demonstrate the gradual transition toward the California Bungalow of the 1920s. They are constructed of red brick or have rendered walls and have hipped and/or gabled tiled roofs, often with prominent street facing gables (often bracketed and decorated with half-timbering and/or shingles, sometimes with decorative vents), or are gable fronted, usually with gabled or flat roof porches with visible rafters supported by brick and/or rendered square or tapered piers, with brick/render balustrades. Windows are typically timber sash, often arranged in doubles or triples, and with geometric leadlights or sometimes multi-paned. Chimneys are of red brick and usually without decoration. Of note are the following:

- no.21, which is a fine and intact example with fine details that demonstrate the Arts & Crafts influence such as the bracketed purlins to the main roof and verandah end, the horizontal louvered gable vent resting on modillions, the large curved verandah brackets and the 'hit and miss' balustrade.
- no.44, which is a fine and intact attic style example with less common details such as the 'Jerkinhead' profile roofs with broad eaves and bracketed purlins, the projecting brackets beneath the gable end shingling, the prominent pergola style rafters above the bay windows, which feature unusual geometric patterns, the rendered flat-topped chimneys, and the paired Tuscan columns supporting the verandah.
- no.46, another attic example with a broad gable-fronted roof and unusual details such as the corner windows, a pointed head window adjacent to the entry.

The house at no.48 is an unusual example of a two storey bungalow. Asymmetrical in plan it has a hipped tile roof with deep boxed eaves. Notable features include the rounded wall corners in contrasting brick, the double height bay windows with shingled skirt/hoods, and the corner porch/balcony supported by Tuscan columns, accessed by recessed double timber doors with diamond shape windows. Internally, the house at one time had timber paneling and exposed timber beams in

## HERITAGE CITATION REPORT

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some of the principal rooms (EBP).

While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) the majority of houses in the precinct are relatively intact when viewed from the street. Some houses have visible additions, but the original house remains legible. Within the precinct there are two Non-contributory buildings, both on the south side at nos. 19 (while the house is Non-contributory, it contains a significant Canary Island Palm) and 33. The latter is the house constructed on the site of the original 'Ardmillan' mansion.

Front fences throughout the precinct vary in height and style and while none are original, some are in reproduction styles that are sympathetic to the era of housing.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel and the mature trees within many front gardens. Of note are the mature Canary Island Palm (*Phoenix canariensis*) at no.19, the Mexican Fan Palm (*Washingtonia robusta*) and Smooth-barked Apple (*Angophora costata*) at nos. 42-44, and the Scotch Elm (*Ulmus glabra*) at no.46.

### Comparative Analysis

The City of Moonee Valley contains many individual houses as well as groups of housing dating from the Federation and Edwardian periods. This precinct, however, is distinguished by the intactness to the original period of development and the lack of post-war redevelopment. It is also notable for the overall quality of many of the houses, especially the group along the north side from nos. 36 to 48, which are complemented by generous garden setbacks. Despite some recent intrusions, the south side also has good consistency with most of the houses being brick bungalows with prominent gabled tiled roofs.

As such, within Ascot Vale, the precinct compares with the nearby Riverview Estate (Leslie Road) Precinct (HO7), which was developed at around the same time and contains a similar mix of housing styles. While it lacks the large nineteenth century mansions found in Leslie Road, the quality of the housing is otherwise comparable. These precincts (and the proposed HO7 extension in the north end of Mantell Street and the south side of Park Street) demonstrate the long-standing desirability of this area as one of the most desirable residential areas in Moonee Ponds.

### Statement of Significance

#### What is significant?

The Ardmillan Road precinct is a residential area that comprises houses built from c.1885 to c.1925. The following features contribute to the significance of the precinct:

- the houses at 15, 17, 25-31, 39-47 & 26-48 Ardmillan Road are contributory.
- Nos. 21, 28, 30, 34, 40\*, 44, 46 & 48 are Significant.
- the overall consistency of housing form (hipped or hip and gable roofs, single storey with a smaller number of attic stories and one double storey), materials and detailing (weatherboard, imitation Ashlar or face brick, corrugated metal slate or tile roofs, verandahs with cast iron or timber frieze decoration, render or brick chimneys) and detached siting on garden allotments and low front fences.
- the deep front setbacks of the houses at 36-48 Ardmillan Road containing mature trees including the Mexican Fan Palm (*Washingtonia robusta*) and Smooth-barked Apple (*Angophora costata*) at nos. 42-44 and the Scotch Elm (*Ulmus glabra*) at no.46
- the mature Canary Island Palm (*Phoenix canariensis*) at no.19
- streetscape materials such as bluestone kerb and channel

Non-original alterations and additions to the Significant and Contributory houses and the houses at 19, 23 & 33 Ardmillan Road are Non-contributory.

\*The house at 40 Ardmillan Road has a separate citation and statement of significance.

#### How is it significant?

The Ardmillan Road precinct is of local historic and aesthetic significance to the City of Moonee Valley

## HERITAGE CITATION REPORT

### Why is it significant?

Historically, it demonstrates the housing boom in Moonee Ponds during the late Federation/Edwardian and early interwar period, while the Victorian houses are associated with the first phase of suburban development in the late nineteenth century. The predominant Federation/Edwardian and interwar housing stock interspersed with Victorian era dwellings is representative of the residential areas that developed during those periods. (Criteria A & D)

Aesthetically, it is an enclave of late nineteenth and early twentieth century housing including Italianate villas, Queen Anne villas and Bungalows with characteristic form, materials and detailing and good visual cohesion due to the consistency of built form and overall quality of much of the housing including several fine examples of each style. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways and mature trees within several front gardens, notably the group of houses with deep setbacks at nos. 36 to 48. (Criterion E)

Of note within the precinct are the following houses:

- no.21, which is a fine and intact bungalow with fine details that demonstrate the Arts & Crafts influence such as the bracketed purlins to the main roof and verandah end, the horizontal louvered gable vent resting on modillions, the large curved verandah brackets and the 'hit and miss' balustrade. (Criterion D)
- no.28, which is an asymmetrical Italianate villa constructed of polychromatic brick with a canted front bay and very finely detailed chimneys. It is highly intact. (Criterion D)
- no. 30, which is a late example of the Italianate style constructed in the Federation period. It is very intact and retains original verandah details, and red brick chimneys. (Criterion D)
- no.34, an Italianate villa, which (although altered) is notable for the Classical style detailing including an entablature to the windows. (Criterion E)
- no.44, which is a fine and intact attic style bungalow with less common details such as the 'Jerkinhead' profile roofs with broad eaves and bracketed purlins, the projecting brackets beneath the gable end shingling, the prominent pergola style rafters above the bay windows, which feature unusual geometric patterns, the rendered flat-topped chimneys, and the paired Tuscan columns supporting the verandah. (Criteria D & E)
- no.46, an intact attic bungalow with a broad gable-fronted roof and unusual details such as the corner windows, a pointed head window adjacent to the entry. (Criterion D)
- no.48 is an unusual example of a two storey bungalow. Asymmetrical in plan it has a hipped tile roof with deep boxed eaves. Notable features include the rounded wall corners in contrasting brick, the double height bay windows with shingled skirt/hoods, and the corner porch/balcony supported by Tuscan columns, accessed by recessed double timber doors with diamond shape windows. (Criterion D)

### Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter), using the Hercon criteria.

### Recommendations 2019

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited uses may be permitted

Incorporated Plan

Aboriginal Heritage Place

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## **Dean Street**

# HERITAGE CITATION REPORT

**Name:** DEAN STREET  
**Address:** 132-144 DEAN STREET, MOONEE PONDS  
**Place Type:** House, Residential Precinct  
**Citation Date:** 2019



*Dean Street precinct*

**Recommended Heritage Protection** VHR -

HI -

PS -

**Architectural Style:** Interwar Period (c.1919-c.1940), Interwar Period (c.1919-c.1940) Old English, Interwar Period (c.1919-c.1940) Moderne

## History and Historical Context

### Thematic context

This precinct is associated with the following theme/s in the *Moonee Valley Thematic Environmental History* (MVTEH) 2012:

*Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme six: Building cities, towns and the Garden State: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians*

### Contextual history

According to Aldous (1979:69) Essendon was a 'product of the land boom':

*During the 1880s the big estates were subdivided and virtually the entire district fell under the auctioneer's hammer.*

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to

## HERITAGE CITATION REPORT

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Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892 (Aldous 1979:29, 32, 64). However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Recovery began around 1900 and improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

### Precinct history

The properties on the south side of Dean Street, Moonee Ponds were created in 1888 as part of the 200 lot subdivision of the Ngarveno Estate (LV). The estate was only partially developed before the onset of the economic depression of the early 1890s. Building slowly recommenced in the early 1900s and by the 1920s only a few vacant lots remained, mostly in the eastern end of the subdivision, including these properties (MMBW).

Until the 1930s, these seven properties were in at least three different ownerships. Then, in 1935, they were all acquired by Archibald John Shaw of 19 Walker Street, Moonee Ponds, a builder and contractor (LV). Archibald was one of the Shaw Bros., a family firm that built many homes in Ascot Vale, Essendon and Moonee Ponds during the interwar period. By 1936 Archibald and his brothers had completed all seven houses. The first two houses at nos. 132 and 134 were built toward the end of 1935, and the remaining five were commenced or completed during the first half of 1936. Each was described as a brick house of four rooms (EBC).

Ownership of the houses was transferred upon or soon after completion. For example, Michael Timothy became the owner of no.138 in June 1936 and remained so until his death in 1966. His neighbour at no. 140, Roy Harvey, had moved in by December 1936 and he and his wife Jessie raised their family there and remained owners until the 1970s. Harvey was an assistant caretaker at the Showgrounds (EBC, LV).

### Sources

Aldous, Grant, *The stopover that stayed. A history of Essendon*, 1979  
 City of Essendon Building Cards (EBC) for 132 to 144 Dean Street, building permit nos. 258, 259, 407, 433, 542, 543 & 544  
 Land Victoria (LV), Certificates of title Vol.1982 Fol. 356, V. 2342 F. 255 & 256, LP 1912  
 Living Histories, *Moonee Valley Thematic Environmental History* (September 2012)  
 Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 2257, dated 1925  
 Sands & McDougall Directory (SM), 1940

## Description

### Physical Description

This small residential precinct comprises seven interwar houses, all constructed by the one builder (Shaw Bros.) within 12 months of one another. The houses are all detached, single storey, asymmetrical in plan and have identical or similar front and side setbacks. Consequently, it has a high degree of visual consistency and cohesion.

Typical of the houses constructed by the Shaw Bros. the houses are modest bungalows, which draw on a range of interwar styles. They are all constructed of rendered brick (originally unpainted, see no.142) with clinker and tapestry brick accents and have hipped tile roofs with projecting gables or, in one case (132) being gable fronted. The gable ends are decorated with shingles (134, 138), brick and render (132 porch only, 136, 140) or timber with a decorative vent (132) or a combination (142, 144). Each has a slightly projecting porch; most are gabled (the exception being the parapeted Moderne style porch to no.136) and have either round (132, 140) or Tudor arch (142), or square (134, 136, 138, 144) openings. Windows to the facade are double timber sash, arranged in groups of three, usually with geometric leadlight and most have simple hoods supported by brick corbels or simple angled or quarter circular brackets. The stylistic references include Old English (132, 134, 142, 144), Mediterranean (seen in the use of Cordoba tiles to the arched gates at the side of the houses that have pointed or round arched openings), Arts & Crafts (138, 140) and Moderne (132, 136). These styles are expressed through details such as the curved or carved timber porch brackets (134, 142, 144), brick corbelling to the eaves and as solder

courses above the windows (132), and the 'speed lines' and soldier course brickwork to the parapet and windows (136). The brick chimneys, some with terracotta pots are placed behind the main roof and are not generally visible.

The houses are mostly very intact and, with the exception of no.132, they retain the original brick and render front fences, as well as low timber and cyclone wire side fences. Of note is no.142 which retains the original render finish to the house and fence, and what appears to be the original timber side gate with a pointed top that matches the pointed arched arch opening. Common alterations include the loss of what appear to have been window boxes to most houses (the render or brick brackets remain), over-painting of face brickwork or render. The porch brackets are missing from no.138.

## Comparative Analysis

Groups of speculative housing (that is, houses built by developer/builders in expectation of being able to sell upon completion rather than for a specific client) in identical or similar styles are found throughout the City of Moonee Valley. This ranges from the terraced or detached houses constructed during the land boom of the nineteenth century (often built for building societies) through to groups of detached or semi-detached houses built during the Interwar and post-war period. This group of houses stands out because of the relatively high intactness of all the houses and their front fences, and the individuality that has been created through the application of specific details, while maintaining an overall consistency that links the houses together.

The most pertinent comparison is the nearby group of houses, also constructed by Archibald Shaw, just one year later in 1937, at 61-79 Ormond Road, Moonee Ponds (HO315). These are duplexes, designed to appear as a single house, and have similar materiality (rendered walls with brick accents) and form (hipped tile roofs with projecting gables) to the Dean Street houses. The design approach is similar with individuality created through variations in details to the houses, which are otherwise quite similar in materiality and form.

(Shaw also constructed the houses at 1-7 Pattison Street, Moonee Ponds, adjacent to the Ormond Road houses and the Stage 2 Study recommends the extension of HO315 to include these houses)

In a broader sense, this group compares with other 'speculative' housing built in similar styles also assessed by this study including 29-39 Amelia Street, Essendon, and 1-9 Sydenham Street, Moonee Ponds.

## Statement of Significance

### What is significant?

The houses, constructed by Shaw Bros. from 1936 to 1937, at 132-144 Dean Street, Moonee Ponds are significant. The following features contribute to the significance of the precinct:

- The overall consistency of housing form (single storey, with hipped and/or gabled roofs and projecting porches with arched or square openings), materials and detailing (rendered walls with clinker or tapestry brick accents, tiled roofs, gable ends decorated with shingles, brick, render or timber, side gates with pointed or arched openings, timber gates and cordoba tiles) and detached siting with consistent front and side setbacks.
- The original low brick and render fences and low timber and cyclone wire side fences to nos. 134-144.

All the houses are contributory to the precinct.

Features that do not contribute to the significance of the precinct include non-original alterations and additions to the Contributory buildings and the front fence to no.132.

### How is it significant?

The Dean Street precinct is of local historic and aesthetic significance to the City of Moonee Valley.

### Why is it significant?

Historically, the precinct demonstrates how the interwar housing boom encouraged local house builders to construct groups of homes 'on spec', which were sold to owner/occupiers upon completion. They are representative of the approach that used

standard designs to ensure the houses could be built economically and efficiently, but with variations in appearance to achieve individuality and avoid repetition. (Criterion A & D)

The houses have characteristic interwar form and because of the intactness, which includes six of the original seven fences, and consistency of materials and detailing form a visually cohesive and highly distinctive group. Of note is no.142, which retains the original render finish to the house and front fence. (Criterion E)

## Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS <i>Charter for Places of Cultural Heritage Significance</i> (The Burra Charter), using the Hercon criteria.

## Recommendations 2019

External Paint Controls

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Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited uses may be permitted

-

Incorporated Plan

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Aboriginal Heritage Place

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This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

## **Grace Street**

## HERITAGE CITATION REPORT

**Name:** GRACE STREET  
**Address:** 1-27 & 2-20 GRACE STREET, MOONEE PONDS  
**Place Type:** House, Residential Precinct  
**Citation Date:** 2019



Grace Street.JPG

**Recommended Heritage Protection** VHR -

HI -

**PS - Architectural Style:** Victorian Period (1851-1901), Victorian Period (1851-1901) Italianate

## History and Historical Context

### Thematic context

This precinct is associated with the following theme/s in the Moonee Valley Thematic Environmental History (MVTEH):

*Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme six: Building cities, towns and the Garden State: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians*

### Contextual history

According to Aldous (1979:69) Essendon was a 'product of the land boom':

*During the 1880s the big estates were subdivided and virtually the entire district fell under the auctioneer's hammer.*

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to

## HERITAGE CITATION REPORT

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Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892 (Aldous 1979:29, 32, 64). However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Recovery began around 1900 and improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

### Precinct history

Grace Street is situated on part of Crown Allotment C, Section 6, Parish of Doutta Galla, which was granted in 1849 to A.T. Ozanne and J. McConnell. In 1860 the allotment was bisected by the railway to Essendon, which included the railway station at Moonee Ponds, but the line closed in 1864. The re-opening of the railway and Moonee Ponds station in 1871 encouraged development and subdivision of the land to the east and west of the station into building allotments soon followed.

In 1876 George Cornwall, a contractor of Emerald Hill (now South Melbourne), became the owner of eight acres of land on the north side of Holmes Road immediately west of Mantell Street. Cornwall subdivided his land into 40 building allotments facing the west side of Mantell Street, the north side of Holmes Road, the newly created Grace Street and the eastern side of Chester Street. The land was first offered for sale in September 1881 as the 'Cornwall Estate' when Edward Dale Puckle purchased all the allotments on the east side of Grace Street, while the lots on the west side were sold to various people between late 1881 and early 1883. In January 1882 James Larkins purchased one of the lots on the west side and soon after constructed his residence, which was listed in the Directory by 1885 (this is the house at no.9). At that time, Larkin's house was one of five in the street (LV, SM).

Meanwhile, Puckle held his land for a couple of years before re-selling it in 1883. Of the eight allotments, seven were purchased by two men: Musgrave Wilkinson and John James Rogers. Wilkinson was a contractor and he presumably erected the originally identical (mirror image) villas at nos. 18 and 20. Rogers appears to have on-sold his allotments to others including the Federal Building Society, which then erected houses. The remaining lot was sold to Charles Rogers and he erected the pair of houses at nos. 16 & 18, one of which was his own residence (LV, SM).

By 1890 the east side of the street was fully developed and only one vacant site remained on the west side, which was built on by 1895 completing the development of the street (SM). The houses are all shown on the MMBW Detail Plan of 1905.

### Sources

Aldous, Grant, *The stopover that stayed. A history of Essendon*, 1979  
 Land Victoria (LV), Certificates of title Vol. 848 Fol. 431, Vol. 1288 Fol. 475  
 Living Histories, *Moonee Valley Thematic Environmental History* (September 2012)  
 Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1644, dated 1905  
 Sands & McDougall Directory (SM), 1885, 1890, 1895

## Description

### Physical Description

Grace Street is a residential precinct comprised of Victorian era houses. The houses are mainly detached, and single storey with small front setbacks and narrow side setbacks. There are attached pairs at nos. 3-5 and 14-16 and one double storey terrace at no.15. Most of the houses show the influence of the Italianate style with details such as bracketed eaves, verandahs with cast iron decoration and timber or cast iron posts, paneled front doors with sidelights and highlights and tripartite (including the less common separated example at nos. 7 & 10) or double hung timber sash windows. No fences are original but most are low and several are in sympathetic reproduction (timber picket or cast iron) styles. The double fronted houses are either symmetrical or asymmetrical with a canted (18,20) or flat (2, 8, 9, 23, 27) bay with one house (no.1) having bays to the front and side with a return verandah between, while at no.17 the verandah is enclosed by wing walls embellished with scrolls. Almost all are brick (most in bi-chrome with decorative quoining and diaper patterns, with others in plain red or brown) or rendered brick: there are two timber houses at nos. 11 and 13, which have imitation Ashlar boards and

feature bay windows. The roofs are hipped and several retain the original (10, 14-16, 17, 19) or reinstated (1, 18) slate and chimneys are corbelled brick or rendered with cornices and stringcourse. Of note is the shared hip with a single central chimney to the attached pair at nos. 14-16.

The integrity of the houses varies, with most common alterations including replacement of roof materials (often with tiles), replacement of windows, removal of chimneys, possible rendering of brick walls, and alterations to or replacement of front verandahs. No.21 is the most altered, but still retains sufficient original facade detailing to identify it as a Victorian dwelling. There are some visible additions, but they are relatively recessive and do not intrude upon the streetscape.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel, and the asphalt laneway with a central bluestone pitcher drain to the rear and side of properties on the east side.

No's 4 and 4A are Non-contributory.

## Comparative Analysis

The City of Moonee Valley contains many individual houses as well as groups of housing dating from the Victorian periods. In Moonee Ponds, Victorian housing is concentrated in the area immediately to the east and west of Moonee Ponds station, and found within the Ascot Vale Estate (HO16), Lorne Street (HO15), Learmonth Street & Winchester Street (HO309), Holmes Road Residential (HO12), and Laura Street (HO325). In some of these precincts (e.g. HO16, HO325) the Victorian housing is part of a mix that also includes Federation/Edwardian and interwar housing. As an exclusively Victorian era enclave Grace Street compares with HO15 and HO309. Learmonth Street in HO309, also situated to the west of the railway, but south of Holmes Road, provides a pertinent comparison as it was developed around the same time. It is less intact than Grace Street, with three post-war unit developments at nos. 20, 21 & 27. Similar alterations have been made to the Victorian era houses and while there are some grander villas, overall Grace Street is more consistent.

## Statement of Significance

### What is significant?

The Grace Street precinct is a residential area that comprises houses built from c.1885 to c.1895. The following features contribute to the significance of the precinct:

- the houses at 1-27, and 2 & 6-20 Grace Street.
- the consistency of the housing form (predominantly single storey with hipped roofs), materials and detailing (face brick or stucco walls, slate roofs, verandahs, Italianate style detailing, brick or render chimneys) and siting (small front and narrow side setbacks)
- bluestone kerb and channel and asphalt laneway with central bluestone pitcher channel.

Non-original alterations additions to the Contributory houses and the houses at 4 and 4A Grace Street do not contribute to the significance of the precinct.

### How is it significant?

The Grace Street precinct is of local historic and aesthetic significance to the City of Moonee Valley.

### Why is it significant?

Historically, the precinct demonstrates the residential development of Moonee Ponds during the land boom of the late nineteenth century. The Victorian era houses with Italianate detailing set within a nineteenth century subdivision with regular allotment pattern is representative of the residential areas developed during the land boom. (Criteria A & D)

Aesthetically, it is a consistent Victorian era streetscape comprised of houses with characteristic Italianate detailing, form and materials, often with sympathetic front fences, which are complemented by traditional public realm details such as the bluestone kerb and channel. The one double-storey terrace house provides a visual counterpoint to the otherwise single storey scale of the street. (Criterion E)

## Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS <i>Charter for Places of Cultural Heritage Significance</i> (The Burra Charter), using the Hercon criteria.

## Recommendations 2019

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited uses may be permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

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## **Margaret Street & Park Street**

# HERITAGE CITATION REPORT

**Name:** Margaret Street Precinct  
**Address:** 35-81 & 40-84 Margaret Street MOONEE PONDS  
48-54 Taylor Street MOONEE PONDS  
2-18 & 7-17 Park Street MOONEE PONDS  
**Place Type:** Residential Precinct  
**Citation Date:** 2019



*Margaret Street and Park Street*

**Recommended Heritage Protection** VHR -

HI -

PS -

**Architectural Style:** Federation/Edwardian Period (1902-c.1918), Victorian Period (1851-1901), Victorian Period (1851-1901)  
Italianate, Federation/Edwardian Period (1902-c.1918) Domestic  
Queen Anne

## History and Historical Context

### Thematic context

This precinct is associated with the following theme/s in the Moonee Valley Thematic Environmental History (MVTEH):

*Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme six: Building cities, towns and the Garden State: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians*

### Contextual history

According to Aldous (1979:69) Essendon was a 'product of the land boom':

*During the 1880s the big estates were subdivided and virtually the entire district fell under the auctioneer's hammer.*

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892 (Aldous 1979:29, 32, 64). However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Recovery began around 1900 and improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

### **Precinct history**

William Nicholson acquired Crown Allotment B, Section 6, Parish of Doutta Galla, at the Crown land sales in 1849. In 1860, C.A.B was bisected by the Essendon Railway and this precinct is situated on that part to the east of the railway. The re-opening of the railway in 1871, which included a station at Moonee Ponds, encouraged further subdivision and C.A. B was divided into two allotments, which were further subdivided from the mid-1870s onwards.

Park Street is one of the oldest streets in Moonee Ponds and is so named because it extended from what would become Queens Park in the east to Aberfeldie Park in the west (Butler 1985). It bisects the northern half of C.A. B, which in 1874 was sold to James Robertson (LV). Soon after purchase, Robertson began to subdivide the section east of the railway, which included the land on both sides of Park Street and the northern end of Margaret Street between Albert Street and Park Street. Meanwhile, the part of the precinct south of Albert Street within the southern half of C.A. B became part of the 'Ardmillan' estate. It too was subdivided during the 1870s.

One of the first (if not *the* first) houses in Margaret Street was constructed in 1874 at the south west corner of Taylor Street for James Hearn (Bragiola). After passing through several hands the house and its stables were sold in 1916 to Robert Wray who established the Ngarveno Dairy. In 1924 he made significant alterations to the house and in 1936 he constructed a new 'model' dairy at the rear facing Taylor Street (EBP). The dairy use ceased at some time in the 1960s (SM). Recently, the former dairy was converted to apartments. On the opposite side of Margaret Street, the house at no.40 and the terrace row to the north were constructed from c.1887 to c.1889 for John Thomson who lived in the house and rented out the terrace houses. The house and the four southernmost houses were completed first and occupied by 1888. By 1889 the remaining houses in the terrace were complete and occupied (Butler 1985, SM).

At the north end of Margaret Street, Jonathan Jenyns purchased the land on the east side between Albert Street and Park Street. Jenyns further subdivided the land and the lot at the north corner of Albert Street (the present 76 Margaret Street) was transferred to the County of Bourke Permanent Building and Investment Society, and a house was erected by 1884, one of the earliest houses built in Margaret Street (Age 3 January 1882:1, LV, SM 1884). The house became the residence of Helen MacKenzie, who also acquired the two lots immediately to the north. She named the house 'Beckenham'. The house was numbered 64 Margaret Street in 1905. It occupied a substantial corner allotment, and was oriented west to face Margaret Street. By 1890, there were two houses immediately to the north of 'Beckenham' (including the present no.78) while to the south of Albert Street, the houses at nos. 68-74 had been constructed (SM).

In Park Street, the houses at nos. 2, 12 & 16 had been erected by 1890, while no.18 was in place by 1895 (SM).

After the pause in development following the 1890s depression, development slowly recommenced in the early twentieth century. By 1905 two houses had been added in Park Street at nos. 7 and 9, while in Margaret Street there was one new house at no.35. Only two more houses were added by 1910, one each in Park (no.11) and at the northwest corner of Margaret and Taylor streets. However, after this slow start a minor building boom followed that saw all the vacant land built on by 1920. Between 1910 and 1915 no fewer than nineteen houses were built in Margaret Street. This included the attached pairs or detached houses at nos. 37-43, 55-61 and 65-81 on the west side and at no.66 on the east. In Park Street, development of the block on the south side between Mt Alexander Road and Margaret Street was completed with the addition of the three houses at nos. 13-17, while the 1915 directory records a further three houses 'being built' on the north

## HERITAGE CITATION REPORT

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side between nos. 2 and 12. In Taylor Street, two houses had been built at the northeast corner of Margaret Street along with the house at no.54 (SM).

In Margaret Street the construction of the attached houses at nos. 45 & 47 by 1920 effectively completed the development of the street. By that time, all the houses on the north side of Park Street from nos. 2 to 18 were also in place. The only other addition during the interwar period was the shop at 63 Margaret Street, which was listed by 1925 when it was occupied by Mrs. E. Bowles, Grocer (SM).

### Sources

Age, as cited.

Aldous, Grant, *The stopover that stayed. A history of Essendon*, 1979

Bragiolo, Alex, cites a tender notice for 'villa residence, stabling &c for James Hearn' in *The Argus*, 25 November 1873 Building Permit Records of the former City of Essendon (EBP), held by the Essendon Historical Society ('Alterations at No.51 Margaret Street', 'Proposed Brick Dairy Taylor Street Moonee Ponds')

Chalmers, R.W., 'The Ngarveno Dairy - 51 Margaret Street Moonee Ponds' (n.d.)

Graeme Butler & Associates, *Essendon Conservation Study*, 1985

Land Victoria (LV) Certificates of title Vol. 712 Fol. 205 (northern half of C.A. B),

Living Histories, *Moonee Valley Thematic Environmental History* (September 2012)

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans nos. 1645, 1647& 1648, all dated 1905

Sands & McDougall Directory (SM) 1884, 1885, 1890, 1895, 1910, 1915, 1920, 1925, 1930

### Description

#### Physical Description

The Margaret and Park Street precinct is a residential area that comprises housing from the late Victorian and Federation/Edwardian periods and one interwar shop. Most of the housing is detached, constructed of brick, with a smaller number in timber.

The Victorian houses include the exceptionally long terrace row at 42-64 Margaret Street (please refer to the individual citation for further details), and several detached houses at 40, 68 (much altered), 70 & 76 Margaret Street and 2, 12, 16 & 18 Park Street, all in the Italianate style. Typical of the style, they are either symmetrical or asymmetrical in plan and most are constructed of brick (with face brick or rendered walls) and have hipped roofs clad in slate or corrugated metal, bracketed eaves, paneled front doors with sidelights and highlights, timber tripartite or double sash windows with bluestone cills, cast iron verandahs with tiled floors, and brick or render chimneys with cornices. 40 Margaret Street is a double-fronted Victorian Italianate dwelling. It has a symmetrical appearance with a central entrance door with highlights and sidelights flanked by tripartite windows. The symmetry of the facade is enhanced by a pair of rendered brick chimneys, and there are further rendered or face brick chimneys at the rear. Other windows in side elevations are double hung sash. The form and materials of the front verandah (with the exception of the floor) are sympathetic, but it appears to be a reconstruction.

The timber examples at 72 & 76 Margaret Street have similar form and detailing with imitation Ashlar boards to the facade.

76 Margaret Street is a single-storey timber villa with slate roof. Stylistically, the house has characteristics of typical late Victorian, Italianate-style suburban residences. The hipped roof is clad in slate with metal ridge capping and paired eaves brackets. The three chimneys are cement-rendered with cornices. The convex verandah roof is corrugated iron supported by stop-chamfered verandah posts and decorated with cast iron frieze and brackets; the verandah frieze near the northern projecting room is now missing. The residence has timber ashlar blocks on the street elevations, while the minor elevations are clad in weatherboard. On the west elevation, a pair of windows with moulded timber architrave is provided on the projecting room, and there is a pair of bay windows with timber-framed double-hung sash under the verandah. The main entrance with highlight is on the south elevation although the door appears to be a replacement. The house has a generous set back from the streets, with its allotment boundary marked with the low timber-framed cyclone wire fence and metal gate to the west and with higher timber fence to the south. The grassed garden has been planted with fruit trees and is now overgrown. At the rear of the allotment are two modern outbuildings of timber and corrugated iron.

The exception is the terrace house at 68 Margaret Street, which has a highly unusual and finely detailed arcaded loggia with a balustraded parapet. The loggia is comprised of four arched openings (three of the same size and one smaller) supported

by fluted Classical style columns and brick columns with chamfered corners. There are impost moulds decorated with Acanthus leaves to the columns and the facade behind. The parapet has a frieze decorated with swags, rosettes and two types of eaves brackets, while the balustrade features urns decorated with balls and an unusual pediment, placed off centre, that comprises an arched opening containing a ball finial. The entry door to the left is recessed and there is an opening at the opposite end leading to the side yard.

The origins of the two other Victorian houses in Margaret Street at nos. 51 and 78 are no longer evident due to the extensive remodelling during the early twentieth century. At no.51, modifications have transformed it into a bungalow, asymmetrical in plan with roughcast rendered walls, a hip roof with gablet and a projecting shingled gable to the front. The flat roofed verandah extends across the front of the projecting bay and is supported by paired posts on rendered piers with smooth render caps with brick detailing. Between the verandah piers are bowed rendered balustrades with in-built planters. A feature of the verandah is the prominent rafters with pronounced lobes that impart a Japanese influence. There are double entry doors (not visible but shown on the original plans as being glazed in a geometric pattern). The window to the projecting bay is a triple double-hung sash and there is a semi-circular bay window set into the corner with a shingled canopy. The rendered chimneys have flat caps. Complementing the house is the original front fence, which has roughcast rendered piers with smooth render caps and bases and a brick cross, connected by low rendered balustrades and metal poles. The entrance is marked by tall piers with a brick cross and an original mild-steel gate. The fence extends across the whole of the Margaret Street frontage and returns a short distance into Taylor Street with a curved section at the corner. There is a skillion roof addition along the north elevation of the house and a gabled post-war garage facing Taylor Street.

The house at 78 Margaret Street now has a transverse gable tiled roof that extends to form the verandah, which is supported on turned timber posts and has a timber valance with wavy sticks to one side of the projecting half-timbered and bracketed gable. Of note is the 'sunray' pattern detailing to the verandah brackets that is also repeated in the bargeboards and at the side of the window hood (which also features scalloped infill boards), the arched windows that feature a 'bullseye' pattern to the upper sash and leadlight glass, and the original tessellated tile garden path, which matches that to the verandah.

In Park Street, the Italianate houses at nos. 2, 12 & 16 are constructed of bi-chrome brick (no.2 has finely detailed bi-chrome brick chimneys). No. 16, while detached, has a terrace form with the verandah (appears to retain original cast iron frieze and twisted posts with Corinthian capitals) enclosed by wing walls embellished with vermiculated consoles and scroll brackets. Also in Park Street are two late examples of the style, constructed in the Federation period. No.7 is a symmetrical timber villa with imitation Ashlar boards to the facade and paired windows. The adjoining no.9 is an impressive symmetrical villa constructed of red brick with projecting bays containing arched windows. The bullnose verandah has an ornate frieze, dentilled fascia, fluted columns with Corinthian capitals a gabled front over the entry and a tiled floor, and what appears to be the original tiled path with bluestone steps. The slate roof has terracotta ridge cresting with tall, ball finials. Both are highly intact. Another unusual transitional example is 35 Margaret Street, which has the symmetrical, twin-bay form of 9 Park Street (further emphasized by the two brick and render chimneys) but coupled with a pyramidal hipped slate roof that extends to form a timber verandah with a projecting gable portico set between the bays, and a simple rendered frieze under the eaves that have visible rafters.

The other Federation/Edwardian houses include single fronted detached or semi-detached houses, and well as asymmetrical houses with Queen Anne details such as hipped roofs (often clad in terracotta tiles or slate with terracotta ridge cresting and finials) with prominent half-timbered street facing gables, tall brick and render chimneys with terracotta pots, timber casement windows in pairs or triples with highlights (often in leadlight or coloured glass and sometimes with bracketed window hoods) and timber verandahs with timber arched or ladder valances or metal frieze. Most are constructed of red brick (often with roughcast or smooth rendered bands at lower or mid-wall height or at the eaves) with a smaller number in timber. The single fronted detached and semi-detached houses are almost all located along the west side of Margaret Street and several are identical or similar, suggesting they were constructed by the same builder. These include:

- nos. 37-39 & 41-43, which feature projecting gabled square bay windows comprising leadlight glass casements and highlights with bracketed hoods. The gable ends are decorated with roughcast with small smooth panels and a jettied half-timber section at the apex infilled with fish-scale pressed metal. There is also a roughcast frieze and there is a hipped verandah with timber valance, posts and brackets over the side entry.
- nos. 59-61 and 69-81. These are all distinguished by the bracketed window hoods that extend the full width of the projecting bay and the square bay casement windows with highlights (originally containing leadlight glass), which have a flared skirt of notched boards. Nos. 69-81 are detached and have half-timbered gable ends, while the attached pair at nos. 59-61 have notched weatherboards with finely detailed louvered vents to the gable ends and vermiculated details and ball

finials to the shared party wall.

Other Federation/Edwardian houses with Queen Anne details in Margaret Street include nos. 55, 57, 65, 66 & 67. No. 55 features a fine curvilinear Art Nouveau style verandah frieze. The other houses in Margaret Street are the attached gable-fronted pair at nos. 45-47. Constructed in 1920, these retain some Federation/Edwardian details such as the boxed bay casement windows, vermiculated panels to the gable ends, and the timber valance above the recessed entry, but the lower pitched roofs show the transition to the bungalows of the 1920s. Also of note is what appears to be the shared gable-fronted roof, given that most if not all buildings were fully fire-separated by this time (and there is a brick party wall at the front).

The houses in Taylor Street are all Federation/Edwardian in style. Of note is no.52, at the west corner of Margaret Street, which is a less common type with twin projecting gables on either side of a porch with an arched valance with wavy sticks and a tiled floor. The gables are bracketed and feature tall windows in a projecting bay with half timbering above and ornate rendered sills. The main roof has a street facing gable, placed off-centre, which has an arched vent flanked by triangles. Other details include the entry door with sidelights and highlights, an arched leadlight window with a label mould and bay window with rendered top in the side elevation, the tall brick chimneys with a flat bracketed cornice.

In Park Street, no.15 is a finely detailed Queen Anne villa on a prominent corner site. Notable details include the bracketed and slightly projecting half timbered gables that have decorative bargeboards with pronounced lobes inset with disks, and the corner bay window and porthole window under the elegant return verandah that features an arched valance separated by paired tapered timber posts. Other brick Federation/Edwardian houses in Park Street include nos. 8 (very intact, features a timber gable screen, original timber verandah with original frieze and posts, and matching brackets to the hood to the bay window, and is complemented by a low rendered front fence with curved entry), 11 (features a bracketed 'flying' half-timbered gable and ornate window hood with spindled frieze), and 14. Park Street also contains several timber Federation/Edwardian houses at nos. 4, 6, 13 & 15. Nos. 4 & 6 may be by the same builder, as they have a similar asymmetrical form with steeply pitched hip roof with gablet that extends to form the verandah, and share some common details such as the use of notched weatherboards and corbelled brick chimneys. They are distinguished by the gable end treatment- jettied with roughcast style pressed metal and half-timbered to no.4, while no.6 features notched weatherboards and small half-timbered section at the apex and has finely detailed window architraves with shaped boards beneath the sill. On the opposite side the houses at nos. 13 and 15 have the same pressed metal to the gable end, also suggesting a shared builder.

While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) the majority of houses in the precinct are relatively intact when viewed from the street. There are some visible additions, but the majority are not overly intrusive. The Non-contributory places include the much-altered Victorian house at 70 Margaret Street and the post-war houses at 49, 74, 80B, 82 & 84 Margaret Street.

Front fences throughout the precinct are uniformly low and many are in reproduction styles that are sympathetic to the era of housing. As noted above, there are two early fence at 51 Margaret Street and 8 Park Street.

The only non-residential building in the precinct is the interwar former shop at 63 Margaret Street. Typical of the period, this has a simple brick parapet with expressed piers and a cantilevered awning. The shopfront has been replaced.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel, and the bluestone laneway between 11 and 13 Park Street.

### Comparative Analysis

The City of Moonee Valley contains many individual houses as well as groups of housing dating from the Victorian, Federation and Edwardian periods. This precinct, however, is distinguished by clear expression of the two phases of development and the lack of post-war redevelopment. It is also elevated by the presence of several individually significant houses, as well as visually cohesive groups of Edwardian houses in similar designs along the west side of Margaret Street.

As such, within Moonee Ponds, the precinct compares with the Ascot Vale Estate Precinct (HO16), and Dickens Street (HO17), which were developed at around the same time and contain a similar mix of housing styles.

### Statement of Significance

## **HERITAGE CITATION REPORT**

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### **What is significant?**

The Margaret Street and Park Street precinct is a residential area that predominantly comprises houses built from c.1875 to c.1920. The following features contribute to the significance of the precinct:

- the houses at 35-45, 51-59, 65-81 & 40-68 & 72 Margaret Street, the interwar shop at 63 Margaret Street, 2-18 & 7-17 Park Street and 48-54 Taylor Street, and the front fences at 51 Margaret Street and 8 Park Street.
- The houses at nos. 35, 40, 68, 76 & 78 Margaret Street, 9 Park Street and 52 Taylor Street and the terrace at 42-64 Margaret Street are Significant\*.
- the overall consistency of housing form (hipped or hip and gable roofs, single storey), materials and detailing (weatherboard, imitation Ashlar or face brick, corrugated metal slate or tile roofs, verandahs with cast iron or timber frieze decoration, render or brick chimneys), detached siting (small front setbacks and narrow side setbacks) and low front fences.
- streetscape materials such as bluestone kerb and channel and bluestone laneways.

Non-original alterations and additions to the Contributory houses and the houses at 49, 70, 74 & 80-84 Margaret Street are Non-contributory.

\*In Margaret Street the terrace row at nos. 42-64 has a separate citation and statement of significance.

### **How is it significant?**

The Margaret Street and Park Street precinct is of local historic and aesthetic significance to the City of Moonee Valley

### **Why is it significant?**

Historically, it demonstrates the housing boom in Moonee Ponds during the late Federation/Edwardian and early interwar period, while the remnant Victorian houses are associated with the first phase of suburban development in the late nineteenth century. Although altered, 51 Margaret Street is of note as one of the earliest houses in the area, dating from 1874. The predominant Federation/Edwardian housing stock interspersed with Victorian era dwellings and a single corner shop is representative of the residential areas that developed during that period. (Criteria A & D)

Aesthetically, it is an enclave of predominantly Federation/Edwardian housing with characteristic form, materials and detailing and good visual cohesion due to the consistency of built form. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways. (Criterion E)

Of note within the precinct are the following houses:

- 35 Margaret Street, which has the symmetrical, twin-bay form of 9 Park Street (further emphasized by the two brick and render chimneys) but coupled with a pyramidal hipped slate roof that extends to form a timber verandah with a projecting gable portico set between the bays, and a simple rendered frieze under the eaves that have visible rafters. (Criterion D)
- 40 Margaret Street, a double-fronted Victorian Italianate dwelling, is historically significant as a house constructed during the land boom in Moonee Ponds as the residence of an owner/developer who also built a speculative terrace row on the adjacent property. While many of these houses were constructed in the area surrounding Moonee Ponds station in the late 1880s, many have now been demolished and the significance of this place is enhanced by the historic and visual connection with the adjoining terrace row. (Criterion A & D)
- 68 Margaret Street, a Victorian Italianate terrace house which is notable for the highly unusual and finely detailed arcaded loggia with a balustraded parapet. The loggia is comprised of four arched openings (three of the same size and one smaller) supported by fluted Classical style columns and brick columns with chamfered corners. There are impost moulds decorated with Acanthus leaves to the columns and the facade behind. The parapet has a frieze decorated with swags, rosettes and two types of eaves brackets, while the balustrade features urns decorated with balls and an unusual pediment, placed off centre, that comprises an arched opening containing a ball finial. The entry door to the left is recessed and there is an opening at the opposite end leading to the side yard. (Criteria D & E)
- 'Beckenham', at 76 Margaret Street, a single-storey Victorian era timber Italianate villa built in 1884, is of historical significance as an example of residential development in the Essendon before the large-scale subdivisions of the later 1880s. It is also significant as a substantially intact Victorian-era villa and an example of the Italianate style, within its original allotment. The house retains original or early building materials of slate roofing and ashlar block-fronted weatherboard.

Viewed from Margaret Street, the main change to the house is a sympathetically designed one-room front extension constructed sometime after 1905 and incorporating the side verandah.

It has a generous setting and the corner allotment allows views of two principal elevations. In this respect it compares well to 55 Holmes Road, Moonee Ponds (HO322). It also demonstrates the Italianate style through its form, materials and detail including the retention of two sides of the original three-sided return verandah which is embellished with a cast iron frieze. 76 Margaret Street also demonstrates the Italianate style through its slate hipped roof enhanced by unpainted cement render chimneys, corbelled brackets to the eaves, cast iron verandah frieze, timber block front and weatherboard wall cladding, and a pair of canted bay windows. 76 Margaret Street is a more sophisticated example than 42 Myross Avenue, Ascot Vale (HO225), which has also undergone alterations to the side verandah. The sympathetic form, detail and materials employed to the extension at 76 Margaret Street are considered to not substantially diminish the ability of the house to demonstrate the Italianate style. (Criteria A & D)

- 78 Margaret Street, a Victorian house altered during the Federation/Edwardian period which is of note for the fine detailing, which includes is the 'sunray' pattern detailing to the verandah brackets that is also repeated in the bargeboards and at the side of the window hood (which also features scalloped infill boards), the arched windows that feature a 'bullseye' pattern to the upper sash and leadlight glass, and the original tessellated tile garden path, which matches that to the verandah. (Criterion E)

- 9 Park Street, which is an intact example of a transitional Italianate symmetrical villa constructed of red brick with projecting bays containing arched windows. The bullnose verandah has an ornate frieze, dentilled fascia, fluted columns with Corinthian capitals a gabled front over the entry and a tiled floor, and what appears to be the original tiled path with bluestone steps. The slate roof has terracotta ridge cresting with tall, ball finials. (Criterion D)

- 52 Taylor Street, which is a less common Federation/Edwardian Queen Anne villa with twin projecting gables on either side of a porch with an arched valance with wavy sticks and a tiled floor. The gables are bracketed and feature tall windows in a projecting bay with half timbering above and ornate rendered sills. The main roof has a street facing gable, placed off-centre, which has an arched vent flanked by triangles. Other details include the entry door with sidelights and highlights, an arched leadlight window with a label mould and bay window with rendered top in the side elevation, the tall brick chimneys with a flat bracketed cornice. (Criteria D & E)

## Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS <i>Charter for Places of Cultural Heritage Significance</i> (The Burra Charter), using the Hercon criteria.

## Recommendations 2019

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited uses may be permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

**This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.**

## **Park Street**

## HERITAGE CITATION REPORT

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**Name:** Park Street Precinct  
**Address:** 87-117 & 78-108 PARK STREET, MOONEE PONDS  
**Place Type:** Residential Precinct  
**Citation Date:** 2019



*Park Street precinct south side*

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**Recommended Heritage Protection** VHR -

HI -

PS -

**Architectural Style:** Victorian Period (1851-1901), Federation/Edwardian Period (1902-c.1918), Interwar Period (c.1919-c.1940), Interwar Period (c.1919-c.1940) American Bungalow

## History and Historical Context

### Thematic context

This precinct is associated with the following theme/s in the Moonee Valley Thematic Environmental History (MVTEH):

*Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme six: Building cities, towns and the Garden State: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians*

### Contextual history

According to Aldous (1979:69) Essendon was a 'product of the land boom':

*During the 1880s the big estates were subdivided and virtually the entire district fell under the auctioneer's hammer.*

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892 (Aldous 1979:29, 32, 64). However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Recovery began around 1900 and improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

## Precinct history

Park Street is one of the oldest streets in Moonee Ponds and is so named because it extended from what would become Queens Park in the east to Aberfeldie Park in the west. It bisects the northern section of Crown Allotment 6, Parish of Doutta Galla, which was originally granted to William Nicholson in 1849. In 1860 James Robertson became the owner of the northern half of CA6, the same year that the railway to Essendon was completed, cutting through the eastern section of the allotment (Butler 1985).

In 1878 Robertson erected his house 'Trinafour' on the south side of Park Street, just west of the railway line (the house remains at 57 Park Street), but lived there only a short time before he died in September 1879. Following Robertson's death, land within the 'Trinafour' estate on both sides of Park Street west of the railway was subdivided into large allotments, with the intention of encouraging a 'respectable class of housing' commensurate with the elevated location and the standard established by 'Trinafour', which was a two storied mansion of eleven rooms with a 'crow's nest' observatory on the top (*The Argus*, 25 November 1879, p.2). The allotments were sold over the next decade and by the early 1900s several mansions and large villas had been built on both sides of Park Street between the railway line and Leslie Road (MMBW).

The section of Park Street to the west of Leslie Road, however, remained sparsely developed until the 1900s. In 1905 the houses to the west of Leslie Road included, on the south side, 'Wahgunyah' (now part of Penleigh Essendon Grammar), as well as the houses now at nos. 91 and 101, while on the north there were the attached pair at nos. 90-92 and the three houses immediately west of Locke Street. These houses were mostly built c.1888. The exceptions are nos. 90 & 92, which were constructed c.1892 (MMBW, SM).

After the pause in development following the 1890s depression, development slowly recommenced in the early twentieth century. By 1910 three more houses had been built on the north side at nos. 78 and 94 (the latter property also contained horse stables to the rear until the 1960s) and on the south at no.89. A minor building boom saw two more houses added on the north side by 1915 at nos. 104 and 106, with a further six on the south at nos. 103-109, 113 & 115. World War I slowed development and only two more houses were built by 1920 at nos. 111 & 117 (SM).

The final phase of development came in the 1920s. By 1925, on the south side only the property at no.93 remained vacant. Soon afterwards, Grosvenor Johnson, who had occupied the Victorian era house at no.91 for many years, subdivided his land creating a lot on the corner of Jennings Street where a house was built. The first occupant was Charles Johnson, presumably his son. On the north side in 1925, the house at no.80 had been constructed while the directory recorded another 'house being built' between this house and the Victorian pair at nos. 90-92, and there were also two new houses at nos. 96 and 108. By 1930, the remaining vacant lots at nos. 84 to 88 both contained houses (SM).

## Sources

94 Park Street - Horse stables were located at the property until the 1960s (Pers. comm., Submission CM74, 2014)  
Aldous, Grant, *The stopover that stayed. A history of Essendon*, 1979  
Graeme Butler & Associates, *Essendon Conservation Study*, 1985  
Living Histories, *Moonee Valley Thematic Environmental History* (September 2012)  
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan nos. 1643 & 1644, both dated 1905  
Sands & McDougall Directory (SM) 1885, 1890, 1895, 1910, 1915, 1920, 1925, 1930

## Description

## Physical Description

The Park Street precinct is a residential area that comprises housing predominantly from the Federation/Edwardian and early Interwar periods with a small number of Victorian era houses.

The Victorian houses include two asymmetrical villas (one in rendered brick at no.91, one in timber at no.101) on the south side, while on the north side there is an attached pair at nos. 90-92 and three detached houses (two single fronted and one double fronted) at nos.98-102. With the exception of no.98 (now rendered) the houses on the north side are all constructed of bi-chrome brick. The houses are all representative of the Italianate style with characteristic features such as hipped roofs with bracketed eaves, paneled front doors with sidelights and highlights, cast iron verandahs, timber tripartite or double sash windows and rendered chimneys with cornices and stringcourses. Nos. 100 and 102, while detached, have a terrace house form with the verandahs enclosed by wing walls embellished with vermiculated consoles and scroll brackets.

The majority of the twentieth-century housing is in two styles: asymmetrical Federation and Edwardian houses with Queen Anne details and variations on the bungalow style. The single fronted Federation/Edwardian houses include the three identical gable-fronted cottages at nos. 103-107, which are constructed of red brick and have typical detailing such as the half-timbering to the gable ends, triple sash windows with toplights and a bracketed hood and side verandahs with a timber valance and turned posts. The gable-fronted timber cottage at no.115 has notched weatherboards, paired windows and Victorian style rendered chimneys. Of note is the timber cottage at no.117, which demonstrates the transition to the California bungalow style through the low pitched terracotta tile gable fronted roof with very deep eaves that is mirrored by the secondary gable over the entry at one end of the verandah, which is supported by bracketed timber posts set on tall brick piers, and the timber shingling and square louvered vent supported on modillions in the gable end.

The Queen Anne villas are asymmetrical in plan with a steeply pitched hip roof (clad in corrugated metal, terracotta tile or slate with terracotta ridge capping), with a return verandah (either separate or as a continuation of the main roof) with an ornamental timber valance (the carved Art Nouveau style valance to no.104 is notable) and turned timber posts set between projecting gabled bays to the front and side, often with a bay window or door set at the corner creating a strong diagonal emphasis. Gable ends are usually half-timbered and feature a bay window with casements and coloured toplights with a bracketed hood. Chimneys are red brick with render tops and terracotta pots. Most are constructed of timber, some with imitation Ashlar boards in lieu of weatherboards to the facade - examples include nos. 104, 106 & 109-113. The brick examples include nos. 78 (here there is a bracketed projecting gable with scalloped shingles above the bow window, and the verandah is supported by simple square tapered timber posts with simple blade brackets on brick piers), 89 (altered and extended, but still retains the characteristic form and detailing) and 94 (which has a verandah on one side only and has arched windows with multi-paned coloured toplights, while the gables are in the same plain red brick as the walls).

The 1920s bungalows generally have gabled tiled roofs with flat or gable roofed porches and are constructed of red brick, with details such as half-timbering, shingles or render used in gable ends. Chimneys are of brick and relatively plain. These range from the transitional gable fronted bungalows at nos. 84 and 96 (which retain some Edwardian features such as the box bay casement windows) to classic California Bungalows such as nos. 95 and 97, which have characteristic low-pitch gable roofs, with a projecting gabled porch with timber shingles set on chunky tapered rendered piers on a brick base with a flat capped brick balustrade, and boxed timber windows. No.95, which is more intact, is constructed of red brick with clinker brick soldier course detail and has a 'hit and miss' balustrade and cement steps. No.97 is rendered and features such projecting purlin rafters to the gable end, the verandah piers that project through the roof and the slightly tapered rendered chimney set in the middle of the facade point toward the Arts & Crafts influence. Adjacent to no.97 is a steeply pitched attic bungalow with flat roofed porch, while there is another attic example with shingled gable ends that flare out at the base at no.80. Of note within the precinct are:

- no.87. This has an unusually complex hip and gable roof form, with a projecting gabled porch at the front and a skillion porch at the side, both with balustrades with narrow vertical slots, while the corner windows with projecting pergola-like rafters above are another distinctive feature.
- no.93. This is a very intact Arts & Crafts Bungalow, which is gable fronted with characteristic arched openings to the porch. The intact original finishes that include red bricks to the lower walls and as decorative quoining to the rendered upper walls, as soldier courses of clinker brick, and timber shingles (painted a traditional dark green) to the gable ends, that in the main gable extend to form a hood over the window and rest on modillions over the porch are notable.
- no.86. This is a very intact Arts & Crafts Bungalow. Of note are the prominent shingled gables and the verandah, which features tapered rendered piers that project through the roof and frame an arch (the arch is repeated in the windows of the paired timber entry doors behind) edged in bi-chrome brick and have simple curved brackets. It is complemented by an early

## HERITAGE CITATION REPORT

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low brick fence with brick piers and a simple tubular steel balustrade.

- no.88. This is a very intact Arts & Crafts Bungalow. Probably architect-designed, this has a Jerkinhead roof clad in terracotta shingles and features a massively proportioned two level porch/balcony with a hipped roof and an arched opening below and a square opening (with inset slender columns) flanked by massive piers. Multi-pane French doors open to the balcony and there are shallow bow windows on either side of the porch. The walls are rendered with dark bricks used at the base of the wall and lower part of the piers and around the arched opening. It is complemented by an early or original rendered fence with tapered square capped piers (tall piers marking the vehicular entry) and a simple tubular steel balustrade.

- no.108. This example, with walls of weatherboard and render, is of note for the nested triple-gable form, with timber screen to the front gable. There is a three-side bay window to the front gable and the verandah rests on paired posts set on rendered piers.

While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) and some visible additions, the majority of houses in the precinct are relatively intact when viewed from the street. The post-war units at no.82 are Non-contributory.

Front fences throughout the precinct are uniformly low and many are reproduction styles that are sympathetic to the era of housing. The bluestone kerb and channel also contributes to the setting of the houses.

### Comparative Analysis

The City of Moonee Valley contains many individual houses as well as groups of housing dating from the Victorian, Federation/Edwardian and interwar periods. This precinct is representative of that development. However, it is elevated by the quality of several of the houses and is notable for the collection of bungalows, which demonstrate the evolution of the style during the early twentieth century, includes three that are of individual significance. Several of the houses are set within mature gardens, adding to the aesthetic qualities of the precinct.

As such, the precinct compares with the nearby Riverview Estate (HO7), Edward Street and Richardson Street (HO1) and Hoddle Street (HO301), which were all developed at around the same time and contain a similar mix of housing styles.

### Statement of Significance

#### What is significant?

The Park Street precinct is a residential area, which comprises housing constructed from c.1890 to c.1925. The following features contribute to the significance of the precinct:

- all the houses within the precinct, and the front fences at nos. 86 & 88. The houses at 86, 87, 88, 93 & 108 are Significant, all other houses (except for the units at no.82) are Contributory.
- the overall consistency of housing form (hipped or hip and gable roofs, predominantly single storey), materials and detailing (weatherboard, imitation Ashlar or face brick, corrugated metal slate or tile roofs, verandahs with cast iron or timber frieze decoration, render or brick chimneys), detached siting (small front setbacks and narrow side setbacks) and low front fences.
- streetscape materials such as bluestone kerb and channel and bluestone laneways.

Non-original alterations and additions to the Contributory houses and the units at 82 Park Street are not significant.

#### How is it significant?

The Park Street precinct is of local historic and aesthetic significance to the City of Moonee Valley.

#### Why is it significant?

Historically, it demonstrates the housing boom in Moonee Ponds during the late Federation/Edwardian and early interwar period, while the remnant Victorian houses are associated with the first phase of suburban development in the late nineteenth century. The predominant Federation/Edwardian and interwar housing stock interspersed with Victorian era dwellings is representative of the residential areas that developed during that period and is of note for the fine collection of bungalows. (Criteria A & D)

Aesthetically, it is an enclave of predominantly Federation/Edwardian and interwar housing including Queen Anne villas and Bungalows with characteristic form, materials and detailing and good visual cohesion due to the consistency of built form and overall quality of much of the housing including several fine examples of interwar bungalows. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways. (Criterion E)

Of note within the precinct are the following houses:

- no.86. This is a very intact Arts & Crafts Bungalow. Of note are the prominent shingled gables and the verandah which features tapered rendered piers that project through the roof and frame an arch (the arch is repeated in the windows of the paired timber entry doors behind) edged in bi-chrome brick and have simple curved brackets. It is complemented by an early low brick fence with brick piers and simple tubular steel balustrade. (Criteria D & E)

- no.87. This is an intact example of an interwar bungalow, which has an unusually complex hip and gable roof form, with a projecting gabled porch at the front and a skillion porch at the side, both with balustrades with narrow vertical slots, while the corner windows with projecting pergola-like rafters above are another distinctive feature. (Criterion D)

- no.88. This is a very intact Arts & Crafts Bungalow. Probably architect-designed, this has a Jerkinhead roof clad in terracotta shingles and features a massively proportioned two level porch/balcony with a hipped roof and an arched opening below and a square opening (with inset slender columns) flanked by massive piers. Multi-pane French doors open to the balcony and there are shallow bow windows on either side of the porch. The walls are rendered with dark bricks used at the base of the wall and lower part of the piers and around the arched opening. It is complemented by an early or original rendered fence with tapered square capped piers (with tall piers marking the vehicular entry) and a simple tubular steel balustrade. (Criteria D & E)

- no.93. This is a very intact and well detailed Arts & Crafts Bungalow, which is gable fronted with characteristic arched openings to the porch. The intact original finishes that include red bricks to the lower walls and as decorative quoining to the rendered upper walls, as soldier courses of clinker brick, and timber shingles (painted a traditional dark green) to the gable ends, that in the main gable extend to form a hood over the window and rest on modillions over the porch are notable. (Criterion D)

- no.108. This example, with walls of weatherboard and render, is of note for the nested triple-gable form, with timber screen to the front gable. There is a three-side bay window to the front gable and the verandah rests on paired posts set on rendered piers. (Criterion D)

## Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter), using the Hercon criteria.

## Recommendations 2019

### External Paint Controls

### Internal Alteration Controls

### Tree Controls

### Fences & Outbuildings

### Prohibited uses may be permitted

### Incorporated Plan

### Aboriginal Heritage Place

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## **Sydenham Street**

## HERITAGE CITATION REPORT

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**Name** SYDENHAM STREET  
**Address** 1-9 SYDENHAM STREET, MOONEE PONDS  
**Place Type** House, Residential Precinct  
**Citation Date** 2013



Sydenham St 1-9.JPG

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**Recommended** VHR - HI - PS -  
**Heritage Protection**

**Architectural Style** Victorian Period (1851-1901),  
 Victorian Period (1851-1901)  
 Italianate

## History and Historical Context

### Thematic context

This precinct is associated with the following theme/s in the Moonee Valley Thematic Environmental History (MVTEH):

*Theme 2: Peopling Victoria's places and landscapes; 2.7 Promoting settlement*

*Theme six: Building cities, towns and the Garden State: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians*

### Contextual history

# HERITAGE CITATION REPORT

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According to Aldous (1979:69) Essendon was a 'product of the land boom':

*During the 1880s the big estates were subdivided and virtually the entire district fell under the auctioneer's hammer.*

In 1881 there were 488 houses in the Essendon district, most of them situated in the streets and roads in close proximity to Mt Alexander Road and the railway line, and the population was 3,100. By 1889 when Essendon was proclaimed a Town the population had climbed to almost 10,000. Over the next three years, during the height of the land boom in Melbourne, Essendon's population grew by 50% peaking at 15,425 in 1892 (Aldous 1979:29, 32, 64). However, the collapse of the land boom and the ensuing economic depression of the 1890s brought development to a halt and the population declined to 13,000 and remained at that level until 1900.

Recovery began around 1900 and improvements to public transport, beginning with the inauguration of the electric tram services in 1906, stimulated the growth of Essendon in the early twentieth century. Between 1905 and 1909 over 1,000 houses were built in the municipality. Another development boom followed World War I and between 1910 and 1925 the population of Essendon almost doubled, increasing from 21,190 to 39,500.

## **Precinct history**

Sydenham Street is part of Allotment C of Section 6, Parish of Doutta Galla, which Albert Thomme Ozanne and James McConnell purchased on the 27 June 1849 at the Crown land sales. Land within Allotment C includes much of what is now central Moonee Ponds and is divided into two by Holmes Road/Puckle Street. The Melbourne to Essendon railway line bisected the area in 1859-60 and the Moonee Ponds station erected near Holmes Road gave impetus to development nearby. The re-opening of the railway in 1871 encouraged further subdivision of the land west of the railway line for housing, which was substantially developed by the end of the nineteenth century (Butler 1985:227).

This process of subdivision and development began in the 1850s when the grantees, Ozanne and McConnell (and eventually just Ozanne) sold off portions of land of varying sizes during the land boom that followed the gold rush. G. Hollan, J.F. Dumaesque and M. Powell were part purchasers of the south side of Holmes Road, west of the railway, while William Nash, Alex and James Brock bought most of the north. Large allotments with a range of 60 to 187 feet frontages were established by the 1870 and contained large villas or mansions occupied by prominent citizens such as the Rev. Edward Puckle and XX. The re-opening of the railway in 1871 encouraged further development and over the next twenty years a series of subdivisions including the Doutta Galla Estate, Sydenham Estate and the Cornwall Estate were released for sale. These sales and subdivisions resulted in this elevated part of Holmes Road becoming an area characterized by comfortable middle-class housing interspersed with larger villas and mansions on generous allotments (Butler 1985:227).

In 1876 Henry Everest, a builder, and Thomas Halstead, a timber merchant purchased just over seven acres of land north of Holmes Road immediately west of the railway line, which they subdivided, creating Sydenham Street and Norwood Crescent. The land was sold off piecemeal to various owners and lots changed hands several times. By 1884 Archibald Taylor, a fellmonger and currier, had acquired the land now comprised of nos. 1-9 Sydenham Street and it appears that he commissioned the building of the houses from 1884 to 1888. The first three houses were in place by 1885 (Taylor was the occupant of one) and all were completed by 1890 (SM). In 1888 Taylor transferred the land and houses to Alfred Buzzard, an auctioneer of Collins Street, and Buzzard sold off the houses individually from July 1888 to August 1889 (LV).

The house at no.7 was sold to Charles Buzzard and he is listed as the occupant in 1890. The other houses at that time were all vacant. By 1895 all were occupied (SM).

## **Sources**

Aldous, Grant, *The stopover that stayed. A history of Essendon*, 1979

Land Victoria (LV) Certificates of title Vol. 872 Fol. 321, Vol. 1570 Fol. 979, Vol. 1598 Fol. 500

# HERITAGE CITATION REPORT

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Living Histories, *Moonee Valley Thematic Environmental History* (September 2012)  
Sands & McDougall Directory (SM) 1880, 1885, 1890, 1895

## Description

### Physical Description

This small residential precinct comprises five Victorian era Italianate villas. All are asymmetrical in plan, four with canted bays and one flat, and are constructed of brick with rendered (ruled to resemble Ashlar blocks) facades that are enriched by moulded cement architraves and sills to the bay windows (nos. 1-5 & 9 have vermiculated keystones and impost moulds, while the separate tripartite windows to no.7 have stop chamfered reveals, with typical details such as bracketed eaves and stringcourses and less common features such as the decorative quoining to the wall corners and the incised panels between the bay windows and to the frieze beneath the eaves to nos. 1-5 (no.7 has a plain frieze, while no.9 features paired brackets rosettes and vermiculated panels). The original six-panel doors have sidelights and highlights. Windows are double hung timber sash with the tripartite windows beneath the verandahs to nos. 1-5 & 9 having barley twist colonettes. Chimneys are of brick with rendered bases and tops with cornices or fully rendered (7, 9). It appears nos. 1-5 were originally identical, while no.9 is very similar but has different details and chimneys.

Overall the integrity of the houses is relatively good. The slate roof to no.1 has been replaced and the verandah reconstructed with an inappropriate bullnose profile. The other verandahs appear to be sympathetic reconstructions or may be original in part to nos 3, 5 & 7 (marks on the side wall of no.9 beside the verandah indicate it originally had an ogee profile). No. 5 has an elegant slightly concave profile, dentillated fascia, fluted columns with a Corinthian capital and a delicate cast iron frieze, while at no.7 the frieze is encased within a timber frame and there are cast iron brackets.

## Comparative Analysis

The City of Moonee Valley contains many individual houses as well as groups of housing dating from the Victorian period and most are in the Italianate style. This small group is distinguished by the quality and consistency of the detailing, which both individually and collectively elevates them when compared to other examples.

The quality of the detailing (quoining, window architraves and impost moulds) is found in individual examples (for example, 40-42 Vida Street, Essendon HO319; 262-270 Pin Oak Crescent, Flemington, HO98; 82 Maribyrnong Road, Moonee Ponds HO253) but it is rare to find in a group such as this.

A comparable example is 1, 3 & 6 Levien Street, Essendon (HO65), a group of three two storey Italianate houses with similar form and detailing.

In a broader sense, this group compares with other 'speculative' housing built in similar styles also assessed by this study including 29-39 Amelia Street, Essendon, and 132-144 Dean Street, Moonee Ponds.

## Statement of Significance

### What is significant?

The Victorian Italianate villas, constructed c.1884 to c.1888, at 1-9 Sydenham Street, Moonee Ponds are Contributory. The overall consistency of housing form (single storey, asymmetrical plan with hipped roofs and separate verandahs), materials and detailing (rendered walls with boom style cast cement detailing, slate roofs, cast iron verandahs with tiled floors, paneled front doors with sidelights and toplights, brick and render or rendered chimneys with cornices) and

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detached siting with consistent front and side setbacks contributes to the significance of the precinct.

Non-original alterations and additions to the houses, and all fencing is not significant.

## **How it is significant?**

The houses at 1-9 Sydenham Street, Moonee Ponds are of local historic and aesthetic significance to the City of Moonee Valley.

## **Why is it significant?**

Historically, the houses are associated with the intense period of residential development that occurred during the land boom within Moonee Ponds in the area surrounding the railway station. They are representative of the speculative housing built to similar or standard designs for investors. (Criteria A & D)

The houses have aesthetic significance as a distinctive group of Italianate villas with similar form and detailing including the ornate facades that are enriched by moulded cement architraves and sills to the bay windows (nos. 1-5 & 9 have vermiculated keystones and impost moulds, while the separate tripartite windows to no.7 have stop chamfered reveals, with typical details such as bracketed eaves and stringcourses and less common features such as the decorative quoining to the wall corners and the incised panels between the bay windows and to the frieze beneath the eaves to nos. 1-5 (no.7 has a plain frieze, while no.9 features paired brackets rosettes and vermiculated panels). (Criterion E)

## **Assessment Against Criteria**

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter), using the Hercon criteria.

## **Recommendations 2013**

### **External Paint Controls**

### **Internal Alteration Controls**

### **Tree Controls**

### **Fences & Outbuildings**

### **Prohibited Uses May Be Permitted**

### **Incorporated Plan**

### **Aboriginal Heritage Place**

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