

89 Holmes Road, Moonee Ponds Statement of Significance April 2021

Heritage Place:	Creand	PS ref no:	HO518
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89 Holmes Road, Moonee Ponds, principal elevation (source: Context 2018)

What is significant?

'Creand', at 89 Holmes Road, Moonee Ponds, is significant. It was built in 1924 for owners Morton and Emily Cresswell.

Significant fabric includes the:

- original building form and roof form, gable ends and attic dormer, verandah and fenestrations;
- terracotta roof tiles and original chimney;
- detailing of gable ends;
- the expression of the attic dormer as an open balcony;
- detailing of the attic dormer including expressed rafter ends, overlaid curved brackets and Japanese influenced door surround;
- unpainted brick walls;
- window and door joinery and leaded glass sash windows in box frames;
- brick fence, pergola entrance incorporating a lattice entry and ornate metal and wire gate;
- the terrazzo front path; and
- the rear garage

The later rear extensions and timber framed carport entry are not significant.

How is it significant?

'Creand', at 89 Holmes Road, Moonee Ponds, is of local historical, architectural, and associative significance to the City of Moonee Valley.

Why is it significant?

'Creand', at 89 Holmes Road, Moonee Ponds, is a highly accomplished design which successfully combines the long, low lines of the Japanese-inspired early bungalows seen in California, with the attic-storey form of the east coast American Craftsman bungalow. It is also distinguished by Japanese-inspired expressed structural elements used as ornament, such as rafter ends, overlaid curved brackets, and a Japanese-influenced door surround. The house is greatly enhanced by the high quality and intricately overlaid entrance to the property, combining well-detailed brick fence, timber lattice fence insets, a timber pergola, ornament metal gate, and terrazzo entrance path with the house's name displayed. (Criterion E)

Primary source

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This document is an incorporated document in the Moonee Valley Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.