

Ascot Vale Estate Statement of Significance April 2021

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| Heritage Place: | Ascot Vale Estate | PS ref no: | HO16 |
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What is significant?

The Ascot Vale Estate precinct, 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 & 27-35 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 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)

Primary source

Graeme Butler & Associates, *Essendon Conservation Study*, 1985

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 832, 1610, 1611 Sands & McDougall Directory (SM)

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*

Heritage Overlay 16 - Ascot Vale Estate

