

Clarence Street & Marshall Street Precinct Statement of Significance April 2021

Heritage Place:	Clarence Street & Marshall Street Precinct	PS ref no:	HO461
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45-55 Marshall Street

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)

Primary source

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, 1870, *Bailliere's Victorian Gazetteer and Road Guide*, F.F. Bailliere,

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*.

