

Dean Street Precinct Statement of Significance April 2021

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| Heritage Place: | Dean Street Precinct | PS ref no: | HO463 |
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Dean Street precinct

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)

Primary source

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

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 463 - Dean Street

