

Glass Street Statement of Significance April 2021

Heritage Place:	Glass Street	PS ref no:	HO2
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What is significant?

The Glass Street and precinct, 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 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

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 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 is it significant?

The Glass Street and 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 significant as evidence of the limited amount of development that occurred prior to this (Criterion A)

Aesthetically, it is significant as a fine example of a 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)

Primary source

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

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*.

