

Holmes Road Residential Statement of Significance April 2021

Heritage Place:	Holmes Road Residential	PS ref no:	HO12
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What is significant?

The Holmes Road Residential precinct, which is a residential area comprising houses and one former shop constructed c.1880 to c.1935 at nos. 55 -79 & 48-82 Holmes Road, 62-90 Eglinton Street, 1-19 & 2-20 Grandview Street, 1A & 1B Grace Street, 2A, 2B & 2C Grosvenor Street, and 1-21 & 2-26 Milverton Street, Moonee Ponds is significant.

Significant features of the precinct include:

- The original form, scale, detached siting and detailing of the Contributory houses.
- The bluestone laneways at the rear of the houses and the bluestone kerb and channelling.
- The extent to which development in key periods before and after 1900 with Inter-war infill is apparent.
- The low or transparent 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 and features contribute to the significance of the precinct:

- The houses or flats at nos. 62-78 & 82-90 Eglinton Street, 1, 3, 7, 11, 13 & 19 & 4, 6, 8 12-20 Grandview Street, 50-62, 68-72 & 76-82, & 55-75 Holmes Road, 1- 21 & 2-10, 16-26 Milverton Street, and 1A & 1B Grace Street*
- The original or early front fences at 1A & 1B Grace Street, 52, 57, 60, 72, 73 & 76 Holmes Road, and 7-11, 17 & 21 Milverton Street.
- The brick outbuilding at the rear of the house at 69 Holmes Road*
- The former Grand View Store at 79 Holmes Road*
- The former stables at 2A Grosvenor Street*

Non-original alterations and additions to the Contributory houses and the houses or flats at 54, 64-66, 74 & 77 Holmes Road, 80 Eglinton Street, 2, 4A, 9, 15, 15A & 17 Grandview Street, and 2B & 2C Grosvenor Street, 12, 14 & 19 Milverton Street, and the park at 5 Grandview Street are not significant.

*Note: 66 Eglinton Street, 19 Grandview Street, and 55, 62, 68, 69, 78 and 79 Holmes Road are of individual significance and have their own Hermes place record.

How is it significant?

The Holmes Road Residential 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 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. The Inter-war houses and flats demonstrate the beginnings of more intensive development, often on infill sites subdivided from larger Victorian era allotments, that was encouraged by the electrification of the railway in 1919. As a

whole the precinct is a good representation of the residential development of Moonee Ponds prior to 1945. (Criteria A & D)

Within the precinct Milverton Street is aesthetically significant for the clear expression of the two key periods of development in the housing stock, which comprises predominantly Victorian and Federation/Edwardian houses on the east side and interwar bungalows on the west. The visual cohesion is enhanced by several original front fences on the west side. The south side of Holmes Road is also of note as an intact group of houses predominantly from the late Victorian and Federation/Edwardian eras. The aesthetic qualities of the Holmes Road group are enhanced by the consistency of materials and building forms, and the various ways in which buildings address their corner sites. This includes the landmark Grandview Store at no.79, which terminates the precinct. (Criteria E)

Primary source

Aldous, Grant, *The stopover that stayed. A history of Essendon*, 1979

Butler, Graeme, *Essendon Conservation Study*, 1985

Living Histories, *Moonee Valley Thematic Environmental History*, (June 2012)

Melbourne & Metropolitan Board of Works (MMBW) Detail plans nos. 1613, 1614, 1644 (dated 1905)

Sands & McDougall Melbourne Directories (SM), 1880-1940

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*

