

Roberts Street Statement of Significance April 2021

Heritage Place:	Roberts Street	PS ref no:	HO459
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Roberts Street, looking north from Forrester Street, Essendon (source: Context 2018)

What is significant?

29-59 and 44-60 Roberts Street, Essendon, a residential area comprising one Victorian house built 1888-c.1892 and otherwise interwar Bungalows built c.1928-35 on the 1888 Buckley Park Estate subdivision, is significant.

The following features contribute to the significance of the precinct:

- The Victorian dwelling at 37 Roberts Street constructed in c.1892.
- The interwar bungalows and Old English revival style dwellings constructed between c.1928 and 1935, as shown on the precinct map.
- The overall consistency of built form (asymmetrical massing, prominent street-facing gables, jerkin-head gables, projecting timber-framed windows, some with bow or bay windows, with weatherboard and shingle walls and gable ends).
- The good degree of intactness to its key interwar phase of development.
- The landscape qualities of the streetscape, characterised by houses with consistent form, setbacks and garden settings, wide lawn nature strips, and mature street trees.

The Victorian dwelling at 37 Roberts Street is individually significant for the evidence it provides of the first phase of subdivision before the 1890s Depression.

The houses at 29, 33, 35, 39, 41, 43, 45, 47, 49, 53, 55, 57, 59 and 42, 44, 46, 48, 50, 52, 54, 56,

58 and 60 are Contributory. Non-original alterations and additions to the Contributory houses are not significant.

The front fences at 29 and 35 Roberts Street contribute to the significance of the precinct.

The houses at 31 and 51 Roberts Street are Non-contributory to the precinct.

How is it significant?

The Roberts Street Precinct, Essendon, is of local historical and representative (architectural) significance to the City of Moonee Valley.

Why is it significant?

Historically, this precinct is significant for the evidence it provides of the intensive suburban development that occurred during the interwar period in the parts of the municipality that were at some distance from the main transport corridors. The Roberts Street precinct illustrates the widespread suburban development in the interwar period that was encouraged by the expansion of the public transport system and other services. Built in c.1892, the Victorian dwelling at 37 Roberts Street is historically significant for the evidence it provides of the first phase of subdivision. It is a largely intact single-storey symmetrical, block-fronted (Ashlar boards) timber dwelling, retaining many original features, including: the U-shaped, slate hip roof, pair of rendered chimneys with moulded cornices, paired eaves brackets, central door and fenestration to the principal elevation, and verandah detailing. (Criteria A and D)

The houses in the Roberts Street Precinct are significant as representative of popular styles of the 1920s, predominantly timber Bungalows, with a smaller number of later interwar architectural styles, namely the Old English revival style. Both house styles demonstrate the principle characteristics of their type. The bungalows feature asymmetrical massing, prominent street-facing gables, jerkin-head gables, projecting timber-framed windows, some with bow or bay windows, with weatherboard and shingle walls and gable ends. The Old English revival duplex features typical clinker brick, brick gable ends and arched openings, tall brick chimneys. The Precinct is enhanced by the consistency of built form and good degree of intactness to its key interwar phase of development. The visual cohesion is enhanced by the landscape qualities of the streetscape, characterised by houses with consistent form, setbacks and garden settings, wide lawn nature strips, and street trees. (Criterion D)

Primary source

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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*.

