

## South and East Street Statement of Significance April 2021

<b>Heritage Place:</b>	South and East Street Precinct	<b>PS ref no:</b>	HO21
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### What is significant?

The South Street and East Street precinct, which is a residential area comprising late Victorian, Federation, Edwardian and Interwar era houses constructed c.1890 to c.1940, is significant.

The following buildings and features contribute to the significance of the place:

- The Contributory houses (and one former shop) at: 2-6, 10, 12 & 16 Ailsa Street; 2-28 Ayr St;
- 1-39 and 2-10, 14, 18, 22, 24 & 28-50 Filson St; 1-11A, 17-23, 2-12, 18-24 & 28-30 Harding St; 2-8, 12-40, 46-68 Kent St; 7-13, 21, 31-41, 45-65 & 69-79 and 22, 26, 28, 34-40, 46, 48 & 54-60 Middle St; 1-15, 27-33, 49-55, 61, 63 & 69-83 and 2-12, 20-28, 32-38, 40-66 & 70-86 South St; 2 & 4 West St, and; 1-21 & 25 and 2-24 Wigton St.
- Varying frontage widths, containing both detached and attached housing, but possesses commonality of a limited form range (hipped and gabled roofs, verandahs or porches, some parapets), materials, detailing, ornament and siting.
- The extent to which the majority of development occurred in two main periods before and after 1900 with a small amount of interwar infill is apparent.
- The low 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.
- The bluestone laneways and bluestone kerb and channelling throughout the precinct.

Non-original alterations and additions to the Contributory houses, and the houses at: 2 & 2A Ayr Street, 8, 14 & 18 Ailsa St; 2, 2A, 2B & 9-15 East St; 12, 16, 20 & 26 Filson St; 15, 16 & 26 Harding St; 10 & 40-44 Kent St; 15, 17, 23-29, 24, 30, 32, 42, 43, 50, 52, 67 & 81 Middle St; 17-25, 30, 35-47, 38A, 57, 59, 65, 67 & 68 South St; and 23 Wigton St are not significant.

The houses at 14 and 34 Kent Street are of individual significance.

### How is it significant?

The South Street and East Street precinct is of local historic and aesthetic significance to the City of Moonee Valley.

### Why is it significant?

Historically, the precinct demonstrates two phases of rapid residential expansion in Ascot Vale; the first during the late nineteenth century boom, and the recovery second beginning in the early decades of the twentieth century, which was stimulated by the opening of the electric tramway along Mt Alexander Road in 1906 and the electrification of the railway in 1919.  
(Criterion A)

Aesthetically, the precinct is significant as a good example of an early twentieth century residential area that contains cohesive streetscapes of predominantly Victorian and Federation /Edwardian era houses with a smaller amount of Interwar infill, which are related in scale, form and detailing.

Of note within the precinct are:

- The house at 16 Ailsa Street, which is a fine and intact bungalow with Arts & Crafts influences. This is demonstrated by the bold and simple massing comprised of hipped

slate roof that extends to form a porch with arched openings to one side of a curved bay window, and the tapered chimneys placed symmetrically.

- The house at 2 Kent Street, which is of note for the lancet-arch half-timbering to the massive porch gable.
- The duplexes with original front fences at nos. 9-11 and 10-12 South Street, which are notable for their high degree of intactness.
- The duplex at 2-4 South Street, which is notable for the bold patterning created by the clinker brick detailing. The integral garages are also of interest.
- (Criteria D & E)

### **Primary source**

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Graeme Butler & Associates, *Essendon Conservation Study*, 1985

Living Histories, Moonee Valley Thematic Environmental History, June 2012

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans Nos. 820, 835, 836, 837 (all dated 1904)

Sands & McDougall Directory, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935

State Library of Victoria (SLV) 'Warlee Estate, Ascot Vale [cartographic material]'

Ward, Andrew, *Moonee Valley Heritage Study*, 1998

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*.

