

## Sydenham Street Precinct Statement of Significance April 2021

<b>Heritage Place:</b>	Sydenham Street Precinct	<b>PS ref no:</b>	HO467
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*Sydenham St 1-9*

### What is significant?

The Victorian Italianate villas, constructed c.1884 to c.1888, at 1-9 Sydenham Street, Moonee Ponds are Contributory. The overall consistency of housing form (single storey, asymmetrical plan with hipped roofs and separate verandahs), materials and detailing (rendered walls with boom style cast cement detailing, slate roofs, cast iron verandahs with tiled floors, paneled front doors with sidelights and top lights, brick and render or rendered chimneys with cornices) and detached siting with consistent front and side setbacks contributes to the significance of the precinct.

Non-original alterations and additions to the houses, and all fencing is not significant.

### How is it significant?

The houses at 1-9 Sydenham Street, Moonee Ponds are of local historic and aesthetic significance to the City of Moonee Valley.

### Why is it significant?

Historically, the houses are associated with the intense period of residential development that occurred during the land boom within Moonee Ponds in the area surrounding the railway station. They are representative of the speculative housing built to similar or standard designs for investors. (Criteria A & D)

The houses have aesthetic significance as a distinctive group of Italianate villas with similar form and detailing including the ornate facades that are enriched by moulded cement architraves and sills to the bay windows (nos. 1-5 & 9 have vermiculated keystones and impost moulds, while the separate tripartite windows to no.7 have stop chamfered reveals, with typical details such as bracketed eaves and stringcourses and less common features such as the decorative quoining to the wall corners and the incised panels between the bay windows and to the frieze beneath the eaves to nos. 1-5 (no.7 has a plain frieze, while no.9 features paired brackets rosettes and vermiculated panels). (Criterion E)

#### **Primary source**

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

Land Victoria (LV) Certificates of title Vol. 872 Fol. 321, Vol. 1570 Fol. 979, Vol. 1598 Fol. 500

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

Sands & McDougall Directory (SM) 1880, 1885, 1890, 1895

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 467 - Sydenham Street

