

Tweedside Estate Statement of Significance April 2021

Heritage Place:	Tweedside Estate Serial Listing	PS ref no:	HO468
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Figure 1. 9 Elder Parade, Essendon (Source: Context, April 2018)

What is significant?

The Tweedside Estate group listing comprising the houses constructed c.1885 to c.1895 at 2, 4 & 7 Black Street, 266 Buckley Street, 9 & 20-22 Elder Parade, 4 & 6 Forrester Street, 1, 3, 7-11 Laluma Street, 17, 33-35, 37, 45 & 49 Lincoln Road, 1 Lyon Street, 37 McCarron Parade, and 16 & 20 Thomson Street, Essendon.

The features that contribute to the significance of the place are the Victorian era houses of four broad types: Symmetrical or asymmetrical double fronted villas, single fronted cottages, terrace and semi-detached houses and the overall consistency of form (hipped roofs, single storey), materials and detailing (weatherboard with imitation Ashlar, bi-chrome brick or stucco external cladding, slate or corrugated metal roofs, full width or return verandahs with cast iron decoration, brick or brick and render chimneys) and predominantly detached siting.

The houses at 266 Buckley Street and 37 McCarron Parade are of individual significance and have their own citation and statement of significance.

All the other houses within the listing are Contributory.

Non-original alterations and additions to the Contributory houses (with the exceptions of the early addition to 33-35 Lincoln Road and the Edwardian front to 9 Laluma Street) are not significant.

How is it significant?

The Tweedside Estate group listing is of local historic and representative significance to the City of Moonee Valley.

Why is it significant?

Historically, it is associated with the residential development that occurred during the height of the land boom in Essendon and demonstrates the extent to which speculative subdivisions progressed into the more remote areas of Moonee Valley during the nineteenth century boom. The Victorian houses either individually or in small groups interspersed amongst much later housing stock is representative of the pattern of development in the more remote subdivisions in Essendon that were only partially developed before the economic depression of the 1890s brought a halt to development and the long pause before building recommenced in the twentieth century. (Criteria A & D)

Primary source

Context Pty Ltd, 'Moonee Valley Stage 1 Gap Study', October 2014

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*