

## Warrick Street & Mascoma Street Statement of Significance April 2021

<b>Heritage Place:</b>	Warrick Street & Mascoma Street	<b>PS ref no:</b>	HO453
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*Warrick Street and Mascoma Street*

### **What is significant?**

The Warrick Street & Mascoma Street precinct is a residential area that comprises houses predominantly built from c.1907 to c.1915 with two houses dating from 1937. The following features contribute to the significance of the precinct:

- The overall consistency of housing form (hipped or hip and gable roofs, single storey), materials and detailing (weatherboard, imitation Ashlar or face brick, corrugated metal slate or tile roofs, verandahs with cast iron or timber frieze decoration, render or brick chimneys) and siting (small front setbacks and narrow side setbacks).
- streetscape materials such as bluestone kerb and channel and bluestone laneways

Nos. 7, 11, 13, 18, 22, 28 & 28A Mascoma Street and 4, 14, 18A, 18B, 20, 20A, 35, 47 & 49 Warrick Street are Non-contributory. All other houses are Contributory.

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

### **How is it significant?**

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

### **Why is it significant?**

Historically, it demonstrates the housing boom in Ascot Vale during the first two decades of the twentieth century and the Federation/Edwardian housing stock which comprises detached Victorian Italianate 'survival' and Queen Anne villas is representative of the residential areas that developed during that period. The houses at 43 & 45 Warrick Street are of historic significance for their associations with the Fleming family, who were the original owners of the land and initiated the subdivision that created Warrick and Mascoma streets, and recall the site of one of the original Fleming homes known as 'Fernside'. (Criteria A & D).

Aesthetically, it is an enclave of Federation/Edwardian housing with characteristic, form, materials and detailing and a high degree of visual cohesion due to the consistency of built form, which includes groups of housing evidently by the same builder such as the gable-fronted cottages at 5-9 & 27-33 Warrick Street. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways (Criterion E).

### **Primary source**

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

*Essendon Gazette* (EG), as cited in 'Annals of Essendon 1850-2000', compiled by Bob Chalmers

Land Victoria (LV), Certificates of title Vol. 1387 Fol. 204, V. 3677 F. 228, V. 6150 F. 970 & 971, Lodged Plan 4688

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

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1125, dated c.1913

Sands & McDougall Directory (SM), 1905, 1910, 1915

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*.

