

25 Ballater Street, Essendon Statement of Significance

Heritage Place:	House	PS ref no:	HO484
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25 Ballater Street, Essendon, principal elevation (May 2018) (source: Context 2018)

What is significant?

The house at 25 Ballater Street, Essendon, is significant. It was built 1923-24 by owner-builder Jonah Ward as his family home.

Significant fabric includes the:

- original building forms and roof forms including verandah, fenestrations and building setback;
- brick chimney and corrugated steel roofing;
- gable ends and associated detailing including shingling, timber strapping and faux leadlight attic window;
- verandah detailing including timber posts set on dwarf brick piers and brick balustrading;
- shiplap board and weatherboard cladding;
- unpainted brickwork; and
- door and window joinery and leaded glass window sashes.

The later rear extensions and the front fence are not significant.

How is it significant?

25 Ballater Street, Essendon, is of local architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

The house at 25 Ballater Street, Essendon, is an intact and well-detailed representative example of a Californian Bungalow. It demonstrates the principal characteristics of the style, including its gable-fronted roof form with a decorative minor gable, a flat verandah with decorative exposed rafter ends, the creation of visual interest with a range of materials and textures (including shiplap and weatherboards cladding, timber shingles, simplified half-timbering, and red face brick for the verandah piers and balustrade). The impact of Japanese joinery on the early examples of this style is manifest in the curved ends of the large verandah beam, the projecting rafters and purlins, and the attic window frame. (Criterion D)

Primary source

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