

82-84 North Street, Ascot Vale Statement of Significance

Heritage Place:	Terrace Pair	PS ref no:	HO474
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82-84 North Street, Ascot Vale, principal elevation (April 2018) (source: Context, 2018)

What is significant?

82-84 North Street, Ascot Vale, a pair of Victorian Italianate terraces built c1891-1892, is significant.

The significant fabric includes the:

- single-storey, single-fronted Victorian terrace built form
- concealed hipped slate roof, chimneys and ornate parapet
- unpainted face brickwork and bichromatic brick detailing, original fenestration, window and door joinery
- verandah and bluestone steps
- weatherboard lean-to with skillion roof at the rear of no 82

The fences, rear extension (no 84) and pergola (no 82) are not significant.

How is it significant?

The terrace pair at 82-84 North Street, Ascot Vale, is of local architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

82-84 North Street, Ascot Vale, is significant as a pair of Victorian-era terraces built in the Italianate style. Terrace houses are well represented in the Moonee Valley Heritage Overlay, however as a typology they occur less frequently than detached houses. Moonee Valley's Italianate terraces range

from single to double-storey, single and double fronted and are typically set in a shallow front garden. The pair of terraces at 82-84 North Street demonstrate a high level of integrity and intactness of the main elements, which include original chimneys, slate roof, cement decoration to parapets and party walls, unpainted face brickwork, window and door joinery, and cast iron frieze to the front verandah.

The terraces at 82-84 North Street, Ascot Vale, compare well to other terraces on the Moonee Valley Heritage Overlay in terms of their architectural detailing and level of intactness. These include 9-11 Regent Street, Ascot Vale, c.1885 (HO277) and 208-222 Ascot Vale Road (HO304), particularly in the use of bichrome brick with brick banding and a lozenge motif. The terraces at 6, 8 and 10 Glance Street, Flemington (HO186), are also comparable for their Classical influence, exhibited in the application of a central triangular pediment, and in the rendered parapet surmounted by decorative urns. (Criterion D)

Primary source

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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*.