

## Glass Street Statement of Significance

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|------------------------|--------------|-------------------|-----|
| <b>Heritage Place:</b> | Glass Street | <b>PS ref no:</b> | HO2 |
|------------------------|--------------|-------------------|-----|

### What is significant?

The Glass Street and precinct, is a residential area, which comprises detached timber or brick bungalows predominantly dating from the Interwar era with a smaller number of late Victorian and Federation/Edwardian houses is significant.

The following houses and any associated early/original front fences are contributory to the precinct:

- 1-11, 15-21 and 4-8, 12, 14 & 18-24 Cooke Street
- 1-7, 11-21, 25 & 27 and 2-18 & 22 Crisp Street
- 1-7 Dalene Street
- , 49-87 and 50, 52, 56-68 & 74-80 Glass Street
- 1-7, 11-23 and 2-20 & 30 Wright Street

Key attributes that contribute to the significance of this precinct include:

- the consistency of scale (one storey), form (asymmetrical plan often with projecting porch), siting (uniform or similar front and side setbacks), and original materials and detailing (weatherboard, face brick or render with iron or tiled hip or gable roof) of the Contributory houses
- The variety of distinctive window and porch treatments that are representative of houses of the Edwardian and interwar eras
- the high degree of intactness to the early to mid-twentieth century development date with contributory buildings typically surviving with their presentation to the street being largely intact
- the 'garden suburb' character created by the generous garden setbacks, with original front fences and low height of fences and lack of building within the front setback area meaning that dwellings are visible from the street
- the location of vehicle accommodation within the rear yards of properties.
- consistent road alignments and allotment patterns resulting from the late nineteenth and twentieth century subdivisions
- the remnant bluestone kerb and channel

Other houses and flats in the precinct, post-World War II front fences and outbuildings, and non-original alterations or additions to Contributory places are Non-contributory.

### Non-contributory places are:

- [9, 20, 21, 23 & 29 Crisp Street](#)
- [2, 10, 13 16 & 26 Cooke Street](#)
- [9 Dalene Street](#)
- [9, 22, 24-29 Wright Street](#)
- [45-47, 54, 61A, , 3/70, 72 Glass Street](#)

### How is it significant?

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

### Why is it significant?

Historically, this precinct illustrates the rapid and widespread suburban development during the Interwar period in Essendon that was encouraged by the electrification of the railway and other improvements to public transport. The late Victorian and Federation/Edwardian era houses in significant as evidence of the limited amount of development that occurred prior to this (Criterion A) Aesthetically, it is significant as a fine example of a residential area of the early twentieth century with a cohesive garden suburb character. The aesthetic qualities of the estate are enhanced by the

consistency of built form and high degree of intactness to its key phases of development, which creates an historic character that is strongly evocative of the late Edwardian and interwar periods. (Criteria D & E)

### **Primary source**

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De Corte, Bernadette, *City of Moonee Valley Heritage Review Stage 3. 54-64 Glass Street, Essendon*, 2003

Land Victoria (LV), LP 3245

Living Histories, *Moonee Valley Thematic Environmental History*, June 2012

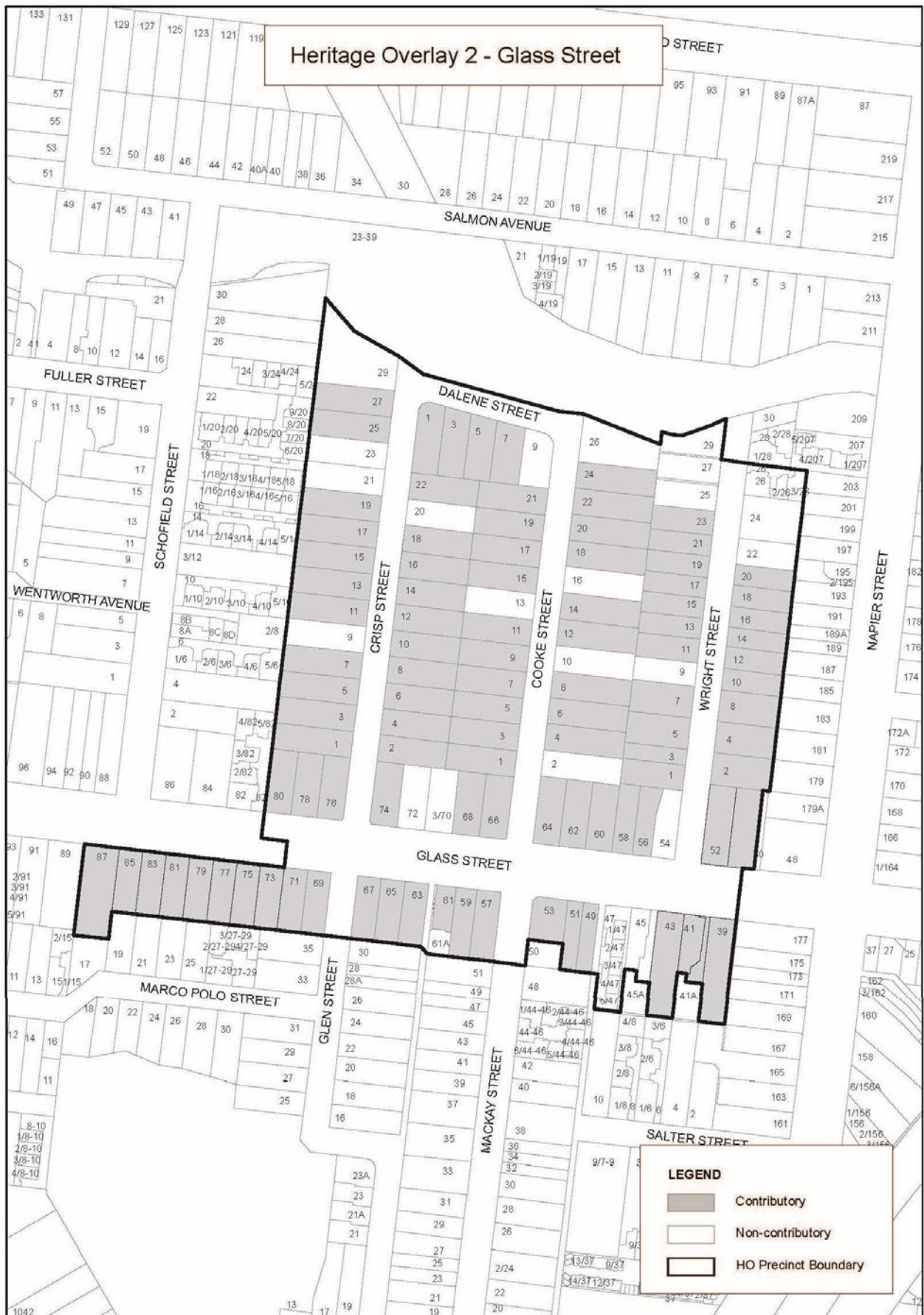
Melbourne & Metropolitan Board of Works (MMBW), Detail Plan No. 102 (dated 1907) Detail Plan No. 102 (dated 1929)

Sands & McDougall Directory (SM), 1890-1940

*The Argus*, 25 November 1922, p.4 (Display advertisement for the Central Estate, Glass Street, Essendon)

Victorian Municipal Directory (VMD), 1910, 1915, 1920, 1925

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## Holmes Road Residential Statement of Significance

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|------------------------|-------------------------|-------------------|------|
| <b>Heritage Place:</b> | Holmes Road Residential | <b>PS ref no:</b> | HO12 |
|------------------------|-------------------------|-------------------|------|

### What is significant?

The Holmes Road Residential precinct, which is a residential area comprising houses and one former shop constructed c.1880 to c.1935 at nos. 55 -79 & 48-82 Holmes Road, 62-90 Eglinton Street, 1-19 & 2-20 Grandview Street, 1A & 1B Grace Street, 2A, 2B & 2C Grosvenor Street, and 1-21 & 2-26 Milverton Street, Moonee Ponds is significant.

Significant features of the precinct include:

- The original form, scale, detached siting and detailing of the Contributory houses.
- The bluestone laneways at the rear of the houses and the bluestone kerb and channelling.
- The extent to which development in key periods before and after 1900 with Inter-war infill is apparent.
- The low or transparent front fences, which allow views to the front and side elevations of the houses.
- The relatively high intactness of the majority of the houses when viewed from the street.

On this basis, the following buildings and features contribute to the significance of the precinct:

- The houses or flats at nos. 62-78 & 82-90 Eglinton Street, 1, 3, 7, 11, 13, 15 & 19 & 4, 6-20 Grandview Street, 50-62, 68-72 & 76-82, & 55-75 Holmes Road, 1- 21 & 2-10, 16-26 Milverton Street, and 1A & 1B Grace Street\*
- The original or early front fences at 1A & 1B Grace Street, 52, 57, 60, 72, 73 & 76 Holmes Road, and 7-11, 17 & 21 Milverton Street.
- The brick outbuilding at the rear of the house at 69 Holmes Road\*
- The former Grand View Store at 79 Holmes Road\*
- The former stables at 2A Grosvenor Street\*

Non-original alterations and additions to the Contributory houses and the houses or flats at 54, 64-66, 74 & 77 Holmes Road, 80 Eglinton Street, 2, 4A, 9, 15A & 17 Grandview Street, and 2B & 2C Grosvenor Street, 12 & 14 Milverton Street, and the park at 5 Grandview Street are not significant.

\*Note: 66 Eglinton Street, 19 Grandview Street, and 55, 62, 68, 69, 78 and 79

Holmes Road are of individual significance and have their own Hermes place record.

### How is it significant?

The Holmes Road Residential precinct is of local historic and aesthetic significance to the City of Moonee Valley.

### Why is it significant?

Historically, the precinct demonstrates important phases in the residential development of Moonee Ponds - the first during the land boom of the late nineteenth century, and the recovery leading to a second wave of development in the early decades of the twentieth century. The Inter-war houses and flats demonstrate the beginnings of more intensive development, often on infill sites subdivided from larger Victorian era allotments, that was encouraged by the electrification of the railway in 1919. As a

whole the precinct is a good representation of the residential development of Moonee Ponds prior to 1945. (Criteria A & D)

Within the precinct Milverton Street is aesthetically significant for the clear expression of the two key periods of development in the housing stock, which comprises predominantly Victorian and Federation/Edwardian houses on the east side and interwar bungalows on the west. The visual cohesion is enhanced by several original front fences on the west side. The south side of Holmes Road is also of note as an intact group of houses predominantly from the late Victorian and Federation/Edwardian eras. The aesthetic qualities of the Holmes Road group are enhanced by the consistency of materials and building forms, and the various ways in which buildings address their corner sites. This includes the landmark Grandview Store at no.79, which terminates the precinct. (Criteria E)

### **Primary source**

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

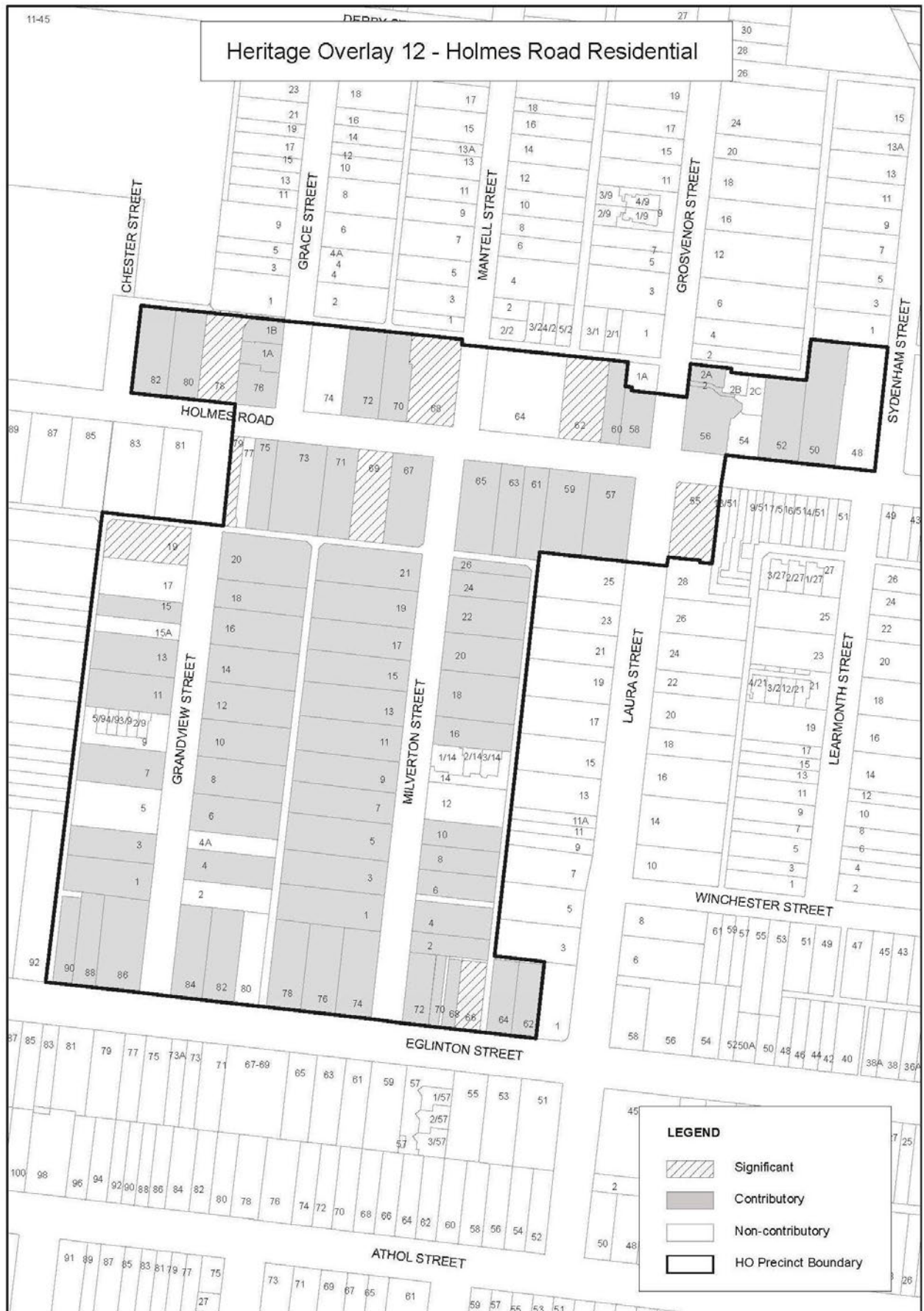
Butler, Graeme, *Essendon Conservation Study*, 1985

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

Melbourne & Metropolitan Board of Works (MMBW) Detail plans nos. 1613, 1614, 1644 (dated 1905)

Sands & McDougall Melbourne Directories (SM), 1880-1940

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## Ascot Vale Estate Statement of Significance

|                        |                   |                   |      |
|------------------------|-------------------|-------------------|------|
| <b>Heritage Place:</b> | Ascot Vale Estate | <b>PS ref no:</b> | HO16 |
|------------------------|-------------------|-------------------|------|

### What is significant?

The Ascot Vale Estate precinct, which is a residential area comprising buildings constructed predominantly in the period from c.1880 to c.1930 in Ascot Vale Road, Browning Street, Byron Street, Chaucer Street, Elizabeth Street, Gladstone Street, Maribyrnong Road, and Moore Street, Moonee Ponds or Ascot Vale is significant.

Significant features of the precinct include:

- The original form, scale, detached siting, materials and detailing of the Contributory houses.
- The bluestone laneways and bluestone kerb and channel in some streets.
- The pedestrian walkway extending from Gladstone Street to Maribyrnong Road.
- The extent to which development in key periods before and after 1900 with interwar infill is apparent.
- The low front fences, which allow views to the front and side elevations of the houses.
- The relatively high intactness of the majority of the houses when viewed from the street.

On this basis, the following buildings contribute to the significance of the precinct:

- The houses at 245-65, 271-311 and 256-92 Ascot Vale Road, 1-11, 17-25 & 29 and 2-44 & 54-58 Browning Street, 1-25 & 2-8 & 14-28 Byron Street, 1-17, 21 & 25-53 & 2-6 and 10-36
- Chaucer Street, 1, 3-31 & 2-32 Elizabeth Street, 3-13, 17-19 & 27-35 & 35 Gladstone Street, 31-37 & 41-45 and 46-50, 52-74 & 74A (Edwardian house at corner of Moore Street only) Maribyrnong Road, and 25A & 25-59 & 65 Moore Street.\*
- The Moonee Valley Uniting Church and former church hall at 23 & 23A Gladstone Street.\*
- The former shops and residences at 42-44 Maribyrnong Road.
- The remains of the former Ascot Vale Presbyterian Church at 60 Maribyrnong Road.\*

Non-original alterations and additions to the Significant and Contributory houses, the houses at 13, 15, 27, 31-35 & 46-52 Browning Street, 10, 12 & 27 Byron Street, 19 & 23 Chaucer Street, 1A Elizabeth Street, 13, 13A & 15 Gladstone Street, 50A Maribyrnong Road, 61 & 63 Moore Street, the building at 311-13 Ascot Vale Road, the post-war building associated with Corandirke House at 74A Maribyrnong Road, and the flats at 8 Chaucer Street, 25 Gladstone Street, and 267 & 269 Ascot Vale Road are not significant.

\*Note: The house and stables at 262 Ascot Vale Road, the house and former dairy at 41 Moore Street, the houses at 259-61, 276, 282-84 & 283-87 Ascot Vale Road, 28 & 34 Chaucer Street, 19 & 21 Gladstone Street, 41 Maribyrnong Road, and 49 & 59 Moore Street, the Moonee Valley Uniting Church and former church hall at 23 & 23A Gladstone Street, and the former Ascot Vale Presbyterian Church at 60 Maribyrnong Road are of individual significance and have their own Hermes place record and statement of significance.

[33A Gladstone Street, Moonee Ponds is non-contributory to the precinct.](#)

### How is it significant?

The Ascot Vale Estate precinct is of local historic and aesthetic significance to the City of Moonee Valley.

### Why is it significant?

Historically, the precinct demonstrates important phases in the residential development of Ascot Vale and Moonee Ponds - the first during the land boom of the late nineteenth century, and the recovery leading to a second wave of development in the early decades of the twentieth century. (Criterion A)

The precinct is aesthetically significant as a residential area comprising visually cohesive streetscapes of housing predominantly from the late Victorian and Federation/Edwardian eras with a small amount of Interwar infill. The section of Moore Street between Browning and Byron Street is of note as an intact and homogenous row of houses, which illustrate the Queen Anne influenced detached and attached villa style. (Criteria D & E)

### **Primary source**

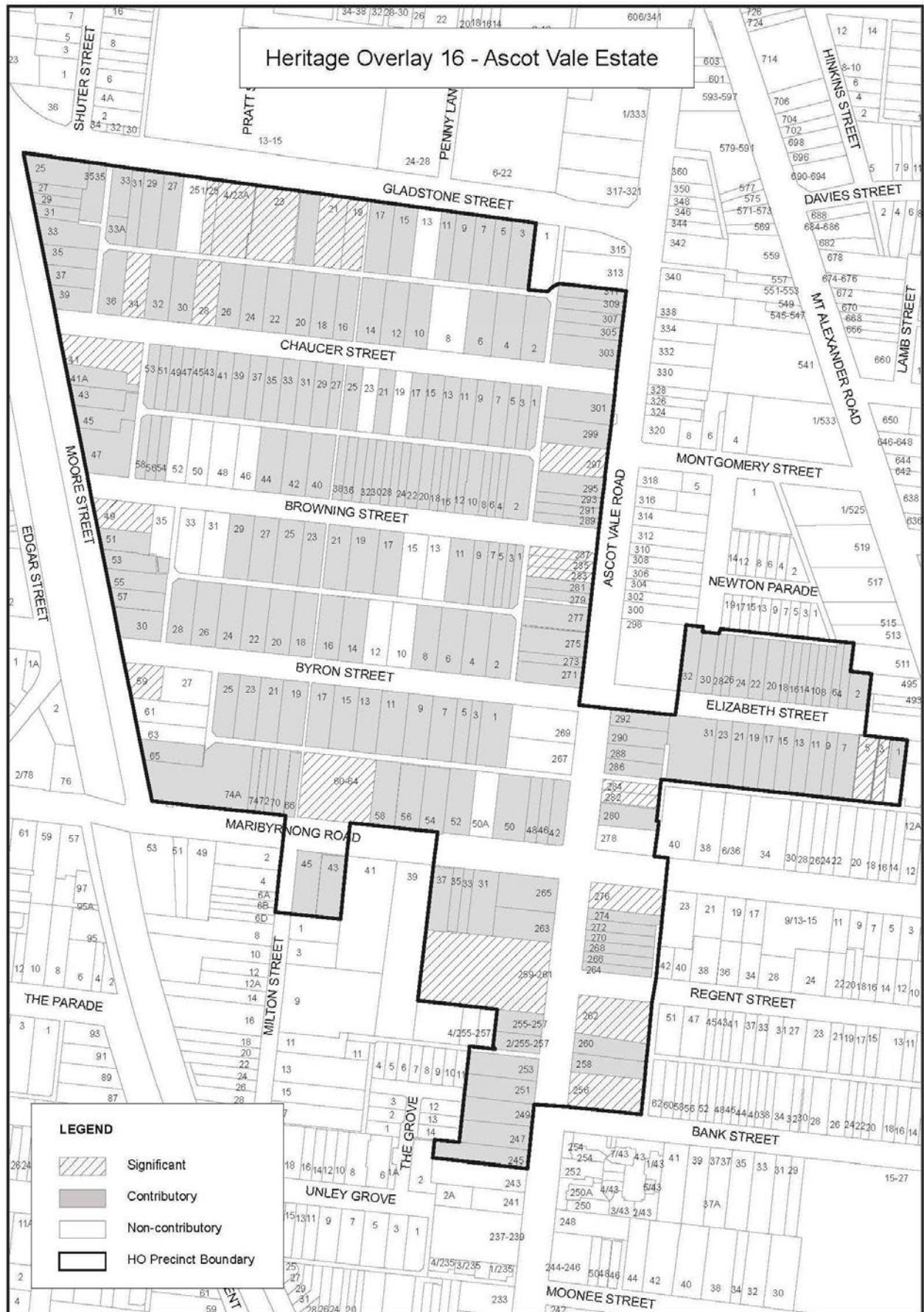
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Graeme Butler & Associates, *Essendon Conservation Study*, 1985

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 832, 1610, 1611 Sands & McDougall Directory (SM)

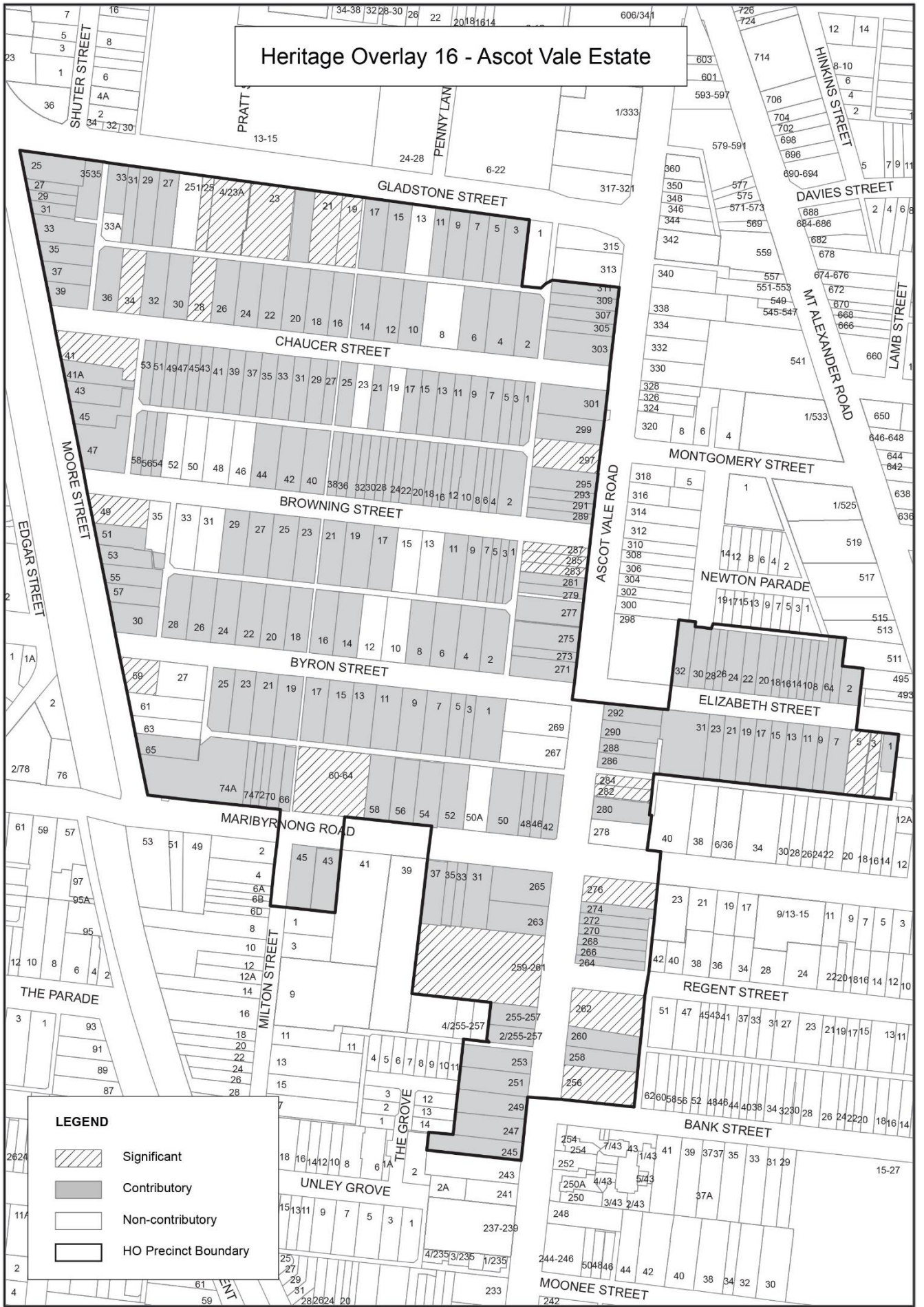
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# Heritage Overlay 16 - Ascot Vale Estate



## LEGEND

-  Significant
-  Contributory
-  Non-contributory
-  HO Precinct Boundary

## South and East Street Statement of Significance

|                        |                                |                   |      |
|------------------------|--------------------------------|-------------------|------|
| <b>Heritage Place:</b> | South and East Street Precinct | <b>PS ref no:</b> | HO21 |
|------------------------|--------------------------------|-------------------|------|

### What is significant?

The South Street and East Street precinct, which is a residential area comprising late Victorian, Federation, Edwardian and Interwar era houses constructed c.1890 to c.1940, is significant.

The following buildings and features contribute to the significance of the place:

- The Contributory houses (and one former shop) at: 2-6, 10, 12 & 16 Ailsa Street; 2-28 Ayr St;
- 1-39 and 2-10, 14, 18, 22, 24 & 28-50 Filson St; 1-11A, 17-23, 2-12, 18-24 & 28-30 Harding St; 2-8, 12-40, 46-68 Kent St; 7-13, 21, 31-41, 45-65 & 69-79 and 22, 26, 28, 34-40, 46, 48 & 54-60 Middle St; 1-15, 27-33, 49-55, 61, 63 & 69-83 and 2-12, 20-28, 32-38, 40-66 & 70-86 South St; 2 & 4 West St, and; 1-21 & 25 and 2-24 Wigton St.
- Varying frontage widths, containing both detached and attached housing, but possesses commonality of a limited form range (hipped and gabled roofs, verandahs or porches, some parapets), materials, detailing, ornament and siting.
- The extent to which the majority of development occurred in two main periods before and after 1900 with a small amount of interwar infill is apparent.
- The low front fences, which allow views to the front and side elevations of the houses.
- The relatively high intactness of the majority of the houses when viewed from the street.
- The bluestone laneways and bluestone kerb and channelling throughout the precinct.

Non-original alterations and additions to the Contributory houses, and the houses at: 8, 14 & 18 Ailsa St; 2, 2A, 2B & 9-15 East St; 12, 16, 20 & 26 Filson St; 15, 16 & 26 Harding St; 10 & 40-44 Kent St; 15, 17, 23-29, 24, 30, 32, 42, 43, 50, 52, 67 & 81 Middle St; 17-25, 30, 35-47, 38A, 57, 59, 65, 67 & 68 South St; and 23 Wigton St are not significant.

[The houses at 2 & 2A Ayr Street are non-contributory.](#)

The houses at 14 and 34 Kent Street are of individual significance.

### How is it significant?

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

### Why is it significant?

Historically, the precinct demonstrates two phases of rapid residential expansion in Ascot Vale; the first during the late nineteenth century boom, and the recovery second beginning in the early decades of the twentieth century, which was stimulated by the opening of the electric tramway along Mt Alexander Road in 1906 and the electrification of the railway in 1919.  
(Criterion A)

Aesthetically, the precinct is significant as a good example of an early twentieth century residential area that contains cohesive streetscapes of predominantly Victorian and Federation /Edwardian era houses with a smaller amount of Interwar infill, which are related in scale, form and detailing.

Of note within the precinct are:

- The house at 16 Ailsa Street, which is a fine and intact bungalow with Arts & Crafts influences. This is demonstrated by the bold and simple massing comprised of hipped

slate roof that extends to form a porch with arched openings to one side of a curved bay window, and the tapered chimneys placed symmetrically.

- The house at 2 Kent Street, which is of note for the lancet-arch half-timbering to the massive porch gable.
- The duplexes with original front fences at nos. 9-11 and 10-12 South Street, which are notable for their high degree of intactness.
- The duplex at 2-4 South Street, which is notable for the bold patterning created by the clinker brick detailing. The integral garages are also of interest.
- (Criteria D & E)

### **Primary source**

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Graeme Butler & Associates, *Essendon Conservation Study*, 1985

Living Histories, Moonee Valley Thematic Environmental History, June 2012

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans Nos. 820, 835, 836, 837 (all dated 1904)

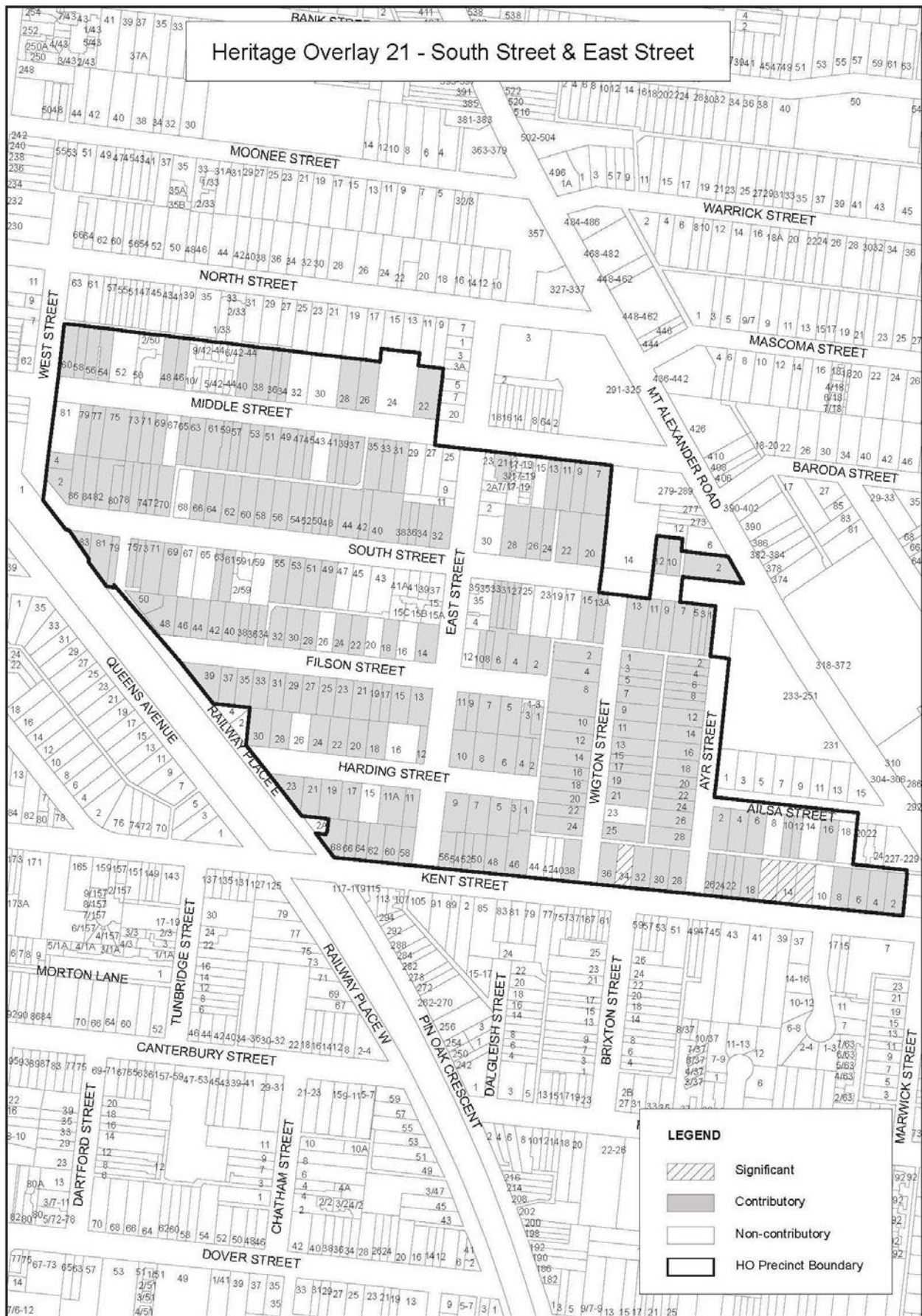
Sands & McDougall Directory, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935

State Library of Victoria (SLV) 'Warlee Estate, Ascot Vale [cartographic material]'

Ward, Andrew, *Moonee Valley Heritage Study*, 1998

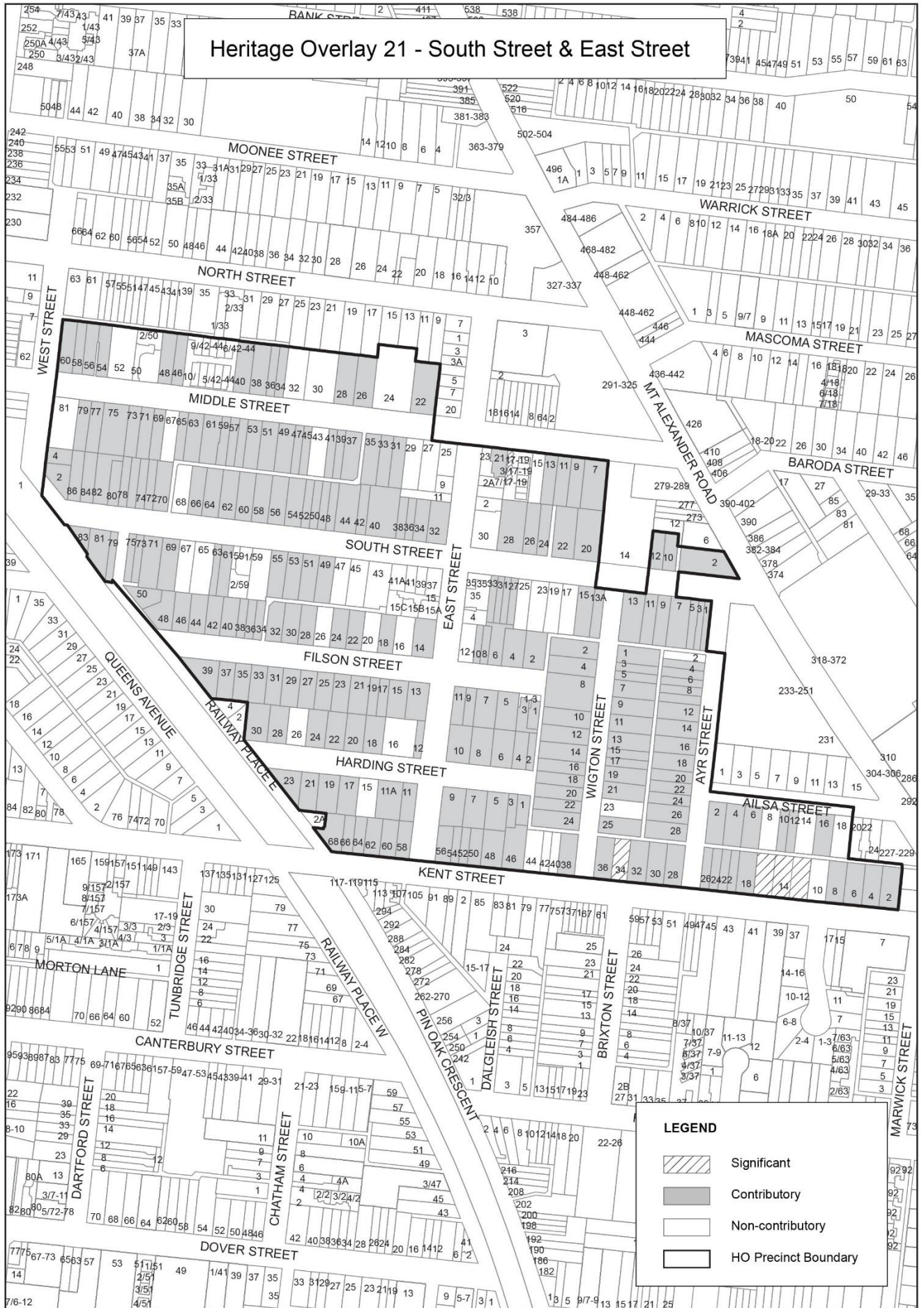
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# Heritage Overlay 21 - South Street & East Street



## Aberfeldie Street and Waverley Street Statement of Significance

|                        |                                       |                   |       |
|------------------------|---------------------------------------|-------------------|-------|
| <b>Heritage Place:</b> | Aberfeldie Street and Waverley Street | <b>PS ref no:</b> | HO450 |
|------------------------|---------------------------------------|-------------------|-------|



### What is significant?

The Aberfeldie Street and Waverley Street precinct, which comprises the houses at 1-53 & 4-30 Aberfeldie Street, 229-237 Buckley Street, and 2-58 Waverley Street, Aberfeldie, 1-21 23 Waverley Street, Essendon, and 60-74 Waverley Street, Moonee Ponds, is significant.

The following features contribute to the significant of the precinct:

- The pattern of development in the precinct which comprises mixed streetscapes of Victorian, Federation and interwar era houses, and the original form, siting, materials and detailing characteristic of their respective styles.
- The clarity and legibility of the three key phases of the precinct's development.
- The notable group of Victorian houses, at 6, 12, 18, 20 and 26, and 3 and 15 Aberfeldie Street, and at 2-8, 9, 14-16, 52 and 72 Waverley Street.
- The individually significant places as listed below.
- Original and early front fences at 3, 4, 10A, 14A, 22, 23, 28A, 29, and 53 Aberfeldie Street and 10 Waverley Street are significant.
- Original garages to the interwar houses at 10A, 14A and 53 Aberfeldie Street are significant.
- The bluestone kerb and channels to Aberfeldie Street.
- The bluestone drainage channels that line the footpath on the east side of Aberfeldie and Waverley streets,
- Rear lanes paved with bluestone pitchers.
- The street tree plantings of Canary Island Palms (*Phoenix canariensis*) on the Alma Street extension.

The houses at 3 (HO143), 18 (HO144) and 20 Aberfeldie Street (HO145), 46 Waverley Street, and 229 Buckley Street (HO170), are of individual significance within the precinct. Resurrection House, at 6 Aberfeldie Street (HO30), is also significant to the precinct.

The houses at 237, 235, 233 and 231 Buckley Street, 4, 10A, 12, 14A, 16, 22, 24, 26, 28A, 30 and 5, 7, 9, 11, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 45, 47, 49, 51, 53 Aberfeldie Street, 2,



4, 6, 8, 10, 12, 14, 16, 18, 20, 24, 26, 30, 38, 40, 40A, 42, 44, 46A, 48, 50, 52, 54, 56, 58, 60, 62, 66, 68, 70, 74 and 1, 3, 5, 7, 9, 11, 13, 15, 17, 19 ~~and~~, 21 ~~and~~ 23 Waverley Street are Contributory.

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

The houses at 8, 14, 28, 1A, 1, 13, 15, 39-43 Aberfeldie Street, 32, 36, 64, 72 Waverley Street, and 128A Park Street are Non-contributory to the precinct.

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

The Aberfeldie Street and Waverley Street precinct is of local historical, representative and aesthetic (architectural) significance to the City of Moonee Valley.

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

Historically, the Aberfeldie Street and Waverley Street precinct is significant for the evidence it provides of the extent to which speculative subdivision progressed into the remoter areas of Moonee Valley during the nineteenth century land boom, in this instance into Aberfeldie and western part of Essendon. It illustrates how this resulted in isolated pockets of housing on large estates that were subsequently developed in stages, in the Federation era, before World War I, then fully developed in the interwar period. The pattern of development in the precinct demonstrates the different phases of accelerated growth in the municipality, in response to the land boom of the 1880s then improvements to public transport, beginning with the inauguration of the electric tram services in 1906, and, later, with the extension of tram services in 1923.  
(Criterion A)

The Aberfeldie Street and Waverley Street precinct is notable for the group of Victorian houses, which are not found elsewhere in Aberfeldie. These are located at 6, 12, 18, 20 and 26, and 3 and 15 Aberfeldie Street, and at 2-8, 9, 14-16, 52 and 72 Waverley Street. (Criterion A)

The Aberfeldie Street and Waverley Street precinct is significant as a representative area of late nineteenth century and early to mid-twentieth century housing in this part of the municipality, at some distance from the main transport corridors of Mt Alexander Road and the railway. The mixed streetscapes of Victorian, Federation and interwar era houses, which retain key features and detailing characteristic of their respective styles, contributes to the clarity and legibility of the three key phases of the precinct's development. The precinct is enhanced by the four Canary Island palms in the Alma Street extension which provide important evidence of Federation era street tree plantings. (Criterion D).

3 and 18 Aberfeldie Street, and 'Renfrew' at 20 Aberfeldie Street, Aberfeldie, are important as surviving villas representative of the development spawned by the Aberfeldie Estate subdivision of 1888. This importance is enhanced by the intact state of the Victorian Italianate villas at 18 and 20 Aberfeldie Street, and by the intact condition of the façade and the arched window treatment at 3 Aberfeldie Street. (Criterion A)

46 Waverley Street has aesthetic (architectural) significance as a fine example of a Federation Queen Anne dwelling of high architectural quality that incorporates fine Art Nouveau timber detailing and retains a high degree of original fabric, including ornamental timber friezes, a prominent arched window and curvilinear Art Nouveau ornament above in smooth render to the projecting front bay, an ensemble of roof shapes to the terracotta tile roof with terracotta finials, dormer window echoing the main gable, and three tall, roughcast render chimneys with red brick detailing visible from the street. (Criterion E) 'Braeside' at 229 Buckley Street is important as a substantial Federation era villa of the period, recalling the earliest phases in the development of Buckley Street (Criterion A), and is distinguished by its use of slate and bluestone, both materials being suggestive of its quite early date in the evolution of the Australian Federation style. (Criterion E)

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### **Primary source**

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



*Advocate*, as cited.

Aldous, Grant 1979, *The Stop-over That Stayed: A history of Essendon*, City of Essendon, Essendon.

*Argus*, as cited.

Barnard, Jill 2008, 'Essendon' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 16 October 2018.

Batten and Percy 1886, 'Tweedside Estate', State Library of Victoria (SLV) Batten and Percy collection, accessed online 3 November 2018.

Broome, Richard et al (eds) 2016, *Remembering Melbourne: 1859-1960*, Royal Historical Society of Victoria, Melbourne.

Building permit cards (BP) for Aberfeldie Street, Aberfeldie and Essendon; and Waverley Street, Moonee Ponds.

Butler, Graeme and Associates 1985, 'Essendon Conservation Study', prepared for the City of Essendon.

Butler, Graeme and Associates 1985, 'Flemington and Kensington Conservation Study', prepared for Melbourne City Council.

Context 2015, 'Moonee Valley Heritage Study', prepared for the City of Moonee Valley.

Davison, Graeme 2008, 'Suburbs and Suburbanisation' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 16 October 2018.

*Essendon Gazette and Keilor, Bulla and Broadmeadows Reporter*, as cited.

Helms, David 2012-14, 'Postwar Heritage Study', prepared for the City of Moonee Valley. *Herald*, as cited.

Heritage Alliance 2004, 'City of Moonee Valley Heritage Study', prepared for the City of Moonee Valley.

Lack, John 2008, 'Kinnears Rope Works' in *eMelbourne*, School of Historical & Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au>, accessed 16 October 2018.

Land Victoria, Certificate of Title (CT), as cited.

Living Histories 2012, 'Moonee Valley Thematic Environmental History', prepared for the City of Moonee Valley.

Mason, Firth and McCutcheon, 'Aberfeldie Estate' 1888, State Library of Victoria (SLV) map collection, accessed online 9 May 2018.

Melbourne and Metropolitan Board of Works Detail Plans (MMBW), as cited.

*North Melbourne Advertiser*, as cited.

*Sands and McDougall, Melbourne and Suburban Directories* (S&Mc), as cited.  
Victorian Heritage Database (VHD), Moonee Valley City, <http://vhd.heritagecouncil.vic.gov.au>, accessed 18 October 2018.

Victorian Places 2015, 'Aberfeldie' and 'Essendon', <http://www.victorianplaces.com.au>, accessed 9 May 2018.

Victoria State Government 2016, 'Resurrection House (1952–71)', Health and Human Services, <https://www.findingrecords.dhhs.vic.gov.au>, accessed 18 October 2018.

Whitworth, Robert Percy 1870, *Bailliere's Victorian Gazetteer and Road Guide*, F.F. Bailliere, Melbourne.

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 450 - Aberfeldie Street & Waverley Street





## Brown Avenue and Morphett Avenue Statement of Significance

|                        |                                  |                   |       |
|------------------------|----------------------------------|-------------------|-------|
| <b>Heritage Place:</b> | Brown Avenue and Morphett Avenue | <b>PS ref no:</b> | HO451 |
|------------------------|----------------------------------|-------------------|-------|



*Brown Avenue 19 to 23*

### What is significant?

The Brown Avenue & Morphett Avenue precinct is a residential area, which predominantly comprises Victorian, Federation/Edwardian and Interwar houses. Development of the precinct commenced in the late 1880s and was complete by the 1940s. The Contributory places include the houses, and any associated original or early front fences, at 1-9, 13, 15, 19-23, 27-33 & 2A-6, 10, 12, ~~14~~, 16, 18 & 22-30 Brown Avenue, 70 Charles Street, and 1-29 & 2, 4 & 8-14 Morphett Avenue. Key attributes include the predominantly detached siting with similar or uniform front and side setbacks, as well as small groups of attached Victorian houses, single storey scale (with a notable exemption the two-storey terrace house at 28 Brown Street) and prominent hipped and/or gabled roof forms with porches and verandahs of the houses, and the ~~low front fences~~ front boundary treatments that allow views of the houses from the street.

The Progress Kindergarten at 11 Brown Avenue and the house and former stables at 23 Brown Avenue are of individual significance and have their own citation and statement of significance.

Non-original alterations and additions to the Contributory houses, and the houses at 8, 14, 17, 20 & 25 Brown Avenue, 6 Morphett Avenue and 1, 1A, 1B & 1C James Street are Non-contributory.

### How is it significant?

The Brown Avenue & Morphett Avenue precinct is of local historic significance to the City of Moonee Valley.

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

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It is significant as a representative area of late nineteenth and early to mid twentieth century housing in this western part of Ascot Vale. It demonstrates the extent to which speculative subdivision progressed into the more remote areas of Moonee Valley during the nineteenth century boom, and how this resulted in isolated pockets of Victorian housing on large estates that were not fully developed until the mid-twentieth century. (Criteria A & D)

### **Primary source**

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

Land Victoria (LV), Lodged Plan 920, certificates of title Vol. 1641 Fol. 016, Vol. 1914 Fol. 706, Vol. 5130 Fol. 952 Melbourne & Metropolitan Board of Works Detail Plan No. 773 dated 1913

Sands & McDougall Melbourne Directory (SM) 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1944-45

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 451 - Brown Avenue & Morphett Avenue



## Warrick Street & Mascoma Street Statement of Significance

|                        |                                 |                   |       |
|------------------------|---------------------------------|-------------------|-------|
| <b>Heritage Place:</b> | Warrick Street & Mascoma Street | <b>PS ref no:</b> | HO453 |
|------------------------|---------------------------------|-------------------|-------|



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

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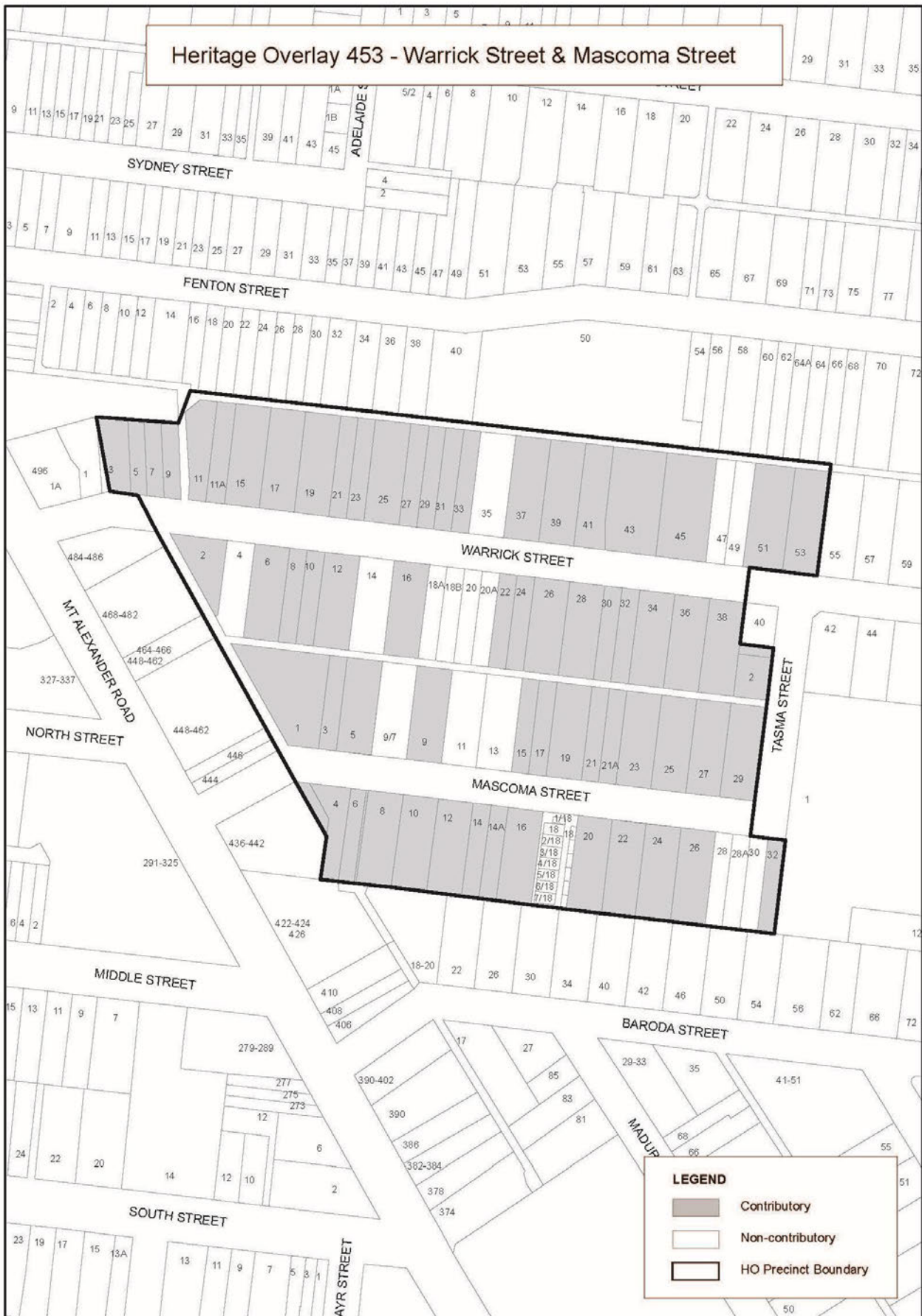
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Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1125, dated c.1913

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

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# Heritage Overlay 453 - Warrick Street & Mascoma Street



## Mackay Street Statement of Significance

|                 |               |            |       |
|-----------------|---------------|------------|-------|
| Heritage Place: | Mackay Street | PS ref no: | HO455 |
|-----------------|---------------|------------|-------|



*Mackay Street*

### What is significant?

The Mackay Street precinct, which comprises the houses at 3-51 and 4-50 Mackay Street, Essendon, and subdivided in c.1888-1890s and developed c.1900-42, is significant.

The following features contribute to the significance of the precinct:

- The pattern of development in the precinct which comprises a mixed streetscape of Victorian,
- Federation and interwar houses, and the key features and original detailing characteristic of their respective styles, in many cases transitional styles.
- Bluestone laneways at the rear of 3-13 and 4-48 Mackay Street.
- Original and early front fences at 22 and 48 Mackay Street.
- Original garage at 50 Mackay Street.

The houses at 3, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 35, 37, 39, 41, 43, 45, 47, 49, 51 and 4, 8, 10, 12, 14, 16, 20, 22, 24, 26, 30, 32, 34, 36, 38, 40, 48, 50 are Contributory.

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

The houses at 5, 7, 17 and 33 and 6, 18, 24, 28, 42, and 44 Mackay Street are Non-contributory to the precinct.

### How is it significant?

The Mackay Street Precinct, Essendon, is of local historical, and representative (architectural) significance to the City of Monee Valley.

## Why is it significant?

---

Historically the Mackay Street precinct illustrates what was a typical pattern of development in Moonee Valley, when larger estates were subdivided in the late nineteenth-century land boom, but where most development occurred between c.1905 and the 1930s. Development was spurred by improved transport connections and other services, including the introduction of electric trams along Mt Alexander Road in 1906. Mackay Street is typical of this pattern of development in Moonee Valley, the housing stock reflective of the history of Essendon's development. (Criterion A)

The Mackay Street precinct is significant as a representative area of late nineteenth century and early to mid-twentieth century housing in this part of the municipality. The mixed streetscape of Victorian, Federation and interwar era houses, which retain key features and detailing characteristic of their respective styles, demonstrate the key development phases. Interspersed throughout the precinct are many dwellings that reflect the transition between the Victorian and Federation eras through their designs, which incorporate features of both the Italianate and Queen Anne styles.

These dwellings that combine stylistic features from different eras, add visual cohesion to the otherwise mixed streetscape. (Criterion D)

## Primary source

---

*Age*, as cited.

Aldous, Grant 1979, *The Stop-over That Stayed: A history of Essendon*, City of Essendon, Essendon.

*Argus*, as cited.

*Australasian*, as cited.

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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*.



# Heritage Overlay 455 - Mackay Street



## McCracken Street Statement of Significance

|                 |                  |            |       |
|-----------------|------------------|------------|-------|
| Heritage Place: | McCracken Street | PS ref no: | HO456 |
|-----------------|------------------|------------|-------|



McCracken Street

### What is significant?

The McCracken Street precinct, at 30-50 and 27-49 McCracken Street, Essendon, a residential area comprising a group of interwar bungalows built in c.1927-35 on the Mar Lodge Estate subdivision (1921), is significant.

The following features contribute to the significance of the precinct:

- The pattern of development, which comprises a late nineteenth century subdivision with houses almost entirely built in the interwar years.
- The relatively intact group of interwar bungalows, and the original form, materials, setback, and detailing that are characteristic of interwar timber bungalows.
- The well-maintained garden setting.
- Original or early front fences at 29 ~~and~~, 37 ~~and 43~~ McCracken Street.
- The mature Canary Island palm trees and lych gate at 27 McCracken Street.
- The wide nature strips.
- The visual cohesion enhanced by the street trees (*Lophostemon confertus*).

The houses at 27, 29, 31, 33, 37, 39, 41, 43, 45, 47, 49 and 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50 McCracken Street are Contributory. The house at 27 McCracken, situated on a prominent corner, is distinguished by two mature Canary Island Palms and a lych gate at the corner.

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

The house at 35 McCracken Street is not significant.



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

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30-50 and 27-49 McCracken Street, Essendon, is of local historic and representative (architectural) significance to the City of Moonee Valley.

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

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Historically, the McCracken Street Precinct, Essendon, is significant as an illustration of what was a typical pattern in the suburbs of Moonee Valley in the interwar period, when large Victorian-era mansion estates were subdivided for suburban development as they became too expensive to maintain, and then were almost completely developed during the intensive period of suburban expansion that followed World War I. This pattern of development demonstrates the accelerated suburban growth of Essendon and of the municipality during the interwar years, encouraged by improved transport connections and other important services such as being seweraged and having made roads. (Criterion A)

Aesthetically, the McCracken Street precinct is significant as a relatively intact group of interwar timber bungalows. The houses were built over a relatively short time span, between c.1928 and 1935, and share similar features typical of the interwar Bungalow style, including form, materials, setback and well-maintained garden settings, some with original or early front fences. The aesthetic qualities and visual cohesion of the precinct are enhanced by the good integrity of most of the houses, several of which (for example, 29, 36 and 37) retain original or early front fences. The aesthetic qualities are further enhanced by the two Canary Island palm trees in the front garden of 27 McCracken Street. These trees were popular garden plants in the interwar period and are of a maturity that suggests they may have been an early part of the garden. The aesthetic qualities and cohesive character of the McCracken Street precinct is also enhanced by the generous landscape treatment of the streetscape comprising wide lawn nature strips and mature Brush Box trees (*Lophostemon confertus*). (Criterion D) (*Lophostemon confertus*). (Criterion D)

### **Primary source**

---

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*Victorian Places* 2015, 'Essendon', <http://www.victorianplaces.com.au>, accessed 9 May 2018.

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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*.



## Pascoe Vale Road Statement of Significance

|                        |                  |                   |       |
|------------------------|------------------|-------------------|-------|
| <b>Heritage Place:</b> | Pascoe Vale Road | <b>PS ref no:</b> | HO457 |
|------------------------|------------------|-------------------|-------|



*Pascoe Vale Road*

### What is significant?

The Pascoe Vale Road precinct in Essendon is a residential area that was developed from c.1880 to c.1940 and contains predominantly Federation, Edwardian and interwar houses and bungalows with two Victorian houses.

The following elements contribute to the significance of the precinct:

- The houses at 189, 193, 197, -199, 203-213 & 217-237 Pascoe Vale Road, 20A Buckley Street, 1, 2 & 4 Fletcher Street and 13 Loeman Street are Contributory. The houses at 189, 193, 205 & 207 Pascoe Vale Road are also of individual significance.
- The original or early front fences at 189, 199, 203-207, 211 & 235 Pascoe Vale Road.
- The bluestone kerb and channel and mature street trees (Elms and Oaks) in Fletcher Street, and the laneways in Pascoe Vale Road between nos. 223 and 225 (which has a pitched bluestone central drain) and nos. 235 and 237 (paved in bluestone pitchers), and the early post box outside 2 Fletcher Street.

Key attributes that contribute to the significance of this precinct include:

- The scale, form, siting, materials and detailing of the Significant and Contributory houses
- The high degree of intactness to the development dates from the late Victorian to interwar periods
- Significant and Contributory houses that typically survive with their presentation to the street being largely intact
- The consistently low height of front fences road alignments and allotment patterns resulting from the nineteenth century subdivision.



The flats and houses at 191, [195](#), 201 and 215 Pascoe Vale Road, non-original front fences, and non-original alterations or additions to Contributory or Significant places are not significant.

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### How is it significant?

The Pascoe Vale Road precinct in Essendon is of local historic, architectural and aesthetic significance to the City of Moonee Valley.

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### Why is it significant?

It is historically significant as a representative example of a residential area, which is associated with the suburban development and expansion of Essendon during the early twentieth century. The nineteenth century houses are a reminder of the nineteenth century origins of this area, while the Edwardian and inter-war housing provides a tangible illustration of how the opening of the electric tram in 1906 stimulated residential development along its route. (Criteria A & D)

It is architecturally and aesthetically significant as a fine collection of Edwardian villas and Inter-war bungalows, many of which are complemented by original front fences, and garden walls and landscaping. The high quality of much of the housing and the high degree of intactness to the original period of development is notable. (Criterion E)

The house at 189 Pascoe Vale Road is aesthetically significant as an intact example of the Spanish Mission style. The asymmetric, triple-fronted form with hipped roof massed like separate pavilions, the dominant porch with a decorative Baroque-inspired parapet with a scrolled cartouche above a triple-arched loggia with barley-twist columns (smaller columns frame the blind window to the side of the garage), and the Serlian moulding (with tiled detailing) above the windows either side of the porch are all expressive of the style. The house is also of architectural significance for including an integrated garage, which is an early example, as most garages of the pre-World War II period were freestanding (Criteria D & E).

The house at 193 Pascoe Vale Road is architecturally and aesthetically significant as a fine and early example of a California Bungalow, which demonstrates the Japanese influence seen in seminal examples in the United States designed by architects such as Greene & Greene. [It was constructed in 1916 and designed by architects Gawler & Drummond](#). Of note is the low gable pitch with very wide eaves, flat verandah roof with shaped rafter ends, resting on chunky timber brackets and the use of single storey pavilions in front of a two-storey mass, which is a very unusual composition in Victoria. Other details of note include the heavy dwarf verandah posts with timber corbels at base, casement windows with diamond leadlights and Arts & Crafts floral highlights, timber shingles in gables resting on timber corbels, and walls of roughcast render above a tuckpointed red brick plinth. The significance of the house is enhanced by its high degree of intactness. (Criteria D, E & F)

The houses at 205 & 207 Pascoe Vale Road are of aesthetic significant as fine and well detailed examples of Arts & Crafts bungalows, constructed by the same builder (Shaw Bros.) with similar detailing, but distinctive designs that are complemented by original brick and render panel and pier front fences with decorative ironwork and gates of identical design. No.205 is of note for the distinctive Jerkinhead roof profile to both the roof and the porch, which is double-arched and supported by square rendered columns with buttressed corners and clinker brick highlights, while notable features of no.207 include the circular window placed at one corner with a shingled canopy and the gable ends, which have taper-cut bargeboards and an elaborate gable vent with louvered and lattice set inside a Japanese-influenced aedicule set within a band of faux half-timbering, suggesting timber post framing, and timber shingles in the apex, which sit proud above small modillions. The significance of the houses is enhanced by their high degree of intactness. (Criterion E)

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### Primary source

Context Pty Ltd, 2014, *Moonee Valley Gap Study Stage 1*

Essendon Historical Society (EHS):

Bob Chalmers, Sands & McDougall directory information

Alex Bragiola, original house plans for 201, 205 & 207 Pascoe Vale Road & 20A Buckley Street

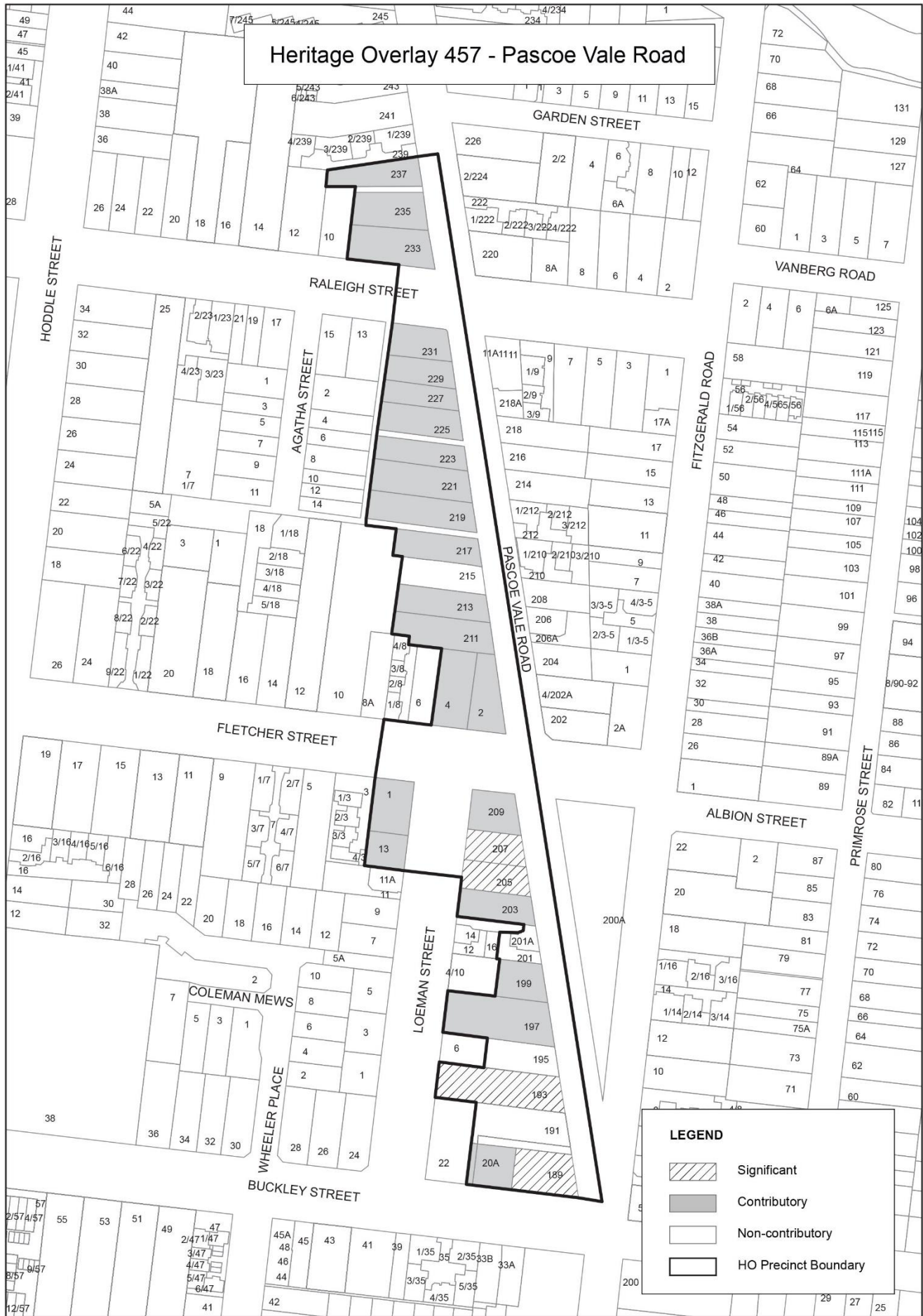
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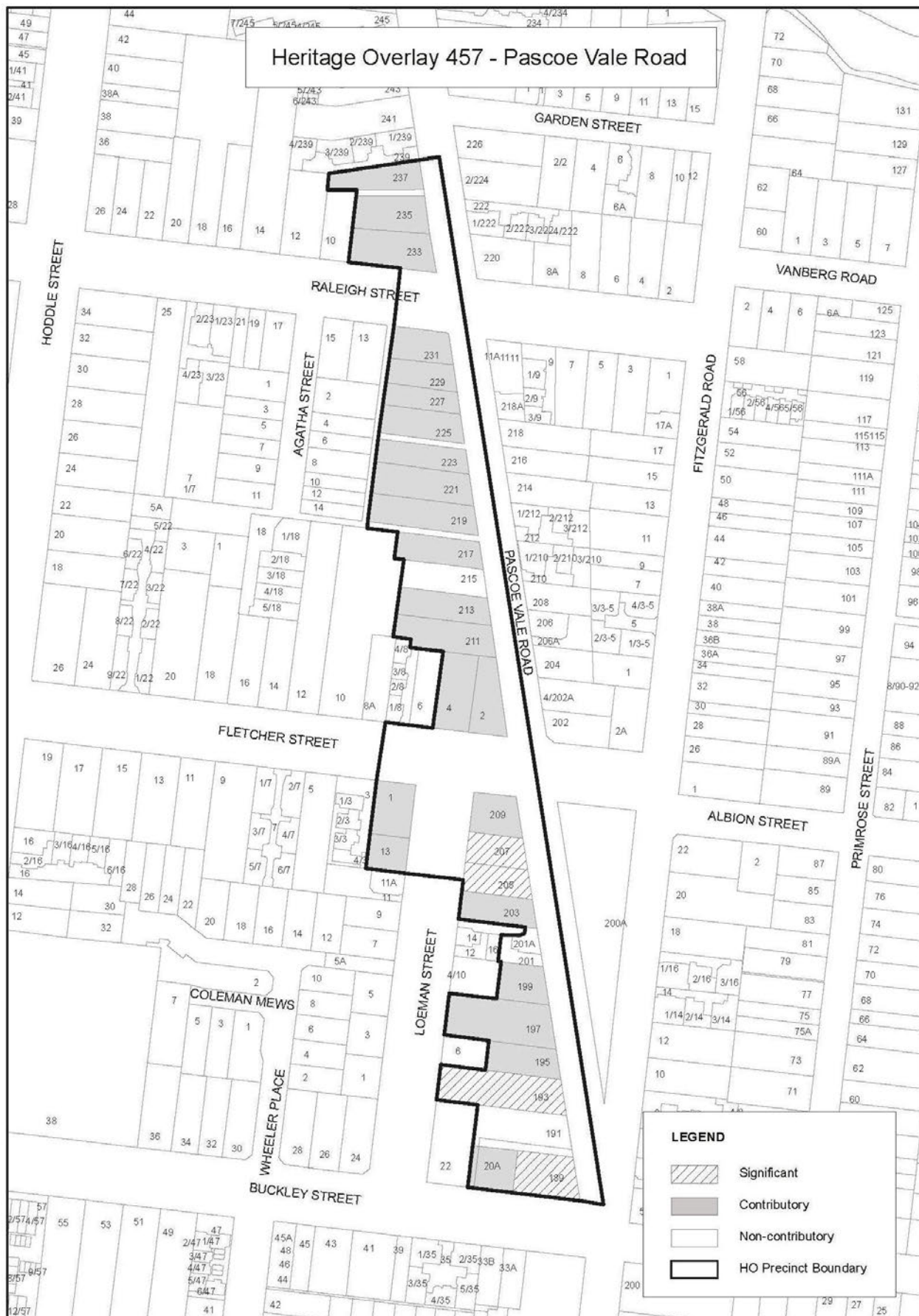
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## Roberts Street Statement of Significance

|                        |                |                   |       |
|------------------------|----------------|-------------------|-------|
| <b>Heritage Place:</b> | Roberts Street | <b>PS ref no:</b> | HO459 |
|------------------------|----------------|-------------------|-------|



*Roberts Street, looking north from Forrester Street, Essendon (source: Context 2018)*

### What is significant?

29-59 and [42-44-60](#) Roberts Street, Essendon, a residential area comprising one Victorian house built 1888-c.1892 and otherwise interwar Bungalows built c.1928-35 on the 1888 Buckley Park Estate subdivision, is significant.

The following features contribute to the significance of the precinct:

- The Victorian dwelling at 37 Roberts Street constructed in c.1892.
- The interwar bungalows and Old English revival style dwellings constructed between c.1928 and
- 1935, as shown on the precinct map.
- The overall consistency of built form (asymmetrical massing, prominent street-facing gables, jerkin-head gables, projecting timber-framed windows, some with bow or bay windows, with weatherboard and shingle walls and gable ends).
- The good degree of intactness to its key interwar phase of development.
- The landscape qualities of the streetscape, characterised by houses with consistent form, setbacks and garden settings, wide lawn nature strips, and mature street trees.

The Victorian dwelling at 37 Roberts Street is individually significant for the evidence it provides of the first phase of subdivision before the 1890s Depression.

The houses at 29, 33, 35, 39, 41, 43, 45, 47, 49, 53, 55, 57, 59 and [42, 44, 46, 48, 50, 52, 54, 56,](#)

58 and 60 are Contributory. Non-original alterations and additions to the Contributory houses are not significant.

The front fences at 29 and 35 Roberts Street contribute to the significance of the precinct.

The houses at 31, 42A, 42B and 51 Roberts Street are Non-contributory to the precinct.

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

The Roberts Street Precinct, Essendon, is of local historical and representative (architectural) significance to the City of Moonee Valley.

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

Historically, this precinct is significant for the evidence it provides of the intensive suburban development that occurred during the interwar period in the parts of the municipality that were at some distance from the main transport corridors. The Roberts Street precinct illustrates the widespread suburban development in the interwar period that was encouraged by the expansion of the public transport system and other services. Built in c.1892, the Victorian dwelling at 37 Roberts Street is historically significant for the evidence it provides of the first phase of subdivision. It is a largely intact single-storey symmetrical, block-fronted (Ashlar boards) timber dwelling, retaining many original features, including: the U-shaped, slate hip roof, pair of rendered chimneys with moulded cornices, paired eaves brackets, central door and fenestration to the principal elevation, and verandah detailing. (Criteria A and D)

The houses in the Roberts Street Precinct are significant as representative of popular styles of the 1920s, predominantly timber Bungalows, with a smaller number of later interwar architectural styles, namely the Old English revival style. Both house styles demonstrate the principle characteristics of their type. The bungalows feature asymmetrical massing, prominent street-facing gables, jerkin-head gables, projecting timber-framed windows, some with bow or bay windows, with weatherboard and shingle walls and gable ends. The Old English revival duplex features typical clinker brick, brick gable ends and arched openings, tall brick chimneys. The Precinct is enhanced by the consistency of built form and good degree of intactness to its key interwar phase of development. The visual cohesion is enhanced by the landscape qualities of the streetscape, characterised by houses with consistent form, setbacks and garden settings, wide lawn nature strips, and street trees. (Criterion D)

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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*.





# Heritage Overlay 459 - Roberts Street



## 1C Ardoch Street, Essendon Statement of Significance

|                 |                  |            |       |
|-----------------|------------------|------------|-------|
| Heritage Place: | Coonara (former) | PS ref no: | HO481 |
|-----------------|------------------|------------|-------|



*1C Ardoch Street, Essendon, principal elevation (April 2018) (source: Context, 2018)*

### What is significant?

'Coonara' at 1C Ardoch Street, Essendon, is significant. The house was built in 1917-18 for James and Edith Oliver.

Significant fabric includes the:

- original building form and roof form;
- corner tower, verandah, and fenestration;
- chimneys and slate roof;
- detailing to the corner tower including its protruding rough-hewn beams (some replaced with cast-concrete), roughcast, rendered walls and inverted crescent motif on the corner pillar;
- gable end detailing and oriel window;
- verandah, door and window joinery and leaded glass window sashes; and,
- remnants of the original garden.

The carport and fences are not significant.

### How is it significant?

1C Ardoch Street, Essendon, is of rarity value and aesthetic significance to the City of Moonee Valley.

## Why is it significant?

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'Coonara' at 1C Ardoch Street, Essendon, is rare for its very early incorporation of the Spanish Mission style into domestic architecture in Moonee Valley and Victoria more widely. It predates the earliest houses in the state that are full expressions of the style, appearing in the mid-1920s, and other examples in Moonee Valley which are of the 1930s. (Criterion B)

'Coonara' is a substantial and largely intact early interwar house whose massing and details are largely a fine example of the Arts & Crafts attic-storey bungalow type. Common details such as half-timbering and timber brackets are executed boldly and idiosyncratically. It is further set apart from other examples by its entrance porch tower, which emulates a vernacular adobe structure from the American Southwest and can be considered part of the Pueblo Revival subset of the Spanish Mission style. The juxtaposition of an attic bungalow with this porch structure, as well as a wide oriel window resting on oversized curved timber brackets, are also seen in architect Rutledge Louat's 1910 design for the Morley Johnson House in Warrawee, Sydney. In its design 'Coonara' is closely related to this stately home, whether through the same architect or as a model for a very confident local designer. (Criterion E)

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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*.



## 330 Buckley Street, Essendon Statement of Significance

|                 |       |            |       |
|-----------------|-------|------------|-------|
| Heritage Place: | House | PS ref no: | HO488 |
|-----------------|-------|------------|-------|



330 Buckley Street, Essendon, south and west principal elevations (source: Context 2018)

### What is significant?

The house at 330 Buckley Street, Essendon, is significant. It was built in 1916 by builder Leslie Woods as his home. He and his wife Christina Margaret remained there until 1974, resulting in its high level of intactness.

Significant elements of the place include the:

- Detached, single-storey built form;
- timber block front and weatherboard cladding;
- main hipped-roof form with a small central half-gable and projecting gable bays to the front (south) and side (west) elevations, and associated details including terracotta tiles, ridge cresting, finials and cappings;
- unpainted red brick chimneys;
- detailing to the gable ends, eaves and porch;
- original pattern of fenestration, elements of window and door joinery, [south](#) bay windows and window hood; original building setbacks at front and side; and
- crimped wire front fence and associated pedestrian and vehicular gates.

The later garage and the small extension to the north-west corner of the house are not significant.

### How is it significant?

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

### Why is it significant?

---

330 Buckley Street, Essendon, is a fine and substantial example of a classic Queen Anne villa, and displays the principal characteristics of the style. These include a diagonal axis, emphasised by the corner bay window and gablet, the high hipped roof clad in terracotta tiles with decorative ridge capping and finials, tall face-brick chimneys, two projecting gabled bays bracketing a return verandah that sits beneath the main roof, turned timber verandah posts, flat scrolling cast-iron frieze and brackets (a common alternative to timber fretwork), casement windows with Art Nouveau leadlight highlights, and half-timbering to the gable apices. The roughcast render bolster linking ~~each~~ the front (south) bay window to the half timbering above, is particularly elegant with its elongated ogee curve. The place is enhanced by the retention of an early fence, dating to the 1920s, of crimped wire with timber posts with matching gates. (Criterion D)

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## 27 and 32 Robb Street, Essendon Statement of Significance

|                 |                               |            |       |
|-----------------|-------------------------------|------------|-------|
| Heritage Place: | Riverlea <del>and House</del> | PS ref no: | HO507 |
|-----------------|-------------------------------|------------|-------|



27 Robb Street, Essendon, principal elevation (source: Context2018)



~~32 Robb Street, Essendon, principal elevation (source: Context2018)~~

### What is significant?

~~Riverlea, at 27 and 32 Robb Street, Essendon, a two similar~~ Victorian era Italianate villas built in 1888 and c.1886-91 respectively ~~are~~ is significant.

~~E.g. Individually significant examples include detached villas, terrace houses and mansions.~~

Significant fabric includes the:



- original built-plan forms, roof forms, original pattern of fenestration on the principal and side elevations;
- polychromatic brickwork, slate roof, basalt foundations, verandahs with iron friezes, original chimneys; and
- decorative eaves and brackets, Gothic hood moulds, tessellated verandah floors, original window and door joinery.

The rear extensions, fences, swimming pools of both villas, and the double garage (No 27), and the rear contemporary verandah and pergola, double carport and single garage (No 32) are not significant.

### How is it significant?

27 ~~and 32~~ Robb Street, Essendon, are is of local architectural (representative) and aesthetic significance to the City of Moonee Valley.

### Why is it significant?

The ~~pair of~~ houses at 30-27 and 32 Robb Street, Essendon, are is significant as an examples of a Victorian era Italianate villas. ~~The Italianate style is well represented in the Heritage Overlay in Moonee Valley.~~

~~Individually significant examples include detached villas, terrace houses and mansions. The majority of Italianate style dwellings in Moonee Valley City are detached houses or villas and are predominately of brick construction. Amongst many comparators on the Heritage Overlay, 3- Aberfeldie Street Essendon c.1897 (HO143) displays a similar level of brickwork patterning around the principal windows of the bay. A less sophisticated example is 23 Brown Street, Ascot Vale, c.1891 (HO392). Corner siting such as that of 27 Robb Street is demonstrated by 55 Holmes Road, Moonee Ponds, c1898 (HO322) where the return verandah and opposing projecting bays are visible.~~

~~Both 27 and 32 Robb Street~~ It demonstrates the key characteristics of the Italianate style in their use of asymmetrical form, ~~use of plain and~~ polychrome brickwork, slate roofing and decorative detail. ~~This is particularly evident in the framing of the principal window in Gothic arches composed of alternating red and cream brick outlined by label mouldings.~~ Typical brick quoining in cream forms the principal elevations. ~~Both 27 and 32 Robb Street~~ The house retains their its original building and roof forms with chimneys, fenestration to principal and side elevations enlivened by label moulds, a return verandahs with cast iron frieze and tessellated tile floors. The integrity of the buildings house is enhanced by the high level of intactness of these main elements. ~~This is particularly~~ The house is particularly distinguished from more typical examples of this type by the Venetian Gothic evident in the framing of the principal windows in pointed Gothic arches composed of alternating red and cream brick outlined by label mouldings. (Criteria ~~on~~ D & E)

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## 57 Vanberg Road, Essendon Statement of Significance

|                        |                                |                   |       |
|------------------------|--------------------------------|-------------------|-------|
| <b>Heritage Place:</b> | The Pines (former Tower House) | <b>PS ref no:</b> | HO509 |
|------------------------|--------------------------------|-------------------|-------|



*57 Vanberg Road, Essendon, principal elevation (source: Context 2018)*

### What is significant?

57 Vanberg Road, Essendon, a Victorian era villa in a mature garden setting, established in 1887 and subsequently remodelled, is significant.

Significant elements include the:

- original (Victorian era) and subsequent (Edwardian and Interwar eras) building and roof forms;
- slate roof, chimneys, unpainted face brickwork;
- Interwar verandah including piers and balustrades, Edwardian Queen Anne gable ends including the decorative timber finial and barge boards;
- projecting bow window, leaded glass window sashes, window awnings, and window and door joinery from the Victorian, Edwardian and Interwar eras; and
- covered gate, early brick fence (intact underneath the recent metal palisades) and Norfolk Island Pine (*Araucaria hetrophylla*) and Monterey Cypress (*Cupressus macrocarpa*). [The mature Pepper tree is protected by an Environmental Significance Overlay.](#)

The recent metal palisade fence, [the brick garage, and the gabled rear extension](#) ~~is~~ are not significant.

### How is it significant?

57 Vanberg Road, Essendon, is of local historical, aesthetic, and associative significance to the City of Moonee Valley.

## Why is it significant?

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Tower House at 57 Vanberg Road, Essendon, is historically significant for its demonstration of the boom and bust of the 1880s land boom. This is demonstrated through its location on the large Essendon Park Estate and the villa's ownership and occupation by Walter and Mary Penglase. The 117 acres of the Essendon Park Estate form a large subdivision in Moonee Valley that benefited from the development of the Essendon railway. The estate attracted construction of villa residences and substantial homes before ultimately development stalled in the economic depression of the 1890s resulting in piecemeal development.

The construction of 57 Vanberg Road and its ownership by Mary Penglase, wife of Cornish mining speculator Walter Trestrail Penglase (1837-1904) is also part of the boom and bust narrative. The construction and subsequent additions to 57 Vanberg Road demonstrate the fortunes of mining speculation, with additions and alterations to the newly built house in 1888 prior to Walter's insolvency in 1889. While insolvency threatened, it appears that Mary Penglase was able to retain the house for a few short years prior to its repossession by the bank in 1893. The story of the tower once deemed to have been part of Tower House but not verified, adds to the narrative of the house as a symbol of turbulent economic times in both land and mining speculation. (Criterion A)

57 Vanberg Road is aesthetically significant for its demonstration of a substantial Victorian era Italianate villa retaining much of its garden setting. The combination of the house and the garden setting containing mature trees contribute to the aesthetic value of the place. 57 Vanberg Road demonstrates several eras of developments that encompass the Italianate, Queen Anne and Interwar styles overlaid on a single storey Italianate brick villa. It is an unusual, idiosyncratic house exhibiting multiple styles that is distinguished by the fine craftsmanship and the individual aesthetic merit of each layer. The expression of the Italianate is in the asymmetrical form and bichrome brickwork, the Queen Anne evident in the gable ends, with ornate timber bargeboards and timber finials and the Interwar period in the verandah columns, balustrade and bow-fronted window. Aesthetic value is derived from the Norfolk Island Pine (*Araucaria heterophylla*), several Monterey Cypress (*Cupressus macrocarpa*) and the Pepper tree (*Schinus molle*) (Criterion E)

57 Vanberg Road is historically significant from 1923 to 1959 for its association with potter John Goold, who was in partnership with the Westmoreland family in the Northcote Tile and Pottery Company. Established in 1897 by George Westmoreland, the Northcote Tile and Pottery Company was known as Westmoreland's until 1915, when it became Northcote Tile and Pottery Company. The business operates today as the Northcote Pottery. Northcote Tile and Pottery Company contributed their terra cotta products to the building of many suburbs including those in the City of Moonee Valley. (Criterion H)

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