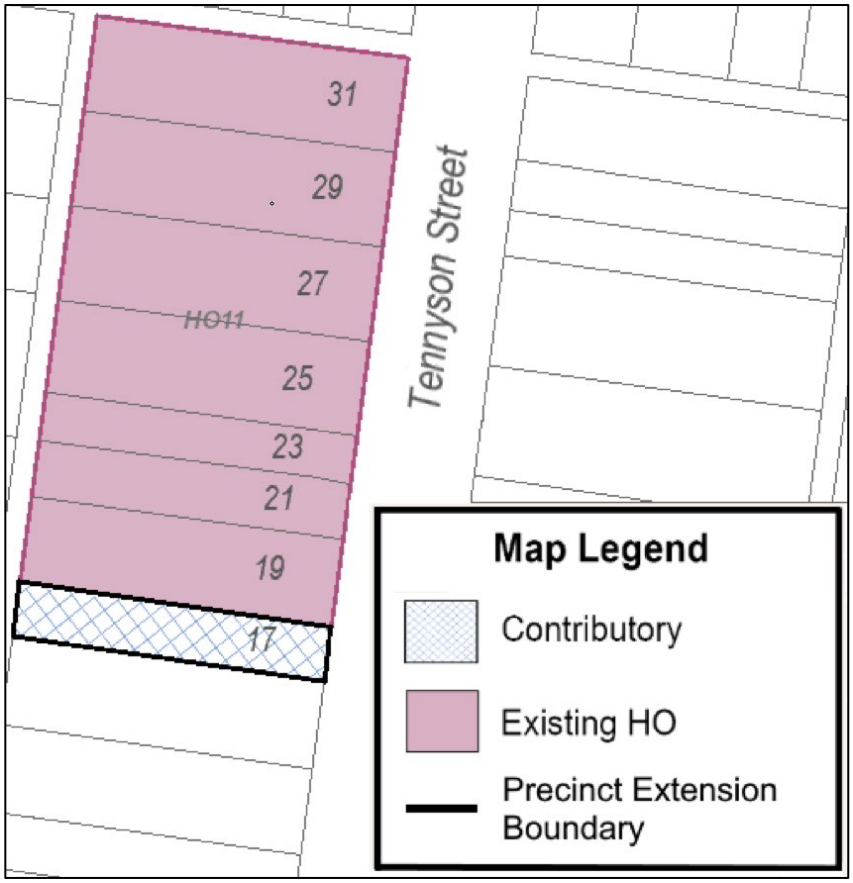
HO11

HO11 Tennyson Street, includes addresses at 19-31 Tennyson Street, Moonee Ponds. The precinct is a very small residential area of single and double fronted Victorian and Edwardian houses.

The map below shows the existing HO11 precinct in pink with the proposed extension cross-hatched in blue.



Previous Heritage Assessments

HO11 was originally assessed as part of the *Essendon Conservation Study*, 1985, which was added to the planning scheme in 1990. In the 2014 *Heritage Overlay Review*, Helms noted that there were other houses which could be included in the precinct at numbers 1-17 Tennyson, 2-26 & 27-49 McPherson Street and 1-21 &12-20 Bent Street. These properties were added to the list of places to be assessed in the future (Helms, *Heritage Overlay Review*, 2014: p.16).

The *2017 Heritage Study* (2021) by Context reviewed the recommendations in the *Heritage Overlay Review* and found that 19-31 Tennyson Street is included in the HO as a small precinct (HO11). It comprises a mix of late Victorian and Edwardian houses, which are mostly relatively intact. By comparison the houses at nos. 1-17 and 2-14 are less intact and some have dominant additions. Accordingly, this group does not justify inclusion as an extension of HO11. However, one relatively intact Victorian cottage at 17 Tennyson Street could form a small extension (Context, *2017 Heritage Study*, 2021: p.120).

Original Statement of Significance

What is significant?

The Tennyson Street precinct, which comprises a small group of houses constructed c.1890 to c.1910 at 19-31 Tennyson Street Moonee Ponds is significant. All of the houses within the precinct are contributory. The following buildings and features contribute to the significance of the place:

- *The original for, single storey scale, detached siting and detailing of the Contributory houses.*
- *The extent to which development in one key period before and after 1900 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.*

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

How is it Significant?

The Tennyson Street precinct is of local aesthetic significance to the City of Moonee Valley.

Why is it significant?

Aesthetically, the precinct is significant as a cohesive and visually harmonious group of Victorian and Edwardian houses, which are related in scale, form and detailing and are enhanced by the hillside setting and elevated house sites. (Criteria D & E)

Analysis

17 Tennyson Street, Moonee Ponds, is a single fronted Victorian cottage from circa 1891 The front has ashlar timber boarding with weatherboards to the sides. The hipped roof and convex verandah are both in green Colorbond and the chimney appears to be missing. There are timber under eave brackets and a cast iron frieze along the verandah with new square timber posts. There is a simple timber balustrade and stair rail along the raised timber verandah.

The single window is a timber double hung sash with sidelights. The moulded timber door has both sidelights and a fanlight. The cottage is set close to the street with a dense garden at the front and a timber paling fence. The cottage appears to be in good condition and other than the replacement roof and chimney, is fairly intact.

17 Tennyson Street, Moonee Ponds is significant as a Victorian single fronted, weatherboard cottage dating from ca. 1892. The following features contribute to the significance of the place:

- The original form, single storey scale, detached siting and elevated setting.
- The extent to which the house demonstrates the earlier of two distinct periods of development.
- Intactness of original fabric such as ashlar timber boarding, caste iron frieze, timber window and door joinery.
- The raised setting and verandah with stairs down.

17 Tennyson Street, Moonee Ponds, contributes to a precinct of cohesive and harmonious Victorian and Edwardian houses which are related in scale, form, detailing and setting. 17 Tennyson Street is relatively intact and is of equal integrity to number 21 and is therefore considered to be contributory to the HO11 precinct.

Number 17 Tennyson Street, Monee Ponds, should be included in the precinct as it is contiguous with the precinct boundary and was part of the original subdivision of the street. It was built at the same time as number 19 and has the same form, detailing, siting and style as number 21.

History of the house

The subject site was originally purchased in 1889 by the Albert Building Society as lot 57 in the Hoddle Estate, measuring a frontage of 60 feet and 130 feet in depth (Essendon Historical Society Notes). The lot was divided into two blocks with the northern portion, on which 17 Tennyson Street, Moonee Ponds was constructed, having a frontage of 23 feet, then sold to The County of Bourke Permanent Building and Investment Society in 1890 (Essendon Historical Society Notes). The house, constructed ca.1891, was owned by the bank until 1905 when it sold to advertising contractor, Arthur Latham (Essendon Historical Society Notes). Between 1891 and 1893, the house was occupied by

Alfred Gaubert then it remained vacant until Latham began occupying it in 1899 prior to purchasing the residence (Sands & McDougall Directory, 1890; 1895; Essendon Historical Society Notes). In 1909, Latham sold the house to William Frederick Stanley (Essendon Historical Society Notes).

Recommendation:

That the precinct boundary and statement of significance for HO11 be amended to include number 17 Tennyson Street, Moonee Ponds.

Proposed new citation (additions in red)

The Tennyson Street precinct, which comprises a small group of houses constructed c.1890 to c.1910 at 17-31 Tennyson Street Moonee Ponds is significant. All of the houses within the precinct are contributory. The following buildings and features contribute to the significance of the place:

- The original form, single storey scale, detached siting and detailing of the Contributory houses.
- The extent to which development in one key period before and after 1900 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.

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

Number	Street	Status
17	Tennyson Street, Moonee Ponds	Contributory
19	Tennyson Street, Moonee Ponds	Contributory
21	Tennyson Street, Moonee Ponds	Contributory
23	Tennyson Street, Moonee Ponds	Contributory
25	Tennyson Street, Moonee Ponds	Contributory
27	Tennyson Street, Moonee Ponds	Contributory
29	Tennyson Street, Moonee Ponds	Contributory
31	Tennyson Street, Moonee Ponds	Contributory

Why is it significant?

Aesthetically, the precinct is significant as a cohesive and visually harmonious group of Victorian and Edwardian houses, which are related in scale, form and detailing and are enhanced by the hillside setting and elevated house sites. (Criteria D & E)

Description with additions in red:

The Tennyson Street precinct comprises a small group of late Victorian (nos. 17-23) and Edwardian (nos. 25-31) era houses. The houses are single or double fronted and all but one (no.23) are of timber construction.

The Victorian houses generally reflect the Italianate influence, while the Edwardian houses are derived from the Queen Anne with Arts & Crafts detailing. The Victorian houses have cast-iron verandahs with decorative frieze. Windows to the street elevation are tripartite (nos.17, 19, 21) or paired double hung sash (no. 23). The timber houses are block fronted, while no.23 is of bi-chrome brick. The houses at nos. 19 and 23 are the most intact retaining slate roofs and rendered chimneys. The roof to nos. 17 and 21 is new, the chimneys have been removed and the verandah profile altered.

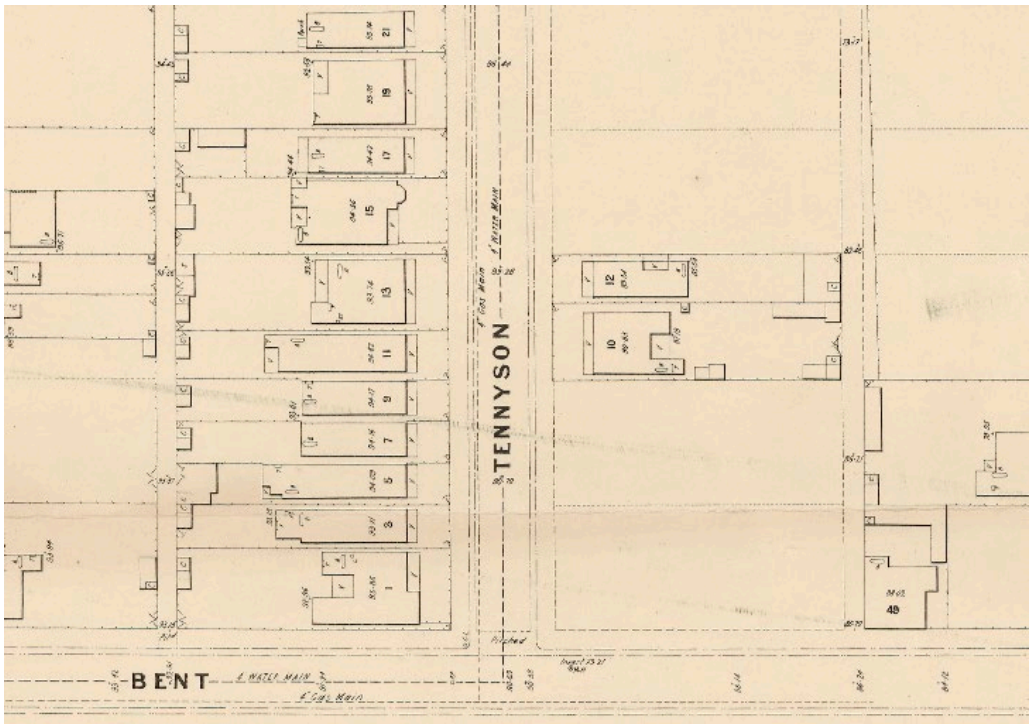
Stylistically, the house at no. 25 illustrates the transition between the two styles; having the symmetrical, hipped roof form of the former with details (e.g. Tall paired double-hung windows, verandah) suggesting the latter. The three Edwardian houses at nos. 27-31 are asymmetrical in plan with a projecting gable and have similar detailing (e.g. triple casement windows with coloured toplights and decorative window hoods, although the windows and verandah to no. 31 have been

altered) suggesting they are the work of the same builder. The chimneys are in brick (corbelled at no. 25, and with rendered tops and terracotta pots to nos. 27-31). With the exception of no. 31, the Edwardian houses have a high degree of intactness when viewed from the street.

All of the houses have garden setbacks (slightly greater for the Edwardian houses) and narrow side setbacks. Front fences are uniformly low (no. 19 is an exception) and like the Woods/Hurtle streets precinct (HO6) the elevated siting adds a picturesque element to the group and the stepped roof lines, augmented by the high gables of nos. 27-31, which distinguish this streetscape. The street retains early bluestone kerb and channelling.

Precinct History (with new additions in red):

The southern portion of Tennyson Street, running between Salisbury and Bent Streets, formed part of the Hoddle Estate subdivision of 1888 (Context, *2017 Heritage Study, Vol. 2*, 2021: p.501). The estate comprised of Crown Allotments 3 and 4 and a portion of Allotment 2 in Section 5 of the Doutta Galla Parish originally owned by surveyor-general, Robert Hoddle (Context, *2017 Heritage Study, Vol. 2, 2021:* p.501). After Hoddle's death in 1881, speculators Thomas Bent and John McPherson acquired the estate and the first of several subdivisional sales took place in June of 1888 (*The Argus*, 12 May 1888, p.3). An auction poster from early 1889 shows the allotments along Tennyson Street having sold during these earlier sales ("The Hoddle Estate Moonee Ponds," State Library of Victoria, 1889).



Extract from Melbourne and Metropolitan Board of Works Plan no. 2274, 1908, State Library of Victoria

Development of the Hoddle Estate subdivision was largely concentrated west of Capulet Street, presently known as Elizabeth Street (Context, *2017 Heritage Study, Vol. 2*, 2021: p.501). The west side of Tennyson Street, between Salisbury and Bent Streets, was the first block to develop in the street. Development commenced ca.1890 and by 1894 houses had been built on 12 of the 16 lots (Sands & McDougall, 1890; 1894). Between 1910 and 1920, the remaining blocks (nos. 25-31 Tennyson Street) were built upon: most being owner-occupied by the latter date (Sands & McDougall, 1910; 1920).

Sources:

Primary Sources

The Argus
"Hoddle Estate Auction Plan," 1889, State Library of Melbourne

Melbourne and Metropolitan Board of Works Plans, State Library of Victoria
Sands & McDougall Directory

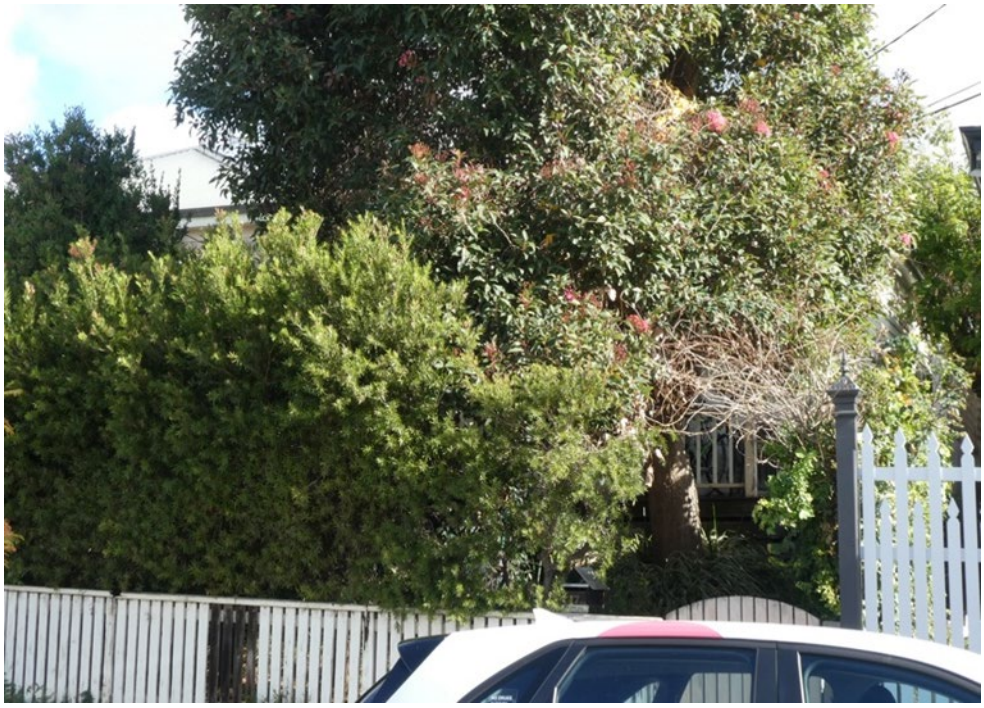
Secondary Sources

Context, *2017 Heritage Study, Vol. 2*, 2021
David Helms, *Moonee Valley Heritage Overlay Review*, 2014
Essendon Historical Society Notes

Photo of Place:



Photo of 17 Tennyson Street, taken from 2014 Google Streetview as it shows the front of the house.



17 Tennyson Street mostly obscured by vegetation. Source, heritage ALLIANCE, 2021

Recommendation:

That 17 Tennyson Street, Moonee Ponds be added to the existing precinct HO11.

Schedule:

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Solar Energy Controls	Yes
Fences and Outbuildings	No
Prohibited Uses	No
Aboriginal Heritage Place	No