
SCOTT STREET



Scott Street, Essendon



Scott St 12-16.JPG



Scott St 25-27.JPG

Location

8-30 SCOTT STREET, ESSENDON, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO460

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on - March 4, 2019

What is Significant?

8-30 Scott Street, Essendon, a small residential area comprising a short row of timber Edwardian and early Interwar-era dwellings built c1910-c1923, is significant.

The following features contribute to the significance of the precinct:

. The houses constructed c1910-c1923, as shown on the precinct map.

. The overall consistency of housing form (complex roof form, asymmetrical form), materials and detailing (weatherboard external cladding, gable end decoration), and siting (elevated siting, consistent front setbacks).

The house at 8, 12, 14, 16, 18, 20, 22, 24, 26, 28 and 30 Scott Street are Contributory.

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

The house at 10 Scott Street is Non-Contributory to the precinct.

How is it significant?

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

Why is it significant?

Historically the Scott Street Precinct, Essendon, is significant as an illustration of 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. This pattern of development demonstrates the accelerated suburban growth of Essendon and of the municipality during the interwar years, encouraged by improved transport connections, including the introduction of electric trams along Mt Alexander Road in 1906, and other important services such as being seweraged and having made roads. (Criterion A)

The houses in the Scott Street Precinct, Essendon, are representative of early twentieth-century housing in this part of the municipality, all of which exhibit a high level of intactness. They demonstrate the principal characteristics of their architectural style and original fabric: most of the dwellings have characteristic massing with an asymmetrical form set beneath a dominant and complex roof form, incorporating hips, gablets and projecting gables, and porches beneath the main sweep of the roof. Each dwelling is of timber construction, some have walls clad with weatherboard and notched detailing, and others have timber boarding to simulate ashlar stonework. Verandahs to many of the Edwardian-era dwellings retain turned timber posts with Art Nouveau-style decorative timber frieze and brackets. The Interwar-era houses have an asymmetrical bungalow form, with a broadly pitched roof of terracotta tile, weatherboard-clad walls and a dominant porch supported on timber posts atop heavy masonry piers. (Criterion D)

Aesthetically, the Scott Street Precinct is significant because of its picturesque streetscape, afforded by the shared distinctive roof forms and stylistic details, elevated siting and consistency of setbacks and scale of the dwellings. The row of free-standing Edwardian-era and early Interwar dwellings of timber construction built c1910-c1923, present a visually unified streetscape, distinguishing the Scott Street Precinct with a high level of visual cohesiveness. The high level of intact detail across most of the dwellings, particularly to the gable ends, verandahs, and door and window joinery, enhances the precinct's picturesque quality and overall visual unity. (Criterion E)

Theme

6. Building towns cities and the garden state

Heritage Study/Consultant	Moonee Valley - City of Moonee Valley Stage 1 Heritage Gap Study, Context PL, 2013; Moonee Valley - Moonee Valley 2017 Heritage Study, Context, 2019;
Other Names	Houses, Precinct,
Hermes Number	196429
Property Number	

Physical Description 1

The Scott Street precinct is a residential area that comprises houses from the Edwardian and early interwar periods, in a short section of the west side of Scott Street, at numbers 8 and 12-30. There is one recent dwelling at number 10. Scott Street is set on a north-south axis, with Buckley Street at the north and terminating at the dog-leg junction of Derby and Huntly Streets at the south. It is a relatively wide road. On both sides it has bluestone kerb and channelling, narrow grassed nature strips and concrete footpaths. Most houses have concrete driveway crossovers (12-20, 24 & 26).

A consistent streetscape of timber dwellings, each with an elevated siting and consistent front setback, the predominant character of the precinct is created by the substantial Queen Anne dwellings at the northern end of Scott Street. Further south is one transitional bungalow (22) and two Interwar Californian Bungalows (26 & 30). Most of the houses are set behind a low front fence or retaining wall; while later, they are all sympathetic in style and scale.

Edwardian-era houses built between 1910 and 1918 include numbers 8, 12-20, 24 and 28. Generally, the houses are characterised by a picturesquely asymmetrical form set below a steeply pitched roof, some resting on exposed rafters. Number 8 has a complex roof form incorporating projecting gables, a hipped section that extends over the return verandah, and a gablet sheltering the corner window, emphasising its diagonal axis. Number 16 appears to have been altered; it is likely that a portion of the verandah has been infilled, but this does not compromise its legibility as an Edwardian-era dwelling. Numbers 18 and 24 have a double-fronted form and hipped roofs with a street-facing gablet. Roof cladding is either terracotta tiles (28) or corrugated iron (18 & 20), and some have been replaced with corrugated iron (8, 12, 14, 16, 24). All houses retain red brick chimneys, most with terracotta chimney pots. Some are corbelled (14, 16, 18) and some have roughcast detailing and cement-rendered cornices (12, 24, 28). Number 8 retains three distinctive banded red brick and cement rendered chimneys. Most dwellings have weatherboard walls, and numbers 8, 12, and 14 have a band of notched weatherboards up to sill height. Numbers 20 and 24 are clad with timber boards simulating ashlar stonework.

Most of the Edwardian-era dwellings in the precinct have roughcast render and timber strapping to the gable ends, and numbers 8 and 20 retain turned timber finials. Number 20 has fishscale pressed metal with timber to the gable ends. Fenestration among the houses is intact, most with tripartite casement windows, some retaining coloured or leadlight patterned glass to the upper casements, and others with double-hung timber-framed sash windows. Houses with projecting gabled bays have feature box bay windows. Each house has a raised verandah, most of which are contained beneath the main slope of the roof (8, 12, 14, 18, 20, 28). Most have simple capped timber balustrades and varied post treatments, and are serviced by a timber stair. Many houses have turned timber posts with Art Nouveau-style decorative timber frieze and brackets.

Interwar-era houses built between 1921 and 1923 include numbers 26 and 30. Each house has an asymmetrical bungalow form, with a broadly pitched roof of terracotta tile and weatherboard-clad walls. Number 26 has a hipped roof with a projecting gabled bay, and a dominant porch supported on timber posts atop heavy brick piers. Number 30 has a transverse gable roof and projecting street-facing gable sheltering a porch with roughcast rendered piers, though missing its timber posts and balustrade. Fenestration among the dwellings consists of casement windows, those to number 26 retain leaded glass to the upper casements. Number 26 also has a large feature bay window sheltered by an extended section of the main roof form. Each house retains a generous front setback with a large grassed area.

Number 22, built in 1918-19 demonstrates the principal characteristics of early interwar bungalows constructed in timber, illustrating the transition from late Federation styling to that of the interwar Californian Bungalow. Houses built at this time frequently cast off the picturesque complexities and decorative elements of the Queen Anne style and introduced features associated with the Californian Bungalow style. Number 22 has a dominant gabled roof of corrugated iron, with a projecting gable that sweeps down over the porch supported with simple timber posts atop heavy roughcast piers. Gable end detailing incorporates roughcast render with lattice timber detailing to the apices. A feature box window retains timber-framed double-hung windows with nine-paned upper sashes.

Overall, the visual cohesion of the Scott Street Precinct is high, with most dwellings largely intact and retaining key details characteristic of their architectural style and original fabric. Each dwelling retains intact fenestration and original timber window treatments. While some of the dwellings have been altered (replacement of roof cladding, loss of chimney or verandah detailing, infilling of portion of the verandah), those with rear additions are largely concealed from street view, and the original style and form of the dwellings remain legible. Visual consistency is achieved by the consistent setbacks, roof and building forms, elevated siting and use of materials

among the dwellings.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>