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## WARRICK STREET & MASCOMA STREET



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Mascoma Street



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### Location

3-53 & 2-38 WARRICK STREET, and 1-29 & 4-32 MASCOMA STREET, ASCOT VALE, MOONEE VALLEY CITY

### Municipality

MOONEE VALLEY CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO453

### Heritage Listing

Moonee Valley City

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## Statement of Significance

Last updated on - February 28, 2019

### 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)

Heritage Study/Consultant Moonee Valley - Moonee Valley 2017 Heritage Study, Context, 2019;

Construction dates 1907,

Other Names Precinct,

Hermes Number 202127

Property Number

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## Physical Description 1

This precinct is a residential area that comprises housing almost exclusively from the Federation/Edwardian period. The houses are all detached, and single storey with small front setbacks and narrow side setbacks, and constructed of either timber or red brick with render accents. Most of the houses are asymmetrical with a smaller

number of symmetrical 'Victorian Italianate survival' houses. Roofs are most commonly corrugated metal, with slate and terracotta or terracotta roofs to brick or superior examples that exhibit characteristics of the Queen Anne style such as steeply pitched hipped roofs with prominent gables (half-timbered, rendered or decorated with notched weatherboards or timber screens), return or side only verandahs either separate or as a continuation of the main roof with ornamental timber or cast iron frieze and turned timber posts, brick and render chimneys with terracotta pots, and timber casement or sash windows. In the main elevations, the windows are often arranged in groups as square or rounded/canted bays with coloured toplights and sometimes with hoods. Some of the houses appear to have been constructed by the same builder (including some that have the same or similar form and detailing as houses in nearby Fenton Street - see, for example, the gable-fronted brick houses at 5-9 & 27-33 Warrick Street) and this contributes to the overall homogeneity and consistency of the streetscapes.

None of the houses are of individual significance, but good examples in Mascoma Street include the Queen Anne brick villas at nos. 1, 25 & 27 (which share many similar details and may be by the same builder) and no.8, the semi detached pair at 30 & 32, while in Warrick Street the timber Queen Anne villas at nos. 19, 25, 36, 38 & 51 are all finely detailed.

Another house of some interest is the Arts & Crafts bungalow at 20 Mascoma Street, which is notable for the simple form and typical detailing, which includes characteristic features such as the tapered rendered chimneys, the walls of roughcast render with a weatherboard dado, and the timber shingles over the recessed porch, and boxed timber casements with leadlight highlight windows.

There are two interwar 'Old English' style houses at nos. 43 & 45, which are the houses built in 1937 for the Fleming sisters. These relatively substantial dwellings have dominant roof forms clad in glazed terracotta tiles and red-brown clinker brick walls, and are unified stylistically by their austere character enhanced with hints of Old English detailing. Other unifying elements include their like landscape settings, shared asphalt crossover and central mutual garage. The substantial setback to each of the dwellings enhances their landscape setting in contrast to the modest front garden spaces of the other properties in Warrick Street. Number 43 (west) has an early low front fence of brown clinker brick and wrought iron gates, while number 45 (east) has a later timber front fence. The complex roof form to number 43 comprises a steeply hipped roof with a projecting gable to each of the visible elevations resting on simple boxed eaves, and later second-storey additions to the rear. An austere brick chimney rises from the westernmost gable end. The verge-less gable ends to the projecting front rooms and porch to the east are supported on corbelled brickwork, and are accentuated by lighter-coloured brickwork patterning and bricks on edge. Those to the principal facade have arched vents. The projecting porch to the east, accessed through a segmentally arched opening to the east, has simple brick piers and solid balustrading to the large flat-arched void to the south. An additional porch with a parapet roof, originally designed as the main entrance to the residence, is nestled to the west of the projecting gabled bay to the principal facade. The parapet and segmentally arched opening are enhanced with fine tapestry bricks on edge

Number 45 has a transverse gabled roof and presumably later dormer windows to the front, three later projecting gables to the rear, and a later flat-roofed projection extending out to the north from the ridgeline of the main roof, not visible from the public domain. Entry to the house is contained within a central porch, accessed through a three-centred arched opening bordered with brick-on-edge headers. The steeply-pitched gabled roof to the porch, supported on corbelled brickwork and enhanced with subtle bi-chrome brickwork, projects and inflexes slightly as it descends below the eaves of the main roofline. Fenestration to each dwelling appears to be intact, save for the later dormer additions to number 45. Visible windows to the principal elevation at number 43 comprise double-hung windows with elaborate leaded glass to the upper sashes. An original garage, set back from the building line of the two dwellings, is shared between the residences. It has a flat roof of corrugated iron and red-brown clinker brick walls and parapet. The lintel and parapet are dressed with simple lighter-coloured brick on edge headers.

There is one gabled timber cottage at 2 Warrick Street.

While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) the majority of houses in the precinct are relatively intact when viewed from the street. The Non-contributory buildings include the post-war (or much altered) buildings at nos. 7 (flats), 11, 13, 18, 28 & 30 Mascoma Street and 4, 14B, 18A, 18B, 20, 20A, 35, 47 & 49 Warrick Street. Some of these have designs that are relatively sympathetic and responsive to the streetscape.

Front fences throughout the precinct are uniformly low and while none are original, many are reproduction styles that are sympathetic to the era of housing. There are only a small number of intrusive high solid fences.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel, and the rear and side bluestone laneways.

*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/>*