
Uralla



Epsom Rd 23 a



Epsom Rd 23 b

Location

23 EPSOM ROAD, ASCOT VALE, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO472

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on - March 31, 2021

What is Significant?

'Uralla' at 23 Epsom Road, Ascot Vale, built in 1916, is significant.

Significant fabric includes the:

Original built form and weatherboard cladding; terracotta roof with ridge capping and cresting; red brick chimneys; recessed porch; fenestration; window hoods.

The fence and rear extension are not significant.

How is it significant?

'Uralla' at 23 Epsom Road, Ascot Vale, is of local architectural (representative) and aesthetic significance to the City of Moonee Valley.

Why is it significant?

'Uralla' at 23 Epsom Road, Ascot Vale, demonstrates the transition in the early interwar period from the ornamented forms of the Federation period to the clean lines and reliance on strong massing and contrasting material textures for visual interest. Characteristic Federation-era details include the leadlighted sash windows and decorative awnings over the side windows. In contrast, the incorporation of the small porch within the principal building envelope, and contrasting weatherboard and shingle cladding are all markers of the interwar Californian Bungalow style. (Criterion D)

'Uralla' at 23 Epsom Road, Ascot Vale, is aesthetically significant for its attention to architectural detailing which, for its size, is unusual. This has resulted in a modest yet finely detailed example of the Arts and Crafts movement that developed during the post Federation period, and foreshadowed the popular bungalow form of the following decade. It is also distinguished by its unusual articulation of the front facade and particularly by the canted bay window with the bell-cast eaves. (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;
Construction dates	1916,
Hermes Number	196195
Property Number	

Physical Description 1

'Uralla', 23 Epsom Road, Ascot Vale, is a modest timber cottage constructed in 1916. Positioned on the north-east side of Epsom Road between The Parade and St Leonards Road, the property backs onto Crockford Lane. Epsom Road is a state arterial road linking Maribyrnong Road and Racecourse Road and provides access to Flemington Racecourse and the Melbourne Showgrounds. The allotment is almost flat.

Constructed in timber with a hipped terracotta-tiled roof, a Dutch gable faces the street. Decorative terracotta ridge cappings run along the main ridgeline finishing with a small finial. The guttering appears to have been removed. The house has a simple built form with exposed rafter ends and modest touches of Arts and Crafts detailing.

Asymmetrical in form, the south-west street facing elevation is dominated by a canted bay window. Featuring an exaggerated awning-like roof that splays at the bottom, the bay is clad in timber shingles that alternate every two rows between square-edged and scalloped-edged shingles. The timber-framed, double-hung windows are glazed with leaded glass. A narrow, recessed entry porch is located at the south-east corner of the elevation. Clad with alternating square and scalloped-edged shingles the shingles splay out for the last two rows in line with those of the faceted bay. The street facing end of the porch is glazed and appears early. What appears to be an original name plate is attached to the wall between the bay and the porch.

The north-west elevation, abutting the drive, features two timber framed windows with window hoods. The smaller of the two windows is a single double-hung sash whilst the larger is a box tripartite-casement window with fanlights. Four carved timber brackets sit under the boxed window. The hoods have corrugated iron roofs and are supported by timber slatted and curved brackets. A skillion- roofed extension is visible down the driveway.

Two unadorned simple red brick chimneys penetrate the north-west plane of the roof. Finished with simple moulded caps, the front chimney has a single terracotta chimney pot whilst the rear has a pair of pots.

The house sits behind a tall capped picket fence with a concrete drive running down the north-west boundary. The front fence is back planted with a hedge providing visual screening from Epsom Road.

'Uralla' is of high integrity with very few changes visible to original or early elements of the place. The building retains its original built form, terracotta roof with ridge cappings and cresting, weatherboard cladding, recessed porch, fenestration, window hoods and chimneys. The integrity of the building is slightly diminished by the removal of the gutters, as well as a rear extension, but this is not intrusive from street view.

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/>