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## DEAN STREET



Dean Street precinct



140-144 Dean Street,  
Moonee Ponds



Dean Street precinct



132 Dean St



134 Dean Street



136 Dean Street



138 Dean Street



140 Dean Street



142 Dean Street



142 Dean Street detail



142 Dean Street fence



144 Dean Street

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### Location

132-144 DEAN STREET, MOONEE PONDS, MOONEE VALLEY CITY

### Municipality

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO463

## Heritage Listing

Moonee Valley City

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## Statement of Significance

Last updated on - February 28, 2019

### What is significant?

The houses, constructed by Shaw Bros. from 1936 to 1937, at 132-144 Dean Street, Moonee Ponds are significant. The following features contribute to the significance of the precinct:

- The overall consistency of housing form (single storey, with hipped and/or gabled roofs and projecting porches with arched or square openings), materials and detailing (rendered walls with clinker or tapestry brick accents, tiled roofs, gable ends decorated with shingles, brick, render or timber, side gates with pointed or arched openings, timber gates and cordoba tiles) and detached siting with consistent front and side setbacks.
- The original low brick and render fences and low timber and cyclone wire side fences to nos. 134-144.

All the houses are contributory to the precinct.

Features that do not contribute to the significance of the precinct include non-original alterations and additions to the Contributory buildings and the front fence to no.132.

### How is it significant?

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

### Why is it significant?

Historically, the precinct demonstrates how the interwar housing boom encouraged local house builders to construct groups of homes 'on spec', which were sold to owner/occupiers upon completion. They are representative of the approach that used standard designs to ensure the houses could be built economically and efficiently, but with variations in appearance to achieve individuality and avoid repetition. (Criterion A & D)

The houses have characteristic interwar form and because of the intactness, which includes six of the original seven fences, and consistency of materials and detailing form a visually cohesive and highly distinctive group. Of note is no.142, which retains the original render finish to the house and front fence. (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	1935,
Architect/Designer	Shaw Bros.,
Other Names	Houses, Precinct,
Hermes Number	196212
Property Number	

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## Physical Description 1

This small residential precinct comprises seven interwar houses, all constructed by the one builder (Shaw Bros.) within 12 months of one another. The houses are all detached, single storey, asymmetrical in plan and have identical or similar front and side setbacks. Consequently, it has a high degree of visual consistency and cohesion.

Typical of the houses constructed by the Shaw Bros. the houses are modest bungalows, which draw on a range of interwar styles. They are all constructed of rendered brick (originally unpainted, see no.142) with clinker and tapestry brick accents and have hipped tile roofs with projecting gables or, in one case (132) being gable fronted. The gable ends are decorated with shingles (134, 138), brick and render (132 porch only, 136, 140) or timber with a decorative vent (132) or a combination (142, 144). Each has a slightly projecting porch; most are gabled (the exception being the parapeted Moderne style porch to no.136) and have either round (132, 140) or Tudor arch (142), or square (134, 136, 138, 144) openings. Windows to the facade are double timber sash, arranged in groups of three, usually with geometric leadlight and most have simple hoods supported by brick corbels or simple angled or quarter circular brackets. The stylistic references include Old English (132, 134, 142, 144), Mediterranean (seen in the use of Cordoba tiles to the arched gates at the side of the houses that have pointed or round arched openings), Arts & Crafts (138, 140) and Moderne (132, 136). These styles are expressed through details such as the curved or carved timber porch brackets (134, 142, 144), brick corbelling to the eaves and as soldier courses above the windows (132), and the 'speed lines' and soldier course brickwork to the parapet and windows (136). The brick chimneys, some with terracotta pots are placed behind the main roof and are not generally visible.

The houses are mostly very intact and, with the exception of no.132, they retain the original brick and render front fences, as well as low timber and cyclone wire side fences. Of note is no.142 which retains the original render finish to the house and fence, and what appears to be the original timber side gate with a pointed top that matches the pointed arched arch opening. Common alterations include the loss of what appear to have been window boxes to most houses (the render or brick brackets remain), over-painting of face brickwork or render. The porch brackets are missing from no.138.

*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/>*