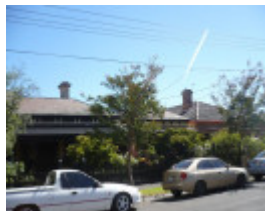


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## GRACE STREET



Grace Street.JPG



Grace Street precinct



Grace Street precinct



Grace Street precinct



Grace Street precinct

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### Location

1-27 & 2-20 GRACE STREET, MOONEE PONDS, MOONEE VALLEY CITY

### Municipality

MOONEE VALLEY CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO464

### Heritage Listing

Moonee Valley City

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### Statement of Significance

### **What is significant?**

The Grace Street precinct is a residential area that comprises houses built from c.1885 to c.1895. The following features contribute to the significance of the precinct:

- the houses at 1-27, and 2 & 6-20 Grace Street.
- the consistency of the housing form (predominantly single storey with hipped roofs), materials and detailing (face brick or stucco walls, slate roofs, verandahs, Italianate style detailing, brick or render chimneys) and siting (small front and narrow side setbacks)
- bluestone kerb and channel and asphalt laneway with central bluestone pitcher channel.

Non-original alterations additions to the Contributory houses and the houses at 4 and 4A Grace Street do not contribute to the significance of the precinct.

### **How is it significant?**

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

### **Why is it significant?**

Historically, the precinct demonstrates the residential development of Moonee Ponds during the land boom of the late nineteenth century. The Victorian era houses with Italianate detailing set within a nineteenth century subdivision with regular allotment pattern is representative of the residential areas developed during the land boom. (Criteria A & D)

Aesthetically, it is a consistent Victorian era streetscape comprised of houses with characteristic Italianate detailing, form and materials, often with sympathetic front fences, which are complemented by traditional public realms details such as the bluestone kerb and channel. The one double-storey terrace house provides a visual counterpoint to the otherwise single storey scale of the street. (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	1885,
Other Names	Precinct,
Hermes Number	196296
Property Number	

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## **Physical Description 1**

Grace Street is a residential precinct comprised of Victorian era houses. The houses are mainly detached, and single storey with small front setbacks and narrow side setbacks. There are attached pairs at nos. 3-5 and 14-16 and one double storey terrace at no.15. Most of the houses show the influence of the Italianate style with details such as bracketed eaves, verandahs with cast iron decoration and timber or cast iron posts, paneled front doors with sidelights and highlights and tripartite (including the less common separated example at nos. 7 & 10) or double hung timber sash windows. No fences are original but most are low and several are in sympathetic reproduction (timber picket or cast iron) styles. The double fronted houses are either symmetrical or asymmetrical with a canted (18,20) or flat (2, 8, 9, 23, 27) bay with one house (no.1) having bays to the front and side with a

return verandah between, while at no.17 the verandah is enclosed by wing walls embellished with scrolls. Almost all are brick (most in bi-chrome with decorative quoining and diaper patterns, with others in plain red or brown) or rendered brick: there are two timber houses at nos. 11 and 13, which have imitation Ashlar boards and feature bay windows. The roofs are hipped and several retain the original (10, 14-16, 17, 19) or reinstated (1, 18) slate and chimneys are corbelled brick or rendered with cornices and stringcourse. Of note is the shared hip with a single central chimney to the attached pair at nos. 14-16.

The integrity of the houses varies, with most common alterations including replacement of roof materials (often with tiles), replacement of windows, removal of chimneys, possible rendering of brick walls, and alterations to or replacement of front verandahs. No.21 is the most altered, but still retains sufficient original facade detailing to identify it as a Victorian dwelling. There are some visible additions, but they are relatively recessive and do not intrude upon the streetscape.

Other features that contribute to the historic character of the precinct are the bluestone kerb and channel, and the asphalt laneway with a central bluestone pitcher drain to the rear and side of properties on the east side.

No's 4 and 4A are Non-contributory.

*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/>*