

Park Street Precinct



Park Street precinct south side



Park Street precinct north side (nos. 92-94)



Park Street precinct - no.88



Park Street precinct north side (nos. 102 - 100)



Park Street precinct south side (nos. 103 - 107)



Park Street precinct south side (nos.107 - 109)



House, 87 Park Street



House, 93 Park Street



House, 86 Park Street

Location

87-117 & 78-108 PARK STREET, MOONEE PONDS, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on - February 28, 2019

What is significant?

The Park Street precinct is a residential area, which comprises housing constructed from c.1890 to c.1925. The following features contribute to the significance of the precinct:

- all the houses within the precinct, and the front fences at nos. 86 & 88. The houses at 86, 87, 88, 93 & 108 are Significant, all other houses (except for the units at no.82) are Contributory.
- the overall consistency of housing form (hipped or hip and gable roofs, predominantly 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), detached siting (small front setbacks and narrow side setbacks) and low front fences.
- streetscape materials such as bluestone kerb and channel and bluestone laneways.

Non-original alterations and additions to the Contributory houses and the units at 82 Park Street are not significant.

How is it significant?

The Park 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 Moonee Ponds during the late Federation/Edwardian and early interwar period, while the remnant Victorian houses are associated with the first phase of suburban development in the late nineteenth century. The predominant Federation/Edwardian and interwar housing stock interspersed with Victorian era dwellings is representative of the residential areas that developed during that period and is of note for the fine collection of bungalows. (Criteria A & D)

Aesthetically, it is an enclave of predominantly Federation/Edwardian and interwar housing including Queen Anne villas and Bungalows with characteristic form, materials and detailing and good visual cohesion due to the consistency of built form and overall quality of much of the housing including several fine examples of interwar bungalows. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways. (Criterion E)

Of note within the precinct are the following houses:

- no.86. This is a very intact Arts & Crafts Bungalow. Of note are the prominent shingled gables and the verandah which features tapered rendered piers that project through the roof and frame an arch (the arch is repeated in the windows of the paired timber entry doors behind) edged in bi-chrome brick and have simple curved brackets. It is complemented by an early low brick fence with brick piers and simple tubular steel balustrade. (Criteria D & E)
- no.87. This is an intact example of an interwar bungalow, which has an unusually complex hip and gable roof form, with a projecting gabled porch at the front and a skillion porch at the side, both with balustrades with narrow vertical slots, while the corner windows with projecting pergola-like rafters above are another distinctive feature. (Criterion D)
- no.88. This is a very intact Arts & Crafts Bungalow. Probably architect-designed, this has a Jerkinhead roof clad in terracotta shingles and features a massively proportioned two level porch/balcony with a hipped roof and an arched opening below and a square opening (with inset slender columns) flanked by massive piers. Multi-pane French doors open to the balcony and there are shallow bow windows on either side of the porch. The walls are

rendered with dark bricks used at the base of the wall and lower part of the piers and around the arched opening. It is complemented by an early or original rendered fence with tapered square capped piers (with tall piers marking the vehicular entry) and a simple tubular steel balustrade. (Criteria D & E)

- no.93. This is a very intact and well detailed Arts & Crafts Bungalow, which is gable fronted with characteristic arched openings to the porch. The intact original finishes that include red bricks to the lower walls and as decorative quoining to the rendered upper walls, as soldier courses of clinker brick, and timber shingles (painted a traditional dark green) to the gable ends, that in the main gable extend to form a hood over the window and rest on modillions over the porch are notable. (Criterion D)

- no.108. This example, with walls of weatherboard and render, is of note for the nested triple-gable form, with timber screen to the front gable. There is a three-side bay window to the front gable and the verandah rests on paired posts set on rendered piers. (Criterion D)

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	1890,
Hermes Number	196464
Property Number	

Physical Description 1

The Park Street precinct is a residential area that comprises housing predominantly from the Federation/Edwardian and early Interwar periods with a small number of Victorian era houses.

The Victorian houses include two asymmetrical villas (one in rendered brick at no.91, one in timber at no.101) on the south side, while on the north side there is an attached pair at nos. 90-92 and three detached houses (two single fronted and one double fronted) at nos.98-102. With the exception of no.98 (now rendered) the houses on the north side are all constructed of bi-chrome brick. The houses are all representative of the Italianate style with characteristic features such as hipped roofs with bracketed eaves, paneled front doors with sidelights and highlights, cast iron verandahs, timber tripartite or double sash windows and rendered chimneys with cornices and stringcourses. Nos. 100 and 102, while detached, have a terrace house form with the verandahs enclosed by wing walls embellished with vermiculated consoles and scroll brackets.

The majority of the twentieth-century housing is in two styles: asymmetrical Federation and Edwardian houses with Queen Anne details and variations on the bungalow style. The single fronted Federation/Edwardian houses include the three identical gable-fronted cottages at nos. 103-107, which are constructed of red brick and have typical detailing such as the half-timbering to the gable ends, triple sash windows with toplights and a bracketed hood and side verandahs with a timber valance and turned posts. The gable-fronted timber cottage at no.115 has notched weatherboards, paired windows and Victorian style rendered chimneys. Of note is the timber cottage at no.117, which demonstrates the transition to the California bungalow style through the low pitched terracotta tile gable fronted roof with very deep eaves that is mirrored by the secondary gable over the entry at one end of the verandah, which is supported by bracketed timber posts set on tall brick piers, and the timber shingling and square louvered vent supported on modillions in the gable end.

The Queen Anne villas are asymmetrical in plan with a steeply pitched hip roof (clad in corrugated metal, terracotta tile or slate with terracotta ridge capping), with a return verandah (either separate or as a continuation of the main roof) with an ornamental timber valance (the carved Art Nouveau style valance to no.104 is notable) and turned timber posts set between projecting gabled bays to the front and side, often with a bay window or door set at the corner creating a strong diagonal emphasis. Gable ends are usually half-timbered and feature a bay window with casements and coloured toplights with a bracketed hood. Chimneys are red brick with render tops and terracotta pots. Most are constructed of timber, some with imitation Ashlar boards in lieu of weatherboards to the facade - examples include nos. 104, 106 & 109-113. The brick examples include nos. 78 (here there is a bracketed projecting gable with scalloped shingles above the bow window, and the verandah is supported by simple square tapered timber posts with simple blade brackets on brick piers), 89 (altered and extended, but still retains the characteristic form and detailing) and 94 (which has a verandah on one side only and has arched windows with multi-paned coloured toplights, while the gables are in the same plain red brick as the walls).

The 1920s bungalows generally have gabled tiled roofs with flat or gable roofed porches and are constructed of red brick, with details such as half-timbering, shingles or render used in gable ends. Chimneys are of brick and relatively plain. These range from the transitional gable fronted bungalows at nos. 84 and 96 (which retain some Edwardian features such as the box bay casement windows) to classic California Bungalows such as nos. 95 and 97, which have characteristic low-pitch gable roofs, with a projecting gabled porch with timber shingles set on chunky tapered rendered piers on a brick base with a flat capped brick balustrade, and boxed timber windows. No.95, which is more intact, is constructed of red brick with clinker brick soldier course detail and has a 'hit and miss' balustrade and cement steps. No.97 is rendered and features such projecting purlin rafters to the gable end, the verandah piers that project through the roof and the slightly tapered rendered chimney set in the middle of the facade point toward the Arts & Crafts influence. Adjacent to no.97 is a steeply pitched attic bungalow with flat roofed porch, while there is another attic example with shingled gable ends that flare out at the base at no.80. Of note within the precinct are:

- no.87. This has an unusually complex hip and gable roof form, with a projecting gabled porch at the front and a skillion porch at the side, both with balustrades with narrow vertical slots, while the corner windows with projecting pergola-like rafters above are another distinctive feature.
- no.93. This is a very intact Arts & Crafts Bungalow, which is gable fronted with characteristic arched openings to the porch. The intact original finishes that include red bricks to the lower walls and as decorative quoining to the rendered upper walls, as soldier courses of clinker brick, and timber shingles (painted a traditional dark green) to the gable ends, that in the main gable extend to form a hood over the window and rest on modillions over the porch are notable.
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While there have been some alterations (e.g. replacement of windows and alterations to porches/verandahs) and some visible additions, the majority of houses in the precinct are relatively intact when viewed from the street. The post-war units at no.82 are Non-contributory.

Front fences throughout the precinct are uniformly low and many are reproduction styles that are sympathetic to the era of housing. The bluestone kerb and channel also contributes to the setting of the houses.

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/>