

CLARENCE STREET & MARSHALL STREET



45-55 Marshall Street



1-7 Clarence Street



9 & 11 Clarence Street



7 Clarence Street



1 & 3 Clarence Street



2-10 Clarence Street



16 Clarence Street



54, 58, 64 Marshall Street



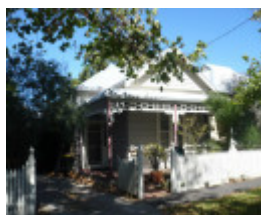
42-50 Marshall Street



Marshall Street



33 Marshall Street



15 Marshall Street



58 Marshall Street



64, 58, 54 Marshall Street

Location

1-21 & 2-20 CLARENCE STREET, and 11-55 & 6-66 MARSHALL STREET, FLEMINGTON, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO461

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on - April 27, 2021

What is significant?

The Clarence Street & Marshall Street precinct is a residential area that comprises housing constructed in two periods: from c.1885 to c.1910 (Clarence Street) and c.1909 to c.1915 (Marshall Street). The following features contribute to the significance of the precinct:

- In Clarence Street, the overall consistency of Victorian housing form (hipped roofs, single storey), materials and detailing (face brick, weatherboard or imitation Ashlar, bracketed eaves and other Italianate details, corrugated metal roofs, rendered chimneys, verandahs with cast iron decoration) and detached siting with small front setbacks and narrow side setbacks, which is complemented by terrace houses with parapets and boom style cement decoration (9, 11) and transverse gable roofs and original cast iron fences (1, 3).
- In Marshall Street, the overall consistency of Edwardian housing form (hipped roofs with projecting gables, single storey), materials and detailing (weatherboard or imitation Ashlar, corrugated metal roofs, half-timbered or notched weatherboard gable ends, verandahs with timber or cast iron frieze, roughcast chimneys) and detached siting with small front setbacks and narrow side setbacks.
- Streetscape materials such as bluestone kerb and channel, and bluestone rear laneways.
- mature street trees (Planes) in Marshall Street

The houses at 1-13 & 17-19 & 2-20 Clarence Street and 11-25, 33, 41-55 & 6-18, 26-66 Marshall Street are Contributory to the precinct.

Non-original alterations and additions to the Contributory houses and the houses at 15 & 21 Clarence Street and 22, 29 & 37 Marshall Street are Non-contributory.

How is it significant?

The Clarence Street & Marshall 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 Flemington during the land boom, and how

the opening of the electric tramway along Racecourse Road in 1906 encouraged a second wave of development. These two phases of development are clearly demonstrated by the building stock which comprises Victorian era housing in Clarence Street and Federation/Edwardian era housing in Marshall Street and is representative of how the residential areas in Flemington developed during the late nineteenth and early twentieth century. (Criteria A & D)

Aesthetically, the characteristic form, materials and detailing of the Victorian era houses in Clarence Street provides an interesting contrast to the Federation/Edwardian era houses in Marshall Street. Marshall Street is notable for the overall visual cohesion due to the consistency of the housing stock, which is complemented by the mature street trees. (Criterion E)

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

Construction dates 1885,

Other Names Precinct,

Hermes Number 202125

Property Number

Physical Description 1

This precinct is a residential area comprising housing from the late Victorian to early interwar periods. The historic development of this precinct during two brief periods in the late nineteenth and early twentieth centuries is clearly demonstrated in the building stock.

Clarence Street almost exclusively comprises late Victorian houses, while the two early twentieth century houses at nos. 18 & 20 were built in a late Victorian style. Most of the houses are single or symmetrical double fronted timber cottages with hipped iron roofs and Italianate details such as bracketed eaves, tripartite windows, paneled entrance doors with toplights, rendered chimneys with heavy cornices and stringcourses, separate verandahs with classical style capitals to the posts and cast iron frieze, and imitation Ashlar boards to the facades. There are three asymmetrical houses. These include the Victorian example with a canted bay at no.7 (this is relatively intact and includes the remnants of what appears to be an original tessellated garden path), and the two 'Victorian survival' houses at nos. 18 and 20. No.18, with its side entrance, demonstrates the transition to the Edwardian period, while no.20 is more traditionally Victorian in form with a flat bay to one side of the verandah. Intactness of these houses varies - the most common alteration has been to the verandahs (for example, nos. 4-8, 12 & 14), while some chimneys have been removed, and roof cladding unsympathetically replaced (for example, nos. 12 & 14).

Interspersed amongst these houses are three pairs of terrace houses, which demonstrate each popular type. Nos. 1 & 3 are examples of the less common type with a steeply pitched transverse gable roof. Apart from the over-painting of the brickwork, these houses are very intact and retain tiled verandahs with cast iron fences set on bluestone, bracketed eaves, vermiculated and scroll details to the end walls and tripartite windows to one side of the paneled doors with toplights. Those at nos. 9 & 11 have boom-style parapets enriched with vermiculated panels, cornices and stringcourses and an arched pediment containing a clam shell, surmounted by an acroterion and flanked by scrolls. The tripartite windows have colonettes and no.9 retains the original paneled door. The chimneys are of red brick with a rendered cornice. Apart from the over painting of the brickwork the houses have good integrity. The other terrace pair at nos. 17 & 19 are of the simpler hipped roof type with no parapet. No. 19 is much altered, but no.17 retains original details such as the vermiculated and scroll details to the end walls, a simple double timber sash window with bluestone sill and a rendered chimney.

Even more so than Clarence Street, Marshall Street has a high degree of consistency as the houses were not only built within a short period, but by the same builder. Overall, there are three basic types: symmetrical Victorian survival timber villas, and asymmetrical Edwardian houses either single or double fronted. The two Victorian survival villas at nos. 11 and 58 have Italianate features and detailing, generally as described above. No. 58 is more intact and features paired double timber sash windows, while the verandah has a cast iron frieze and turned timber posts. At no.11 the windows have been replaced and the verandah altered, although it retains a sympathetic frieze and posts. The single fronted Edwardian houses have hipped roofs with projecting gables and front bullnose verandahs, which return along one side to the entry door, while the double fronted examples have steeply pitched almost pyramidal roofs with gablets (some retain ram's horn finials) and (with one exception - no.38) separate verandahs on one side of the projecting gabled bays. The verandahs to both types are supported by turned timber posts and have cast iron or timber friezes with carved brackets (see, for example, the original and identical 'rick rack' frieze with carved brackets at no. 33), while gable ends are variously half-timbered, or filled with roughcast or notched boards, and have turned finials, and chimneys are roughcast (originally unpainted) with squat terracotta pots. Windows are double hung timber sash arranged as joined or separate pairs. Front doors have sidelights and highlights and some houses retain original paneled doors with arched windows. Overall, most of the houses have good integrity, and many of those that have been altered are capable of restoration using the more intact houses as a guide. None of the front fences are original, but most are sympathetic. The streetscape of Marshall Street is also enhanced by the mature Plane trees that line both sides.

Other contributory features include the kerb and channeling, which comprises concrete kerb blocks with a three pitcher bluestone channel in Clarence Street and a single pitcher bluestone channel in Marshall Street, and the bluestone laneways to the side and rear of the Clarence Street houses.

The Non-contributory houses within the precinct are the houses at 15 and 21 Clarence Street and 29 Marshall Street, and the much altered houses at 22 and 37 Marshall Street. All other houses are 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/>