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# Wahroonga



Addison St, 8



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## Location

8 Addison Street MOONEE PONDS, MOONEE VALLEY CITY

## Municipality

MOONEE VALLEY CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO512

## Heritage Listing

Moonee Valley City

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## Statement of Significance

Last updated on - January 31, 2019

What is Significant?

8 Addison Street, a late Victorian era Italianate villa built in 1898 and the site containing an outbuilding is significant.

Significant fabric includes the:

- . original built form, roof form and pattern of fenestration;

- . unpainted face brickwork, masonry foundations, original chimneys, parapet and parapet ornamentation, paired timber brackets;
- . verandah and verandah detailing including the columns, frieze, brackets, central gablet with associated tile-work, tiled verandah floor, original window and door joinery; and
- . original or early brick outbuilding

The glazed terracotta roof tiles, fence and rear extension are not significant.

How is it significant?

8 Addison Street Moonee Ponds is of local architectural (representative), and aesthetic significance to the City of Moonee Valley.

Why is it significant?

8 Addison Street, Moonee Ponds, is significant as a late Victorian era villa of unusually high decorative quality. The Victorian era is well represented on the Heritage Overlay in Moonee Valley, with detached houses the most common typology. Comparative examples include 242 Maribyrnong Road, Moonee Ponds, 1886 (HO255), 98 Ascot Vale Road, Flemington, (HO31) and 41 Maribyrnong Road, Ascot Vale, 1886 (HO71). All these houses also feature the symmetrical double-fronted form of 8 Addison Street and are embellished with elaborate verandahs.

8 Addison Street is a particularly fine example of the symmetrical double-fronted villa. The symmetrical arrangement of the facade, iron verandah with ornate gabled porch, street setback and polychrome brickwork are characteristic of the Victorian era. 8 Addison Street also demonstrates aspects of the Federation period through its use of predominantly red brick as a principal wall colour and in the selection of the heavy Greek key pattern cast iron frieze.

The integrity of the building is enhanced by the high level of intactness of these main elements, which include details such the original chimneys, central gablet with associated tile-work, parapet and verandah ornamentation, tessellated tiled verandah floor, window and door joinery, tiled window sills, and unpainted face brickwork. The integrity of the place as a whole is enhanced by the survival of a brick outbuilding abutting the rear laneway. (Criterion D)

8 Addison Street, Moonee Ponds, is aesthetically significant for its particular decorative qualities expressed in its verandah and facade. These include a gablet with ceramic tile chequerboard panel in the form of an open pediment and floral-motif mouldings. A second pediment with triangular glass is incorporated within the verandah, immediately below the gablet. The verandah has ornamented eave brackets, timber moulding details and an unusual frieze in a Greek key pattern supported by single and paired cast iron columns with Corinthian capitals and brackets typical of the late Victorian era. (Criterion E)

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

Construction dates 1898,

Hermes Number 202230

Property Number

## Physical Description 1

'Wahroonga' at 8 Addison Street, Moonee Ponds, a double-fronted, polychrome late-Victorian villa, is located in a narrow residential street, off the arterial street Mount Alexander Road. It is one of the most substantial villas in the street that has a range of modest timber late Victorian- and Edwardian-era dwellings, with a smaller number of residences of the interwar period. The villa has a small set back from the street line and has a rear laneway access. The former eastern side garden has been built over. The rear outbuilding adjoined to the allotment boundary is original and would have sat on the rear boundary at the back (south) of the eastern side garden.

The single-storey villa 'Wahroonga' retains the front portion of the original building shown in the Melbourne and Metropolitan Board of Works (MMBW) plan published in 1908. Although the full extent of rear wing is not captured in the MMBW Detail Plan, it is likely that the modern weatherboard extensions to the southwest corner of the villa have retained the main original portion.

The facade retains outstanding architectural elements including the polychrome walls that features stringcourse details using red, cream and darker brown bricks. Three polychrome chimneys with Italianate cement-render cornices sit on the hipped roof. The house features prominent details including a gablet with ceramic tile chequerboard panel in the form of an open pediment. Below the eaves of the main roof are decorative floral-motif mouldings. A second pediment is incorporated within the verandah, immediately below the gablet, giving a nested effect, especially when viewed from the front. The dark-coloured glazing bearing the name 'Wahroonga' appears to be a recent addition. The verandah has ornamented eave brackets, timber mounding details and an unusual frieze in a Greek key pattern and is supported by single and paired cast iron columns with Corinthian capitals. The roof material of the verandah is corrugated iron (a recent replacement but sympathetic to the original design).

The moulded timber front door has a surround of a stop-chamfered architrave and half sidelight panels. Between the highlight and the doorway, a horizontal band decorated with ornamental flower-motif timber mouldings runs across the whole width of the doorcase. The double-hung sash windows on either side of the main entrance feature similar stop-chamfered timberwork, and the window sills are distinctively dressed with tessellated tiles. The elevated verandah platform and the building foundation is of dressed basalt construction and the floor is decorated with tessellated tiles.

To the rear of the main villa is a two-storey brick shed, which appears to original or of a slightly younger age. It has a gabled roof, with a central gablet, which repeats a distinctive feature of the main house. It features a large door with stone lintel, indicating that it was probably a former carriage house.

The later alterations made to 'Wahroonga' include the main roof, the south-western weatherboard extension and a later skillion-roofed brick addition to the east elevation. The picket fence on the street boundary is also a modern addition. The front garden has a formal character appropriate to the era of the house, although presumably of recent age.

8 Addison Street, Moonee Ponds, is of relatively high integrity with very few changes visible to original or early elements of the place. The building retains its original building form, roof form, and verandah.

The integrity of the building is enhanced by the high level of intactness of these main elements, which include details such the original chimneys, central gablet with associated tile-work, parapet ornamentation, verandah ornamentation, tiled verandah floor, window and door joinery, tiled window sills, and unpainted face brickwork (all elements noted in detail in the Description above).

The integrity of the place is enhanced by the survival of the original or early brick outbuilding abutting the rear laneway.

The integrity of the place is diminished by the replacement of the original roofing with glazed terracotta tiles, and the rear extension although this has been sited and designed with a building form that respects the main original building form of the house.

*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/>*