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# Creand



Holmes 89

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## Location

89 Holmes Road MOONEE PONDS, MOONEE VALLEY CITY

## Municipality

MOONEE VALLEY CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO518

## Heritage Listing

Moonee Valley City

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## Statement of Significance

Last updated on - January 31, 2019

What is Significant?

'Creand', at 89 Holmes Road, Moonee Ponds, is significant. It was built in 1924 for owners Morton and Emily Cresswell.

Significant fabric includes the:

original building form and roof form, gable ends and attic dormer, verandah and fenestrations;

terracotta roof tiles and original chimney;

detailing of gable ends;

the expression of the attic dormer as an open balcony;

detailing of the attic dormer including expressed rafter ends, overlaid curved brackets and Japanese influenced door surround;

unpainted brick walls;

window and door joinery and leaded glass sash windows in box frames;

brick fence, pergola entrance incorporating a lattice entry and ornate metal and wire gate;

the terrazzo front path; and

the rear garage

The later rear extensions and timber framed carport entry are not significant

*How is it significant*[MH1]?

'Creand', at 89 Holmes Road, Moonee Ponds, is of local historical, architectural, and associative [SP2]significance to the City of Moonee Valley.

Why is it significant?

'Creand', at 89 Holmes Road, Moonee Ponds, is a highly accomplished design which successfully combines the long, low lines of the Japanese-inspired early bungalows seen in California, with the attic-storey form of the east coast American Craftsman bungalow. It is also distinguished by Japanese-inspired expressed structural elements used as ornament, such as rafter ends, overlaid curved brackets, and a Japanese-influenced door surround. The house is greatly enhanced by the high quality and intricately overlaid entrance to the property, combining well-detailed brick fence, timber lattice fence insets, a timber pergola, ornament metal gate, and terrazzo entrance path with the house's name displayed. (Criterion E)

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

Construction dates 1924,

Hermes Number 202237

Property Number

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## Physical Description 1

'Creand', a substantial interwar red brick Californian Bungalow, is situated on a corner block at the south-eastern corner of Holmes Road, an arterial road, and Hopetoun Street, a gently sloped residential street, with views to the south. Opposite on Holmes Road is a large community facility complex. 'Creand' shows a very direct transmission of aspects of the bungalow from California, combined with an attic form that suggests the influence of the east coast Craftsman style. The overall building form is asymmetrical but relatively simple, with a very large low-pitched gable roof. The squarish original building footprint has been extended towards the rear of the house with more recent additions.

The bungalow has an asymmetrical facade featuring a curved bow window and a projected, street-facing shingled gable supported by tapered pylons which forms the front verandah. This gable is wide and has the very low, Japanese-influenced slope that was so characteristic of Californian Bungalows in their home state. The attic dormer treated as a balcony above the front gable is a distinctive feature of the house. It has strongly expressed rafter tails along the shed roof, a solid timber balustrade, behind which is a strapped fibro wall with windows and a door with a Japanese-influenced surround. Both the front gable and the attic balcony features distinctive curved brackets. At attic level, the gable ends are covered in flat sheeting with thin cover straps, and incorporating a window with a small, shingled section above, forming a pediment to the tip of the gable. The main structure of the bungalow is of brick of two shades, with tuckpointed red brick above a deep band of red-blue bricks; the junction between the two is of a course of red-blue brick headers. The windows on the ground floor level feature diamond-panes and are all timber-framed double-hung sash windows. The ground-level window on the west elevation is hooded with a ripple-iron roofed awning with timber brackets. The attic-storey windows on the western gable end are multi-pane sliding windows. Under the gabled porch are four diamond-pane double-hung windows. One chimney is visible to the Hopetoun Street frontage.

The property is entered via a timber-framed pergola (behind the entrance gate and timber latticing), medium-height brick fences to the street boundaries, and decorative Cyclone wire and metal gate appear to be original. The brick fence has clinker brick piers with pyramidal rendered caps, and red-brick sections in between with a projecting decorative motif at the centre. The name of the house 'Creand' is incorporated in the terrazzo entrance path, which curves its way to the front door. The southern section of the western allotment boundary is walled with new high timber paling fence that returns around the south, and on the east is lattice fencing. With a generous setback, its front garden features mature cedar trees and palm trees, with brick-lined garden beds and the curved terrazzo footpath. The rear of the house borders a rear bluestone laneway. Alterations have been undertaken, mainly at the rear of the property, where another dormer has been added and ground-floor extension with skillion roof made. The timber-framed carport entry is sympathetic to the design of the main gate but is a recent addition. It appears that there is an original garage set behind it.

'Creand' is of high integrity with very few changes visible to original or early elements of the place. The building retains its original building form and roof form, gable ends and attic dormer, verandah, and fenestration.

The integrity of the building is enhanced by the high level of intactness of these main elements, which include details such as an original chimney, terracotta roof tiles, detailing of gable ends, detailing to attic dormer, window and door joinery, leaded glass window panels, and unpainted face brick walls.

The integrity of the building is slightly diminished by the rear addition, although this has been designed to so that it is subsidiary in bulk and height to the original residence.

The integrity of the place is greatly enhanced by the brick fence to both main frontages, splayed entry with terrazzo panel, pergola and gate, which all appear to be original and employ details common to the building.

*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/>*