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# House



Essendon, McCarron 23



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## Location

23 McCarron Parade ESSENDON, MOONEE VALLEY CITY

## Municipality

MOONEE VALLEY CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO496

## Heritage Listing

Moonee Valley City

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## Statement of Significance

Last updated on - February 4, 2019

What is Significant?

The Federation Queen Anne villa at 23 McCarron Parade, Essendon, is significant. It was built in 1906 for grocer Alexander McCall.

The house is significant to the extent of its 1906 fabric.

Significant elements of the place include the:

*Asymmetrical, single-storey built form; red brick walls with pargeted string course; steep hip and gable roof form with gablets at the ridge, and associated details including terracotta tiles, ridge cappings and finials; brick and roughcast chimneys with terracotta chimney pots; detailing to the gable end, eaves and return verandah; original pattern of fenestration, window hoods, and elements of window and door joinery.*

The modern rear extension, carport and front fence are non-contributory not significant.

How is it significant?

23 McCarron Parade, Essendon, is of local architectural (representative) and aesthetic significance to the City of Moonee Valley.

Why is it significant?

23 McCarron Parade, Essendon, is a very fine representative example of a Federation Queen Anne villa, and demonstrates principal characteristics of the style including the terracotta tiled gabled-hip roof that sweeps down to cover the return verandah, projecting gabled bays bracketing the verandah on its two street elevations, tuckpointed red face brick with roughcast render stringcourses and half-timbering in the gables, timber fretwork to the verandah and window hoods, casement windows, and chimneys of the same red brick and roughcast as the house. The house is particularly distinguished for its very high-quality detailing, making it a superior example of its type. Such details include the stepped form of the casement windows beneath an overarching segmental arch, the inclusion of decorative niches in the walls, the highly detailed fretwork to the window hoods with beaded elements, the coving beneath the gables and the decorative "V" pattern of the half-timbering, the elaborate intact door case with stained glass sidelights and highlights, and the meticulously expressed brick and roughcast render of three original chimneys with double rendered cornices. (Criteria D & E)

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

Construction dates 1906,

Hermes Number 202278

Property Number

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## Physical Description 1

23 McCarron Parade, Essendon, is an asymmetrical single-storey residence of the Federation era. Erected in the Queen Anne style, the house has a picturesque red brick form and sweeping terracotta roof. The verandah, which is encompassed under the main roof form, and fenestration are generously accented with timber fretwork. Possessing a generous setback on a corner block sloping gently down from west to east, the building is situated in modest urban surrounds behind a generous lawn and manicured garden.

The most striking feature of the house is its steep roof. Marseilles-patterned terracotta tiles with decorative ridge capping and ram's horn finials sweep down in a hip and gable arrangement to meet the bracketed eaves of a wide double return verandah, lined with a keyhole-patterned wood-panelled frieze and supported by turned timber posts. The roof culminates in a high ridge with north- and south-facing gablets, accompanied by the meticulously expressed brick and roughcast render of three original chimneys with double rendered cornices and terracotta chimney pots.

The house is built of tuckpointed red brick laid in a Flemish bond with a contrasting pargeted stringcourse at impost level, punctuated with blind niches. It is accessed by a set of dressed basalt steps to an elaborate intact door case with stained glass sidelights and highlights.

Prominent gable ends shade two rectangular projecting bays oriented north and east. These are roughcast rendered, reinforced with Old English half-timber strapping in a V-shaped pattern. They encompass fenestration further shaded by deep terracotta-tiled window hoods, supported by fretwork echoing the keyhole frieze of the verandah. Under the verandah, and in the projecting gables are banks of three casement windows with pressed glass highlights, set beneath a segmental arch. Unusually, the central casement is taller than the outer two, creating an elegant composition.

A recent bevelled, roundel topped, hedge-backed picket fence runs the perimeter of the east property boundary and part of the north boundary as it returns to the facade facing Forrester Street. A recent, basket-weave red brick driveway also retains a lawn and back hedge in a style sympathetic to era of the house.

23 McCarron Parade, Essendon, is of high integrity with very few changes visible to original or early elements of the place. The building retains its original and early built form, terracotta roof with ridge cappings and finials, red brick walls with pargeted string course, original fenestrations, return verandah, window hoods, and brick and roughcast chimneys. The integrity of the building is enhanced by the high level of intactness of these main elements, which include: gable end details of decorative timber strapping over roughcast render, return verandah with timber posts and fretwork, and original window and door joinery.

The integrity of the building is slightly diminished by an extension at the house's southwest, clearly distinguished from the style of the original building, and a modest, detached carport to the southeast. The relatively modest nature of these additions respects the original building and roof forms.

*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/>*