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# TERRACE



3-5 St Leonards Road.JPG



24140 HO114

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## Location

3 & 5 ST LEONARDS ROAD, ASCOT VALE, MOONEE VALLEY CITY

## Municipality

MOONEE VALLEY CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO114

## Heritage Listing

Moonee Valley City

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## Statement of Significance

Last updated on -

### What is significant?

The terrace houses, built by 1890, at 3-5 St Leonards Road, Ascot Vale. The form, scale, and original external materials and detailing of the building, and the original cast iron fence contributes to the significance of the place.

Non-original alterations and additions are not significant.

### How is it significant?

The terrace houses at 3-5 St Leonards Road, Ascot Vale are of local historic and architectural significance to Moonee Valley City.

### Why is it significant?

They are historically significant as a place, which illustrates the grand houses built in this part of Ascot Vale during the nineteenth century land boom. (Criterion A)

They are architecturally a fine example of a Victorian terrace pair, which is notable for the skilfully ornamented detailing. They are aesthetically significant as an important contributory element within the Bayview Terrace precinct. (Criteria E &F)

Heritage Study/Consultant	Moonee Valley - Essendon Conservation Study, Graeme Butler, 1985; Moonee Valley - Review of HO precincts, David Helms HPM, 2010;
Construction dates	1889,
Other Names	Row Houses,
Hermes Number	24140
Property Number	

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## Physical Description 1

A two-storey, stuccoed brick parapeted pair with a two-level iron verandah. The parapet is decorated with guilloche pattern balustrade flanked by vermiculated panels and piers, above a dentillated cornice. Of note are the Corinthian order pilasters. These have been superposed on plainly treated lower level members, which are smooth rusticated in common with the lower walls.

A fern pattern is used in the iron ornament whilst friezes, upper and lower, are panelled. Payne windows, with arched openings, architraves to the upper level windows and generous fanlights distinguish this row from speculative ventures of the period. The stucco is unpainted on No.3 and extends along the railway facade, as does the eaves bracketing. Internally, they possess passage and window bay arches, along with marble mantels. No.3 retains an iron palisade fence (which returns along the side boundaries), while the original fence to No.5 has been replaced.

The houses are in good condition and have a relatively high degree of external integrity. Urns have gone from parapet piers; the fence of No.5 has been replaced, and the stucco of 5 has been painted (albeit in a sympathetic stucco colour).

The houses are prominent in the area as occupying a corner site, predating much of the surrounding development but relating to the similarly two stored *Curries Buildings* at No.24-34 and the streetscape which extends into Bayview Terrace. (please refer to the separate place records for Curries Buildings and the Bayview Terrace/St Leonards Road precinct)

*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/>