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# HOUSE



56 Eglinton Street.JPG

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## Location

56 EGLINTON STREET,, MOONEE PONDS VIC 3039 - Property No 191556

## Municipality

MOONEE VALLEY CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO321

## Heritage Listing

Moonee Valley City

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## Statement of Significance

Last updated on -

### What is significant?

The house at 56 Eglinton Street, Moonee Ponds is significant. It is a single-storey double-fronted Victorian villa of red brick construction, raised on a high bluestone plinth, with a hipped slate roof. The asymmetrical street frontage, articulated by unusual rendered quoining to corners and openings, has a canted bay window to the west side, and a return verandah extending along the south and east sides. The verandah has a concave roof of corrugated galvanised steel, supported on pairs of cast iron columns; the verandah retains an ornate cast iron railing (With matching balustrade to the front entry staircase) although the lacework frieze has evidently been

removed.

Later alterations and additions to the house (including the Edwardian era addition at the side) and the front fence are not significant.

### **How is it significant?**

The house at 56 Eglinton Street, Moonee Ponds, is of local historic and aesthetic significance to the City of Moonee Valley.

### **Why is it significant?**

Historically, it is representative of an important phase in the residential development of Moonee Ponds, spurred by the opening of the nearby railway station and tramways. (Criterion A)

Aesthetically, it is a particularly fine example of a substantial Victorian brick villa, distinguished by its elevated siting on a high bluestone plinth, and by its distinctive and unusual rendered quoining. (Criterion E)

Heritage Study/Consultant	Moonee Valley - City of Moonee Valley Heritage Review Stage 4, Heritage Alliance, 2004;
Construction dates	1887,
Other Names	formerly 64 Eglinton Street,
Hermes Number	27266
Property Number	

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## **Physical Description 1**

The house at 56 Eglinton Street is a single-storey double-fronted Victorian villa of red brick construction, raised on a high bluestone plinth, with a hipped slate roof. The asymmetrical street frontage, articulated by unusual rendered quoining to corners and openings, has a canted bay window to the west side, and a return verandah extending along the south and east sides. The verandah has a concave roof of corrugated galvanised steel, supported on pairs of cast iron columns; the verandah retains an ornate cast iron railing (With matching balustrade to the front entry staircase) although the lacework frieze has evidently been removed.

The house is in good condition and has a relatively high degree of external integrity when viewed from Eglinton Street. A timber-framed wing extends along the west side of the house, clad with pressed metal panels. This addition, which has a hipped roof and continuous bays of multi-paned timber-framed windows, is early but not original, probably dating from the Edwardian period.

The original front fence along Eglinton Street has been replaced by a cream brick dwarf wall.

## **Historical Australian Themes**

### **Thematic Context:**

4 Building settlements, towns and cities 4.1.2 Making suburbs (Moonee Ponds)

### **AHC Criteria:**

AA - Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

0.2 - Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique) .

E.1 - Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

*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/>*