Glass St



Dalene Street.JPG

Location

1-21 & 2-26 COOKE STREET, and 1-29 & 2-22 CRISP STREET, and 1-9 DALENE STREET, and 50-80, 39-41 & 43-87 GLASS STREET, and 1-29 & 2-30 WRIGHT STREET, ESSENDON, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO2

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on - March 31, 2021

What is significant?
The Glass Street precinct is a residential area, which comprises detached timber or brick bungalows predominantly dating from the Interwar era with a smaller number of late Victorian and Federation/Edwardian houses is significant.

The following houses and any associated early/original front fences are contributory to the precinct:

. 1-11, 15-21 and 4-8, 12, 14 & 18-24 Cooke Street

. 1-7, 11-21, 25 & 27 and 2-18 & 22 Crisp Street

. 1-7 Dalene Street

. 39-43, 49-87 and 50, 52, 56-68 & 74-80 Glass Street

. 1-7, 11-23 and 2-20 & 30 Wright Street

Key attributes that contribute to the significance of this precinct include:

. the consistency of scale (one storey), form (asymmetrical plan often with projecting porch), siting (uniform or similar front and side setbacks), and original materials and detailing (weatherboard, face brick or render with iron or tiled hip or gable roof) of the Contributory houses

. The variety of distinctive window and porch treatments that are representative of houses of the Edwardian and interwar eras

. the high degree of intactness to the early to mid-twentieth century development date with contributory buildings typically surviving with their presentation to the street being largely intact

. the 'garden suburb' character created by the generous garden setbacks, with original front fences and low height of fences and lack of building within the front setback area meaning that dwellings are visible from the street

. the location of vehicle accommodation within the rear yards of properties.

. consistent road alignments and allotment patterns resulting from the late nineteenth and twentieth century subdivisions

. the remnant bluestone kerb and channel

Other houses and flats in the precinct, post-World War II front fences and outbuildings, and non-original alterations or additions to Contributory places are Non-contributory.

Non-contributory places in the precinct are:

. 9, 20, 21, 23 & 29 Crisp Street

. 2, 10, 13 16 & 26 Cooke Street

. 9 Dalene Street

. 9, 22, 24-29 Wright Street

. 45-47, 54, 61A, 3/70, 72 Glass Street

How it is significant?
The Glass Street precinct is of local historic and aesthetic significance to the City of Moonee Valley.

Why is it significant?
Historically, this precinct illustrates the rapid and widespread suburban development during the Interwar period in Essendon that was encouraged by the electrification of the railway and other improvements to public transport. The late Victorian and Federation/Edwardian era houses are significant as evidence of the limited amount of development that occurred prior to this. (Criterion A)

Aesthetically, it is significant as a fine example of a residential area of the early twentieth century with a cohesive garden suburb character. The aesthetic qualities of the estate are enhanced by the consistency of built form and high degree of intactness to its key phases of development, which creates an historic character that is strongly evocative of the late Edwardian and interwar periods. (Criteria D & E)

Heritage Study/Consultant	Moonee Valley - Moonee Valley Heritage Overlay Places Review, David Helms Heritage Planning, 2012; Moonee Valley - City of Moonee Valley Heritage Review Stage 3, Bernadette De Corte, 2003; Moonee Valley - Moonee Valley 2017 Heritage Study, Context, 2019;
Construction dates	1890,
Other Names	Precinct, Review,
Hermes Number	30512
Property Number	

Physical Description 1

The Glass Street precinct is a residential area, which predominantly comprises detached timber or brick Interwar bungalows, with a smaller number of Victorian and Edwardian dwellings.

The Victorian era houses include 1, 3 and 5 Wright Street. All are asymmetrical brick houses with hip roofs (no.5 with a projecting gable). All have been altered during the Interwar and post-war periods reducing their integrity. No.1 has a verandah (now enclosed) supported by tapered piers in the Interwar style, while no.3 has Interwar style windows. No.5 retains some original detailing including two chimneys, and a tripartite window to the gabled bay, which has timber trusswork.

The other late Victorian house at 87 Glass Street was also altered during the Interwar period. The renovation, carried out by an architect or skilled builder, has resulted in an interesting overlay of the Interwar bungalow style to an asymmetrical Victorian villa. Asymmetrical in plan, the original slate roof has been modified with the addition of a half-timbered gable over the roof that extends to form the verandah at one side of the projecting bay. The verandah has arched openings supported by rendered piers, which are buttressed at the corners and there is a brick balustrade. The walls are of clinker bricks up to sill height with bricks used as decorative quoining at the wall corners and around the openings. The projecting bay contains a bow window. The house is complemented by a low brick front fence of a similar style to the one at no.89, suggesting the same builder/designer was involved.

The Edwardian era houses are constructed of red brick or timber, and are mostly asymmetrical in plan with steeply pitched hip roofs (sometimes with gablets) that extend to form verandahs to one side of the projecting front gabled bay, and that sometimes return to a projecting side bay. Typical details include timber single double hung or triple casement windows, and corbelled brick or brick and render chimneys with terracotta pots, half timbering to gable ends, and use of render as wall detailing. Good examples are nos. 41 and 43 Glass Street, which have original verandahs with ladder valances and carved brackets, the ones at no.43 being especially fine. No.43 has a half-timbered gable end with a box bay below, while no.43 has a pair of sash window with a hood. The other house in this group at no.39 has a pyramidal hipped roof that extends to form a verandah supported on fluted classical style columns set on a rendered balustrade. Other examples include 6, 8 and 18 Wright Street (all timber). Also dating from the Edwardian period are the pair of gable-fronted brick cottages at nos. 49 & 51 Glass Street.

Wright Street also contains several transitional late Edwardian timber bungalows of similar designs that may have been constructed by the same builder. These include the gable-fronted houses at nos. 11, 15 and 17, which have an inset porch supported on timber posts with a ladder frieze and carved brackets (the houses at 69 & 71 Glass Street have a similar design, but in brick). Windows are triple casements with leadlight highlights, and the original front doors are highwaisted with an arched window and a top light. Gable ends feature shingling and half-timbering and there are brick chimneys, some corbelled and others with flat render tops and terracotta pots. Nos. 11 and 17 are relatively intact (with rear additions) while at no.15 the windows have been replaced. On the opposite side, the gable-fronted house at no.2 has a central projecting flat-roofed porch with carved brackets that extends to form continuous hoods over the triple double hung timber windows.

The other type at nos. 7 and 23 Wright Street has a transverse gable roof with a central gabled porch (with timber shingling to the gable end) supported on timber posts. The example at no.7 has paired verandah posts with a simple ladder frieze and canted bay timber sash windows, while no.23 has tall curved brackets to the porch, casement windows and features render to the upper walls.

The Interwar bungalows of the 1920s are constructed of red brick or timber and include those with a transverse gable or hipped roof with a projecting gable forming a porch (either off-set or placed centrally) or a projecting room placed at one side and flanked by a verandah and/or side porch that is separate or formed as an extension of the main roof. The other main type is the gable-fronted house with minor gables forming a porch or projecting room. Roofs are generally clad in terracotta tiles or corrugated iron and most houses retain plain brick chimneys.

Most have Arts & Crafts detailing including shingling or half-timbering to the gable ends, and single or paired timber posts (e.g., 1 & 13 Crisp St, 1 & 11 Cooke St) or (most commonly) brick and render piers (sometimes with angled buttresses, for example, 60 & 62 Glass St) supporting the porch or verandah with brick and render balustrades. Other houses feature single or paired round or square Tuscan style columns set on brick piers (e.g., 4 Crisp St, 7, 9 & 17 Cooke St) or have arched openings (e.g., 5 Crisp St). Windows to the main elevations are side-hung casements (often with coloured or leadlight glass toplights) or boxed double hung sash in singles, pairs, triples or quadruples (often with leadlight upper sashes). Some have projecting bow or bay windows.

A notable example is 4 Cooke Street. This is a highly intact gable-fronted brick and render bungalow with return verandah, and is complemented by the original brick and render capped fence in an unusual stepped design. Also of interest is the gable-fronted timber bungalow at 75 Glass Street, which features a circular corner bay window, and the bay window with a broad shingled hood to the Arts & Crafts bungalow at 83 Glass Street.

The 1930s bungalows have similar form, but are plainer and usually lack the Arts & Crafts details found in the earlier houses. Typically, they have a hipped roof with projecting hipped roof bay (rather than the gabled bay of the 1920s houses) with an adjoining verandah either as an extension of the main roof or separate. Windows are boxed, usually with a fixed central pane flanked by narrow sashes, often with geometric leadlight.

Some other 1930s houses demonstrate the influence of the new styles that emerged during the late 1920s and early 1930s including Old English (14 & 24 Cooke St, 1 Dalene St), Georgian Revival (3 Dalene St), and Mediterranean (50 Glass St).

Some of the houses are complemented by original or early front fences in various styles including early cyclone wire fences at 15 Crisp Street and 67 Glass Street, and several examples of brick or brick and render fences with mild steel gates (e.g., 4, 15, 24 Cooke St, 50, 53, 62, 78, 87 Glass St, etc.). Also contributory to the historic character of the precinct is the bluestone kerb and channelling. While the street plantings add to the amenity of the area, they are all relatively recent and are not significant.

While there have been some alterations (e.g., replacement of windows, removal of chimneys, alterations to/replacement of verandahs replacement of roof materials, overpainting of brickwork) and some visible rear additions, the majority of houses are relatively intact when viewed from the street. With some exceptions, additions to Contributory houses are recessive while the Non-contributory houses have similar scale, form and siting and so are not overly intrusive. Consequently, most of the streets have a relatively high degree of intactness to the original development periods and good visual cohesion.

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/