
Bayview Terrace



The Parade

Location

1-17 and 2-25 BAYVIEW TERRACE, 95 THE CRESCENT, 1-15 and 2-40 THE PARADE and 3-11 and 12-36 ST LEONARDS ROAD, ASCOT VALE

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO18

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on - April 20, 2010

What is significant?

The Bayview Terrace precinct in Ascot Vale is a late nineteenth century residential subdivision, which was developed in two key phases in the late nineteenth and early twentieth centuries. The following elements contribute to the significance of the precinct:

1. The Victorian and Federation/Edwardian era houses and any associated original or early front fences, as appropriate at:

- 1-5, 9-17 and 2-24 Bayview Terrace
- 95 The Crescent
- 1, 5-15 and 2-6, 12-36 & 40 The Parade
- 3-11 and 12-36 St Leonards Road

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

- the consistency of scale (one or two storey), form, 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, verandah with cast iron or timber detailing) of the contributory houses
- the high degree of intactness to the late nineteenth century and early twentieth century development dates with contributory buildings that typically survive with their presentation to the street being largely intact
- original front fences and low height of fences meaning that dwellings are visible from the street
- road alignments and allotment patterns resulting from the nineteenth century subdivision
- the absence of vehicle accommodation including driveways and crossovers
- the remnant bluestone kerb and channel in various streets, bluestone laneways and the mature street trees (Oaks and Elms) in The Parade.

The following elements are not significant:

- Non-original alterations or additions to contributory houses, outbuildings and non-original front fences.
- Buildings on properties other than listed above.

Note: The houses at 3-5, 9 & 24-34 St Leonards Road and 2-8 Bayview Terrace are of individual heritage significance and have a separate statement of significance - please refer to the individual place records.

How is it significant?

The Bayview Terrace precinct in Ascot Vale is of local historic, architectural and aesthetic significance to the City of Moonee Valley.

Why is it significant?

It is historically significant as a typical example of a boom era housing estate, which illustrates the first waves of suburban development in Ascot Vale in the late nineteenth century. It is representative of the estates that developed in proximity to train stations thus illustrating the influence of railways upon the suburban development of Melbourne. The significance of the precinct is enhanced by the consistency of built form and the extent to which development in the period from the late nineteenth to early twentieth century is apparent. (Criteria A & D)

It is architecturally and aesthetically significant as a fine example of a residential area comprising middle class housing of the late nineteenth and early twentieth century, which is notable for the high degree of intactness to the main periods of development. The aesthetic qualities of the housing in the precinct are enhanced by features such as the bluestone kerb and channelling and mature street trees, which evoke the nineteenth century character. (Criterion E)

Heritage Study/Consultant	Moonee Valley - Review of HO precincts, David Helms HPM, 2010; Moonee Valley - City of Moonee Valley Heritage Review 2004, Heritage Alliance, 2004; Moonee Valley - Essendon Conservation Study, Graeme Butler, 1985;
Construction dates	1880,
Other Names	Precinct,
Hermes Number	30534
Property Number	

Physical Description 1

The buildings in this precinct are entirely residential in nature, mostly single-storeyed in scale, and predominantly of late nineteenth century or early twentieth century origin. There is some variety among the Victorian house types, with single-fronted terraces (both detached and in row) and freestanding double fronted villas equally represented.

The single storey Victorian-era terrace houses are typically of polychrome brick construction. On Bayview Terrace, Nos. 3 (canted bay front and tile roof), 10 and 12 (attached; 12 painted over), 20 (painted) and 22 are all significant examples of the type. Examples in The Parade include attached parapeted terraces Nos. 2 and 4 (*Visalia* and *Tularie*), 16 (rendered with slate roof), attached nos. 18 and 20 (polychromatic brickwork and slate roof) and terrace at nos. 9-15 (rendered with ornate parapets and original iron palisade fences and rendered side walls) all display the characteristics typical of 19th century terrace form. The unusual and highly decorative No. 22 has banded polychrome brickwork, ornate rendered parapet, lancet windows and asymmetrical entry.

The numerous double-fronted Victorian villas, which exist both in timber (block-fronted) and brick (polychrome) construction, invariably have asymmetrical frontages. The most intact examples of brick include Nos. 1, 14 and 74 Bayview Terrace. Nos. 9 and 13 have tiled roofs but are otherwise intact, while Nos. 5 and 17 have been altered by rendering, new aluminum windows and tiled roofs. No. 1 The Parade, though with tile roof, is an excellent example. No. 26, on a prominent corner site, is highly intact though the brickwork is over-painted. The block-fronted villas include 16 and 18 Bayview Terrace, with canted bay windows and bell cast verandahs, No. 6 The Parade, and 11 and 20 St Leonards Road.

Amongst these small single-storey houses are two outstanding double storeyed terraces, both identified as places of individual heritage significance. The highly intact example at 2-8 Bayview Terrace (HO36) is of bi-chromatic brick, with rendered detailing to parapets including finials, cast iron lacework to first floor verandahs and intact cast iron fencing and gateposts. The *Curries Buildings* at 24-34 St Leonards Road (HO116) are an exceptional and atypical example of the row house form. It is of polychrome brick construction, with ornate rendered parapet detailing and a central tower above a carriageway. No. 34 has been rendered and painted, while Nos. 26-28 have altered windows.

Another pair of intact double-storey terraces is at 3-5 St Leonards Road, which is of individual heritage significance (HO114), has ruled render to the ground floor and ornate cast iron lacework. No. 3 retains a cast iron palisade fence and gateposts.

The Edwardian buildings in the precinct mostly consist of detached red brick houses, and include 24 The Parade, and 7 and 22 St Leonards Road. The Queen Anne Revival house at 9 St Leonards Road (HO115) is of individual heritage significance as a fine example of the style. It has a prominent terracotta tiled roof with ridge finials, rendered banding, a projecting half timbered gable end, and an impressive domed turret with pressed metal roofing over the circular bay window.

Other features associated with the development of the precinct in the late nineteenth and early twentieth century include the bluestone kerbs and channels in Bayview Terrace, The Parade and St Leonards Road, which in The Parade, comprises bluestone kerb and channel on the pavement in addition to the street gutter. Several laneways also retain their original bluestone pitching. Significant trees include the remnant mature Oaks (*Quercus* sp.) and Elms (*Ulmus* sp.) in The Parade, which appear to originally have been planted in an alternating pattern along both sides of the street. Today, only a few examples survive including the large Oak outside No. 42, the large Elm outside No. 5, an Oak and an Elm outside nos. 22-24, a large Elm outside No. 8, and an Oak and an Elm on the south side near The Crescent.

Note: The places identified as being of individual heritage significance each have their own citation, which provides a more detailed description.

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/>