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## Park Crescent Precinct



Park Crescent Precinct.JPG

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### Location

Park Crescent ALPHINGTON and Park Crescent FAIRFIELD, YARRA CITY

### Municipality

YARRA CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO328

### Heritage Listing

Yarra City

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### Statement of Significance

Last updated on - January 1, 2014

*What is significant?*

The Park Crescent precinct, which comprises parts of Alphington, Arthur and Austin streets, Park Crescent and The Esplanade, Alphington is significant. Contributory buildings include Victorian, Edwardian and interwar houses that typically:

- . Have detached siting on large rectangular lots, some on steep grades;

- . Are one storey, some with an undercroft, some with attics;
- . Have walls clad with face brick or timber boarding and rough cast stucco;
- . Steeply pitched roofs, clad with corrugated iron with some Marseilles pattern unglazed terra-cotta tiles;
- . Have wall openings below 40% of visible wall surfaces, timber-framed and with window groups divided into vertical rectangles;
- . Have post-supported front and side verandahs or porches;
- . Have well developed garden setbacks and mature specimen trees; and
- . Originally had timber picket or wire front fences (inter-war) to around 1m height, and paling side and rear fences.

Contributory elements also include:

- . Urban infrastructure such as mature street trees (planes), bluestone kerb and channel.

#### *How is it significant?*

The Park Crescent precinct is aesthetically and historically significant to the localities of Alphington and Fairfield and the City of Yarra.

#### *Why is it significant?*

The precinct is aesthetically significant as a group of largely 1920s and Edwardian villas, some of which are Individually Significant, some picturesque in form, many on large sloping blocks, and many set within extensive gardens, as an uncommon group in the City. It is also significant for the distinctive urban landscape set within the steep Yarra River valley, with large allotments and street and garden plantings, the mature street trees (planes) and traditional bluestone kerbs and channels combining to form a distinctive Arcadian suburban riverside character. (Criterion E)

The precinct is historically significant as an area that attracted successful Victorian and Edwardian-era business and civic leaders from the nearby industrial inner suburbs as well as members of the Melbourne art community to form a residential enclave. (Criterion A)

Heritage Study/Consultant	Yarra - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates, 2007; Yarra - City of Yarra Heritage Review, Allom Lovell & Associates, 1998; Yarra - Northcote Urban Conservation Study, Graeme Butler & Associates, 1982; Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;
Other Names	Park Crescent Precinct, Alphington,
Hermes Number	73444
Property Number	

## **Physical Description 1**

The main development period of the Park Crescent precinct is that of pre World War Two, with a small number of Victorian era houses and most houses from the Edwardian and interwar period.

The Victorian-era phase of the precinct's development is illustrated by the towered Italianate house, 'The Nook' at 25 Alphington Street, and the double-fronted bi-chromatic brick villa at 7 Austin Street, which is complemented by

a pair of mature Canary Island Palms.

Key Edwardian-era houses include the 1903 residence of architect Horace John MacKenna at 46 Park Crescent and the house built in 1913 for local councillor and Collingwood Mayor at 18 Alphington Street. The house at 41 Park Crescent is also a well-preserved Edwardian-era house with pressed metal linings throughout, rare remnant picket fence and gates, old elevated tennis court at the river side and a mature garden.

Interwar houses include numbers 40, 42, 43, 48, 49, 51, 54 Park Crescent and 29 Alphington Street (another Marriott house), 31 and 33 Alphington Street, with 59 Park Crescent built in a later interwar style. Many of these houses have related garden settings, some remnant wire front fences, and mature trees. The mature plane tree avenue along Alphington Street also contributes to the historic landscape character of the 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/>*