
Terrace Pair



North St, 82 & 84



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Location

82 North Street and 84 North Street ASCOT VALE, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO474

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on - February 5, 2019

What is Significant?

82-84 North Street, Ascot Vale, a pair of Victorian Italianate terraces built c1891-1892, is significant.

The significant fabric includes the:

single-storey, single-fronted Victorian terrace built form

concealed hipped slate roof, chimneys and ornate parapet

unpainted face brickwork and bichromatic brick detailing, original fenestration, window and door joinery

verandah and bluestone steps

weatherboard lean-to with skillion roof at the rear of no 82

The fences, rear extension (no 84) and pergola (no 82) are not significant.

How is it significant?

The terrace pair at 82-84 North Street, Ascot Vale, is of local architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

82-84 North Street, Ascot Vale, is significant as a pair of Victorian-era terraces built in the Italianate style. Terrace houses are well represented in the Moonee Valley Heritage Overlay, however as a typology they occur less frequently than detached houses. Moonee Valley's Italianate terraces range from single to double-storey, single and double fronted and are typically set in a shallow front garden. The pair of terraces at 82-84 North Street demonstrate a high level of integrity and intactness of the main elements, which include original chimneys, slate roof, cement decoration to parapets and party walls,

unpainted face brickwork, window and door joinery, and cast iron frieze to the front verandah.

The terraces at 82-84 North Street, Ascot Vale, compare well to other terraces on the Moonee Valley Heritage Overlay in terms of their architectural detailing and level of intactness. These include 9-11 Regent Street, Ascot Vale, c.1885 (HO277) and 208-222 Ascot Vale Road (HO304), particularly in the use of bichrome brick with brick banding and a lozenge motif. The terraces at 6, 8 and 10 Glance Street, Flemington (HO186), are also comparable for their Classical influence, exhibited in the application of a central triangular pediment, and in the rendered parapet surmounted by decorative urns. (Criterion D)

Heritage Study/Consultant Moonee Valley - Moonee Valley 2017 Heritage Study, Context, 2019;

Construction dates 1891,

Hermes Number 202287

Property Number

Physical Description 1

The residences at 82 and 84 North Street, Ascot Vale, are single-storey brick terrace houses of the late Victorian period built in the Italianate style. North Street runs east-west connecting to Mount Alexander Road in the east and terminating at the railway line to the west, a short distance south of the Ascot Vale railway station. The houses are located off Ascot Vale Road at the western end of the street. Number 82 abuts a wide bluestone and asphalt laneway to the east.

The height and ornate detailing of the plastered coping and parapets with classical motifs define the houses as visually prominent features of the street. A stylised crimped shell set in a semi-circular recess forms the central pediment of each building with a triangular pediment above, supported by horizontal console brackets. Some minor damage has occurred to the parapets resulting in the loss of the cement rendered urns to the central and eastern piers that terminate the balustrading. Concealed behind the parapets are shallow-pitched slate roofs with

recent ridge capping. At the front (south) end both buildings have tall cement-rendered chimneys with cornices. A simpler chimney of stepped red brickwork is located further back on the roof of Number 82. The same is missing from Number 84. A decorative, largely unpainted plaster frieze with ornamental paired brackets supports the base of the parapets.

The houses are constructed of red face brick with polychromatic facades incorporating cream, evenly spaced stringcourses (at window sill and verandah impost height) and simple lozenge motifs. The front verandahs are raised on a tooled roughly dressed basalt plinth with smooth nosing and an inlaid decorative tessellated tile floor and adorned with cast iron brackets and frieze. The front timber doors are consistent with the late Victorian period with moulded panelling, half sidelights and transoms with embossed glass. Each house has a single front facing timber-framed, double-hung sash window with pilasters, sidelights and stone sill. The windows facing the laneway to east are simple timber-framed double-hung sashes with stone sills.

A cream weatherboard lean-to, which appears to be original (or early), is located to the rear of Number 82. It has a corrugated iron skillion roof and is connected to a contemporary timber-framed pergola with clear corrugated polycarbonate sheeting. Number 84 has a recent extension to the rear, which follows the roofline and form of the original residence. The original outbuildings identified on the 1904 MMBW plan appear to have been demolished.

Both houses are enclosed and separated at the front with a timber picket fence and matching gates. The fence does not appear to be original but reflects the style of the Victorian period. The pathway from the gate to the front basalt stair is laid with tessellated tiles matching the verandah floor, presumably a recent addition. A brick paved path delineates the narrow bluestone lined garden beds behind the fence and fronting the verandah.

82-84 North Street, Ascot Vale, is of high integrity with very few changes visible to original or early elements of the place. The building retains its original building form as a paired terrace house, original roof forms (although partly changed on No 84), parapets and wing walls, verandah, and fenestration.

The integrity of the building is enhanced by the high level of intactness of these main elements, which include original chimneys, slate roof, cement decoration to parapets and wind walls, unpainted face brickwork, window and door joinery, original sections of cast iron decoration to the front verandah, edging and basalt steps.

The integrity of the place is slightly diminished by the loss of some cement decorative elements to the parapets, the loss of an original chimney (No 84), and the rear extension to No 84 (although the building form and scale largely match the original building form).

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/>