

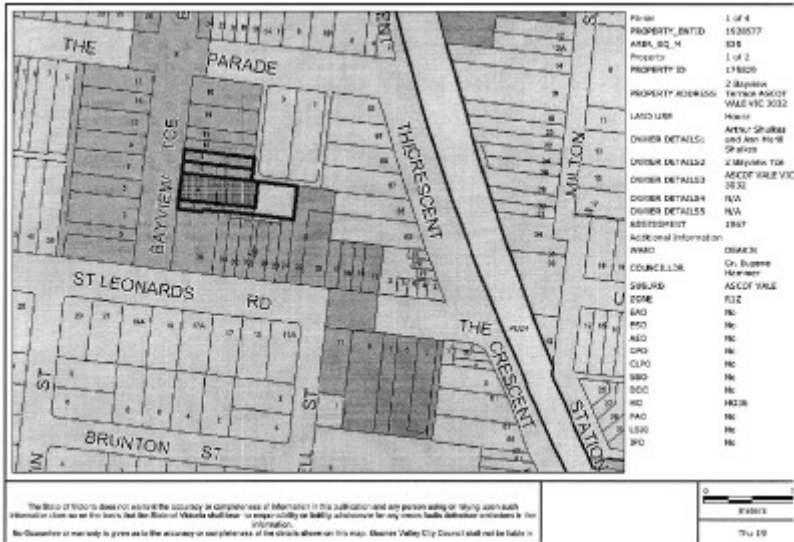
TERRACE HOUSES



2-8 Bayview Terrace.JPG



Essendon Conservation Study 1985



Essendon Conservation Study 1985

Location

2-8 BAYVIEW TERRACE, ASCOT VALE, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

## Heritage Listing

Moonee Valley City

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### Statement of Significance

Last updated on -

#### What is significant?

The terrace, comprising four houses constructed c.1890, at 2-8 Bayview Terrace, Ascot Vale is significant. It is a two-storey, parapeted, stuccoed and coloured brick Italianate styled terrace, with a two-level cast-iron verandah and iron palisade fence. The raised pedimented entablature is the focus of the ornate cement, parapet detailing: which includes balustrading, acroteria and urns atop piers, and the provision of a window bay at each ground level further distinguishes the row. The iron balustrade pattern is typical of the late 19th and early, 20th century. The high level of external integrity of the houses and front fence when viewed from Bayview Terrace and the consistency of detailing contributes to the significance of the place.

Non-original alterations and additions to the terrace are not significant.

#### How is it significant?

The terrace and front fence at nos. 2-8 Bayview Terrace, Ascot Vale are of local historic and architectural significance to the City of Moonee Valley.

#### Why is it significant?

Historically, it is significant as a tangible expression of the housing erected during the late nineteenth century boom and forms part of a precinct of similar housing. It is also significant for its long associations with the locally prominent Feehan family. (Criteria A, D & H)

It is architecturally significant as a fine example of a row house form and style which is distinguished by its possession of complete and rich, cement and iron detailing and the window bay at ground level and is complemented by an original cast iron fence. It has aesthetic significance as a landmark building within the Bayview Terrace precinct. (Criteria E & F)

Heritage Study/Consultant	Moonee Valley - Moonee Valley Heritage Overlay Places Review, David Helms Heritage Planning, 2012; Moonee Valley - Essendon Conservation Study, Graeme Butler, 1985;
Construction dates	1890,
Other Names	Row houses, Bayview, Hillview, Review,
Hermes Number	24208
Property Number	

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### Physical Description 1

A two-storey, parapeted, stuccoed and coloured brick Italianate styled terrace comprising four houses, with a two-level cast-iron verandah and iron palisade fence. The raised pedimented entablature is the focus of the ornate cement, parapet detailing: which includes balustrading, acroteria and urns atop piers, and the provision of a window bay at each ground level further distinguishes the row. The iron balustrade pattern is typical of the late 19th and early, 20th century (see Excelsior Foundry catalogue, 1901, 'Friezes and Balcony Panels' ).

The terrace is part of a precinct of related nineteenth century housing in Bayview Terrace and adjoining streets. The scale, siting and detailing of the terrace gives it landmark qualities.

The row is in good condition and has a relatively high degree of external integrity when viewed from Bayview Terrace. The 1993 Study noted the following alterations:

"The parapet stucco work has been refurbished but painted on no. 8."

*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/>*