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# Hoddle Street



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## Location

23-57 & 18-50 HODDLE STREET, 17 BREWSTER STREET, 26 & 26A FLETCHER STREET, and 26, 27 & 28 RALEIGH STREET, ESSENDON, MOONEE VALLEY CITY

## Municipality

MOONEE VALLEY CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO301

## Heritage Listing

Moonee Valley City

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## Statement of Significance

Last updated on -

### What is significant?

The Hoddle Street precinct, which is a residential area comprising housing constructed during the Victorian, Federation/Edwardian and inter-war periods, is significant. The following houses contribute to the significance of the precinct:

- 29-31, 33\*, 37\*, 39, 45-49, 57 & 18-42, 46 & 50 Hoddle Street
- 17 Brewster Street
- 26\* & 26A Fletcher Street
- 26, 27, 28 Raleigh Street

\*These places are Significant and also contribute to the Precinct. They have their own citation and statement of significance.

The wide street formation with its central median also contributes to the significance of the precinct.

Non-original alterations and additions to the Significant and Contributory houses, and the houses and flats at 23, 27, 35, 41, 44, 48, 51, 53, 55 Hoddle Street, and the trees within the central median are not significant.

### **How is it significant?**

The Hoddle Street Precinct is of local historic, architectural and aesthetic significance to the City of Moonee Valley.

### **Why is it significant?**

It is historically significant as the pattern of early Victorian and Edwardian houses surrounded by later houses built in the interwar period demonstrates the rapid spread of Melbourne suburbs in the 1880s assisted by the advent of the railways and tramways. Houses such as nos. 33 and 37 demonstrate the continued status of Essendon as a prestigious middle class suburb rapidly growing along the Melbourne to Essendon Railway prior to World War I. It is also significant for its association with Robert Hoddle, not only as Melbourne's original surveyor, but also as an early landowner in the area since 1846. The surrounding streets including Fletcher, Raleigh and Brewster were also associated in name with major land holders in the Parish of Doutta Galla. (Criteria A & H)

The streetscape is representative of the commodious suburban development within the original Essendon township. The representative qualities are enhanced by the area's high integrity and retention of early building stock *and* the streetscape with its wide central median. Of particular note are the houses at nos. 33 and 37, which are aesthetically important as highly picturesque and substantial villas of their type. (Criteria D & E)

Heritage Study/Consultant	Moonee Valley - Hoddle Street Precinct. Assessment of Cultural Heritage Significance, Michael Taylor, 2002;
Construction dates	1890,
Other Names	Precinct,
Hermes Number	30546
Property Number	

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## **Physical Description 1**

The Hoddle Street precinct is located to the north of Fletcher Street, intersects with Raleigh Street and terminates at Brewster Street.

Being within the original Essendon township, the area is characterized by its original wide streets. Hoddle Street's generous width allows for a wide nature strip and central plantation with grass and a variety of deciduous trees, mostly Ash (*Fraxinus sp.*). Building setbacks are often as much as 10 metres and garden well established behind low fences. Bluestone kerbs and gutters are retained.

Most houses in the precinct are Victorian, Federation/Edwardian and inter-war bungalow type detached residences. The original lots on Hoddle Street ranged from 250ft to 264ft frontages. Further subdivision and development has established a distinct pattern of large Victorian and Federation/Edwardian houses at regular spacing interspersed with later inter-war period dwellings. Victorian houses such as 'Braintree' (26 Fletcher Street), 'Fernook' (38 Hoddle Street), the double fronted villas at 20 & 57 Hoddle Street and the single fronted cottages (some altered) at 45-49 Hoddle Street represent the early development of Essendon as a prestigious middle class suburb expanding around the railway station.

The later Queen Anne villas and inter-war bungalows are representative of 'health and hygiene' ideals associated with high, dry land and detached dwellings, promoted in advertisements such as the 'Essence of Essendon' estate. Red brick is the predominant building material used.

*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/>*