

23 Epsom Road, Ascot Vale Statement of Significance

Heritage Place:	Uralla	PS ref no:	HO472
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23 Epsom Road, Ascot Vale (source: Context 2018)

What is significant?

'Uralla' at 23 Epsom Road, Ascot Vale, built in 1916, is significant.

Significant fabric includes the:

- Original built form and weatherboard cladding;
- Terracotta roof with ridge capping and cresting;
- Red brick chimneys;
- Recessed porch;
- Fenestration;
- Window hoods.

The fence and rear extension are not significant.

How is it significant?

'Uralla' at 23 Epsom Road, Ascot Vale, is of local architectural (representative) and aesthetic significance to the City of Moonee Valley.

Why is it significant?

'Uralla' at 23 Epsom Road, Ascot Vale, demonstrates the transition in the early interwar period from the ornamented forms of the Federation period to the clean lines and reliance on strong massing and contrasting material textures for visual interest. Characteristic Federation-era details include the leadlight sash windows and decorative awnings over the side windows. In contrast, the incorporation of the small porch within the principal building envelope, and contrasting weatherboard and shingle cladding are all markers of the interwar Californian Bungalow style. (Criterion D)

'Uralla' at 23 Epsom Road, Ascot Vale, is aesthetically significant for its attention to architectural detailing which, for its size, is unusual. This has resulted in a modest yet finely detailed example of

the Arts and Crafts movement that developed during the post Federation period, and foreshadowed the popular bungalow form of the following decade. It is also distinguished by its unusual articulation of the front facade and particularly by the canted bay window with the bell-cast eaves. (Criterion E)

Primary source

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