

## 89 Holmes Road, Moonee Ponds Statement of Significance

Heritage Place:	Creand	PS ref no:	HO518
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*89 Holmes Road, Moonee Valley, principal elevation (source: Context 2018)*

### **What is significant?**

'Creand', at 89 Holmes Road, Moonee Ponds, is significant. It was built in 1924 for owners Morton and Emily Cresswell.

Significant fabric includes the:

- original building form and roof form, gable ends and attic dormer, verandah and fenestrations;
- terracotta roof tiles and original chimney;
- detailing of gable ends;
- the expression of the attic dormer as an open balcony;
- detailing of the attic dormer including expressed rafter ends, overlaid curved brackets and Japanese influenced door surround;
- unpainted brick walls;
- window and door joinery and leaded glass sash windows in box frames;
- brick fence, pergola entrance incorporating a lattice entry and ornate metal and wire gate;
- the terrazzo front path; and
- the rear garage

The later rear extensions and timber framed carport entry are not significant.

## How is it significant?

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'Creand', at 89 Holmes Road, Moonee Ponds, is of local historical, architectural, and associative significance to the City of Moonee Valley.

## Why is it significant?

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'Creand', at 89 Holmes Road, Moonee Ponds, is a highly accomplished design which successfully combines the long, low lines of the Japanese-inspired early bungalows seen in California, with the attic-storey form of the east coast American Craftsman bungalow. It is also distinguished by Japanese-inspired expressed structural elements used as ornament, such as rafter ends, overlaid curved brackets, and a Japanese-influenced door surround. The house is greatly enhanced by the high quality and intricately overlaid entrance to the property, combining well-detailed brick fence, timber lattice fence insets, a timber pergola, ornament metal gate, and terrazzo entrance path with the house's name displayed. (Criterion E)

## Primary source

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This document is an incorporated document in the Moonee Valley Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.