

## Grace Street Precinct Statement of Significance

<b>Heritage Place:</b>	Grace Street Precinct	<b>PS ref no:</b>	HO464
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*Grace Street precinct*

### **What is significant?**

The Grace Street precinct is a residential area that comprises houses built from c.1885 to c.1895.

The following features contribute to the significance of the precinct:

- The houses at 1-27, and 2 & 6-20 Grace Street.
- The consistency of the housing form (predominantly single storey with hipped roofs), materials and detailing (face brick or stucco walls, slate roofs, verandahs, Italianate style detailing, brick or render chimneys) and siting (small front and narrow side setbacks).
- Bluestone kerb and channel and asphalt laneway with central bluestone pitcher channel.

Non-original alterations additions to the Contributory houses and the houses at 4 and 4A Grace Street do not contribute to the significance of the precinct.

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

The Grace Street precinct is of local historic and aesthetic significance to the City of Moonee Valley.

## **Why is it significant?**

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Historically, the precinct demonstrates the residential development of Moonee Ponds during the land boom of the late nineteenth century. The Victorian era houses with Italianate detailing set within a nineteenth century subdivision with regular allotment pattern is representative of the residential areas developed during the land boom. (Criteria A & D)

Aesthetically, it is a consistent Victorian era streetscape comprised of houses with characteristic Italianate detailing, form and materials, often with sympathetic front fences, which are complemented by traditional public realm details such as the bluestone kerb and channel. The one double-storey terrace house provides a visual counterpoint to the otherwise single storey scale of the street. (Criterion E)

## **Primary source**

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Aldous, Grant, *The stopover that stayed. A history of Essendon*, 1979

Land Victoria (LV), Certificates of title Vol. 848 Fol. 431, Vol. 1288 Fol. 475

Living Histories, *Moonee Valley Thematic Environmental History* (September 2012)

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1644, dated 1905




Sands & McDougall Directory (SM), 1885, 1890, 1895

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*.

Heritage Overlay 464 - Grace Street



**LEGEND**

-  Contributory
-  Non-contributory
-  HO Precinct Boundary