Victorian house, 10 Marquis Street, Ashburton Statement of Significance, December 2021

Heritage Place:	Victorian house, 10 Marquis Street, Ashburton	**PS ref no:**	HO925

What is significant?

The house at 10 Marquis Street, Ashburton, is significant. It was constructed c1891 by builder Leopold Charles Payne as his home.

The front fence (including the lych gate), carport and rear extension are not significant.

How is it significant?

The house at 10 Marquis Street is of local historical significance to the City of Boroondara.

Why is it significant?

The c1891 house is of historical significance as a tangible illustration of Ashburton's earliest suburban development. With the land boom of the late 1880s and the anticipated arrival of the Outer Circle Railway Line, a number of residential estates were subdivided in the area. This included the High Street Railway Estate, subdivided in 1888, in which 10 Marquis Street is located. Its Victorian-era origins are illustrated by its typical double-fronted Italianate house form, with ruled render walls, M-profile hipped roof, corniced chimneys, bracketed eaves, double-hung sash windows with stop-chamfered reveals, and a front verandah with stop-chamfered posts and simple timber fretwork. (Criterion A)

The c1891 house is of rarity value as one of a very small number of Victorian-era houses to survive in Ashburton, which demonstrate the early development of this suburb. (Criterion B)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 8: Ashburton (Context Pty Ltd, December 2021)

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