
QUEENS AVENUE & BURTON CRESCENT



Queens Avenue &
Burton Crescent



Queens Avenue &
Burton Crescent



Queens Avenue &
Burton Crescent



Queens Avenue &
Burton Crescent



Queens Avenue &
Burton Crescent



Queens Avenue &
Burton Crescent

Location

174-190 ASCOT VALE ROAD, and 2-20 & 15 & 17 BURTON CRESCENT, and 1-35 QUEENS AVENUE, and 1 CLISSOLD STREET, and 70-76 KENT STREET, ASCOT VALE, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO452

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on - February 28, 2019

What is significant?

The Queens Avenue & Burton Crescent precinct is a residential area that comprises houses built from c.1901 to c.1915. The following features contribute to the significance of the precinct:

- the overall consistency of housing form (hipped or hip and gable roofs, single storey), materials and detailing (weatherboard, imitation Ashlar or face brick, corrugated metal slate or tile roofs, verandahs with cast iron or timber frieze decoration, render or brick chimneys) and detached siting (small front setbacks and narrow side setbacks) and low front fences.
- streetscape materials such as bluestone kerb and channel and bluestone laneways
- the mature Oaks (*Quercus sp.*) along the north side of Queens Avenue.

The houses at 1-35 Queens Avenue, 2-20 & 15 Burton Crescent, 174-190 Ascot Vale Road, 70-74 Kent Street and 1 Clissold Street are Contributory to the precinct.

Non-original alterations and additions to the Contributory houses and the houses at 17 Burton Crescent and 76 Kent Street are not significant.

How is it significant?

The Queens Avenue & Burton Crescent precinct is of local historic and aesthetic significance to the City of Moonee Valley

Why is it significant?

Historically, it demonstrates the housing boom in Ascot Vale during the first two decades of the twentieth century and the Federation/Edwardian housing stock which comprises detached Victorian Italianate 'survival' and Queen Anne villas is representative of the residential areas that developed during that period. (Criteria A& D)

Aesthetically, it is an enclave of Federation/Edwardian housing with characteristic, form, materials and detailing and a high degree of visual cohesion due to the consistency of built form. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways and in Queens Avenue by the mature row of Oaks along the north side. (Criterion E)

Heritage Study/Consultant	Moonee Valley - Moonee Valley Heritage Study, Context Pty Ltd, 2015, 2015; Moonee Valley - Moonee Valley 2017 Heritage Study, Context, 2019;
Construction dates	1905,
Other Names	Precinct,
Hermes Number	202126
Property Number	

Physical Description 1

The Queens Avenue and Burton Crescent precinct is a residential area that comprises housing exclusively from the Federation/Edwardian period. The houses are all detached, and single storey with small front setbacks, and narrow side setbacks. Almost all are timber, with only constructed of brick.

There are two basic house types: symmetrical 'Victorian Italianate survival' and asymmetrical Federation/Edwardian houses.

The Victorian Italianate survival houses include nos. 186 Ascot Vale Road, 4-14 & 15 Burton Crescent, and 7-33 Queens Avenue. They are either symmetrical or asymmetrical in plan with typical Italianate features such as bracketed eaves, rendered chimneys with heavy cornices and stringcourses, imitation Ashlar boards to the facade, paneled front doors with sidelights and highlights and tripartite timber windows. The transition to the Federation style is demonstrated by paired timber sash windows (in lieu of tripartite) to some examples, and bullnose profile verandahs with turned timber posts. Some have window hoods to the projecting bays. Good examples include 186 Ascot Vale Road, 23, 25 (which features a central gablet with cast iron detail and finial), 27, 29 (verandah alterations), and 33 (appears to be original verandah) Queens Avenue, and 6, 12 and 14 Burton Crescent. There is one single-fronted example at 4 Burton Crescent.

The Federation/Edwardian houses range from simple examples that continue to show the transition from the Italianate houses to more advanced villas that show the influence of the Queen Anne style. Examples of the former include nos. 188 and 190 Ascot Vale Road, 2 Burton Crescent and 1, 3 & 5 Queens Avenue. These almost identical houses (which may be by the same builder) are asymmetrical in plan (1 Queens Ave, on a corner site, is the only example with a return verandah and second gable, and is also distinguished by a low dado of vertical timber boards) and have some Italianate features such as the bracketed eaves and imitation Ashlar boards, with Federation/Edwardian details such as casement windows with coloured toplights, notched weatherboards imitating shingles to the gable end (and occasionally to main walls), corbelled brick or brick and render chimneys with terracotta pots, and bullnose verandahs with geometric pattern cast iron or a simple ladder frieze with by turned timber posts and brackets. The houses at 174 & 180 Ascot Vale Road, 18 Burton Crescent, 1 Clissold Street, 35 Queens Avenue and 70 Kent Street are similar, but have half-timbered gables (70 Kent retains an elaborate barge board with scalloped mouldings and 'curlicues' on one side) and imitation Ashlar boards to the facade, while there are single fronted examples at 72 & 74 Kent Street. 182 Ascot Vale Road is the only brick house in the precinct. It is constructed of red brick with typical Federation style band of roughcast render in lieu of the brackets and mouldings around the eaves, another rendered band at sill level (with shaped panels below the sills) and has a slate roof with terracotta ridge capping.

The other houses in the precinct generally have similar details but are distinguished by more steeply pitched hip roofs (some clad in slate or terracotta tiles, both with terracotta ridge capping and finials) that sometimes have gablets and often extend to form contiguous verandahs (with turned timber posts and brackets, and arched or straight timber ladder valances) at one side of a prominent gable, or that return where there is a second gable to the side. Gable ends are usually half-timbered and sometimes jettied (slightly projecting) from the walls, and windows are often arranged in box bays, while the unusual jettied bay window at 16 Burton Crescent, which features four-pane coloured glass windows, also used in the main window beneath the verandah, is of note. Notable examples include 178 Ascot Vale Road where the verandah continues across the front projecting bay, and a strong diagonal emphasis is created by the placement of a window and projecting gable at the verandah corner and 182, which is very intact and features an unusual stepped ladder frame verandah valance with quarter circle brackets and a flying ladder frieze to the gable ends.

The integrity of the houses varies, but most have relatively good integrity when viewed from the street. Common alterations include changes to verandahs, replacement of windows, and changes to roof cladding. Only a small number of houses have visible additions. Fences are not original, but almost all are low and transparent many are sympathetic to the style of the houses (e.g., timber pickets). Overall, the streets within the precinct have good visual cohesion. There is only one Non-contributory house at 76 Kent Street

The historic character of the streetscapes is also enhanced by bluestone kerb and channeling, bluestone laneways, and the line of mature Oaks (*Quercus sp.*) along the north side of Queens Avenue.

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/>