
Newhall Avenue



Newhall Avenue (1).JPG



Newhall Avenue (2).JPG

Location

1-9 & 2-18 NEWHALL AVENUE, and 4-14 Milfay Avenue MOONEE PONDS, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO326

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on - March 31, 2021

What is significant?

The Newhall Avenue precinct, a residential area developed from 1926 on the site of two of Essendon's oldest houses, is significant. The houses at nos. 1-9, 2-14 and 18 Newhall Avenue and 4-14 Milfay Avenue and the original front fences to most of the houses contribute to the significance of the precinct.

2-14, 18 and 1-9 Newhall Avenue and 4- 14 Milfay Avenue are contributory.

Non-original alterations and additions to the above houses and the house at 16 Newhall Avenue are not significant.

How is it significant?

The Newhall Avenue Precinct is of local historic, architectural, and aesthetic significance to the City of Moonee Valley.

Why is it significant?

Historically, the precinct demonstrates what was a typical pattern in the suburbs between the wars, when large Victorian properties began to lose their viability and were carved up for closer settlement. (Criterion A)

Architecturally and aesthetically, the precinct comprises particularly intact streetscapes of interwar houses, most notably the bungalow-style houses erected between 1926 and 1936, which form a cohesive series in terms of consistent detailing and materials and are enhanced by the original front fences to most of the houses. The remaining houses in the precinct, dating from the late 1930s and '40s, are complementary in scale, form and materials. (Criteria D & E)

Heritage Study/Consultant	Moonee Valley - City of Moonee Valley Heritage Review Stage 4, Heritage Alliance, 2004; Moonee Valley - Moonee Valley 2017 Heritage Study, Context, 2019;
Construction dates	1925,
Other Names	Precinct, Review,
Hermes Number	30553
Property Number	

Physical Description 1

The Newhall Avenue Precinct comprises an intact streetscape of interwar houses, nine of which date from the period c.1926 to c.1931. Three more houses were built before 1940, and another two were added in the late 1940s.

The 1920s houses in Newhall Avenue are in the bungalow idiom and are very similar in their scale, form, materials and detailing. They are of face brick construction, some being further embellished with roughcast render (e.g., nos. 1, 2, 10) or contrasting clinker brick in soldier courses (nos. 4 and 12) or diaper-work (no.2). They all have dominating hipped or gabled roofs, clad in red terracotta tiles, and most with shingled infill to gable ends (e.g., nos. 1, 3, 4, 6, 7 and 10). Most of the houses also have curved bay windows (nos. 1, 2, 3, 4, 6, 8), some with leadlight glazing. All have front porches, but with considerable variety therein, including arcaded loggias (nos. 1 and 12), round-arched porches (nos. 6, 7 and 10) and verandahs variously supported on tapered pillars (nos. 2 and 4), square piers (no.8) or Tuscan columns (no.3).

The 1930s houses in the precinct are representative of the prevailing domestic styles of that time. In Newhall Avenue these include a rendered brick attic-storeyed villa at no.5 with a Mediterranean/Spanish Mission influence, a clinker brick cottage at no.9 in the Tudor Revival style (incised with the name 'Yo Merry'), and a rendered Modern villa at no.14, with curved rendered walls rising to form a parapet, capped by Roman bricks.

The interwar houses in Newhall Avenue are enhanced by their setting; all of the properties retain original front fences which echo the styles of the houses themselves, namely low brick walls variously enlivened by capped piers, roughcast render, wrought iron railings, clinker brick highlights (soldier courses, diaper-work, etc) or hit-and-miss brick screens.

In Milfay Avenue all but one (no.2) of the original 1930s houses remain. The houses include three in the Old English style at nos. 4, 12 & 14, and three bungalows, two with hipped roofs (6 and 10) and one with a transverse gable roof and projecting gabled porch (no.8). The houses are all very intact as viewed from the street and nos. 4, 6, 10 & 12 are complemented by original brick and render front fences with mild steel gates and balustrades. Some retain original garages set to the side of the houses.

The two post-war houses in Newhall Avenue, at nos. 16 and 18, are sympathetic to the earlier houses in terms of scale (single-storey), form (asymmetrical composition) and materials (face brickwork with terracotta tiled roofs); the latter house has some Moderne detailing which echoes the earlier Moderne house at no.14, including curved window and sandblasted glazing.

The precinct has no street trees of note, although the individual gardens of the houses are well-maintained, variously planted with palms, succulents, flower beds, cypress trees and small conifers which, if not original, are sympathetic to the interwar period.

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/>