
HOUSE & STABLES



House, stables and Oak



Stables, 23 Brown Avenue



Stables, 23 Brown Avenue



Oak, 23 Brown Avenue

Location

23 BROWN AVENUE, ASCOT VALE, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO392

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on -

What is significant?

The house and stables, constructed c.1891, at 23 Brown Avenue, Ascot Vale are significant. The house is a typical boom era Victorian Italianate asymmetrical villa with two projecting three sided bays containing a return verandah, which is supported on paired posts with a frieze and brackets. The hipped roof is clad in slate. Constructed of bi-chromatic brick, the house features implied quoining around the windows and at the wall corners, with diaper patterns below the windows, at mid-wall height and at the eaves between the brackets, and to the chimneys that have rendered cornices. There is a stringcourse below the eaves brackets. Windows are double hung sash, paired under the verandah, with bluestone sills. In the northwest corner of the site is the former stables block. This has a transverse gable roof with gable parapet walls. There are small square segmental arch openings in the south end wall, including one high in the gable indicating the stables originally had a loft. The lower openings have bluestone sills. The stables includes a skillion section along the north boundary.

The verandah, which has been reconstructed, and the front fence are sympathetic, but not original.

Non-original alterations and additions to the house and the stables are not significant.

How is it significant?

The house and stables at 23 Brown Avenue, Ascot Vale are of local historic and aesthetic significance to the City of Moonee Valley.

Why is it significant?

It is historically significant as a representative example of a nineteenth century house with the original stables, which provides a tangible reminder of the importance of horse-drawn transport during the nineteenth century. The significance of the place is enhanced by the rarity value of the stable block, as one of the few remaining examples in Moonee Valley. (Criteria B & D)

The house is aesthetically significant as a fine example of a bi-chromatic brick villa. The use of bi-chrome brick was popular in the 1880s and this house is notable for the high quality of the brickwork, particularly the bold patterning created by the quoining around the windows, doors and wall corners, with contrasting bands above the verandah and diaper patterns around the windows. (Criterion E)

Theme

4. Transforming and managing the land 6. Building towns cities and the garden state

Heritage Study/Consultant	Moonee Valley - Moonee Valley Heritage Study, Context Pty Ltd, 2015, 2015; Moonee Valley - City of Moonee Valley Stage 1 Heritage Gap Study, Context PL, 2013;
Construction dates	1891,
Hermes Number	196186
Property Number	

Physical Description 1

The house at 23 Brown Avenue is a typical boom era Victorian asymmetrical villa with two projecting three sided bays containing a return verandah, which is supported on paired posts with a frieze and brackets. The hipped

roof is clad in slate. Constructed of bi-chromatic brick, the house features implied quoining around the windows and at the wall corners, with diaper patterns below the windows, at mid-wall height and at the eaves between the brackets, and to the chimneys that have rendered cornices. There is a stringcourse below the eaves brackets. Windows are double hung sash, paired under the verandah, with bluestone cills.

The verandah has been reconstructed in a sympathetic style. A discreet addition has been made to the house on the south side, which is detailed to match the house, and there are additions at the rear, which are not visible from the street. The bricks may have been sandblasted.

In the northwest corner of the site is the former stables block. This has a transverse gable roof with gable parapet walls. There are small square segmental arch openings in the south end wall, including one high in the gable indicating the stables originally had a loft. The lower openings have bluestone cills. The stables includes a skillion section along the north boundary. The original doors/openings at the front have been replaced with a garage door.

This property once contained a large Oak at the front boundary; however, this had been removed by 2016. The front fence is sympathetic, but not original.

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/>