
ABERFELDIE STREET & WAVERLEY STREET



Aberfeldie Street and Waverley Street Precinct

Location

1-53 & 4-30 ABERFELDIE STREET, and 229-237 BUCKLEY STREET, and 2-58 WAVERLEY STREET, ABERFELDIE and 1-21 WAVERLEY STREET, ESSENDON and 60-74 WAVERLEY STREET, MOONEE PONDS, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO450

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on - March 31, 2021

What is Significant?

The Aberfeldie Street and Waverley Street precinct, which comprises the houses at 1-53 & 4-30 Aberfeldie Street, 229-237 Buckley Street, and 2-58 Waverley Street, Aberfeldie, 1-21 Waverley Street, Essendon, and 60-74 Waverley Street, Moonee Ponds, is significant.

The following features contribute to the significant of the precinct:

- . The pattern of development in the precinct which comprises mixed streetscapes of Victorian, Federation and interwar era houses, and the original form, siting, materials and detailing characteristic of their respective styles.
- . The clarity and legibility of the three key phases of the precinct's development.
- . The notable group of Victorian houses, at 6, 12, 18, 20 and 26, and 3 and 15 Aberfeldie Street, and at 2-8, 9, 14-16, 52 and 72 Waverley Street.
- . The individually significant places as listed below.
- . Original and early front fences at 3, 4, 10A, 14A, 22, 23, 28A, 29, and 53 Aberfeldie Street and 10 Waverley Street are significant.
- . Original garages to the interwar houses at 10A, 14A and 53 Aberfeldie Street are significant.
- . The bluestone kerb and channels to Aberfeldie Street.
- . The bluestone drainage channels that line the footpath on the east side of Aberfeldie and Waverley streets,
- . Rear lanes paved with bluestone pitchers.
- . The street tree plantings of Canary Island Palms (*Phoenix canariensis*) on the Alma Street extension.

The houses at 3 (HO143), 18 (HO144) and 20 Aberfeldie Street (HO145), 46 Waverley Street, and 229 Buckley Street (HO170), are of individual significance within the precinct. Resurrection House, at 6 Aberfeldie Street (HO30), is also significant to the precinct.

The houses at 237, 235, 233 and 231 Buckley Street, 4, 10A, 12, 14A, 16, 22, 24, 26, 28A, 30 and 5, 7, 9, 11, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 45, 47, 49, 51, 53 Aberfeldie Street, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 24, 26, 30, 38, 40, 40A, 42, 44, 46A, 48, 50, 52, 54, 56, 58, 60, 62, 66, 68, 70, 74 and 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, and 21 Waverley Street are Contributory.

Non-original alterations and additions to the Significant and Contributory houses are not significant.

The houses at 8, 14, 28, 1A, 1, 13, 15, 39-43 Aberfeldie Street, 32, 36, 64, 72 Waverley Street, and 128A Park Street are Non-contributory to the precinct.

How is it significant?

The Aberfeldie Street and Waverley Street precinct is of local historical, representative and aesthetic (architectural) significance to the City of Moonee Valley.

Why is it significant?

Historically, the Aberfeldie Street and Waverley Street precinct is significant for the evidence it provides of the extent to which speculative subdivision progressed into the remoter areas of Moonee Valley during the nineteenth century land boom, in this instance into Aberfeldie and western part of Essendon. It illustrates how this resulted in isolated pockets of housing on large estates that were subsequently developed in stages, in the Federation era, before World War I, then fully developed in the interwar period. The pattern of development in the precinct demonstrates the different phases of accelerated growth in the municipality, in response to the land boom of the 1880s then improvements to public transport, beginning with the inauguration of the electric tram services in 1906, and, later, with the extension of tram services in 1923. (Criterion A)

The Aberfeldie Street and Waverley Street precinct is notable for the group of Victorian houses, which are not found elsewhere in Aberfeldie. These are located at 6, 12, 18, 20 and 26, and 3 and 15 Aberfeldie Street, and at 2-8, 9, 14-16, 52 and 72 Waverley Street. (Criterion A)

The Aberfeldie Street and Waverley Street precinct is significant as a representative area of late nineteenth century and early to mid-twentieth century housing in this part of the municipality, at some distance from the main transport corridors of Mt Alexander Road and the railway. The mixed streetscapes of Victorian, Federation and interwar era houses, which retain key features and detailing characteristic of their respective styles, contributes to the clarity and legibility of the three key phases of the precinct's development. The precinct is enhanced by the four Canary Island palms in the Alma Street extension which provide important evidence of Federation era street tree plantings. (Criterion D).

3 and 18 Aberfeldie Street, and 'Renfrew' at 20 Aberfeldie Street, Aberfeldie, are important as surviving villas representative of the development spawned by the Aberfeldie Estate subdivision of 1888. This importance is enhanced by the intact state of the Victorian Italianate villas at 18 and 20 Aberfeldie Street, and by the intact condition of the facade and the arched window treatment at 3 Aberfeldie Street. (Criterion A)

46 Waverley Street has aesthetic (architectural) significance as a fine example of a Federation Queen Anne dwelling of high architectural quality that incorporates fine Art Nouveau timber detailing and retains a high degree of original fabric, including ornamental timber friezes, a prominent arched window and curvilinear Art Nouveau ornament above in smooth render to the projecting front bay, an ensemble of roof shapes to the terracotta tile roof with terracotta finials, dormer window echoing the main gable, and three tall, roughcast render chimneys with red brick detailing visible from the street. (Criterion E)

'Braeside' at 229 Buckley Street is important as a substantial Federation era villa of the period, recalling the earliest phases in the development of Buckley Street (Criterion A), and is distinguished by its use of slate and bluestone, both materials being suggestive of its quite early date in the evolution of the Australian Federation style. (Criterion E)

Theme

2. Peopling Victoria's places and landscapes 6. Building towns cities and the garden state

Heritage Study/Consultant	Moonee Valley - Moonee Valley 2017 Heritage Study, Context, 2019;
Construction dates	1888,
Other Names	Precinct,
Hermes Number	202170
Property Number	

Physical Description 1

The Aberfeldie Street and Waverley Street Precinct is a large, predominantly residential area that comprises a mix of Victorian, Federation and interwar houses. Non-residential buildings are 4-6 Aberfeldie Street, now used for school purposes, and 8 Aberfeldie Street, associated with the Polish Roman Catholic church.

The topography of the area slopes down from west to east, with Aberfeldie and Waverley street aligned north-south along the contours. As a result, the houses on the west side of both streets sit higher relative to those along the east side.

Aberfeldie Street is not a main thoroughfare and so is a relatively quiet street. The street has blue stone kerbs and channels, lawn nature strips, and bitumen footpaths. A bluestone channel runs the full length of the footpath beside nature-strip on the lower (east) side of Aberfeldie Street. The street is planted mainly with mature Norfolk Island Oak trees (*Lagunaria pattersonii*) and some less mature Birch trees (*Betula* sp.) between Buckley and Alma Streets, with predominantly Birch trees between Alma and Park streets.

Waverley Street is a main thoroughfare. The street does not have bluestone kerbs and channels, but like Aberfeldie Street has a bluestone channel the extends the full length of the footpath beside nature-strip on the lower (east) side of the street.

The subdivision along the west side of Aberfeldie Street comprises larger and deeper lots of varying widths, with very large lots at 4-8 Aberfeldie Street, and larger lots at 12 and 18 Aberfeldie Street. Otherwise, the subdivision

pattern along both sides of Aberfeldie and Waverley streets is consistent, with lots served by rear lanes paved with bluestone pitchers.

Alma Street extension, east of Waverley Street, planted with four Canary Island Palms (*Phoenix canariensis*) before 1945. Canary Island palms were popular as street trees in the Federation era and appear likely to date from this time.

The Victorian-era housing is mostly located on the west sides of Aberfeldie and Waverley streets, presumably built to take advantage of the advertised 'charming views'. The exceptions are 3 and 15 Aberfeldie Street, and 9 Waverley Street, and 231 Buckley Street.

The Victorian-era houses are located at 6, 12, 18, 20 and 26, and 3 and 15 Aberfeldie Street, 231 Buckley Street, and 2-8, 9, 14-16, 52, 72 Waverley Street. These houses date from the early development of the 'Aberfeldie Estate' soon after the 1888 subdivision. They all feature characteristic elements of either the Victorian-era architectural styles with bi-chromatic brick work to the principal elevation, slate hip roofs, predominantly asymmetrical plans with projecting square or canted bays. 18 Aberfeldie is differentiated by rendered walls, and more complex floor plan and hip roof form.

A number of the Victorian houses are already on the Heritage Overlay: 6 Aberfeldie (HO30); 3 Aberfeldie (HO143); 18 Aberfeldie (HO144); and 20 Aberfeldie (HO145). These are recognised as important as surviving villas representative of development spawned by the 'Aberfeldie Estate'.

6 Aberfeldie Street (HO30) is unusual in the precinct as a large, two-storey Victorian Italianate house, with two-level arcade, set within large garden on a larger allotment than elsewhere in the subdivision. 17 Aberfeldie Street is also unusual within the precinct for its timber construction. The house is symmetrical in plan with a pair of cement rendered chimneys with corbelled mouldings. The principal elevation has block-patterned timber walls. Side walls are weatherboard.

Of note are 2-4, 6-8 and 14-16 Waverley Street. They are all free-standing brick houses with small front gardens, situated higher than the street. 2-4 and 16 Waverley Street are built to similar designs. They are brick houses, with bluestone foundations, asymmetrical in plan with a projecting bay. Both have slate hip roofs, and brick chimneys with contrasting brick used to ornamental effect. Verandahs have cast iron columns and frieze. The walls are of dark brick with contrasting paler brick used to define the intersections between walls of the principal facade and window surrounds. The windows are timber sash with a subtle segmental arched top. The verandah balustrade at 16 appears to be later addition.

Also notable is 3 Aberfeldie Street (HO143), built to a similar design as the pair of houses at 6-8 Waverley Street, but with a higher degree of integrity. All three are brick houses, asymmetrical in plan, and with a projecting bay with distinctive arched window treatment and use of contrasting brick tones to decorative effect. 6 Waverley has a slate roof. Glazed tiles have replaced the original slate roof of 8 Waverley. Both verandahs have cast iron columns and frieze. Like 2 and 4 Waverley Street, the walls of 6 and 8 are of dark brick with contrasting paler brick used to define the intersections between walls of the principal facade and window surrounds. The windows are timber sash with arched tops. (This decorative brickwork above the windows in the projecting bay strongly resembles properties at 27 and 32 Robb Street, Essendon.) The verandah balustrade at 8 appears to be a later addition. 6 Waverley Street has an intrusive second storey addition, between the paired chimneys and which is clearly visible from the street. The characteristic features of the house, however, remain clearly legible in views from the street.

Also notable are the Victorian houses at 18 and 20 Aberfeldie Street. 18 Aberfeldie Street (HO144) is a richly ornamented single storey asymmetrical Italianate villa on a bluestone plinth with projecting faceted bay window to the wing, coupled cabled verandah columns and a cast iron frieze with hipped slate roof. The corner verandah terminated on the south side by a wing with a curved window bay and there is an early shade house alongside. 20 Aberfeldie Street (HO145) is a late Victorian Italianate bi-chrome asymmetrical villa with white tuck pointed body bricks on a bluestone plinth and with unpainted frieze to the eaves. The concave corner cast iron posted verandah has an unusual cast iron frieze with lily motifs and there are niches to the south walls.

The twentieth century housing dates from the Federation era and interwar period and comprises three key styles: variations on the Federation Queen Anne style and the interwar bungalow.

Only a small number of Federation era houses are found on Aberfeldie Street, at 4 and 27 Aberfeldie. Of note is

the wide-fronted, rough rendered, two-storey attic Federation Arts and Crafts bungalow with jerkin-headed gables at 4 Aberfeldie Street, on a large lot with a large garden setting. It has an early or original front fence, built in keeping with the style of the house.

The Buckley Street part of the precinct comprises mostly free-standing brick Federation Queen Anne style houses (at 229, 233, and 235) and a Federation era attic bungalow with terracotta tile gabled roof at the corner of Buckley and Aberfeldie streets. The exception is the Victorian era house at 231 Buckley, noted above. They are all brick houses with fine timber detailing incorporating either Art Nouveau or Arts and Crafts influences and retain a high degree of intactness. 'Braeside' at 229 Buckley Street (HO170) is a large Federation era tuck pointed red brick villa with corner verandah and faceted corner bay and projecting half timbered gable ended wings on an axe finished bluestone plinth. There is stuccoed banding and a niche by the front door whilst the windows to the wings have round arches. The verandah is carried on turned timber posts with a curved ladder frieze and horseshoe motif to the entry, the slate roof having terracotta ridge cresting and prominent tall chimneys with stuccoed strapwork.

There are a number of Federation Queen Anne houses in Waverley Street, of both brick and timber construction. Those of timber construction are at 11, 15-19, 21, 24, 30 (timber block fronted), 36, 46, and 74 Waverley Street. Those of brick construction are at 40, 48, 60, and 62 Waverley Street.

The Queen Anne villas are characterised by asymmetrical planning, hip roofs with prominent projecting gables with half timbering or rough cast to the gable ends (or a combination (as at 229 and 233 Buckley), verandahs formed as an extension of the main roof with ornamental timber slat frieze or valance, tall brick and render chimneys with terracotta pots, and casement sash windows. Roofs are clad in terracotta or slate tile, sometimes corrugated iron (24 Waverley Street), with terracotta ridge capping and finials, and walls of either face brick and render (231 and 233 with contrasting rendered bands) or weatherboard (27 Aberfeldie and 11, 15, 17, 19, 21 and 24 Waverley streets). 24 Waverley Street is a corner house and a notable example, with windows placed at the corner giving a strong diagonal emphasis. 24 Waverley Street also has an early twisted wire front fence with hedge. Waverley Street has a number of Queen Anne villas, at 11, 15, 17, 19, and 21 Waverley Street.

Notable examples of this style on Waverley Street include the timber Queen Anne style house at 46 Waverley Street that incorporates fine Art Nouveau timber detailing and the two Arts and Crafts attic bungalows at 60 and 62 Waverley Street. 46 Waverley Street is further distinguished by its intactness, high architectural quality, and high degree of original fabric, including ornamental timber friezes, a prominent arched window and curvilinear Art Nouveau ornament above in smooth render to the projecting front bay, the ensemble of roof shapes to the terracotta tile roof with terracotta finials, dormer window echoing the main gable, and three tall, roughcast render chimneys with red brick detailing visible from the street. These features are all characteristic of the Federation Queen Anne style, but the timber construction is atypical.

The range of interwar houses includes bungalows, and other interwar revival styles including Old English revival style, Moderne, and simpler bungalows with Moderne elements.

The interwar Bungalows are at 5, 7, 9, 11, 13, 19, 25, 29, 31, 33, 35, 37, 39 (altered), 41 (prominent rear addition), 45, 47 and 49, and at 16, 22, 24, 30 Aberfeldie Street, and 5, 7, 13 18, 20, 26, 38, 42, 44, 50, 54, 56, 58, 68, 70, Waverley Street. Most evidence typical elements of the style: face red brick walls and gabled terracotta roofs, typically with prominent street-facing gables (one or two) with half-timbered gable ends, some with shingles (7 Aberfeldie Street) or a combination (such as at 9 Aberfeldie Street). 5 and 13 Waverley are weatherboard examples. They have broad front porches or verandahs (either as a continuation of the main roof or as a projecting gable) variously supported by heavy-looking rendered, tapered pillars set on brick piers. Windows are typically timber framed, some with projecting box-like frames (such as 19 and 25 Aberfeldie Street), double-hung sash, some with leadlights to the upper panes, and some have windows either curved (30 Aberfeldie Street) or curved and canted. Most retain square brick chimneys, either squat or tall, some with terracotta chimney pots.

16 Aberfeldie Street is distinctive as a rendered bungalow with terracotta tile jerkin head roof form, solid arched timber frieze to the verandah, and ornamental use of clinker brick.

The interwar Old English revival style is seen at 21, 23, 51, 53 and, to a lesser extent, at 28a Aberfeldie Street (the latter also retaining Bungalow features). Features characteristic of the Old English revival style are the clinker brick walls and on detailing to face brick walls, some rendered (23 Aberfeldie), distinctive gable end treatment without eaves, tall chimneys and steeply pitched roof (at 23 Aberfeldie). 51 has an original garage, and

the corner house at 53 Aberfeldie retains the original front fence, corner front gate and garage.

The houses at 3 Waverley and 10 and 14a Aberfeldie Street are good representative examples of the interwar Moderne style. Of note is 14a Aberfeldie Street, a triple fronted, double-storey interwar Moderne house with pale face brick walls, and horizontality expressed in the horizontal glazing bars to the wide windows, the curved corner window at ground level, the rendered band and first-floor floor level. Built in 1940, it would have replaced an earlier house built by 1906. It retains a high degree of original fabric, including its original garage, low front fence and mild steel gate. 40A and 46A are later interwar examples which retain echoes of the interwar Moderne style. Notable are the four single-storey face brick flats at 10 Aberfeldie Street, which retain a high degree of original detailing including their original front fence and triple garage accessed off Alma Street.

The Aberfeldie Street and Waverley Street Precinct has good visual cohesion. The housing is of good quality and, overall, of good integrity and intactness. While some of the houses have been altered in detail (roofing materials, verandah detailing, other changes), overall the majority retain good integrity. Some of the houses have visible rear and upper storey additions. These houses are, however, still recognisable as dwellings from one of the three key phases of development. There are also some non-contributory places, and on the north side of Waverley Street these occur in a cluster. While this interrupts the continuity of contributory housing, because the precinct is large, and the housing on both sides of the group of non-contributory places is strong, their extension of the precinct to the south is warranted. Similarly, although the housing on the west side of Waverley Street, south of Park Street, was historically part of a different subdivision (of comparable date), because the housing represents similar phases of development in this part of Moonee Valley, and includes strong examples, it is considered to form a logical extension to the precinct.

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/>