

Irving Estate Precinct



Bungalow on Bonar Avenue



Inter-war dwelling on Bakers Parade



View along McGregor Avenue Parade



Irving Estate Precinct Map

Location

1-11 and 2-8 Bonar Avenue and 1-31 and 2-36 Bakers Parade and 22-26 Wales Street and 9-29 and 2-12 McGregor Avenue BRUNSWICK WEST, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO595

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - May 12, 2023

What is significant?

The Irving Estate Precinct, comprised of houses at 1-11 and 2-8 Bonar Avenue, 1-31 and 2-36 Bakers Parade, 22-26 Wales Street, and 9-29 and 2-12 McGregor Avenue, is significant. With respect to contributory properties, the facades, roof forms and setbacks of 1920s Bungalows dwellings are significant, as well as timber picket, stone and some earlier brick fences. Metal fences and some later brick fences the rear extensions are not significant.

Contributory properties include:

Bakers Parade: 2, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16B, 19, 20, 21, 23, 26, 29, 30, 31, 32, 34, 35 and 36.

Bonar Avenue: 1, 2, 3, 4, 6, 7 and 9.

McGregor Avenue: 6, 9, 12, 13, 15, 17, 21, 23, 25, 27 and 29.

Wales Street: 22, 24 and 26.

Non-contributory properties include:

Bakers Parade: 1, 3, 4, 10, 11, 17, 18, 22B, 24, 25, 27 and 28.

Bonar Avenue: 5, 8 and 11.

McGregor Avenue: 2, 4, 8, 10, 11, and 19.

How is it significant?

The Irving Street Precinct is of local historical, representative and aesthetic significance to the City of Moreland.

Why is it significant?

The Irving Estate Precinct is historically linked with the Irvine Estate subdivision, which was subdivided and progressively developed from 1913 through to 1945. This estate was created after the First World War, during a time of extensive housing development in West Brunswick with large areas taken up with timber bungalows and other interwar house styles. (Criterion A)

The Irving Estate Precinct demonstrates the principal characteristics of interwar period 1920s Bungalow style dwellings, with an array of features specific to the style including timber weatherboard, double fronted facing gable ends with timber panelling or shingles, low pitched roofs with Marseille terracotta tiles and tall face brick chimneys, rounded bay windows with timber shingles, sets of multiple timber windows grouped together with leadlight glass panes, and a brick or roughcast enclosed verandah with solid posts supporting a gable ended verandah roof. (Criterion D) The Irving Estate Precinct has aesthetic significance as a relatively intact and visually cohesive area of predominantly interwar period 1920s Bungalow style dwellings. These dwellings have a consistent scale, setback and materiality which creates a notable streetscape pattern, character and sense of cohesion. These qualities are enhanced by generally well-maintained front gardens. (Criterion E)

Heritage Study/Consultant	Moreland Heritage Nominations Study, Extent Heritage, 2022;
Construction dates	1913,
Hermes Number	206417
Property Number	

Physical Description 1

The Irving Estate Precinct in Brunswick West spans four streets on the southern side Moreland Road in Brunswick West, including Bakers Parade, Bonar Avenue, McGregor Avenue and Wales Street. The site consists of single and double storey residential buildings only. The large majority of dwellings were constructed in the early twentieth century, comprising of substantially intact 1920s Bungalow style houses. In addition, there are two 1940s era face brick dwellings at 8 and 11 Bonar Street which are highly intact for their type but are considered to be non-contributory elements in relation to the 1920s theme of the precinct. The remainder of the dwellings relate to low quality postwar and late twentieth century construction, and are non-contributory elements as well.

The key heritage characteristics of the 1920s timber Bungalows include timber weatherboards, double fronted facing gable ends with timber panelling or shingles, low pitched roofs with Marseille terracotta tiles and tall face brick chimneys, rounded bay windows with timber shingles, sets of multiple timber windows grouped together with leadlight glass panes, and a brick or roughcast enclosed verandah with solid posts supporting a gable ended verandah roof. Fence materials range from metal loop to brick, stone and timber. Some of these dwellings have been modified with postwar migrant 'Mediterranean idiom' features such as modifications to the verandahs to include new columns and arches, though these do not overly dominate the original style and form of the dwellings. These dwellings have a consistent scale, setback and materiality which creates a streetscape pattern, character and sense of cohesion.

The key heritage characteristics of the 1940s cottages include double or triple fronted facades, face deep red brick, terracotta tile hipped roof, tall face brick chimneys, timber windows (some of which wrap around two elevations), rounded porch cover and entry stairs, and face brick front boundary fences.

As is expected for these types of dwellings, many have been extended to the rear with single-storey additions. These are very sympathetic in that they are not visible or have been provided in a colour, materiality and scale which is appropriate for the character of the place.

The streetscape setting is further characterised by native street trees.

Physical Conditions

On the most part, the dwellings have been well maintained and are in good condition.

Integrity

Every dwelling has undergone some form of alteration over time, resulting in varying styles of front fences, some alternative verandah detailing, replaced roof fabric, and rear extensions. On an individual level many dwellings have high integrity, while some have moderate integrity. As a group though, they have a high level of integrity due to their overall visual cohesiveness.

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/>