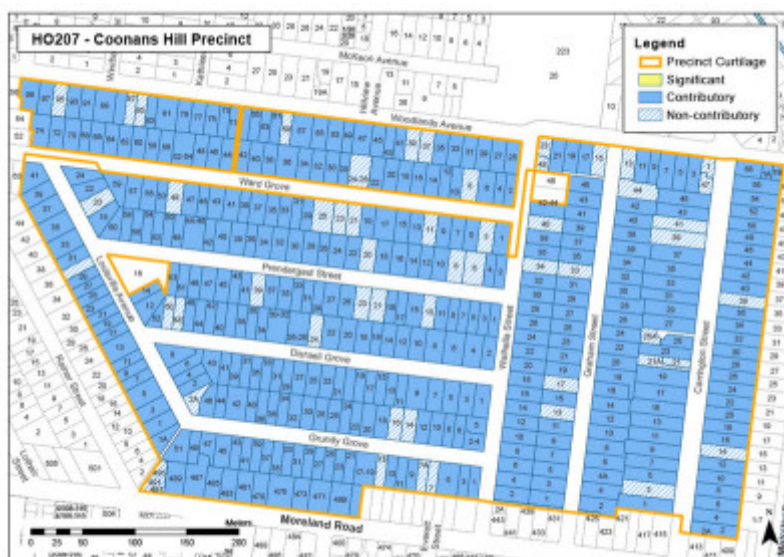


Loyola Avenue



56108 IMG 0578



Coonans Hill Precinct Map

Location

1-25 LOYOLA AVENUE, BRUNSWICK, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - October 8, 2004

What is significant?

The Loyola Avenue Precinct, Brunswick, comprising the houses on the west side of Loyola Avenue, that is 1 to 25 Loyola Avenue (odds) but excluding non contributory structures at 1, 1a, 5, 5a, 7 & 17, the street plantation and mature street plantings on the east side of Loyola Avenue and the bluestone street infrastructure.

How is it significant?

The Loyola Avenue Precinct, Brunswick, comprising the houses on the west side of Loyola Avenue, that is 1 to 25 Loyola Avenue (odds), the street plantation and mature street plantings on the east side of Loyola Avenue and the stone street infrastructure, is of local historic and aesthetic significance to the City of Moreland.

Why is it significant?

Of historic and aesthetic significance for its combination of unusual mature street trees, including Phoenix canariensis (Canary Island Date Palm) and Plane Trees (Platanus x acerifolius), which are unusual within Brunswick. Also, for its rare bluestone street infrastructure and for its collection of inter-war bungalows, which display many similar characteristics. (AHC Criteria A.4 & E.1)

Heritage Study/Consultant	Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004;
Hermes Number	56108
Property Number	

Physical Description 1

Loyola Avenue is an early twentieth century residential precinct and includes the properties on the west side of the street at 1-25 (odds), mature street plantings and the plantation on the east side of the street and street infrastructure including the bluestone crossings such as seen at No. 13, bluestone kerbs and bluestone street planting borders.

The houses, although noticeably different, display similar characteristics and features and it is possible that they were constructed by the same builder. The houses are single storey red brick or painted roughcast bungalows with gabled terracotta tiled roofs. Details include terracotta chimney pots and finials, half-timbering, scalloped weatherboards, leadlight double-hung sash windows, leadlight tripartite casement windows and fretwork valances to the verandah (including a fine example of sunray fretwork at No. 25).

The house at No. 13 is individually notable, due to its larger size (which may indicate that it belonged to the builder), bluestone crossover, which is rare within the context of Brunswick and, particularly, its street fronting carport. The carport is open, with one wall enclosed with original weatherboards, with timber posts and decorative timber brackets to the other elevations. It has a gabled terracotta tiled roof with a half-timbered gable end. A low woven wire fence separates the carport from the front garden.

On the east side the street is distinguished by its street plantings which include six mature Phoenix canariensis (Canary Island Date Palm), interplanted with Sweet Pittosporum (Pittosporum undulatum). At the northern end of the street are four mature Plane Trees (Platanus x acerifolius) which have been lopped at various times, but have regained some of their natural form. A mature False Cypress (Chamaecyparis sp) also makes a notable planting. There is an Italian Cypress in the private garden of No. 15.

The houses at Nos. 1, 1A, 5, 5A, 7 and 17 have been demolished and replaced with new infill housing and of which No 7 is particularly out of character. The house at No. 23 has alterations.

Physical Conditions

Good

Integrity

Minor Modifications

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/>