

Ardmillan Road Precinct Statement of Significance April 2021

Heritage Place:	Ardmillan Road Precinct	PS ref no:	HO462
-----------------	-------------------------	------------	-------



Ardmillan Road Precinct north side nos. 28 to 30

What is significant?

The Ardmillan Road precinct is a residential area that comprises houses built from c.1885 to c.1925.

The following features contribute to the significance of the precinct:

- The houses at 15, 17, 25-31, 39-47 & 26-48 Ardmillan Road are contributory.
- Nos. 21, 28, 30, 34, 40*, 44, 46 & 48 are Significant.
- The overall consistency of housing form (hipped or hip and gable roofs, single storey with a smaller number of attic stories and one double storey), materials and detailing (weatherboard, imitation Ashlar or face brick, corrugated metal slate or tile roofs, verandahs with cast iron or timber frieze decoration, render or brick chimneys) and detached siting on garden allotments and low front fences.
- The deep front setbacks of the houses at 36-48 Ardmillan Road containing mature trees including the Mexican Fan Palm (*Washingtonia robusta*) and Smooth-barked Apple (*Angophora costata*) at nos. 42-44 and the Scotch Elm (*Ulmus glabra*) at no.46
- The mature Canary Island Palm (*Phoenix canariensis*) at no.19 streetscape materials such as bluestone kerb and channel

Non-original alterations and additions to the Significant and Contributory houses and the houses at 19, 23 & 33 Ardmillan Road are Non-contributory.

*The house at 40 Ardmillan Road has a separate citation and statement of significance.

How is it significant?

The Ardmillan Road precinct is of local historic and aesthetic significance to the City of Moonee Valley.

Why is it significant?

Historically, it demonstrates the housing boom in Moonee Ponds during the late Federation/Edwardian and early interwar period, while the Victorian houses are associated with the first phase of suburban development in the late nineteenth century. The predominant Federation/Edwardian and interwar housing stock interspersed with Victorian era dwellings is representative of the residential areas that developed during those periods. (Criteria A & D)

Aesthetically, it is an enclave of late nineteenth and early twentieth century housing including Italianate villas, Queen Anne villas and Bungalows with characteristic form, materials and detailing and good visual cohesion due to the consistency of built form and overall quality of much of the housing including several fine examples of each style. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways and mature trees within several front gardens, notably the group of houses with deep setbacks at nos. 36 to 48. (Criterion E)

Of note within the precinct are the following houses:

- no.21, which is a fine and intact bungalow with fine details that demonstrate the Arts & Crafts influence such as the bracketed purlins to the main roof and verandah end, the horizontal louvered gable vent resting on modillions, the large curved verandah brackets and the 'hit and miss' balustrade. (Criterion D)
- no.28, which is an asymmetrical Italianate villa constructed of polychromatic brick with a canted front bay and very finely detailed chimneys. It is highly intact. (Criterion D)
- no. 30, which is a late example of the Italianate style constructed in the Federation period. It is very intact and retains original verandah details, and red brick chimneys. (Criterion D)
- no.34, an Italianate villa, which (although altered) is notable for the Classical styledetailing including an entablature to the windows. (Criterion E)
- no.44, which is a fine and intact attic style bungalow with less common details such as the 'Jerkinhead' profile roofs with broad eaves and bracketed purlins, the projecting brackets beneath the gable end shingling, the prominent pergola style rafters above the bay windows, which feature unusual geometric patterns, the rendered flat-topped chimneys, and the paired Tuscan columns supporting the verandah. (Criteria D & E)
- no.46, an intact attic bungalow with a broad gable-fronted roof and unusual details such as the corner windows, a pointed head window adjacent to the entry. (Criterion D)
- no.48 is an unusual example of a two storey bungalow. Asymmetrical in plan it has a hipped tile roof with deep boxed eaves. Notable features include the rounded wall corners in contrasting brick, the double height bay windows with shingled skirt/hoods, and the corner porch/balcony supported by Tuscan columns, accessed by recessed double timber doors with diamond shape windows. (Criterion D)

Primary source

Aldous, Grant, *The stopover that stayed. A history of Essendon*, 1979

City of Essendon Building Permit Cards (EBP) for Ardmillan Road

Land Victoria (LV) Certificates of title Vol. Fol.

Living Histories, *Moonee Valley Thematic Environmental History* (September 2012)

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no.1644, dated 1905

Sands & McDougall Directory (SM) 1880, 1885, 1890, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940

This document is an incorporated document in the Moonee Valley Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

Heritage Overlay 462 - Ardmillan Road

