

## Levien Street Statement of Significance April 2021

<b>Heritage Place:</b>	Levien Street	<b>PS ref no:</b>	HO371
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### What is significant?

The Levien Street precinct, comprising a row of ten timber cottages at 2-20 Levien Street and group of three timber dwellings at 23-27 Scott Street, all built in the Federation Queen Anne style, is significant. They were erected by Ascot Vale builder John Coutts between 1914 and 1915. The houses in Levien Street each have a name, written in stylised relief in the front gable. Nos. 2 to 10 Levien Street were called: Edina, Kamur, Liege, Dalia and Avonal, respectively. Nos. 12 to 20 Levien Street were named after Victorian localities: Olinda, Eureka, Avoca, Iona and Nyora. The houses in Scott Street do not have names but instead feature Art Nouveau and geometric pattern relief to the street facing gables.

The houses in Levien Street are all single-fronted with a hipped roof and projecting front gable. Most have a return verandah with turned timber posts. The facades are clad in ashlar block boards above a dado of diagonal lining boards or weatherboards. The houses in Scott Street are all double-fronted with a gabled-hip roof and projecting front gable, with facades clad in weatherboard and roughcast render above a dado of brick or timber lining boards. The low front fences are not original but are sympathetic and allow views to the front and side elevations of the houses.

The houses at 2-20 Levien Street and 23-27 Scott Street are contributory.

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

### How is it significant?

The Levien Street Precinct is of local aesthetic and historic significance to the City of Moonee Valley.

### Why is it significant?

The row of houses is of aesthetic significance as a visually homogenous streetscape of Edwardian era cottages constructed by a single builder with consistency in building style, roof form, chimneys, setback, cladding materials, and, for the Levien Street houses, especially the house name in decorative relief on every front gable. The earlier group (Nos. 12-20 Levien Street) is distinguished by its greater level of embellishment and retention of original details such as cast-iron verandah friezes. The group on Scott Street are distinguished by their more elaborately detailed Art Nouveau and geometric pattern gable end decoration. (Criterion E)

The houses are of historic significance as a tangible demonstration of the type of speculative housing erected during the late Edwardian era, being small, single-fronted cottages and larger double-fronted dwellings with embellishment typical of their period. (Criterion A)

### Primary source

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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*.

