

## Queens Avenue and Burton Crescent Statement of Significance April 2021

<b>Heritage Place:</b>	Queens Avenue and Burton Crescent	<b>PS ref no:</b>	HO452
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*Queens Avenue and Burton Crescent*

### What is significant?

The Queens Avenue & Burton Crescent precinct is a residential area that comprises houses built from c.1901 to c.1915.

The following features contribute to the significance of the precinct:

- The overall consistency of housing form (hipped or hip and gable roofs, single 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 (small front setbacks and narrow side setbacks) and low front fences.
- Streetscape materials such as bluestone kerb and channel and bluestone laneways
- The mature Oaks (*Quercus sp.*) along the north side of Queens Avenue.

The houses at 1-35 Queens Avenue, 2-20 & 15 Burton Crescent, 174-190 Ascot Vale Road, 70-74 Kent Street and 1 Clissold Street are Contributory to the precinct.

Non-original alterations and additions to the Contributory houses and the houses at 17 Burton Crescent and 76 Kent Street are not significant.

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**How is it significant?**

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The Queens Avenue & Burton Crescent precinct is of local historic and aesthetic significance to the City of Moonee Valley.

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**Why is it significant?**

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Historically, it demonstrates the housing boom in Ascot Vale during the first two decades of the twentieth century and the Federation/Edwardian housing stock which comprises detached Victorian Italianate 'survival' and Queen Anne villas is representative of the residential areas that developed during that period. (Criteria A& D).

Aesthetically, it is an enclave of Federation/Edwardian housing with characteristic, form, materials and detailing and a high degree of visual cohesion due to the consistency of built form. The setting of the houses is complemented by traditional public realm materials such as bluestone kerb and channel and bluestone laneways and in Queens Avenue by the mature row of Oaks along the north side. (Criterion E).

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**Primary source**

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

Land Victoria (LV), Certificates of title Vol. 2547 Fol. 309, V. 2921 F. 188, LP 4249

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

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 832, dated 1904

Sands & McDougall Directory (SM), 1900, 1905, 1910, 1915

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 452 - Queens Avenue &amp; Burton Crescent

