

13 Milton Street, Ascot Vale Statement of Significance

Heritage Place:	Keston	PS ref no:	HO473
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13 Milton Street, Ascot Vale, principal elevation (source: Context, April 2018)

What is significant?

'Keston' at 13 Milton Street, Ascot Vale, a late Victorian era Italianate mansion designed by Taddell Bros and built in 1889 is significant.

Significant fabric includes the:

- double-storey asymmetric built form with a projecting bay;
- original hipped roof form and slate roofing;
- unpainted polychrome brickwork, basalt steps and associated pedestals,
- original chimneys and eaves detailing;
- original pattern of fenestration, elements of window and door joinery and leaded glass highlight and sidelights;
- original setback at the front; and
- verandah ornamentation.

Two tall mature Canary Island Date Palms (*Phoenix canariensis*) and a mature Pepper Tree (*Schinus molle*) in the front garden are also significant.

How is it significant?

13 Milton Street, Ascot Vale, is of local architectural (representative) and associative significance to the City of Moonee Valley.

Why is it significant?

'Keston' at 13 Milton Street, Ascot Vale, is significant as a Victorian-era Italianate mansion. The Italianate style is well represented in the Heritage Overlay in Moonee Valley, however mansions of this large scale are less common than single storey detached houses. 13 Milton Street demonstrates the mansion typology through its asymmetrical building form with a two-storey projecting polygonal room and a return verandah also extending over two storeys. The house is set on a medium-sized allotment with a garden setting. 'Keston' compares well with 17 Norwood Crescent, Moonee Ponds, 1885 (HO266) and also with 49-59 Raleigh Street, Essendon, 1889 (HO106), both in its level of intactness and architectural design. 13 Milton Street demonstrates Italianate characteristics including the slate roof, original chimneys, eaves detailing, unpainted polychromatic and red brickwork, window and door joinery including timber window valances, leaded glass highlight and sidelights, and double-level verandah with ornamentation. The integrity of the place is enhanced by the retention of early garden elements including two tall mature Canary Island Date Palms (*Phoenix canariensis*) and a mature Pepper Tree (*Schinus molle*). Overall, it is highly intact example of the Italianate style, with very few changes visible. (Criterion D)

13 Milton Street Ascot Vale is significant for its association with Tadgell Bros, a building, architecture and property business formed between Frederick and Ernest Tadgell in 1888. The business concentrated initially on architectural projects such as 13 Milton Avenue and buildings for the Anglican Church, but later operated as auctioneers, valuers, estate, finance and insurance agents within the Moonee Valley area. 13 Milton Street is attributed to the design by Tadgell Bros, who invited tenders for the erection of a 'large two-storied brick residence' in Milton Avenue. Tadgell Bros occupied offices at 13 Norwood Crescent, Moonee Ponds (c1901-02; HO89), 439 Mount Alexander Road, Moonee Ponds, and at Ascot Vale and Essendon railway stations. Other significant works in Moonee Valley by Tadgell Bros include Buckley Lodge, 200 Pascoe Vale Road, Moonee Ponds (HO95); St James' Anglican Church, 1 Hudson Street, Moonee Ponds HO354); and St Thomas' Anglican Vicarage, 760 Mount Alexander Road, Moonee Ponds (HO85). (Criterion H)

Primary source

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