

## Brown Avenue and Morphett Avenue Statement of Significance

<b>Heritage Place:</b>	Brown Avenue and Morphett Avenue	<b>PS ref no:</b>	HO451
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*Brown Avenue 19 to 23*

### **What is significant?**

The Brown Avenue & Morphett Avenue precinct is a residential area, which predominantly comprises Victorian, Federation/Edwardian and Interwar houses. Development of the precinct commenced in the late 1880s and was complete by the 1940s. The Contributory places include the houses, and any associated original or early front fences, at 1-9, 13, 15, 19-23, 27-33 & 2A-6, 10, 12, 14, 16, 18 & 22-30 Brown Avenue, 70 Charles Street, and 1-29 & 2, 4 & 8-14 Morphett Avenue. Key attributes include the predominantly detached siting with similar or uniform front and side setbacks, single storey scale and prominent hipped and/or gabled roof forms with porches and verandahs of the houses, and the low front fences that allow views of the houses from the street.

The Progress Kindergarten at 11 Brown Avenue and the house and former stables at 23 Brown Avenue are of individual significance and have their own citation and statement of significance.

Non-original alterations and additions to the Contributory houses, and the houses at 8, 17, 20 & 25 Brown Avenue, 6 Morphett Avenue and 1, 1A, 1B & 1C James Street are Non-contributory.

### **How is it significant?**

The Brown Avenue & Morphett Avenue precinct is of local historic significance to the City of Moonee Valley.

### **Why is it significant?**

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It is significant as a representative area of late nineteenth and early to mid twentieth century housing in this western part of Ascot Vale. It demonstrates the extent to which speculative subdivision progressed into the more remote areas of Moonee Valley during the nineteenth century boom, and how this resulted in isolated pockets of Victorian housing on large estates that were not fully developed until the mid-twentieth century. (Criteria A & D)

### **Primary source**

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

Land Victoria (LV), Lodged Plan 920, certificates of title Vol. 1641 Fol. 016, Vol. 1914 Fol. 706, Vol. 5130 Fol. 952 Melbourne & Metropolitan Board of Works Detail Plan No. 773 dated 1913





Sands & McDougall Melbourne Directory (SM) 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1944-45

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 451 - Brown Avenue & Morphett Avenue



**LEGEND**

-  Significant
-  Contributory
-  Non-contributory
-  HO Precinct Boundary