Address:	3 Ardmillan Road, Moonee Ponds
Place typology:	Residential
Construction date range:	Circa 1885-1890
Architectural style:	Victorian Italianate
Assessment:	heritage ALLIANCE, May 2021
Recommendation:	That the place be included in the heritage overlay schedule.

Photo of place:



3 Ardmillan Road, Moonee Ponds. Photograph, heritage ALLIANCE, May 2021.

Statement of Significance:

What is significant?

3 Ardmillan Road, Moonee Ponds, is an asymmetrical Victorian Italianate residence built circa 1885-1890.

The significant features of the house includes:

- Single storey asymmetrical form with projecting bays to each street frontage
- Ashlar timber boarding, verandah, and decoration in cast-iron
- M-profile hipped roof, (but not the cement tiles) timber eave brackets and rendered and corbelled chimneys
- Original pattern of fenestration and window and door joinery

The hipped wing to the rear and brick garage and cement tile roof are recent additions and are not significant.

How is it significant?

3 Ardmillan Road, Moonee Ponds, is of local architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

3 Ardmillan Road, Moonee Ponds, is significant as an ashlar timber boarded asymmetrical Victorian Italianate residence on a corner allotment. It demonstrates the villa typology of the period, being free-standing and more substantial than terrace housing, but not as large in scale as the two storey mansion houses. The Victorian era and dichromatic brick Italianate style are common in Moonee Ponds, but timber Italianate villas of this size and design are uncommon. Only two others, 76 Margaret Street and 12 Grosvenor Street, are listed on the heritage overlay.

3 Ardmillan Road, Moonee Ponds, demonstrates the attributes of the Italianate style through its form, fabric and design. It demonstrates the asymmetrical form with front and side projecting bays, including a faceted bay window and verandah which follows the plan of the bay window. The verandah has cast-iron posts and frieze which returns along both sides of the house. The M-profile hipped roof has been reclad with cement tiles but was probably originally slate similar to 12 Grosvenor Street and 76 Margaret Street. The two rendered chimneys have corbelling.

3 Ardmillan Road, Moonee Ponds, is a mostly intact example of the Victorian Italianate and is an unusual example of a large timber villa of its period. (Criterion D)

Description:

3 Ardmillan Road, Moonee Ponds is situated on the corner of Grosvenor Street, Moonee Ponds and has been designed to be viewed from two street frontages. The asymmetrical Victorian Italianate house has ashlar timber boarding and an M-profile hipped cement tile roof which has replaced what was probably a slate roof similar to that of 'Sans Souci' in Grosvenor Street. There are two rendered corbelled chimneys and timber eave brackets.

The two street frontages are terminated in projecting bays with a verandah running along the two sides and over the front bay. The verandah has a corrugated iron roof with cast iron frieze and posts.

At the rear of the house, along the western fence line, runs a long-hipped weatherboard kitchen and living room wing built in circa 1978. A carport with roller door in modern brick to the other fence line on Grosvenor Street side has a crossover.

The windows include a faceted bay window on the Ardmillan Road, facing façade with timber double hung sashes and the verandah over it. Along the front and side are more timber double hung sashes with sidelights. The bay to the Grosvenor Street façade has a large bay window with integrated, cone shaped window hood and three double hung sashes with timber mouldings to mullions.

The front door facing Ardmillan Road, Moonee Ponds, is a moulded timber door with sidelights and fan light.

The garden is very dense along the fence line which is a reproduction metal spike fence. There is car access at the rear on Grosvenor Street.

History:

Contextual History

City of Moonee Valley occupies part of the Traditional lands of the Wurundjeri-willam clan of the Woi-wurrung people. Many sites in the area now known as City of Moonee Valley show evidence of Woi-wurrung activities and spiritual connections. Fish were trapped in the rivers and creeks, stone was quarried from the river edges, murnong daisy was collected and kangaroos hunted across grassland areas, and bark was harvested from trees in the river valleys. This relationship between the Woi-wurrung and the land, water, animals and plants, continues to this day (Living Histories, *Thematic Environmental History*, 2012: p.29).

The first Europeans to explore the area known as Moonee Valley was a surveyor, Charles Grimes in 1803. In 1836, settlers moving from Van Diemen's Land crossed the area in the hope of finding empty, cheap and plentiful land for sheep. By 1842, surveyors had created the first map of the Parish of Doutta Galla and then Woi-wurrung lands were offered for sale by the British Crown to Europeans (noting that the land was never ceded). The Wurundjeri were moved off their land which had a profound impact on their culture, health and language. By 1860, the entire parish was sold (Living Histories, *Thematic Environmental History*, 2012: p.32-33).

Early development of the area began with the goldrush period of the 1850s which saw Mount Alexander Road used as a thoroughfare to the diggings with over 30,000 people estimated as moving along the dirt road each week. Businesses and shops sprang up providing sustenance, transport and accommodation to service the passing gold rush trade. Some very early wayside hotels and shops still survive from this period (Living Histories, *Thematic Environmental History*, 2012: p.51-54).

After the heady days of the goldrush, the 1860s saw Essendon, Ascot Vale, Moonee Ponds and Flemington develop into permanent townships. The development of railways by private companies gave huge impetus to suburban development of the area with the opening of the Essendon railway in 1860. The government purchased the line in 1868. Suburban trains terminated at Essendon and it wasn't until 1889 that Ascot Vale, Moonee Ponds and Newmarket stations were completed. By 1893 stations opened at Strathmore and Pascoe Vale and in 1922 Glenbervie Station opened. The railways provided an enormous boost to residential development along the line and those who had previously moved to areas without trains, now clamoured for them (Living Histories, *Thematic Environmental History*, 2012: p.59).

By the 1880s Essendon had become a Borough and by 1891 had a population of 14,411. Many subdivisions occurred during the land boom of the 1880s and many failed to eventuate due to the depression of the 1890s. In the interwar period a boom in subdivision and residential infill occurred in Travancore, Essendon, Ascot Vale, Strathmore and Moonee Ponds, which was focused on new transport routes along the tram lines, first established to Essendon in 1905. In 1919 the Melbourne and Metropolitan Tramways Board was formed and lines were extended and improved. The tram lines saw development occur either side of Maribyrnong Road, further along Mt Alexander Road, Buckley Street and Keilor Road. (Living Histories, *Thematic Environmental History*, 2012: p.65-68; p.115).

In the three decades after the Second World War, Melbourne's suburbs ballooned outward to cater for post-war migration, the baby boom, an increasing need for new housing, and a more car-centred economy. Areas to the north of Essendon had been open paddocks in 1945, but by 1950 the Shire of Keilor found themselves with a developing suburb with no name. It was later called Niddrie. Similarly, Airport West was developing quickly with houses being built before the roads. By 1964 it was claimed that Airport West had the cheapest cream brick veneers in Melbourne (Living Histories, *Thematic Environmental History*, 2012: p.120-121).

Many houses in these post-war areas were austere weatherboard or brick veneer bungalows, with a few scattered architect designed or project homes on new blocks, particularly along the Boulevard in Aberfeldie. These post-war housing areas were car-centred communities located close to industry along Keilor Road, Matthews Avenue around Essendon Airport and East Keilor. By 1960 Airport West had its first hotel, the famous Skyways Hotel and then in the 1970s the first shopping centre, owned by Westfield was begun (Heritage ALLIANCE, *Gap Heritage Study*, 2005: p.28-30).

Post-war housing pressure also saw a huge investment by the Housing Commission of Victoria who developed 150 bungalows in concrete, weatherboard and brick in Aberfeldie. They then began an ambitious estate of houses and flats on a 77 acre site at Ascot Vale in 1949. These low-rise walk-up flats eventually gave rise to the high-rise flats of Flemington which opened in June 1965 (Living Histories, *Thematic Environmental History*, 2012: p.123).

Many post-war migrants bought or built houses in the outer areas of the municipality, close to employment and industry and where new, cheaper housing was readily available. These developments and public housing in Aberfeldie, Ascot Vale and Flemington have had a long-lasting effect on the nature of the Moonee Valley community which today is one of the most diverse and vibrant in Melbourne (Living Histories, *Thematic Environmental History*, 2012: p.124).

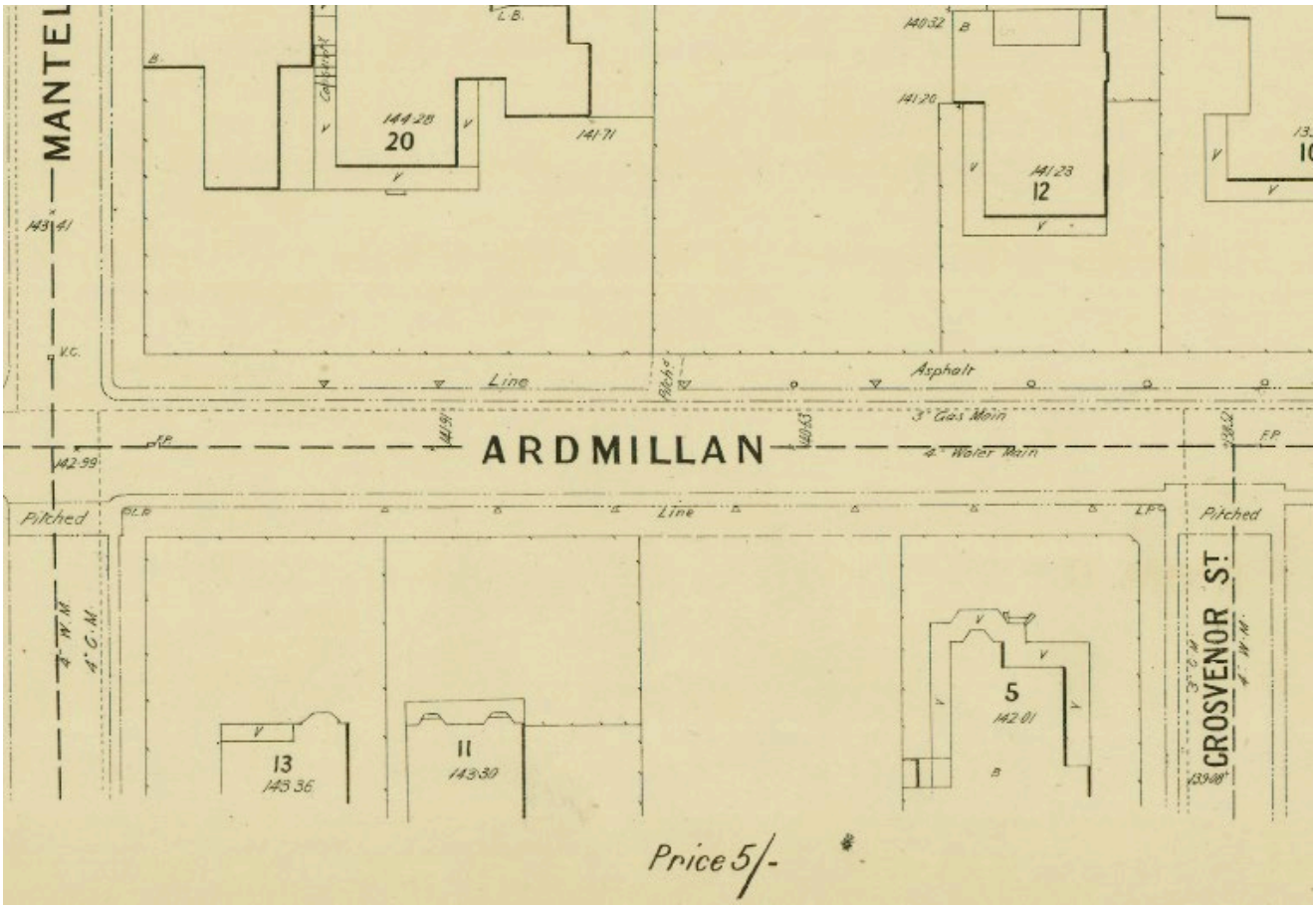
Place history

3 Ardmillan Road, Moonee Ponds, is more closely aligned with the housing and subdivisions which occurred to the rear, on Grosvenor and Sydenham Street, Moonee Ponds than the Federation and Inter-war villas of the Ardmillan Estate.

Sydenham Street, around the corner from Ardmillan Road, is part of Allotment C of Section 6, Parish of Doutta Galla, which Albert Ozanne and James McConnell purchased on the 27 June 1849 at the Crown land sales. Land within Allotment C includes much of what is now central Moonee Ponds and is divided into two by Holmes Road/Puckle Street. The Melbourne to Essendon railway line bisected the area in 1859-60 and the Moonee Ponds station erected near Holmes Road gave impetus to development nearby. The re-opening of the railway in 1871 encouraged further subdivision of the land west of the railway line for housing, which was substantially developed by the end of the nineteenth century (Butler, *Essendon Conservation Study,* 1985: p.227).

This process of subdivision and development began in the 1850s when the grantees, Ozanne and McConnell sold off portions of land of varying sizes during the land boom that followed the gold rush. William Nash, Alex and James Brock bought most of the north side of Holmes Road. Large allotments with a range of 60 to 187 feet frontages were established by the 1870s and contained large villas or mansions occupied by prominent citizens such as the Rev. Edward Puckle. The re-opening of the Moonee Ponds railway station in 1871 encouraged further development and over the next twenty years a series of subdivisions including the Doutta Galla Estate, Sydenham Estate, and the Cornwall Estate were released for sale. These sales and subdivisions resulted in this elevated part of Holmes Road becoming an area characterized by comfortable, middle-class housing interspersed with larger villas and mansions on generous allotments (Butler, *Essendon Conservation Study,* 1985: p.227; Context, 2021: Appendix D, Sydenham Street precinct).

The subject site was subdivided from the Sydenham estate in 1877, advertised as one of four “splendid building allotments” with frontages to Ardmillan Road, situated between Mantell and Fisher (now Grosvenor) Streets (*The Argus*, 26 Sept 1877, p.2). The residence at 3 Ardmillan Road was constructed circa 1885-90 and was one of only 10 houses in the street at the time. Then numbered 5 Ardmillan Road, as indicated by the Melbourne and Metropolitan Board of Works (MMBW) map of 1905, its first owner was accountant Edward Mason Wren (Essendon Historical Society Notes; *MMBW Plan no. 1645*, 1905). Wren occupied the house known as “Kenwyn,” until 1887 when it was then sold to another accountant, John Law (Essendon Historical Society Notes; *Sands & McDougall*, 1890). Law was partner in one of the largest metal manufacturing companies, Law, M’Walter & Co, based in North Melbourne and was later found to have embezzled funds to keep the company afloat during the 1890s depression (*The Age*, 19 June 1894, p.8).



Extract from Melbourne and Metropolitan Board of Works Plan no. 1645, Source: State Library of Victoria, 1905, ID 1184606.

Despite avoiding prosecution, Law became insolvent and his estates were ordered to be sequestered in June of 1894 (*The Age*, 15 June 1894, p.8; *The Argus*, 8 June 1894, p.5). In July 1894, the estate's title was transferred into the Torrens System with Marie Charlotte Trouchet as owner (Certificate of Title, Vol. 2536, Folio 141). It does not appear that Trouchet ever lived at the residence, rather that it was likely rented. Sands and McDougall lists David Mundell as the occupant in 1895 (*Sands & McDougall*, 1895; 1900).

COMPULSORY SEQUESTRATIONS.

Mr. Justice Hodges yesterday granted orders absolute for the sequestration of the estates of the following persons:—

John Law, late of 5 Ardmillan-road, Moonee Ponds, ironfounder.

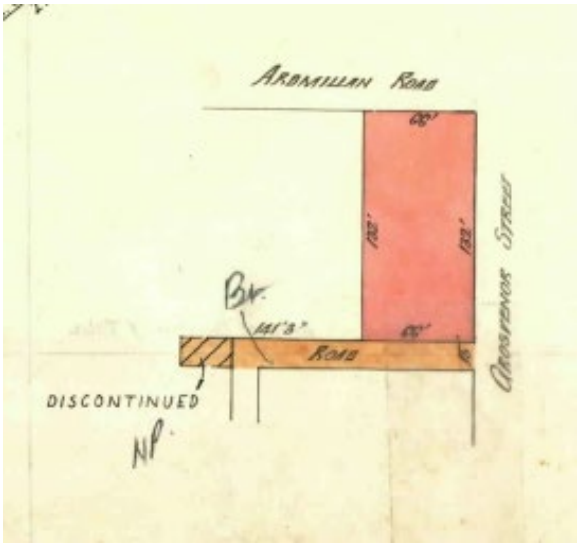
George Gill, of Punt-road, South Yarra, commission agent.

John Henry Walker, of Toorak-road, South Yarra, bootmaker.

Matthew Dwyer, of Gordon, labourer. Causes of insolvency—Sickness and death in family and pressure of creditors. Liabilities, £67 11s. 2d.; assets, £27; deficiency, £40 11s. 2d. W. D. M'Kee, assignee.

"Compulsory Sequestrations," The Argus, 8 June 1894: p.5.

Trouchet passed at her residence, "Souvenir" in 1923, and her land holdings were then inherited by her daughter, Louisa Martha Marie Trouchet (Probate and Will, 1923: VPRS 28/P3, 187/769). In Trouchet's probate, the Moonee Ponds residence is described as an "8 roomed WB cottage (Probate and Will, 1923)." Louisa appears to have continued renting out the residence with Sands and McDougall listing Amelia Cole as the occupant in 1925 (Sands & McDougall, 1925).



Extract from Land Title, Vol. 2536, Fol. 141.

In 1938, the house now numbered 3 Ardmillan Road, was put up for sale with advertisements describing it as located at a "Valuable Corner Position" in a "High Class Residential Locality" (*The Age*, 7 April 1938). The land title shows that it was then purchased by Amos Woods for £650, according to *The Argus*, and was passed to Christina Morton upon his death in 1947 (Certificate of Title, Vol. 2536, Folio 141; *The Argus*, 8 April 1938, p.9). By this time, the residence was valued at £750 (Probate and Will, 1946: VPRS 28/P3, 383/272).

Sources:

Primary Sources

The Age
The Argus
Certificates of Title, LANDATA
Public Records Office Victoria, Probates and Wills
State Library of Victoria, *Melbourne and Metropolitan Board of Works Plans*
Sands & McDougall Directories, State Library of Victoria

Secondary Sources

Context, heritage citation report, "Syndenham St Precinct," 2021
Graeme Butler, *Essendon Conservation Study,* 1985
Research by Essendon Historical Society

Thematic Context:

City of Moonee Valley Thematic Environmental History, 2012

6. Building Towns, Cities and the Garden State

6.7 Making Homes for Victorians

Comparative Analysis:

Victorian Italianate architecture in Moonee Valley
During the boom years during the 1880s, the City of Moonee Valley saw increased residential development through subdivision of large estates. Often demonstrating the early phase of the suburban expansion near the railway lines or arterial roads, Victorian-era houses in Moonee Valley are mostly single-storey Italianate style villas, with some examples of

mansions, double-storey villas, single- and double-storey terraces and detached cottages. Most are built of brick, with one timber example evident.

The Italianate style is a revival in the mid-nineteenth century of earlier Italian architectural forms and details, especially those from the time of the Renaissance, which were in themselves a revival and reappraisal of Greek and most importantly Roman architecture. The Italianate style was also associated, but less commonly in Victoria and chiefly in the 1840s to 1860s but with lingering influence, with a revival of building forms of vernacular Italian rural buildings, particularly in their use of asymmetrical massing and towers producing a picturesque effect.

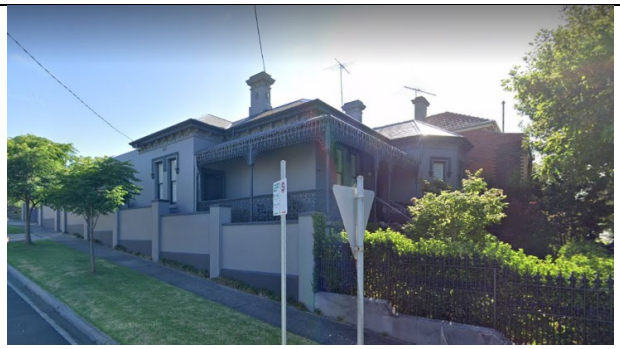
The Italianate style as applied to domestic architecture in Victoria favoured simple building forms, sometimes enlivened by bays and towers, with sheer wall surfaces in face brick (often bi-chrome or polychrome) or cement render generally incorporating quoining (often as surface decoration if not necessarily structural need).

Decoration in the Italianate style derived from Roman precedents and included elements from Classical entablatures and architectural orders, including a hierarchy of architraves, friezes, and cornices with associated moulding, panels, and brackets, applied to eaves, parapets and chimneys.

Eclectic touches were often married to the Italianate style, including Romanesque, Gothic, or stilted segmental arch-headed fenestration, incongruous replication of masonry features in timber, and excessive ornament that characterised the Boom style of the late nineteenth century.

The Italianate style is well represented in the Moonee Valley Heritage Overlay. Individually significant examples included detached villas (both symmetrical and asymmetrical in plan), terrace houses and mansions. Typically, they are set within a garden with a low front fence at the street frontage. Detailing ranges from modest to elaborate, typically including features from the era including cast-iron verandah friezes and posts and polychrome masonry to the front façade. The level of intactness of the Victorian-era Italianate villas in the City of Moonee Valley is moderate to very high (From Context, *2017 Heritage Study*, 2021: p. 524).

	All photos from Google Streetview
12 Grosvenor Street, Moonee Ponds (HO517): *Sans Souci* is included in the Heritage Overlay Schedule HO517. The house is an asymmetrical Victorian Italianate with ashlar timber boarding built in 1881-1883. It retains its original slate roof, but other than the roof has very similar features to 3 Ardmillan Road, including a polygonal bay, hipped roof with chimneys and timber double hung sash windows. The two houses are quite unusual in this area for being timber, Italianate and quite large.	
22 Mantell Street, Moonee Ponds (HO310): a single storey rendered asymmetrical Italianate villa with a polygonal bay, slate roof and corbelled chimney built in 1895. Although it is of masonry rather than weatherboard it is of a comparable date to 3 Ardmillan (though later) and is located very close by.	

76 Margaret Street, Ascot Vale is a single-storey timber villa with slate roof and is a significant property in precinct HO465. Stylistically, the house has characteristics of typical late Victorian, Italianate-style suburban residences. The residence has timber ashlar blocks on the street elevations, while the minor elevations are clad in weatherboard. In terms of integrity the properties are comparable.	
72 Eglinton Street, Moonee Ponds (HO12) is an asymmetrical Victorian Italianate rendered masonry villa located on a high corner. The building has stucco moulding over the windows and elaborate moulding between the eave brackets. It has a polygonal bay to one side and a hipped bay to the other with a return verandah between them.	

Recommendation:

That 3 Ardmillan Road, Moonee Ponds be included in the Heritage Overlay schedule

Schedule:

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Solar Energy Controls	Yes
Fences and Outbuildings	No
Prohibited Uses	No
Aboriginal Heritage Place	No