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## HOUSE (KELVIN GROVE)



Kelvin Grove, 40 Margaret Street



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### Location

40 MARGARET STREET, MOONEE PONDS, MOONEE VALLEY CITY

### Municipality

MOONEE VALLEY CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO357

### Heritage Listing

Moonee Valley City

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### Statement of Significance

Last updated on -

#### What is significant?

The house, formerly known as *Kelvin Grove*, at 40 Margaret Street, Moonee Ponds is significant. It was constructed c.1887 for John Thomson as his own residence while he built the adjoining row of 12 attached houses known as *Kelvin Terrace*. *Kelvin Grove* is a typical double-fronted Victorian house, constructed in brick with a M-hip roof clad in slate. The house has a symmetrical appearance with a central entrance door with highlights and sidelights flanked by tripartite windows. The symmetry of the facade is enhanced by a pair of

rendered brick chimneys, and there are further rendered or face brick chimneys at the rear. Other windows in side elevations are double hung sash. The form and materials of the front verandah (with the exception of the floor) are sympathetic, but it appears to be a reconstruction.

Non-original alterations and additions and the front and side fencing are not significant.

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

The house at 40 Margaret Street, Moonee Ponds is of local historic significance to the City of Moonee Valley.

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

It is historically significant as a house constructed during the land boom in Moonee Ponds as the residence of an owner/developer who also built a speculative terrace row on the adjacent property. While many of these houses were constructed in the area surrounding Moonee Ponds station in the late 1880s, many have now been demolished and the significance of this place is enhanced by the historic and visual connection with the adjoining terrace row. (Criterion A & D)

|                           |                                                                                                                       |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Heritage Study/Consultant | Moonee Valley - Moonee Ponds Activity Centre Heritage Study (2011), David Helms Heritage Planning & Management, 2011; |
| Construction dates        | 1887,                                                                                                                 |
| Hermes Number             | 162942                                                                                                                |
| Property Number           |                                                                                                                       |

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## **Physical Description 1**

The house, formerly known as *Kelvin Grove*, at 40 Margaret Street, Moonee Ponds is a typical double-fronted Victorian house, constructed in rendered brick with a M-hip roof clad in slate (The slate appears to be new). The house has a symmetrical appearance with a central entrance door with highlights and sidelights flanked by tripartite windows. The symmetry of the facade is enhanced by a pair of rendered brick chimneys, and there are further rendered or face brick chimneys at the rear. Other windows in side elevations are double hung sash. The form and materials of the front verandah (with the exception of the floor) are sympathetic, but it appears to be a reconstruction.

The house is in good condition and has a moderate level of external integrity - while some materials (e.g. roof, verandah) have been replaced this has been done sympathetically. Minor alterations and additions have been made at the rear. The building is now used commercially and the rear yard is developed for a car park. The high brick front fence is an intrusive element.

The house is situated at the north-east corner of Taylor Street. Immediately to the north there is a terrace of twelve Victorian attached houses constructed at about the same time (see History), which are visually related in form and materials to this house and form a consistent streetscape.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*