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# Woodland Street



Woodland Street Precinct.jpg

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## Location

226-240 WOODLAND STREET, STRATHMORE, MOONEE VALLEY CITY

## Municipality

MOONEE VALLEY CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO352

## Heritage Listing

Moonee Valley City

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## Statement of Significance

Last updated on -

### What is significant?

The Woodland Street precinct, which comprises seven inter-war houses on large allotments at nos. 226-240 Woodland Street, Strathmore is significant. These sites contain some particularly large and prepossessing inter-war houses, with common setbacks and an elevated aspect overlooking the park. All of the houses, which have common setbacks and an elevated aspect overlooking the park, are Contributory. Of these houses, the most striking are five sprawling attic bungalows at nos. 226, 230, 234, 236 and 240. All are of brick construction, either having a rendered finish with brick trim (nos. 226, 234, 236) or face red brickwork with rendered trim (nos. 230,

240). They have prominent gabled roofs clad in terracotta tiles, with gable ends infilled by shingles, timber boarding or roughcast render. The roofs of some of the houses are further distinguished by prominent bracketed eaves (nos. 226, 240) or by unusual gable vents in the form of a moulded cartouche (nos. 230, 240).

Typical of the 1920s bungalow idiom, the respective front porches are conspicuous and elaborately detailed, variously incorporating round arches (nos. 226, 234), stop-chamfered timber posts on capped brick plinths (no.230), tapered pillars (no.234), fluted pillars (no.236) or a broad segmental arch (no 240). Windows are rectangular, in groups of three, four or even five, their surrounds articulated by projecting timber hoods or sills, or brick quoining to jambs. They contain timber-framed double-hung sashes, often with leaded glazing. All of the bungalows have at least one curved bay window, while the equally prominent example at no.234 has a three-quarter round bay window to one corner.

The other Contributory houses are no.238 (c.1936), which is a prominent double-storey rendered brick house in the Art Deco style, with a balanced facade articulated by a central porch with dormer balcony (not original) above, large picture windows with leaded glass, and tapestry brick trim in typical geometric style, and no.228, which is a smaller clinker brick house in the ubiquitous Tudor Revival style of the late 1930s, distinguished by a somewhat unusual porch detailing with bracketed timber posts.

The original brick fences or retaining walls along their Woodland Street frontages, typical of the Inter-war period, are also Contributory. These typically comprise dwarf walls with taller brick piers, realised in smooth or roughcast-rendered masonry (eg no.236) or face brickwork (no.240), often enlivened with decorative details such as bullnosed bricks, plinth courses or with header and stretcher bricks that project or recede to form patterns.

Non-original alterations and additions to the houses are not significant.

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

The Woodland Street Precinct is of historical and aesthetic significance to the City of Moonee Valley.

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

Historically, the Woodland Street Precinct is significant for its associations with the early development of Strathmore following the subdivision of the Napier family property in the mid-1920s. With its large allotments, and particularly its fine view across Woodland Park, this part of the street attracted more moneyed residents who erected substantial houses for themselves. Although redevelopment pressure has seen many houses in Woodland Street demolished in recent years, this row of substantial bungalows remains as valuable evidence of what has been, and continues to be, a premier residential address in the area. Extensions to these houses over the past twenty years, including second storey additions in sympathetic styles, have merely served to underscore the prestige of this part of Woodland Street. In this regard, it can be compared to streets in other suburbs that, overlooking large parks, subsequently developed as highly-regarded and sought-after residential areas, such as Clarendon Street in East Melbourne, and Park Street in Brunswick. (Criteria A & D)

Aesthetically, the precinct is significant for its row of 1920s bungalows that, while typical of their era, are of special note for their large scale and elevated siting. The houses are visually cohesive through their common vocabulary of face brickwork, roughcast render, curved bay windows and dominant terracotta tiled roofs, while still exhibiting variety in their porch detailing (variously with round or segmental arches, pillars or columns). The five large bungalows are complemented by two later houses from the 1930s, representative of the prevailing Art Deco (no.238) or Tudor Revival (n.228) idioms of that time, which are considered as contributory elements. The entire streetscape is enhanced by the survival, in most cases, of original brick front fences, some of quite elaborate design. (Criterion E)

Heritage Study/Consultant	Moonee Valley - Moonee Valley Heritage Overlay Places Review, David Helms Heritage Planning, 2012; Moonee Valley - City of Moonee Valley Gap Heritage Study, Heritage Alliance, 2005;
Construction dates	1925,
Other Names	Precinct,

Hermes Number 162081

Property Number

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## Physical Description 1

The Woodland Street Precinct includes a portion of that street opposite Woodlands Park, between Carnarvon Street and Magdala Avenue, which comprises seven large allotments (two, at Nos 234 and 240, with notably broad frontages). These sites contain some particularly large and prepossessing Inter-war houses, with common setbacks and an elevated aspect overlooking the park. Of these houses, the most striking are five sprawling attic bungalows at nos 226, 230, 234, 236 and 240. All are of brick construction, either having a rendered finish with brick trim (nos 226, 234, 236) or face red brickwork with rendered trim (nos 230, 240). They have prominent gabled roofs clad in terracotta tiles, with gable ends infilled by shingles, timber boarding or roughcast render. The attic storeys to nos 226 and 240 are not actually original, but they are nevertheless highly sympathetic in style, with dormer roofs and leader glass windows. The roofs of some of the houses are further distinguished by prominent bracketed eaves (nos 226, 240) or by unusual gable vents in the form of a moulded cartouche (no 230, 240)

Typical of the 1920s bungalow idiom, the respective front porches are conspicuous and elaborately detailed, variously incorporating round arches (nos 226, 234), stop-chamfered timber posts on capped brick plinths (no 230), tapered pillars (no 234), fluted pillars (no 236) or a broad segmental arch (no 240). Windows are rectangular, in groups of three, four or even five, their surrounds articulated by projecting timber hoods or sills, or brick quoining to jambs. They contain timber-framed double-hung sashes, often with leaded glazing. All of the bungalows have at least one curved bay window (the huge house at no 242 has no less than four, of which one is a reproduction), while the equally prominent example at no 234 has a three-quarter round bay window to one corner.

These five massive bungalows are complemented by two smaller but interesting houses dating from the 1930s. no 238 (c.1936) is a prominent double-storey rendered brick house in the Art Deco style, with a balanced facade articulated by a central porch with dormer balcony (not original) above. It has large picture windows with leaded glass, and tapestry brick trim in typical geometric style. At no 228 is a smaller clinker brick house in the ubiquitous Tudor Revival style of the late 1930s, distinguished by a somewhat unusual porch detailing with bracketed timber posts.

A number of the houses retain original brick fences or retaining walls along their Woodland Street frontages, typical of the inter-war period. These typically comprise dwarf walls with taller brick piers, realised in smooth or roughcast-rendered masonry (eg no 236) or face brickwork (no 240), often enlivened with decorative details such as bullnosed bricks, plinth courses or with header and stretcher bricks that project or recede to form patterns.

*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/>*