
TRIPLEX



20-24 Woodmason Street
Malvern

Location

20, 22 & 24 Woodmason Street MALVERN, STONNINGTON CITY

Municipality

STONNINGTON CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO618

Heritage Listing

Stonnington City

Statement of Significance

Last updated on - January 1, 1900

What is significant?

The Federation triplex at 20, 22 & 24 Woodmason Street, Malvern, built in 1915-16.

Elements that contribute to the significance of the place include (but are not limited to):

- . the house's original external form, materials and detailing

. the house's high level of integrity to its original design

Later alterations and additions are not significant.

How is it significant?

20, 22 & 24 Woodmason Street, Malvern is of local architectural and aesthetic significance to the City of Stonnington.

Why is it significant?

20, 22 & 24 Woodmason Street, Malvern is a highly unusual house row built in the Federation Period. The symmetrical form, containing three separate occupancies and imitating a single property, is an uncommon design (Criterion B).

20, 22 & 24 Woodmason Street, Malvern is a well-considered and carefully detailed example of a Federation Queen Anne style house row. The overall symmetrical design, with flanking protruding gables, brick walls and tall chimneys, terracotta tiled roof, roughcast render, timber fretwork and Art Nouveau coloured and leadlight glass demonstrates an original combination of architectural elements and materials which together present a picturesque composition of this architectural style (Criterion E).

Heritage Study/Consultant	Stonnington - City of Stonnington Federation Houses Study, GJM Heritage Pty Ltd, 2017;
Construction dates	1915,
Hermes Number	201907
Property Number	

Physical Description 1

The dwellings at 20-24 Woodmason Street are a single-storey triplex designed to imitate a single property. The dwelling draws broadly on the Federation Queen Anne style, with Art Nouveau elements including the overall composition, window detailing and stained glass and ornamental timberwork. Constructed in 1915-16, the dwellings remain in good condition.

The triplex facade is symmetrical, comprising a single dwelling within each of the end bays with access from the east and west (see Figure 3), and a single central dwelling accessed from the street frontage (north). The roof is clad in pitched Marseilles tiled roofs with ornamental fern finials and trefoil ridge cappings, and the wall construction is red brick with roughcast render (overpainted) above a moulded, projecting stringcourse at sill height. Three simple red brick chimneys are visible from the street, each featuring corbelled tops and a single terracotta chimney pot. The bay windows project slightly and are supported on brick corbels (overpainted) with a rendered, inverted ogee hood. Windows are timber casements with Art Nouveau stained glass highlights (see Figure 4). The gable end is finished in plain timber boarding with strapwork and a plain bargeboard. The dwelling at No. 22 is recessed from the end bays, behind a deep verandah. The verandah is supported on square timber posts, with decorative timber brackets and moulded timber frieze. It is raised on a brick plinth, accessed via stone steps with (overpainted) sub walls and timber boards to the floor. It retains original timber casement windows and original timber panelled door behind a modern flyscreen. The entrance to the dwelling projects forwards beneath the verandah.

The boundary treatment is a modern, traditional style timber picket fence to No.24 and low height brick wall with metal gates to Nos. 20 and 22. There are no substantial modern additions to the dwellings although there are minor outbuildings at the rear that are not visible from the street.

Integrity

The triplex retains a high degree of integrity to its period of construction in fabric, form and detail. It is clearly understood and appreciated as a fine example of a Federation triplex, designed to appear as a single dwelling.

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/>