
Inter-war Duplexes

Location

ORMOND ROAD MOONEE PONDS, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO305

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on - January 5, 2023

What is significant?

The fourteen duplex properties at 61 to 79 Ormond Road and 1 to 7 Pattison Street are significant as examples of late Inter-war houses in English Domestic Revival style, built by a single builder as a speculative venture to supply the growing population of Moonee Ponds. The significant features ofContributory elements of the precinct include:

Late Inter-war duplexes (ca.1938-1940):

- Single storey English Domestic Revival duplexes with some Art Deco styling. Most have roughcast render facades now painted, with contrasting bands of clinker brickwork around foundations, windows and doors. Built in window boxes are a feature at 65 to 73 Ormond Road.
- Hipped and gable roof forms clad with terracotta tiles; transverse gable forms with some jerkin head arrangements; prominent projecting gables some with jerkin head forms; detailing in gables, such as half-timbering and contrast herringbone brickwork.
- Simple, square roughcast chimneys with soldier course and pots; chimneys missing from 77 and 79 Ormond Road
- A diverse variety of porch detailing; under front roof in corner arrangement with either small gable or projecting parapet; three-sided porch in tile with sturdy roughcast verandah piers; gabled porch with arches and timber brackets and contrast brick patterns; flat roofed porch on columns with three-sided parapet above;
- Half-glazed single doors some with opaque glass, most with small windows beside; some have leadlight in doors as well.

- Timber-framed tripartite double-hung sash windows, fixed centre pane with curved glazing bar; lead-lighting to window panes with Art Deco patterns; windows at 77 and 79 Ormond Road are non-original.
- Front fences constructed in low clinker brick with original wrought iron gates. Non-original fencing at 75 Ormond Road and 1 to 7 Pattison Street.
- Front garden settings with curved concrete paths to verandahs, some with low height internal fences, some with hedging.
- Concrete driveways at 3 and 5 Pattison Street; properties along Ormond Road have rear access, and no off-street car parking in the front setback.

How is it significant?

The Ormond Road and Pattison Street Precinct is of local historic and architectural (representative) significance to the City of Moonee Valley.

Why is it significant?

The Ormond Road and Pattison Street Precinct consists of duplexes at 61 to 79 Ormond Road and 1 to 7 Pattison Street, Moonee Ponds which are historically significant as late Inter-war duplexes constructed and designed by speculative builders the Shaw Brothers. The Shaw Brothers were well known local builders who specialised in quality brick buildings, at a time when residential demand was high for smaller two-bedroom dwellings.

The dwellings are representative buildings of their type and reflect the new approach to faster, more efficient and standardised building designs in the inter-war period. The efforts to individualise each property with different entrance treatments and variations in roof form provides for limited originality within a cohesive overall design. The Shaw Brothers were known for the quality of their houses and their preference for English Domestic Revival styling. (Criterion A & D)

The dwellings have characteristic late Inter-war style and a high level of intactness, which includes some original fences and garden arrangements. The consistency of materials and architectural detailing form a visually cohesive and highly distinctive group. (Criterion E)

Heritage Study/Consultant	Moonee Valley - City of Moonee Valley Heritage Review 2004, Heritage Alliance, 2004;
Hermes Number	209423
Property Number	

Physical Description 1

Ormond Road

Numbers 61 to 79 Ormond Road consists of a row of substantial late Inter-war single storey duplexes with distinct references to the English Domestic Revival style. The composition of the buildings is almost identical with separate entrances under a shared roof, and separate private gardens at the front and rear and a layout which included a rear sunroom for each property. The detail of the buildings has been varied by applying different rooflines, wall finishes and verandah detailing. Windows are identical (except where replaced at Numbers 77 and 79) and consist of typical three-paned projecting windows with Art Deco leadlighting and curved glazing bar. A built-in planter box underneath the full length of the front windows is still extant on all but 77-79 Ormond Road.

All roofs are clad with Marseille terracotta tile. Each building has a slightly different arrangement. The main roof section consists of one of the following types; a continuous hip, a transverse gable with a jerkinhead arrangement or a large gable some with a jerkinhead roof projects forward from the main roof. The party wall runs down the centre of the front gable.

The steep roofs, decorative gable ends, textured rendered surfaces, decorative clinker brickwork, corbelled brickwork to chimneys, leadlight glazing are all in a domestic English Revival style with elements of Art Deco styling.

The porches are nestled at the intersection of the main roof and the projecting gables. A variety of architectural

treatments have been applied to the porches. They consist of a section of a three sided roof with a peak expressed and supported by square red brick pillars, a section of a three sided roof supported by Tuscan columns, a combination of a parapet wall with a flat concrete roof supported by rendered Tuscan columns on a red brick base, a smaller gable perpendicular to the main roof supported by brick piers in a bacon style pattern.

Each of the duplex properties is set in a deep front garden which does not have off-street car parking. Each garden has a curved concrete path to a small wrought iron gate in a low clinker brick fence which is original (except number 73 and 75 where the fence is missing).

Pattison Street

Numbers 1 to 7 Pattison Street consists of four single storey duplexes with rendered roughcast facades, now painted. The four properties have separate entrances under shared roofs and private front and rear gardens and an internal layout which includes a rear sunroom for each property. Decoration of the facade consists of contrast clinker brickwork with detailing over arches, across parapets, around windows and on columns. The continuous hipped Marseille tile roofs have small projecting gables to the front and to one side a raised parapet above the eaves. The other side of the party wall has a different treatment with a wide central gabled porch. Chimneys are rendered with clinker brick soldier course and pots.

The gabled entrance porches at 3 and 5 Pattison Street have timber brackets and timber decoration to the gable ends. At numbers 1 and 7 the entrance porch gable is central to the house. Numbers 3 and 5 have a parapet frontage while 1 and 7 do not.

The three-pane windows are projecting Inter-war double hung sashes with a central fixed pane with curved glazing bar. These have Art Deco lead lighting, as does the elaborate entrance doors with side windows at numbers 3 and 5. The doors at numbers 1 and 7 have opaque glass with angled glazing bars. Unlike the duplexes on Ormond Road, 3 and 5 Pattison Street have concrete side driveways. Number 1 Pattison Street has a side driveway on Ormond Road to the rear yard, whilst number 7 has car parking via a side basalt lined ROW. None of the fences are original.

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/>