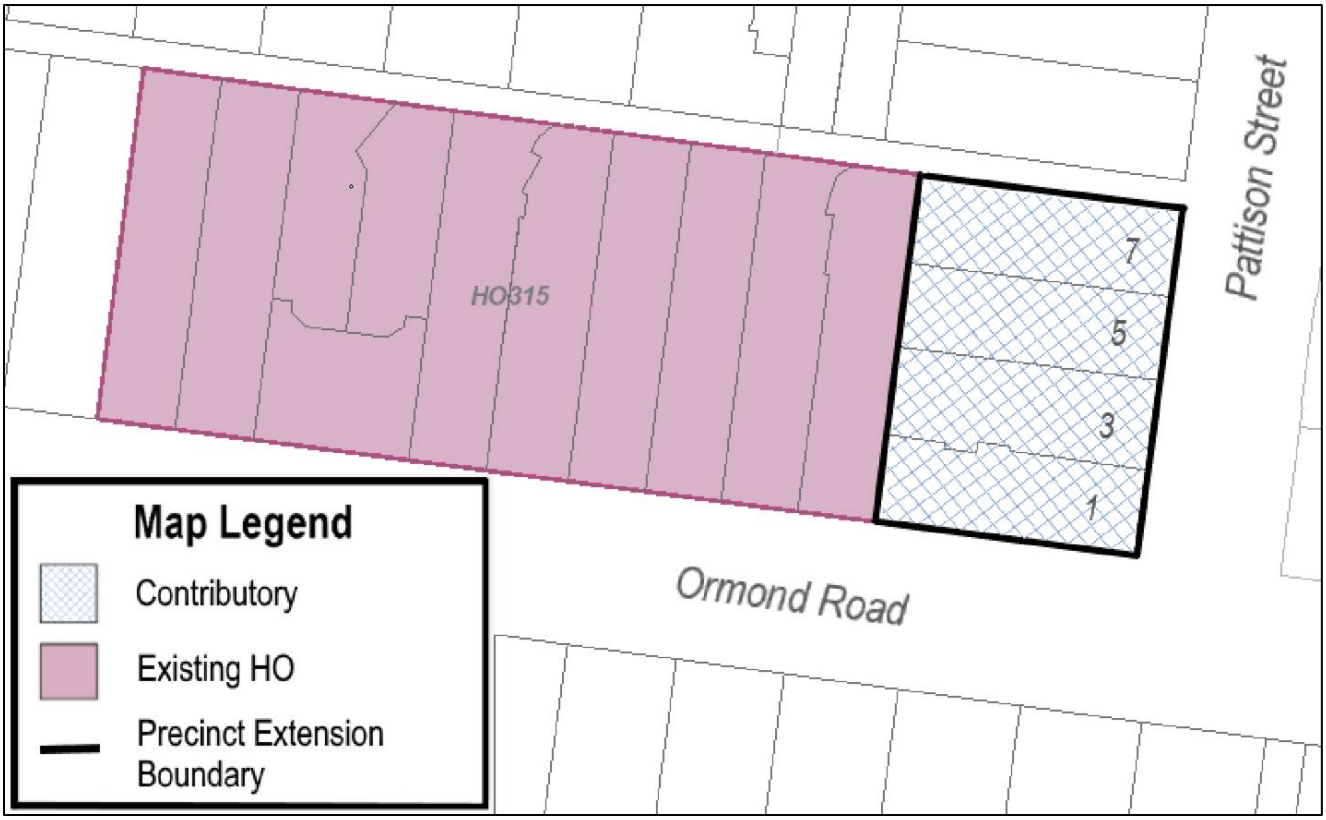
HO315

The HO315 precinct extension includes the properties at 1, 3, 5 and 7 Pattison Street, Moonee Ponds. The precinct currently includes the inter-war properties at 61, 63, 65, 67, 69, 71, 73, 75, 77 and 79 Ormond Road, Moonee Ponds.

The map below shows the existing HO315 precinct in pink with the proposed extension cross-hatched in blue.



The 10 Inter-War Duplexes along Ormond Road were initially assessed as part of the *City of Moonee Valley Heritage Review, Stage 3, 2004*. These were subsequently included in the Heritage Overlay (HO315).

In 2014, these 4 places, being 1-7 Pattison Street, were identified by Context in a gap study as potentially significant places not yet included in the Heritage Overlay. In a review conducted by Landmark Heritage, called *Heritage Gap Study* in 2019, it was found that the relationship between the properties along Pattison Street and Ormond Road (i.e. same builder) was overlooked in the *2014 Heritage Gap Study*. In this 2019 review, Landmark Heritage recommended 1 to 7 Pattison Street be included in a future study for further assessment.

Original Statement of Significance

61 to 79 Ormond Road were owned by various notable figures of the municipality at different times, William Fletcher and the Glass Family in particular (Criterion A). The dwellings are representative buildings of their type and period and are a testimony of the Inter-War expansion in Moonee Ponds. The dwellings are a rare collection of duplexes based on the Californian Bungalow and the Inter-War Styles (Criterion E).

Recommendation

The properties proposed to be included in HO315 were identified in the 2019 *Heritage Gap Study* by Landmark Heritage and found to have been constructed by the same builder/developer as the properties at 1-7 Pattison Street. Further research has found that these properties were constructed on a later subdivision of the Moonee Ponds Estate which took place in 1921. Archibald Shaw purchased these allotments along Ormond Road and Pattison Street in 1937 and constructed the first houses with frontages to Pattison Street (numbers 1 to 7) in 1938. In the subsequent years, he went on to construct the

houses at 61 to 79 Ormond Road. The high intactness and historical relationship with the properties included in HO315 supports the extension of the precinct to include 1 to 7 Pattison Street.

The Inter-war duplexes precinct was included in the heritage overlay schedule as HO315 and included 61 to 79 Ormond Road, Moonee Ponds. The Statement of Significance as it currently stands, would not meet the guidelines of *Planning Practice Note 1: Applying the Heritage Overlay* (PPN1) for an incorporated statement of significance. The Statement of Significance does not meet current drafting guidelines set out in PPN1 and contains factual errors. The statement of significance requires a table of contributory properties and a map. The name for the precinct, "Inter-war Duplexes," should be changed to include the street names, as is usual practice in Moonee Valley. It is recommended that the name be changed to Ormond Road and Pattison Street Precinct.

Proposed Statement of Significance:

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 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.

Address	Street	Status
61	Ormond Road Moonee Ponds	Contributory
63	Ormond Road Moonee Ponds	Contributory
65	Ormond Road Moonee Ponds	Contributory
67	Ormond Road Moonee Ponds	Contributory
69	Ormond Road Moonee Ponds	Contributory
71	Ormond Road Moonee Ponds	Contributory
73	Ormond Road Moonee Ponds	Contributory
75	Ormond Road Moonee Ponds	Contributory
77	Ormond Road Moonee Ponds	Contributory

79	Ormond Road Moonee Ponds	Contributory
1	Pattison Street Moonee Ponds	Contributory
3	Pattison Street Moonee Ponds	Contributory
5	Pattison Street Moonee Ponds	Contributory
7	Pattison Street Moonee Ponds	Contributory

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)

Proposed new description (updates in red):

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 ~~Californian Bungalow and Inter War architecture~~ 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 ~~various~~ 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 ~~paneled~~ paned projecting ~~Inter War box~~ windows with Art Deco leadlighting and curved glazing bar. Except for Nos 77 & 79, A built-in planter box underneath the full length of the front windows is still ~~in good condition~~ 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 ~~that runs parallel to Ormond Road~~, consists of one of the following types; a continuous hip, a transverse gable ~~or~~ with a jerkinhead ~~roof~~ arrangement or a large gable some with a jerkinhead roof projects forward from the main roof. The party wall runs down ~~in~~ the centre of the front gable.

The steep roofs, decorative gable ends, textured rendered surfaces, decorative clinker brickwork, corbelled brickwork to chimneys, leadlight glazing ~~refer to the language of Inter War architecture~~ 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 ~~has~~ have been applied to the porches. They consist of a section of ~~an octagonal roof~~ a three-sided roof with a peak expressed and supported by square red brick pillars, a section of ~~an octagonal roof~~ a three sided roof ~~springing off a small parapet wall and~~ supported by ~~square rendered pillars~~ Tuscan columns, ~~a combination of a gable with an octagonal roof section below 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.

~~Wall surfaces are a mix of rendered (sometimes painted over) surfaces with brick patterns, red terra cotta wall vents. Chimneys are mostly intact and unpainted except for Nos 77 & 79 where the chimney stacks have been removed. The tops of the chimney stacks are finished with a row of exposed soldier bricks or three courses of red brickwork on one row of assailing bricks.~~

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 façade 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.

Proposed new history:

The houses at 61 to 79 Ormond Road and 1 to 7 Pattison Street are representative of the second wave of suburban expansion during the inter-war period.

The area was originally part of William Fletcher's crown lands, being allotment 9, section 5 of Doutta Galla Parish, before coming into the ownership of Hugh Glass (*Doutta Galla Parish Plan*, Public Record Office Victoria, VPRS 16171/P1/2; *The Herald*, 9 Oct 1913, p.5). In 1888, the first subdivisional sale of the Moonee Ponds Estate, also referred to as Glass's Paddock, occurred (*North Melbourne Advertiser*, 20 Oct 1888, p.2). A few months later in November, speculator Thomas Bent, MLA, put the allotments up for auction again, with frontages to Mt Alexander Road, Brunswick Road (now Ormond Road), Dickens Street, Wordsworth Street, Addison Street, and Filson Street (now Steele Street) (*Oakleigh Leader*, 17 Nov 1888, p.7). While this initial sale realised a total of £40,140, it appears not all the allotments were sold. Bent continued to sell allotments in the Moonee Ponds Estate into the 1910s, meaning development, particularly of the subject sites, was not to be fully realised until the inter-war period (*Oakleigh Leader*, 17 Nov 1888, p.7; Context, *2017 Heritage Study, Vol. 2:* 2021, p.502; *The Argus*, 13 Oct 1913, p.11).

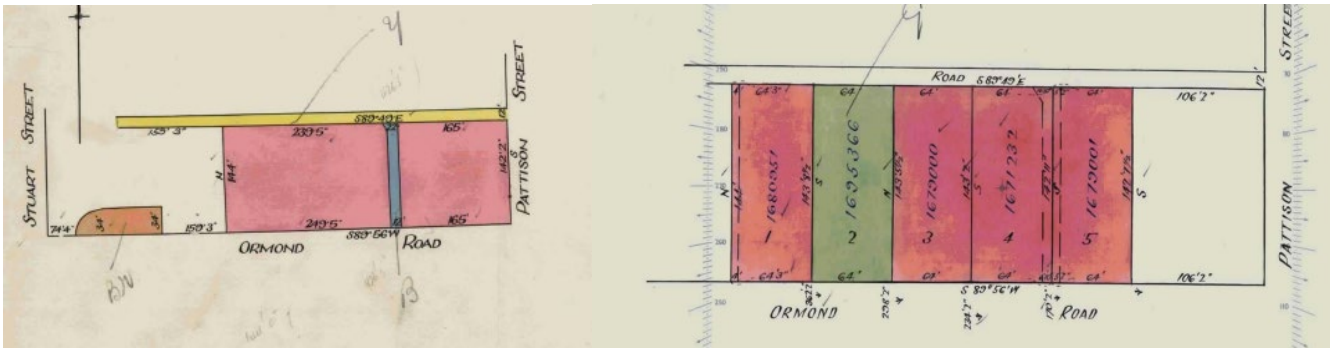
The growing demand for housing during this period, led to the second wave of housing speculation with the population of Essendon almost doubling between 1910 and 1925 from 21,190 to 39,500 (Context, *2017 Heritage Study, Vol. 1,* 2021: p.27). In 1913, 33 allotments were sold along Holberg Street, Kipling Street and Pattison Street (*The Herald*, 9 Oct 1913, p.5). Then in 1921, 13 allotments were offered by auctioneers Knight and Harwood along Ormond Road, between Stewart and Pattison Streets (*The Argus*, 5 Nov 1921, p.3). *The Melbourne and Metropolitan Board of Works (MMBW) map* of 1925 shows an empty block along Ormond Road extending to the corner of Pattison Street (sometimes referred to as Patterson

Street) (*MMBW Plan no. 2252*, 1925, State Library of Victoria). These allotments were purchased by builder Archibald Shaw in 1937, who then went on to construct the houses at 61-79 Ormond Road and 1-7 Pattison Street between 1938 and 1940.

The Shaw Brothers, Archibald John and Robert Joseph, constructed a number of homes in Essendon and Moonee Ponds during the Inter-war years, including those at 205-207 Pascoe Vale Road (included in the Heritage Overlay at HO463) and 132-144 Dean Street (HO457). The two brothers and their wives traded as Shaw Bros in the 1920s, but later operated independently in the late 1920s through the 1950s (Context, *2017 Heritage Study, Vol. 2*, 2021: p. 100). Archibald Shaw lived at 19 Walker Street, also likely built by the pair, while Robert Shaw operated a timber yard on Maribyrnong Road (Context, *2017 Heritage Study, Vol. 2*, 2021: p.100).

Robert Shaw went on to train as a carpenter before becoming a master builder. He constructed homes at 37 Sandown Road, Ascot Vale (ca. 1935) and 55-57 Brewster Street, Essendon (1936) (Context, *2017 Heritage Study, Vol. 2*, 2021: p.100).

Meanwhile, in 1929, Archibald Shaw began operating independently, registering Archibald J. Shaw Pty Ltd in 1936, providing building, contracting, and general agent services (*The Age*, 11 April 1936, p. 18; *The Herald*, 27 Aug 1926, p. 9). He and his wife, Ilma, were strong advocates for local building reforms (Context, *2017 Heritage Study, Vol. 2*, 2021: p. 100). Following a successful appeal by Ilma against the City of Essendon, builders were permitted to construct dwellings on allotments smaller than the minimum size (Context, *2017 Heritage Study, Vol. 2*, 2021: p.100; *Weekly Times*, 28 Aug 1926, p. 9). In the 1930s, Archibald advocated for the construction of single storey brick maisonettes over flats, which were growing in popularity at this time (Context, *2017 Heritage Study, Vol. 2*, 2021: p. 100; *The Age*, 8 June 1936, p. 10). His preference is exemplified by the single storey, brick duplexes at 61 to 79 Ormond Road and 1 to 7 Pattison Street, Moonee Ponds.



Excerpts from Land Title, Vol. 06206, Folio 119, LANDATA.

A land title search indicates that Archibald, after purchasing the block of land in 1937, subdivided it into two parcels, the first with frontages to Ormond Road and the second with frontages to Pattison Street (Land Title, Vol. 06206, Folio 119, LANDATA). He then began construction with the houses at 1-7 Pattison Street, the first to be constructed, with residents identified in the 1938 *Sands & McDougall Directory* (*Sands & McDougall*, 1938). Between 1939 and 40, Archibald Shaw constructed the duplexes at 61 to 79 Ormond Road, Moonee Ponds, with residents first identified in 1940 (HO315; Context, *2017 Heritage Study, Vol. 1*, 2021; p. 74; *Sands & McDougall*, 1940).

Sources:

Primary Sources

The Age
The Argus
Doutta Galla Parish Plan, Public Record Office Victoria
The Herald
Land Titles, LANDATA
Melbourne and Metropolitan Board of Works Plans, State Library of Victoria
North Melbourne Advertiser
Oakleigh Leader

Sands & McDougall Directory
Weekly Times

Secondary Sources

Context, *2017 Heritage Study, Vol. 1 and 2,* 2021

Thematic Context:

City of Moonee Valley Thematic Environmental History, 2012

4. Building settlements, towns and cities;

4.1.2 Making suburbs (Moonee Ponds)

Comparative Analysis:

The Shaw Brothers were prolific builders of good quality brick housing in the Inter-war residential boom in Moonee Valley. Examples of their housing is seen all over the municipality and a number of their speculative developments are listed in the schedule to the Heritage Overlay. The Shaw Brothers style was for quality brick buildings, some in duplex forms, some freestanding houses. The number of their houses which have survived intact is testament to the quality of their buildings. They appear to have specialised in small two-bedroom houses, in either English Revival style or Moderne style.

The Shaw Brothers were known to purchase large allotments and then subdivide and build houses which they then sold to new owners and in this they were an early example of speculative builders. The houses at 55-57 Brewster Street, Essendon, were said to be exemplar houses which they used as 'display homes' for their business.

Speculative housing was something which occurred in other periods as well and there are a number of good examples in Moonee Valley. In theLlate Victorian period terraces such as those with shared roofs in North Street or Margaret Street would have been built by speculative builders who then subdivided the properties and sold them. Duplex developments were also common in the Federation period and a number of Edwardian style cottages which are semi-detached can be seen in Ascot Vale and Moonee Ponds, along Ascot Vale Road, Maribyrnong Road and North Street.



1 and 3 Pattison Street, Moonee Ponds. Source heritage ALLIANCE, 2021



5 and 7 Pattison Street, Moonee Ponds. Source heritage ALLIANCE, 2021



61 Ormond Road, Moonee Ponds. Source, www.Realestate.com



65 Ormond Road, Moonee Ponds. Source, www.Realestate.com

124 Dean Street, Moonee Ponds is included in the Heritage Overlay (HO463). The house is a late Inter-war bungalow with tile roof and built in window boxes, leadlight and porch treatments very similar to Ormond Road duplexes and also built by the Shaw brothers.	
136 Dean Street, Moonee Ponds, is included in the Heritage Overlay (HO463). The house is a late Inter-war bungalow with a raised parapet above the entrance porch a sunburst pattern in brickwork above the main gable and leadlight windows, and window boxes all comparable to Ormond Road and Pattison Street, Moonee Ponds, and also built by the Shaw brothers.	
5 Ailsa Street, Ascot Vale, is included in the Heritage Overlay Schedule (HO22). The precinct includes a number of late Inter-war bungalows in a variety of styles including Moderne and English Revival styles. The entrance porch, brickwork patterning and tile roof, leadlight windows and window boxes are all directly comparable to Ormond Road and Pattison Street duplexes.	

15 Ailsa Street, Ascot Vale, is included in the Heritage Overlay Schedule (HO22). The house is a late Inter-war bungalow with Moderne styling in a curved parapet over the entrance and the attached garage with streamline styling in continuous brick banding across the whole frontage.	
38 Regent Street, Ascot Vale, is not included in the Heritage Overlay. The house is a late Inter-war bungalow with a decorative brick patterning, roughcast render and built in driveway entrance. It might also be built by the Shaw Brothers, and indicates the popularity of the style.	
55 -57 Brewster Street, Essendon, is included in the Heritage Overlay schedule at (HO487). They were built by the Shaw brothers in the mid-1930s.	

Recommendation:

That 1 to 7 Pattison Street, Moonee Ponds, be added to the Heritage Overlay at HO315.

Schedule:

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Solar Energy Controls	Yes
Fences and Outbuildings	Yes (61, 63, 65, 67, 69, 71, 79 Ormond Road)
Prohibited Uses	No
Aboriginal Heritage Place	No