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# Duplex



Ngarveno St, 2-4

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## Location

2 Ngarveno Street and 4 Ngarveno Street MOONEE PONDS, MOONEE VALLEY CITY

## Municipality

MOONEE VALLEY CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO523

## Heritage Listing

Moonee Valley City

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## Statement of Significance

Last updated on - February 4, 2016

What is Significant?

The semi-detached pair at 2 and 4 Ngarveno Street, Moonee Ponds, is significant. The pair was constructed for, and likely by, Robert James Wilson, builder and carpenter, in 1909, and number 4 was then occupied by his son.

The two dwellings are significant to the extent of their 1909 fabric. Significant fabric includes the:

Single-storey, semi-detached built form;

timber block front and weatherboard cladding;

shared pyramidal hipped roof of corrugated iron (with a west-facing gablet to the ridge),

unpainted brick chimneys;

detailing to the porch, gable ends;

original pattern of fenestration, elements of window and door joinery, and decorative leaded glazing; and

original building setbacks.

The rear extension to number 2 not significant.

How is it significant?

The pair at 2 and 4 Ngarveno Street, Moonee Ponds, is of local aesthetic significance to the City of Moonee Valley.

Why is it significant?

The semi-detached pair at 2 and 4 Ngarveno Street, Moonee Ponds, is of aesthetic significance for its massing of two mirror-image dwellings under a dominant shared roof to appear like one, large detached villa; a more prestigious type of building. While this approach was seen during the Edwardian period in some of Melbourne's eastern suburbs, it was an unusual approach in the City of Moonee Valley (then the City of Essendon) at the time. The design is successful, thanks to its exuberant decoration, including half-timbering in a king-post pattern, above a bow window with a roughcast render neck above and shingled skirt below, and a deep fretwork frieze and intricate brackets both with a curvilinear Art Nouveau influence. (Criterion E)

Heritage Study/Consultant Moonee Valley - Moonee Valley 2017 Heritage Study, Context, 2019;

Construction dates 1909,

Hermes Number 202283

Property Number

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## Physical Description 1

2 and 4 Ngarveno Street, Moonee Ponds, is a symmetrical pair of semi-detached single-storey weatherboard houses, located on the east side of this residential street, close to Ormond Road, an arterial road. Number 2 is to the southmost of the pair and it abuts a basalt-pitched east-west laneway that connects through to Stuart Street at the east. Set back from the street, this Edwardian-era pair shares a pyramidal hipped roof (with a west-facing gablet to the ridge), each with a projecting gable on the outer sides facing the street frontage.

Generally, the pair mirrors each other in form and detail. The roof is of corrugated iron and each house retains two corbelled red brick chimneys. The front walls are of timber ashlar blocks with weatherboards to the sides and rear. The frontages are articulated by projecting bow windows adjacent to recessed front entries. The bow windows have five casement windows with highlights, those of number 4 appearing to be the most intact of the pair. The polygonal bow transitions to the straight gable end with a curved roughcast render panel, with lining boards to the gable soffits. The gable ends themselves are treated with a half-timbered effect over roughcast and a toothed valence to the upper edge of the lobed bargeboards. The bow windows sit over a shingled base. The recessed entry porches have decorative frieze of S-shaped timber slats and intricately fretted brackets. The half-glazed timber doors at both houses are surrounded by intact half-glazed sidelights and highlights all with

decorative leadlight panels (number 2 has a replaced door). Number 4 has timber-framed double-hung windows to its side (north) elevation while those on number 2 appear to have been replaced by simple modern casement windows. Number 2 has a small rear extension with a new door adjacent to the side lane. The roughcast render in the gabled of number 2 has been replaced with flat sheeting, and its green pressed glass window highlights have been replaced with painted panels.

The street frontages have recent picket fences (of non-matching design) and that of number 2 returns down the lane, transitioning to a solid fence (timber-framed with ripple iron cladding) towards the rear. The rear boundaries (along a secondary right-of-way) are a mix of brick and horizontal corrugated iron, with garage doors to both properties (gabled red brick garage serving number 2, and roller door serving number 4). A low, timber, paling fence divides the front gardens, which have recent landscaping.

The pair at 2 and 4 Ngarveno Street, Moonee Ponds, is of relatively high integrity with few changes visible to original or early elements of the place, particularly number 4. The place retains the original building form of this semi-detached pair of residences, original roof forms, porches, fenestration, and original building setbacks.

The integrity of the buildings is enhanced by the high level of intactness of these main elements, which include the unpainted brick chimneys, gable ends and bow windows including roughcast panels, timber block front and weatherboard cladding, porch decoration, elements of the window and door joinery, and leaded glass panels to the entrances.

The integrity of the building is slightly diminished by small changes to the facade details (such as the bow window joinery and half-timbering) that detract from the uniformity of this pair, as well as the rear extension of Number 2, although this is modest in size and scale.

*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/>*