
Lambooreen Villas



Taylor St, 32-42.JPG

Location

32-42 Taylor Street MOONEE PONDS, MOONEE VALLEY CITY

Municipality

MOONEE VALLEY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO524

Heritage Listing

Moonee Valley City

Statement of Significance

Last updated on - February 5, 2019

What is Significant?

Lambooreen Villas, 32-42 Taylor Street, Moonee Ponds, a two-storey Italianate terrace row built in 1881 is significant.

Significant elements include the:

original built form and roof forms of individual terraces;

wing walls including their decorative ends where intact; original chimneys, parapets and ornamentation;

pattern of fenestration, original window and door joinery; two-level cast iron verandahs including original posts, cast iron balustrades and friezes; and

original tessellated verandah floor tiles

The rear extensions to Nos 32 and 42 are not significant

How is it significant?

Lambooreen Villas, 32-42 Taylor Street, Moonee Ponds, is of local architectural significance to the City of Moonee Valley.

Why is it significant?

Lambooreen Villas, 32-42 Taylor Street, Moonee Ponds, constructed in 1881, is significant as an Italianate terrace. The Italianate style is well represented in the City of Moonee Valley, however most examples are individual houses, with terraces being less common. Two-storey terraces such as Lambooreen Villas are a relatively uncommon type within the City of Moonee Valley and 32-42 Taylor Street has a high integrity consistent with other examples on the Heritage Overlay. These include 2-8 Bayview Terrace, Ascot Vale c1890 (HO18), and 18-20 Davies Street, Moonee Ponds, c1890 (HO174). The place retains its original overall building form and other distinguishing elements of a Victorian-era terrace including the repetitive forms of each house divided by party walls, front verandahs, and fenestration pattern.

Lambooreen Villas demonstrate key elements of the Italianate style including the narrow allotment width of each house and front setbacks that allow for small front gardens. The two storey verandahs featuring cast iron balustrades and friezes are signature elements of the Italianate style and are evident on each of the houses. The style is also evident in the materials of plain brick and cement render with decorative render work applied to the parapets, chimneys, party walls and to enhance fenestration. Patterns of fenestration conform to established rhythm of single narrow sashes with side panels employed for larger windows.

The main elements of the two-storey terrace house form and the Italianate style are well represented in Lambooreen Villas at a high level of integrity that is consistent with other examples on the Heritage Overlay. (Criterion D)

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

Construction dates 1881,

Hermes Number 202303

Property Number

Physical Description 1

32-42 Taylor Street, Moonee Ponds, is a two-storey terraced row of six Victorian-era dwellings erected in an Italianate style. Its south-facing location is sited in a short section of Taylor Street, a narrow, one-way residential street in the heart of the suburb, at a T-intersection. Each dwelling has a generous setback to its front (south) property edge, while a bluestone laneway delineates the side (east) and rear (north) boundaries.

Each residence comprises two distinct building forms: a principal building with a frontage to Taylor Street, sharing a common roof form among the dwellings hipped to the front (south) elevation and having individual cross-hipped roofs to the rear of each residence; and a rear adjoining wing to each pair of buildings with a common hipped

roof. The roofs to numbers 40 and 42 are clad in later terracotta tiles while those to numbers 32, 34, 36 and 38 have been replaced with corrugated cladding. Each dwelling has a simple rendered chimney, save for number 42, and number 34 also has a red brick chimney servicing its rear wing.

The brick walls of each dwelling are finished in cement render, painted in varying pale hues. The principal facades are arranged uniformly, and fenestration is largely intact. Confined within projecting party walls, each residence has a two-level cast-iron verandah with elaborate cast-iron balustrade and frieze, cast-iron brackets anchored to a column capped with a Corinthian-style capital and shallow, skillion verandah roofs; a timber front door with narrow sidelights and rectangular fanlight above. Most residences retain an original large timber-framed double-hung sash window with narrow double-hung sashes either side at the ground level, housed within a moulded architrave and complete with cast-iron mullions and masonry sills. At the first floor, all dwellings retain an original pattern of fenestration, though the frames to those of numbers 32, 36 and 42 have been replaced. The end of each party wall is adorned with precast console corbels at each verandah beam, and mouldings depicting heads and lion masks between. Most of these decorations are fully intact save for those at the ground level between numbers 32 and 34, 36 and 38, and 40 and 42. At ground level, most verandahs are slightly raised, and some retain original or restored tessellated tiling. While half of the dwellings retain their (presumably original) six-panel timber front doors, the remainder have had later screen doors added. The fanlight to number 40 features the name 'Larnoo' in gold, while leaded glazing has been incorporated to the sidelights and fanlight to number 34. House nameplates between the front door and window to numbers 32 and 34 read 'Brindabella' and 'Winslow' respectively.

At the side (east) elevation, a front (south) section of the wall is cement rendered, reflecting the depth of the balcony, while the remainder is left as bare brown face brick. Rough basalt foundations supporting the terraced row are visible at this elevation, as is a metal ogee gutter with timber fascia. Toward the rear of number 32 is the brown brick wall of recent extension, as well as a fence of corrugated iron upon a large concrete plinth to delineate the remainder of this eastern property boundary.

Low, timber picket fences provide a boundary between the front yards to each dwelling. Front fences are recent, and either cast-iron palisades (numbers 32, 34 and 42) or timber pickets (numbers 36, 38 and 40), with matching gates. Double palisades to numbers 32 and 42 are riveted to substantial cast-iron posts topped with finials, while number 34 has a single palisade fence resting on a basalt plinth, its posts surmounted by cast-iron spheres. The timber pickets increase in height as they approach simple gate posts. The front gardens are laid out with a tiled path to one side, leading directly to the principal entry, and an ornamental shrubbery to the other, most with geometric shaped beds planted with low-profile plants, centring on an urn or feature planting. At the rear laneway, each dwelling has a recent, freestanding garage door, save for number 40, and later rear extensions are visible at numbers 32 and 42.

32-42 Taylor Street, Moonee Ponds, is of high integrity with very few changes visible to original or early elements of the place. The building retains the original building form and roof forms of the individual terraces, external walls and wing walls, front verandahs, and fenestration. The integrity of the building is enhanced by the high level of intactness of these main elements, which include details such as the original chimneys, parapet ornamentation, window and door joinery, verandah ornamentation, and areas of unpainted face brickwork (all elements noted in detail in the Description above). The integrity of the place is slightly diminished by the recent extensions to numbers 32 and 42, just visible from the street frontage.

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/>