
House



Property

Location

22 Josephine Street OAK PARK, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO588

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - May 12, 2023

What is significant?

The house and landscaping at 22 Josephine Street, Oak Park is significant. The form and materiality of the postwar International Style house is significant, in particular the floor to ceiling glass, low pitched flat roof with wide eaves, and timber cladding to the underside of the cantilevered roof. The garden to the front of the house is significant. The rear extension and pool are not significant.

How is it significant?

The house is of local representative and aesthetic significance to the City of Moreland. The landscaping is of local aesthetic significance to the City of Moreland.

Why is it significant?

The dwelling demonstrates the principal characteristics of the International style, in particular the floor to ceiling glass and windows to maximise views of the well maintained garden, the low pitched flat roof with wide eaves, and timber cladding to the underside of the cantilevered roof. As viewed from the street, it is an intact and highly representative example of this style. (Criterion D) The dwelling has aesthetic significance as an intact postwar International style dwelling which has high quality features and design, including the ground hugging built form, timber cladding to the underside of the carport, and contrast of the dark colour scheme with the landscaping. The landscaping has aesthetic significance as very well maintained and manicured gardens which contribute to the overall visual setting of the dwelling. (Criterion E)

Heritage Study/Consultant Moreland Heritage Nominations Study, Extent Heritage, 2022;

Construction dates 1975,

Hermes Number 206792

Property Number

Physical Description 1

The subject site was not readily visible from Josephine Street, due to the low-scale design of the building and landscaping. There were no images available online. The following physical analysis is based on an assessment from the street.

The subject site consists of a single-storey mid-century postwar dwelling in the International style. The International style is a class of modernist architecture which is characterised by rectilinear forms, surfaces such as glass, metal and timber that have been stripped of ornamentation and decoration, open interior spaces, extensive use of glass to allow for views and vistas into the site surrounds, and visually weightless quality engineered by cantilever construction. With focus on creating views, the landscape setting of a dwelling of this style becomes an important feature to the meaning and character of the place.

The dwelling itself is constructed of rough hewn brick. The roof is low-pitched and flat, with wide and flat eaves. The dwelling has a floor to ceiling timber framed windows set between the brickwork. These provide visual access between the interior of the house which is setback from the street by the front landscaping on site. The building includes a large cantilevered roof section supported on timber columns, which functions as an open carport. This roof is lined with unpainted timber cladding to the underside. The dwelling appears to have been extended at the rear quite substantially.

The landscaping to the front of the dwelling is well maintained and manicured. A large area of grass is framed by a series of garden beds which contain recent but established European plantings. The garden also contains a large Jacaranda tree (*Jacaranda mimosifolia*). The landscaping screens some views into the dwelling.

To the rear of the dwelling, a large inground pool has been added.

The dwelling and associated landscaping has been very well maintained and is in good condition overall.

Integrity

- Substantial addition to the rear

- Pool

The dwelling and landscaping to the front is highly intact as viewed from the street.

Physical Conditions

The dwelling and associated landscaping has been very well maintained and is in good condition overall.

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/>