
Victorian Row House; 25 Benjamin Street, SUNSHINE



1628 - Brimbank City Council
Post-contact Cultural
Heritage Study 2000



Victoria Row.JPG



Site 133 - 25 Benjamin Street
(Victoria house row).jpg

Location

25 Benjamin Street, SUNSHINE VIC 3020 - Property No 133

Municipality

BRIMBANK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO134

Heritage Listing

Brimbank City

Statement of Significance

Last updated on - January 1, 2000

Individual place statement of significance: :

One of only five 19th century row houses surviving in themunicipality,25 Benjamin Street is of regional historical andarchitecturalsignificance as a strong visual symbol of the speculativeboom of the1880s and the new industrial suburb of Braybrook Junction.The row ofhouses is an unusual architectural feature in the area. Thehouses

are amongst the oldest in the district.

Precinct statement of significance:

The Railway Station Estate - Wright & Edwards Heritage Area is of regional historical and architectural significance as a sub-division first developed in the speculative boom of the 1880s. This related to the industrialisation of the area and the creation of a new suburb - the township of Braybrook Junction. The few remaining houses of the early 1890s are amongst the oldest in the district and are a remarkable survival from the era of the 1890s Depression, when many newly-built houses were moved.

The subdivision is significant for its unusual (for the City of Brimbank) late nineteenth century plan with a simple grid of streets, divided into narrow allotments and with rear service laneways. The pattern was unrelieved by any provision for recreation, community facilities or other services. The earliest sold allotments were either intended to be for narrow terrace-type houses, or were subdivided. Allotments first sold in the 1920s were larger, perhaps in response to the impact McKay's subdivisions was having on aspirations of new residents. The houses tend to be simple double fronted plan, asymmetric with a projecting gable, weatherboard clad with corrugated iron roofs.

This subdivision is also significant for its diversity and the range of housing from different periods, especially the years immediately following the establishment of H.V. McKay's Sunshine Harvester Works at Braybrook Junction. The area provides an interesting comparison with H.V. McKay's housing estate, since many of his Ballarat workers moved or built homes here in the early years of the 20th century. The neighbourhood's population more than doubled in ten years, with further expansion in the 1920s -30s and during and after World War Two.

Heritage Study/Consultant	Brimbank - Brimbank City Council Post-contact Cultural Heritage Study, G. Vines, 2000;
Construction dates	1890,
Other Names	Victorian Brick Row House, 1890-91c, Individually listed, Regional significance in 2000 study #133,
Hermes Number	105970
Property Number	

Physical Description 1

Description

One of a row of five single-fronted, detached, brick, Victorian houses with simple parapet ornament, corrugated iron verandahs and iron lace (some original).

Physical Conditions

Condition/integrity

Separated from the rest of the row by the demolished No. 27, but retaining streetscape value. Some alterations have been made.

Historical Australian Themes

4 Building settlement, towns and cities

4.1 Planning urban settlements

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/>