
GARNET STREET PRECINCT



Garnet Street precinct



7 Garnet Street



15 Garnet Street



11 Garnet Street



16 Garnet Street



13-17 Garnet Street

Location

7-17 & 16 GARNET STREET, PRESTON VIC 3072

Municipality

DAREBIN CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO300

Heritage Listing

Darebin City

Statement of Significance

Last updated on -

What is significant?

The Garnet Street precinct comprising the houses, constructed c.1890-1900 at 7-17 and 16 Garnet Street, Preston. The form, original external materials and detailing, and consistency of scale, siting and visual relationship of the houses contributes to the significance of the place.

Later, generally post-Second World War, additions and other buildings at the rear of the houses, and front fences are not significant.

How is it significant?

The Garnet Street Precinct is of local historic significance to Darebin City.

Why is it significant?

Historically, it is significant as evidence of the land speculation and localised first phase of suburban development achieved in South Preston by the end of the 19th century. It represents the small degree of successful development achieved during the land boom in Preston just before the economic crash of the 1890s. (Criterion A)

Heritage Study/Consultant	Darebin - Darebin Heritage Study, Context P/L, 2011;
Construction dates	1890,
Other Names	Garnet Street Houses,
Hermes Number	120706
Property Number	

Historical Australian Themes

2. Peopling Darebin

2.3 Promoting settlement

5. Building Suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

Physical Description 1

Garnet Street comprises a mix of nineteenth century and twentieth century housing. Approximately half of the houses in the street date from the late nineteenth or early twentieth century prior to World War I, but some have been altered. The houses are predominantly double fronted Victorian era villas with hip roofs, constructed in either brick or weatherboard. The most intact early houses form a group on the south side from No.7 to No.17. Another relatively intact nineteenth century house, No.16, is directly opposite this group.

The house at 7 Garnet Street is a late Victorian villa, asymmetrical in plan with a facade of decorative polychrome brickwork and a hipped corrugated metal roof. A projecting western bay accommodates a tripartite two-pane sash window. The building's front door is positioned centrally and, together with two simpler sash windows to its east, this lies beneath a hipped corrugated metal verandah roof supported by the projecting bay and two metal posts and decorated with a metal valance and cast iron frieze. Two decorated brick chimneys stand at opposing ends of the main roof ridge. The house is in good condition and has a relatively high degree of external integrity. A relatively unobtrusive flat car port roof has been introduced over the driveway to the west of the house, whilst a small porch supported on posts and a small skillion-roofed brick annex extend to its rear.

Immediately to the east of No.7 is a simple late Victorian weatherboard cottage with a transverse gable roof. The house is in good condition and has a moderate to low level of integrity. The verandah has been altered, and there is a two storey addition at the rear.

The houses at Nos. 11 and 13 Garnet Street comprise a pair of semi-detached late Victorian rendered single-fronted cottages. Both have hipped corrugated metal roofs which are concealed by ornate parapets featuring decorative pilasters supporting a blind arch over their facades. The two buildings' facades are symmetrical to one another, each with a panelled doorway, featuring a transom light, positioned inside a tripartite window. Both houses have verandahs across their width, with roofs of bull-nosed corrugated metal and decorative tile floors. Each house has a chimney positioned at the centre of the main roof ridge. Each house also features a rear extension, the skillion roofs of which meet to form what is essentially a shallow gable roof, on the ridge of which is a single chimney stack which appears to be shared by the two houses. Sympathetic picket fence along the street frontages of both properties and the front gardens feature tiled paths and sympathetic plantings.

Despite its late Victorian date, the double-fronted weatherboard house at No.15 is more akin to earlier mid and early Victorian examples. It has a hipped corrugated metal roof featuring two chimneys, each with a very pronounced cornice, to either side of the central valley of the M-hip roof. Beneath a line of corbels supporting the roof, a corrugated metal skillion verandah roof runs across the house's facade sheltering a central door with a two-pane sash window to either side. The verandah is supported on four metal posts and features a fairly elaborate cast iron frieze. The house is in good condition and has a relatively high degree of external integrity. A series of skillion metal roofed extensions abut the rear of the original building, and provide a car port along a driveway to the west.

The next house along at No.17 is a simple double-fronted Victorian weatherboard house with a hipped corrugated metal roof. The house is in fair condition and has a moderate degree of external integrity. The two chimneys at the front of the house have been removed, but an original chimney remains at the rear on the east side. The verandah has been altered/replaced.

Opposite the houses at Nos.15 and 17 is a late Victorian brick house, likely to feature decorative brickwork on its facade but now whitewashed. It has a corrugated metal M-hipped roof with one rendered chimney (It appears that a second chimney has been removed), with a prominent cornice, at the eastern end of the frontal roof ridge. This is supported at the front of the house by a row of decorative corbels, beneath which runs a hipped metal verandah roof which is supported by four thin posts. This shelters a central door with sidelights and a transom light and two flanking tripartite two-pane sash windows. The house is in good condition and has a moderate degree of external integrity.

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/>