
Builders' Terrace



City of Darebin Heritage Review 2000



City of Darebin Heritage Review 2000 (map)

Location

56-82 Hotham Street NORTHCOTE, Darebin City

Municipality

DAREBIN CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO51

Heritage Listing

Darebin City

Statement of Significance

Last updated on -

Builders' Terrace is of local architectural and historical significance.

Builders' Terrace is a rare surviving example of double-storey terrace row development in Preston, and the moderately intact and distinctive Hotham Street elevation forms a notable element in the streetscape. The terrace in all probability was directly associated with the local brickmaking industry. Terrace development was unusual in Preston, and those which survive in nearby Raglan Street and Livingstone Parade are only single-storey. The

extant row of outbuildings with night soil hatches are rare examples of nineteenth century sanitary disposal methods.

Heritage Study/Consultant Darebin - Darebin Heritage Review, Andrew Ward, 2000;

Hermes Number 24186

Property Number

Physical Description 1

Builders' Terrace is a row of fourteen two-storey terraces of brick construction with two-storey verandahs and hipped corrugated galvanised steel roofs concealed behind a continuous rendered parapet. The two terraces at each end of the row and the four in the centre project forward slightly, forming a symmetrical composition. The parapet is surmounted by pressed cement urns, and the central pediment that crowns the building bears the name 'BUILDERS' TERRACE' in raised rendered lettering. The Hotham Street elevation is of tuckpointed red brick, which has been overpainted on some of the terraces. The verandahs are supported on circular timber posts with castiron Corinthian capitals and moulded timber bases, most of which have been replaced. Approximately half of the original decorative cast-iron balustrading panels on tile first floor remain. Some of the timber partitions dividing the verandah at ground level may be original. The tripartite ground floor double-hung sash windows have narrow side lights with timber mullions, and the first floor windows are rectangular double-hung sashes. The entrance doors are four-panelled and have highlights. None of the original fences survive, being variously replaced with twentieth century steel cyclone wire fences and low yellow brick fences.

The side (north) and rear (east) elevations are of brown brick. The original outhouses (WCs) survive along the rear access lane, with the exception of those to Nos 82 and 74 which have been demolished, and are of brick construction with corrugated galvanised steel roofs. The original night-soil hatches have been bricked up.

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/>