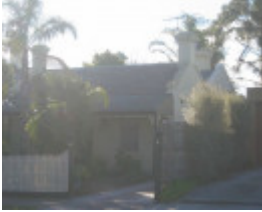

HOUSE



16 Regent Street, Preston

Location

16 Regent Street, PRESTON VIC 3072

Municipality

DAREBIN CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO246

Heritage Listing

Darebin City

Statement of Significance

Last updated on - July 15, 2008

What is significant?

The house at 16 Regent Street, Preston, constructed by 1880 or earlier possibly for George West, is significant. It is a modest double-fronted brick mid-Victorian house, set back from Regent Street behind a mature garden. The house has been built in several stages: the first has a transverse gable roof clad in slate tile, a second gable roof to, the rear of the first, is clad in corrugated galvanised steel sheeting, and at the rear of this is a third stage which is of more recent origin and has a flat roof clad in corrugated galvanised steel sheeting. The walls at the front of the house are ruled render. The house has three chimneys with corbelling of a type found in the early to mid-

Victorian era. The street facing (south) elevation is symmetrically composed with a central front door flanked by double-hung sash windows.

Later alterations and additions including the verandah (Which has a concave profile and is probably of more recent origin) are not significant.

How is it significant?

The house at 16 Regent Street, Preston is of local historic and architectural significance to Darebin City.

Why is it significant?

Historically, the house at 16 Regent Street, Preston is significant for its association with farming in the district, having been built during the years prior to the residential subdivision of Preston and Reservoir. The house is historically significant as an intact and rare example of a farmhouse in Darebin from the mid-nineteenth century. (AHC criteria A.4, B.2, D.2)

The house at 16 Regent Street, Preston is architecturally significant as a representative example of a modest mid-Victorian farmhouse, which were commonly found in the farming communities that surrounded the metropolis. The form and restrained use of architectural embellishment and other elements are typical of a small farm dwelling from this period. (AHC criterion D.2)

Heritage Study/Consultant Darebin - Darebin Heritage Study, Context P/L, 2011;

Construction dates 1865,

Hermes Number 26709

Property Number

Physical Description 1

A modest double-fronted brick mid-Victorian house, set back from Regent Street behind a mature garden. The house has been built in several stages: the first has a transverse gable roof clad in slate tile, a second gable roof to the rear of the first, is clad in corrugated galvanised steel sheeting, and at the rear of this is a third stage which is of more recent origin and has a flat roof clad in corrugated galvanised steel sheeting. The walls at the front of the house are ruled render. The house has three chimneys with corbelling of a type found in the early to mid-Victorian era. The modest character and the small scale of the house would also support the theory it is from the mid-Victorian period. The street facing (south) elevation is symmetrically composed with a central front door flanked by double-hung sash windows. The verandah, which has a concave profile, is probably of more recent origin. The house and the house at 18 Regent Street form a pair of fine and relatively intact Victorian houses in the street.

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/>