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# HOUSE (CRAWFORD)



12 Hotham Street, Preston

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## Location

12 Hotham Street, PRESTON VIC 3072

## Municipality

DAREBIN CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO230

## Heritage Listing

Darebin City

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## Statement of Significance

Last updated on -

### *What is significant?*

The house at 12 Hotham Street, Preston formerly known as *Crawford*, constructed c.1892 for Samuel Mitchell is significant. It is a two storey Victorian Italianate villa with timber additions to the rear that are of original/early origin. Original/early plantings including Pepper trees, an Italian Cypress and conifers also contribute to the significance of the place.

Later alterations and additions are not significant.

### *How is it significant?*

The house at 12 Hotham Street, Preston is of local historic and architectural significance to Darebin City.

### *Why is it significant?*

Historically, *Crawford* is significant as evidence of the small degree of successful development achieved by developers in Preston during the land boom just before the economic crash of the 1890s. It has strong associations with Samuel Mitchell, a storekeeper and grazier, who was also a prominent boom-time speculator. Mitchell, a Methodist, was involved with several other local speculators who were also Methodists, in forming the Yann's Estate Coy Pty Ltd in 1888, which bought surplus land from the South Preston Methodist Church. This property is part of an estate that appears to be Yann's Reserve, which was one of Preston's more successful subdivisions. (AHC criteria A.4, D.2, H.1).

*Crawford* is architecturally significant as a rare and relatively intact representative example of a substantial Italianate villa in Preston. The remnants of old trees provide an appropriate setting for the house (AHC criteria B.2, D.2).

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

Construction dates 1892,

Hermes Number 26721

Property Number

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## **Physical Description 1**

A substantial rendered brick two-storey Victorian Italianate house built on the northeast corner of the Hotham and Montague Streets. The house has a hipped roof clad in slate tile roofing. Two rendered brick chimneys, with mouldings at their tops, extend up from the roof towards its rear. A canted bay projects towards Hotham Street at one side, and to the south of this is a two-storey verandah (not original) that extends along the remainder of the west elevation and returns along the south elevation ending at a projecting bay that faces Montague Street. At the rear of the house is a two-storey timber addition of early origin. Remnants of the original/early garden survive. The house is similar and contemporaneous to *Prestonia* on the southeast corner of the adjacent intersection. It appears to be under renovation.

The garden contains some remnants of early plantings including conifers along the front and side boundaries, old Pepper trees (*Schinus molle* var. *areira*) along the side boundary facing Montague Street and an old Italian Cypress in the rear yard (*Cupressus sempervirens*).

*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/>*