

Dudley Street



Dudley Street Precinct - 9
Dudley Street



Dudley Street Precinct - 39-
45 King Street



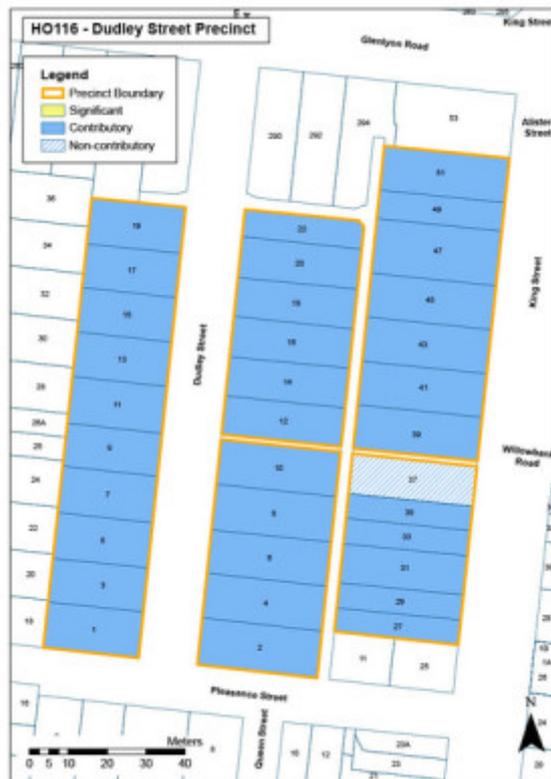
Dudley Street Precinct - 47-
51 King Street



Dudley Street Precinct



Dudley Street Precinct - 37-
45 King Street



Dudley Street Precinct Map

Location

1-19 & 2-22 DUDLEY STREET, and 27-51 KING STREET FITZROY NORTH, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO116

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - October 4, 2004

What is significant?

The Dudley Street precinct, comprising 1-19 and 2-22 Dudley Street and 27-51 King Street, Fitzroy North is a residential area that contains Edwardian houses built within a short period of time, many by the same builder. The majority of the original houses are asymmetrical timber villas, which have steep hip and gable roofs (with a gablet to the main roof), and are distinguished by the fine details, which include the treatment of the gable end and the timber decoration to the eaves, and casement windows. Verandahs are supported on turned timber posts with either timber lattice (arched or straight) or cast iron frieze. The symmetrical timber houses at 1, 5, 9 & 13 Dudley Street are much simpler in form and detailing. Almost all have imitation Ashlar to the front wall and all have corbelled brick chimneys. The single fronted timber houses at 22 Dudley Street and 27, 29, 33 & 35 King Street have similar detailing. They have walls of roughcast or roughcast and weatherboard with half-timbered gable ends and half-return verandahs. There are three brick houses within the precinct; a semi-detached pair at 47 & 49 King Street and a detached house at no.51. These have walls constructed of red brick with roughcast render to the upper section, and hip and gable roofs clad in terracotta tiles. The brick chimneys have terracotta pots. The semi-detached houses have distinctive semi-circular windows with arched label moulds under the verandah. Other details are similar to the timber houses.

Fences are low and many are sympathetic (e.g., reproduction timber picket or woven wire) Original infrastructure within the precinct includes the bluestone kerb and channeling in Dudley Street and the bluestone laneway between the houses in Dudley and King Streets.

The house at 37 King Street is not significant.

How is it significant?

The Dudley Street precinct is of local aesthetic significance to the City of Moreland.

Why is it significant?

Of historic significance as an illustration of the rapid residential development that occurred during the early twentieth century on the subdivisions of former industrial and quarry sites. (Criterion A)

Of aesthetic significance as a remarkably intact and homogeneous precinct of early twentieth century housing. It is especially notable for the finely detailed Edwardian timber villas, which have similar form and subtle variations in detailing creating cohesive and interesting streetscapes.

Heritage Study/Consultant	Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004; Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017;
Construction dates	1911,
Other Names	Precinct,
Hermes Number	56112
Property Number	

Physical Description 1

Dudley Street This is an early twentieth century residential precinct, which is notable for its high degree of homogeneity and integrity. The houses exhibit a remarkable uniformity in design suggesting that many were constructed by the same builder; most are double-fronted and are apparently variations on two basic designs utilising either a symmetrical or assymetrical layout, being constructed of timber featuring imitation Ashlar boards to the facade, some with notched weatherboards at mid-wall height. The single exception ofis 2 Dudley Street, which is weatherboard.

The asymmetrical houses in both Dudley and King streets, which have steep hip and gable roofs (with a gable to the main roof), are distinguished by the fine details, which include the treatment of the gable end that feature decorative barge boards and trusswork, with either shingling or notched weatherboards or half timbering and roughcast, often jettied out from the wall. Eaves are decorated with brackets and round, square, rectangular or elongated timber mouldings. Front doors have an arched glass panel with a top light and sidelight (some retain what appear to be original leadlights). The casement windows in pairs or triples, usually with coloured toplights, are sometimes embellished with flat pilasters and shaped boards below the sill (see nos. 4-10 Dudley). Verandahs are supported on turned timber posts with either timber lattice (arched or straight) or cast iron frieze. In comparison, the symmetrical double fronted houses at 1, 5, 9 & 13 Dudley Street are much simpler in form and detailing. All have corbelled brick chimneys.

The single fronted timber houses at 22 Dudley Street and 27, 29, 33 & 35 King Street have similar detailing. They have walls of roughcast or roughcast and weatherboard with half-timbered gable ends and half-return verandahs.

There are three brick houses within the precinct; a semi-detached pair at 47 & 49 King Street and a detached house at no.51. These have walls constructed of red brick with roughcast render to the upper section, and hip and gable roofs clad in terracotta tiles. The brick chimneys have terracotta pots. The semi-detached houses have distinctive semi-circular windows with arched label moulds under the verandah. Other details such as the casement windows with leadlight toplights, the timber trusswork to the gables, and the timber verandah frieze and posts are similar to the timber houses.

Fences are low and many are sympathetic (e.g., reproduction timber picket or woven wire). Overall, the intactness and integrity of the visible parts of most of the original houses is good. Common alterations include replacement of windows (13, 14, 18, 20 Dudley; 29, 39, 47 King), removal or replacement of verandah details (6, 13, 14, 16, 18, 19, 20 Dudley; 39 King) and non-original roof cladding (1 Dudley, 45 King). All of the houses in Dudley Street remain. In King Street, the house at no.25 has been demolished, while the house at no.37 has

been completely altered and no longer retains any original details.

Original infrastructure within the precinct includes the bluestone kerb and channeling in Dudley Street and the bluestone laneway between the Dudley and King street houses.

(Note: The section of Glenlyon Road - nos. 286-294 - forming part of the original subdivision has been excluded from the precinct as, of the original five houses, three have been demolished or completely altered and consequently the group has poor integrity and low visual cohesion).

Physical Conditions

Good

Integrity

Altered/Minor Modifications

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/>