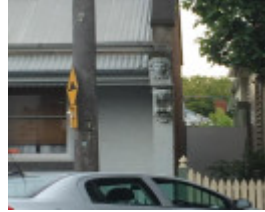

TERRACE



163-169 Barkly St Brunswick East



163-169 Barkly St Brunswick East

Location

163-169 BARKLY STREET,, BRUNSWICK VIC 3056 - Property No 1482

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO456

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The row of terrace houses at 163-169 Barkly Street, Brunswick, constructed by 1885, is significant. Non-original alterations and additions to the houses are not significant. The front fences are sympathetic, but not original.

How is it significant?

The row of terrace houses at 163-169 Barkly Street, Brunswick is of local representative significance to the City

of Moreland.

Why is it significant?

It is a representative example of a row of Victorian terrace houses, which demonstrates the simple transverse roof form and restrained detailing of the worker's housing built prior to the boom years of the late 1880s. The houses are also of note for the unusual asymmetrical facades, which demonstrate how the need to maximise the number of houses in speculative developments such as this sometimes led to compromised internal layouts, in this case the lack of an internal hallway. (Criterion D)

Heritage Study/Consultant	Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004; Moreland - Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study, Context Pty Ltd, 1990;
Construction dates	1885,
Other Names	House,
Hermes Number	56183
Property Number	

Physical Description 1

This row of four simple terraced houses is located on the northern side of the street. The houses are built to the street frontage, with the front wall set back behind the verandah and a low timber picket fence (nos. 163, 165 & 169 each have a similar fence with a top rail, while no.167 has no top rail).

The terrace has the less common transverse gabled roof, punctuated by brick party walls with rendered capping at the boundary of each house (capping covered with metal boxing on no.165). The main roofs of nos. 163-167 and the verandah roofs (slight concave profile) to all are clad in corrugated iron, while no.169 has a tiled main roof. With the exception of no.163, each has a dark brick chimney with cream brick corbelling to the upper edge. Precast cement console mouldings to the fin walls and the cast iron frieze to nos. 165 & 167 are the only decorative features on the cottages.

Each house has simple timber double hung sash windows with bluestone sills to either side of a central entry door. However, unlike the usual symmetrical arrangement, these houses have unusual asymmetrical facades due to the lack of a central hallway with the front door instead opening straight into one of the front rooms. This is reflected in the positions of the chimneys, also placed slightly off-centre.

Physical Conditions

Good

Integrity

The key visible changes have been overpainting of the face brickwork, changes to the roof cladding and the removal of one chimney, as described above. Bluestone sills have been painted on nos. 165 and 167, while modern skylights have been inserted into the roof of no.163.

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/>