
CARLISLE STREET PRECINCT



62-64 carlisle street



42 carlisle street



54-56 carlisle street



44-46 carlisle street

Location

42-46, 52-56 & 62-64 CARLISLE STREET,, PRESTON VIC 3072

Municipality

DAREBIN CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO299

Heritage Listing

Darebin City

Statement of Significance

Last updated on - May 20, 2010

What is significant?

The Carlisle Street precinct comprising the houses constructed c.1890 at 42-46, 52-56 & 62-64 Carlisle Street, Preston. The houses include Victorian-era single fronted brick cottages and one double gable-fronted weatherboard house. The form, original external materials and detailing, and scale, siting and visual relationship of the houses contributes to the significance of the place.

Later, generally post-Second World War, alterations or additions to the houses and other buildings at the rear of the houses, and front fences are not significant.

How is it significant?

The Carlisle Street Precinct is of local historic significance to Darebin City.

Why is it significant?

Historically, it is significant as evidence of the land speculation and localised first phase of suburban development achieved in South Preston by the end of the nineteenth century. The precinct represents the small degree of successful development in Preston during the land boom just before the economic crash of the 1890s. (Criterion A)

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

Construction dates 1891,

Other Names Carlisle Street Houses,

Hermes Number 120738

Property Number

Historical Australian Themes

2. Peopling Darebin

2.3 Promoting settlement

5. Building suburban Darebin

5.1 Patterns of settlement

5.3 Developing the suburban ideal

Physical Description 1

Carlisle Street comprises a mix of nineteenth century and twentieth century housing. The most intact groups of early houses are situated on the north side between Cowper Street and Hotham Street. The houses comprise one double fronted weatherboard cottage at No.42, an attached pair of single fronted cottages at 44-46, two pairs of single fronted cottages at 52-52A and 54-56, and an attached pair of single fronted cottages at 62-64.

The house at No.42 is a double gable-fronted weatherboard cottage, a form that is unusual in Darebin. There is a verandah with a cast iron frieze and tie-beams to the gable ends. Windows in the front elevation are double hung sash, placed symmetrically either side of the central doorway. There is one corbelled brick chimney in the east side gable. The house is in good condition and has a relatively high degree of external integrity when viewed from the street. Roof materials have been renewed, a wrought iron balustrade (c.1950s) has been added to the verandah, while the cyclone wire fence was probably contemporary addition with the balustrade.

Immediately to the east of No.42 is a pair of attached single fronted houses constructed in brick, each now painted white, with hipped corrugated metal roofs. Along the central valley between their roofs the two are also divided by a short parapet wall which continues between the two metal roofed verandahs where it is supported by a corresponding dividing wall. This is rendered and decorated with a recessed panel, and divides the two front doors. Both verandahs are also supported at each end by corresponding extensions from the house's side walls. The verandah of No.46 retains its cast iron frieze while that of No.44 has been removed. The doors themselves are panelled with overhead transom lights and the door jambs are accentuated with decorative painted brickwork, as are those of the adjacent windows, although that on Number 46 has been painted to match the rest of the wall. No.46 has its original four-pane sash window but the window to No.44 appears to have a later replacement.

The houses are in good condition and have a moderate level of external integrity. It is presumed that both once had chimneys, which have now been removed. Apart from the alterations described above, other additions include the wrought iron balustrade across the front of each verandah and returning down a small stair approach to the door. Both houses have skillion roofed rear extensions of differing sizes. No.46 has a sympathetic (but not original) picket fence while No.44 has a low brick wall.

Numbers 52 and 52A Carlisle Street are a pair of single fronted brick houses with gable fronted roofs of corrugated metal, the fronts of which have been painted, probably concealing decorative brickwork. Both have a hipped verandah, with cast iron frieze, separated by a central dividing wall which protrudes above the verandah roofs as a short parapet. This divides the two entrance doors, both of which have transom lights, adjacent to which are single windows; the original two-pane sash in the case of Number 52 but replaced with a more recent casement in the case of Number 52A. The houses are in good condition and have a relatively high degree of external integrity when viewed from the street. There have been minor alterations to the verandahs and the small front yards, from which the houses are approached by small concrete stairs, are defined by sympathetic picket fences.

The adjoining gable fronted cottages at Nos. 54 and 56 are of similar design, however, the fronts of these houses have not been painted revealing the decorative brickwork on the jambs of the windows and doors on their southern facades, at the building's corners and in their gable ends above the verandahs. The latter have bull-nosed corrugated metal roofs, with cast iron frieze, each supported on the central dividing wall and two wooden posts. The front doors are concealed behind modern screen doors but the windows are the original two-pane sash examples. The houses are in good condition and have a moderate degree of external integrity - the profile of the verandahs has been altered, particularly at No.56. No.54 has a sympathetic low picket fence, while No.56 has a less sympathetic high fence with picket inserts.

The houses at Nos. 62-64 area pair of relatively ornate single fronted Victorian cottages. They are brick built but have been painted, possibly concealing decorative brickwork on their facades. Each has a long hipped corrugated metal roof with a central chimney constructed in banded brickwork with a heavy cornice supported on corbels, while there is a third, centrally located chimney at the rear. Verandahs cover the full frontage of both houses, partly supported on a central dividing wall which extends above the corrugated metal roofs into a shallow parapet with decorative mouldings. In each case a single metal post supports the opposite end of the roof, whilst additional support is provided by an internal bracket. The verandahs feature balustrades comprising a series of intricate metalwork panels, which translate into wooden banisters to either side of the wooden approach stairs. Opening onto the verandahs of both houses are a tripartite sash windows and a panelled door with a transom light. Other detailing includes paired eaves brackets. The houses are in good condition and have a relatively high degree of external integrity. Both houses have small skillion roofed extensions to their rears. At the front, each has a sympathetic, but not original, picket fence.

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/>