
TERRACE HOUSES & FENCE



76-78 Hope St Brunswick



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Location

76 & 78 HOPE STREET, BRUNSWICK, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO480

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - January 1, 1900

What is significant?

The terrace houses at 76 and 78 Hope Street, Brunswick, built in 1889-90, are significant. The cast iron palisade fence on a bluestone base to both houses also contributes to the significance of the place. Non-original alterations and additions are not significant.

How is it significant?

The terrace houses and front fence at 76-78 Hope Street, Brunswick, are of local representative and aesthetic

significance to the City of Moreland.

Why is it significant?

It is a representative example of a Victorian terrace pair, with typical form and detailing such as the visible separate hipped roofs (one with the original slate), verandahs set between wing walls including one with a tiled floor, original panelled doors and tripartite windows, brick chimneys with moulded cornices, and moulded cement detailing to the end walls and party walls. It is notable for the highly decorative polychromatic brickwork, being the only known terrace houses in Moreland with this type of brickwork, and also for less common features such as the arched wall niches. The retention of the original or early cast iron palisade fences, which include both front and side gates, is also notable, and contributes to the setting of the houses. (Criteria D & E)

Heritage Study/Consultant Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017;

Construction dates 1890,

Hermes Number 200910

Property Number

Physical Description 1

76-78 Hope Street is a pair of Victorian polychrome (three colour) brick single storey terrace houses, situated on the north side of the street. The houses have a shallow setback from the street boundary behind an early cast iron palisade fence on a bluestone base, which has two gates for each house, one for the front door and one for the side path. The houses are identical in design, mirroring each other. They have separate hip roofs (no.78 retains the original slates) with bracketed eaves and separate skillion verandahs set between wing walls. The polychrome brick walls are constructed of dark bricks with contrasting pale cream and red bricks creating bold patterning including decorative quoining to the openings and wall corners and diaper work below the windows, the blind arches to the end walls and to the eaves, as well as to the chimneys, which have moulded cement cornices. Other details include the tripartite windows with bluestone sills, which are flanked by arched wall niches with bluestone ledges, four-panel timber entrance doors with arched highlight windows, bluestone steps to the verandahs, tiled floor to the verandah to no.78, and the moulded cement masks and scrolled brackets to the wing walls, while the party wall has a mask and single finial.

Integrity

Viewed from the street the houses are relatively intact with some minor changes. No. 78 is slightly more intact. No. 76 appears to have lost a chimney (and the cornice to the surviving chimney has been altered), the roof has been re-clad and the verandah floor replaced with concrete. Both houses have presumably lost the cast iron verandah frieze, and the verandah roofs may have been reconstructed.

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/>