
House, Stables and Garden



House



Stables

Location

52 St Phillip Street BRUNSWICK EAST, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO566

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - May 12, 2023

What is significant?

The house, former stables and garden at 52 St Phillip Street, Brunswick East, is significant. The Victorian style and low-scale form of the terrace house is significant, along with the key decorative features of cast iron lacework, and timber joinery to the eaves and openings. The form and materiality of the former stables is significant. The layout of the house, stables and garden, being in their original arrangement, is also significant. The later building occupying the south east corner of the site is not significant.

How is it significant?

The house, former stables and garden are of local significance through their rarity and representativeness value to the City of Moreland.

Why is it significant?

As a late nineteenth century complex that retains evidence of a residence, former grazing yard, stables and store, 52 St Phillip Street is a rare intact example in the municipality of a mixed residential-commercial functions.

(Criterion B) 52 St Phillip Street demonstrates the principal characteristics of a late nineteenth century residential-commercial complex, including residence, former grazing yard, stables and store. (Criterion D)

Heritage Study/Consultant Moreland Heritage Nominations Study, Extent Heritage, 2022;

Construction dates 1885,

Hermes Number 206893

Property Number

Physical Description 1

A freestanding, single storey single fronted brick Victorian terrace house, with side garden and former stables to the rear. Painted facade with evidence of dichromatic, tuck pointed brickwork in Flemish bond underneath, and also features iron fence and gate abutting the footpath set in bluestone footings, tri-partite Venetian window and cast-iron lacework, with eaves brackets and decorative moulding and console brackets on projecting party walls. Hipped roof in corrugated metal (also painted) with central brick chimney. On the rear boundary of the property, a double storey brick former stables building in garden wall bond abuts the laneway, with a second storey doorway with evidence of block and tackle under a gabled dormer, suggesting a possible commercial use. A more recent brick building (in stretcher bond) adjoins the former stables and spans the remainder of the laneway

The house is located in a residential area, with native street plantings.

The building is in fair condition, with a number of conservation issues, including: evidence of buckling iron sheeting on verandah roof; some cracking and mortar damage in the facade masonry, bowing in the party wall and evidence of falling damp, with an area of mortar damage from disconnected roof plumbing on the rear gutter of the building on the rear laneway.

Integrity

- Capping on party wall
- Half-glazed two panel door - likely to be from a later period
- Lean-to / skillion addition to rear of east side of building, enclosing former rear verandah (evident on 1904 MMBW survey)
- Removal of building on north eastern corner of block (evident on 1904 MMBW survey)
- Building in south eastern corner of block (not evident on 1904 MMBW survey)
- Solar panels on former stables
- Modified fenestration on former stables
- Painted brick facade*

Overall, the integrity of the stables and dwelling is high. This is further supported by the intactness of the overall site layout which has barely changed since the 19th century (excluding the later building addition) with the retention of the house and stables.

* Denotes element that detracts from the cultural significance of the place.

Physical Conditions

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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/>