
HOUSE (RAINHAMVILLE)



4 Hurlstone Avenue, Preston

Location

4 Hurlstone Avenue, PRESTON VIC 3072

Municipality

DAREBIN CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO232

Heritage Listing

Darebin City

Statement of Significance

Last updated on -

What is significant?

This Victorian polychromatic brick house, formerly known as *Rainhamville*, at 4 Hurlstone Avenue, Preston, constructed c.1891 for Moses Blundy, and altered c.1910 is significant. It is a substantial brick Victorian house, which has a hipped roof clad in slate tile that has had been altered c.1910 and fitted with a street-facing gable. The walls of the house are polychromatic brickwork on the west and south elevations, which indicates that these were intended to be the primary elevations. The south elevation is now the side of the house, and the north elevation, although also a side elevation, faces a large garden. A cast iron bullnose verandah extends across the west elevation and returns along the south elevation finishing at a projecting bay, which has its walls rendered. The

verandah has encaustic tessellated tiles. A notable feature of the garden is a mature Canary Island Palm (*Phoenix canariensis*), which probably dates from the early twentieth century.

The later additions and alterations, including the pergola on the north side of the house and the front fence are not significant.

How is it significant?

The house at 4 Hurlstone Avenue, Preston is of local historic and architectural significance to Darebin City.

Why is it significant?

The house at 4 Hurlstone Avenue, Preston is historically significant as it provides evidence of houses associated with small farms that were erected prior to suburban development of Preston. The mature Canary Island Palm is significant as a planting that is associated with early occupation of the house and the development of its surrounding garden. (AHC criteria A.4 & D.2).

It is architecturally significant as it is a representative example of a relatively substantial and well-detailed Victorian polychromatic farm house. The significance of the place is enhanced by its rarity value as one of a relatively small number of late nineteenth century farm houses within Preston. (AHC criteria B.2 & D.2)

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

Construction dates 1891,

Hermes Number 26745

Property Number

Physical Description 1

The house formerly known as 'Rainhamville' is a substantial brick Victorian farm house, which has been altered in the early twentieth century. The house has a hipped roof clad in slate tile, which has had been altered and fitted with a street-facing gable probably around c1910. The walls of the house are polychromatic brickwork on the west and south elevations, which indicates that these were intended to be the primary elevations. The south elevation is now the side of the house, and the north elevation, although also a side elevation, faces a large garden. A cast iron bullnose verandah extends across the west elevation and returns along the south elevation finishing at a projecting bay, which has its walls rendered. The verandah has encaustic tessellated tiles.

The front boundary fence of the property is of recent origin. A notable feature of the garden is a mature Canary Island Palm, which probably dates from the inter-war period. A contemporary, but sympathetic and reasonably well sited pergola and water tank has recently been added to the garden on the north side of the house.

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/>