

---

## HOUSE (ST JOHNS VILLA)



St John's Villa, Wood Street



St John's Villa 282 Woods Street

---

### Location

282 Wood Street, PRESTON VIC 3072

### Municipality

DAREBIN CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO256

### Heritage Listing

Darebin City

---

### Statement of Significance

Last updated on -

#### ***What is significant?***

The house, once known as St John's Villa, constructed c.1888 by Apted Bros to a design by architects Waugh & Waddington as the residence for Michael Emery is significant. Emery had established a pottery on this site c.1850s and the house may have replaced or incorporated an earlier dwelling. It is a modest double-fronted Victorian house with a hipped roof clad in slate tile roof and a verandah that extends across its front and returns on its sides. There is a narrow entrance door with no sidelights, which is flanked by tripartite windows. The larger

setback from the street than other c.1900 houses, which indicates its early construction date is also significant.

Later alterations and additions, the front and side fences and the hedge are not significant.

***How is it significant?***

The houses formerly known as St John's Villa at 282 Wood Street, Preston is of local historic and architectural significance to Darebin City.

***Why is it significant?***

Historically, it is significant as evidence of the small degree of successful development achieved by developers in Preston during the land boom just before the economic crash of the 1890s. It also is significant for its associations with Michael Emery and as an example of the work of architects, Waugh and Waddington (AHC criteria A.4, B.2, D.2, H.1)

The house has aesthetic significance as a fine example of a modest double-fronted brick Victorian house built in Preston towards the end of the nineteenth century (AHC criterion F.1).

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

Construction dates 1888,

Hermes Number 27163

Property Number

---

## **Physical Description 1**

A modest double-fronted brick late-Victorian house with a hipped roof clad in slate tiles. A verandah extends across the facade and returns on sides of the house. There is a narrow entrance door with no sidelights, which is flanked by tripartite windows. The house has a deep setback from the street.

*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/>*