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## HOUSE (EASTWOOD)



7 Eastwood Avenue, Preston

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### Location

7 EASTWOOD AVENUE, PRESTON, DAREBIN CITY

### Municipality

DAREBIN CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO211

### Heritage Listing

Darebin City

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### Statement of Significance

Last updated on - July 15, 2008

#### *What is significant?*

The house, formerly known as 'Eastwood', at 7 Eastwood Avenue, Preston constructed c.1890 for John C. Clinch and the c.1915 addition is significant. It is a Victorian weatherboard villa with a hipped iron roof and a return ogee profile verandah with cast iron frieze. It is oriented to face north towards Murray Road, which was the original frontage of the property. There are ashlar boards to the north and east elevation and paired eaves brackets. The windows are double hung sash that extend to the floor in the east elevation and the front door with sidelights and highlights is in the north elevation facing toward Murray Road. There are three rendered chimneys with moulded

detailing. The dwelling was once situated on a large allotment with a frontage to Murray Road, but now occupies a much-reduced lot with a frontage to Eastwood Avenue.

The later alterations and additions, front fences, and roof material are not significant.

*How is it significant?*

'Eastwood' at 7 Eastwood Avenue, Preston is of local historic and architectural significance to Darebin City.

*Why is it significant?*

Historically, it is significant as a representative example of a nineteenth century house that provides evidence of the early phase of settlement prior to the suburban development of the west area of Preston in the twentieth century. The significance of the place is enhanced by its rarity value as one of a small number of surviving examples of these houses. It is also significant for its associations with John Clinch. (AHC criteria A.4, B.2, D.2, H.1)

The house is architecturally significant as a good example of a late Victorian weatherboard house typical detailing such as the ashlar cladding to the facade, French windows, return verandah, hip roof and rendered chimneys, which is notable for its relatively high degree of external integrity. The ogee profile verandah is of note as one of the few examples in Preston. (AHC criteria D.2)

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

Construction dates 1890,

Hermes Number 27303

Property Number

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## Physical Description 1

The house, formerly known as 'Eastwood', at 7 Eastwood Avenue, Preston is a Victorian weatherboard villa. It is oriented to face north towards Murray Road, which was the original frontage of the property. It has a hipped, corrugated iron roof and a separate ogee profile verandah with cast iron frieze on the east and north elevations. There are three rendered brick chimneys with moulded tops and there are paired eaves brackets. The windows are tall double hung sash that extend to the floor on the east elevation. The front door, situated in the north elevation facing toward Murray Road, has sidelights and highlights. The north and east elevations are clad in ashlar boards with weatherboards to the other walls. At the south-west corner there is a small projecting room with a skillion roof, which appears to have been an early addition as it appears to be shown in the 1915 MMBW plan.

*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/>*