
SHOP & RESIDENCE



Shop, 283 High Street,
Preston

Location

283 HIGH STREET, PRESTON, DAREBIN CITY

Municipality

DAREBIN CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO220

Heritage Listing

Darebin City

Statement of Significance

Last updated on -

What is significant?

The two storey Victorian rendered brick shop and residence, constructed c.1895, at 283 High Street, Preston is significant. A relatively high parapet on the east (High Street) elevation, with a central panel flanked by horizontal console elements, conceals the building's corrugated galvanised steel clad roof from view from the street. A projecting cornice extends across the east elevation below the parapet, and below this are the two windows of the upper level. They have timber framed double-hung sash windows, with moulded consoles and a cornice

above each. A sill projects out slightly below each window and beneath this are rectangular panels. Part of the south elevation is visible, which is faced in red brick and there is a cement rendered brick chimney with a moulding at its top.

The ground floor metal-framed shop window and cantilevered awning that extends across the facade between the ground and first floors are not significant.

How is it significant?

The shop and residence at 283 High Street, Preston is of local historic significance to Darebin City.

Why is it significant?

Historically, it is significant as evidence of the limited speculative commercial development that occurred in High Street north of Bell Street during the late nineteenth century and recalls the practice of small shops with residences above built to serve local neighbourhoods within walking distance. The significance of the place is enhanced by its rarity value as one of the few surviving examples of this era. (AHC criteria A.4, B.2, D.2)

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

Construction dates 1890,

Hermes Number 27305

Property Number

Physical Description 1

This is a two-storey rendered brick Victorian shop. A relatively high parapet on the east (High Street) elevation, with a central panel flanked by horizontal console elements, conceals the building's corrugated galvanised steel clad roof from view from the street. A projecting cornice extends across the east elevation below the parapet, and below this are the two windows of the upper level. They have timber framed double-hung sash windows, with moulded consoles and a cornice above each. A sill projects out slightly below each window and beneath this are rectangular panels. Part of the south elevation is visible, which is faced in red brick and there is a cement rendered brick chimney with a moulding at its top.

The shop is in good condition and has a moderate degree of external integrity. Electrical wiring and electrical services metal boxes are an intrusive element on this part of the facade. A cantilevered awning, of more recent origin, extends across the east elevation between the ground and first floor. The building's original shopfront has been removed and replaced with a steel framed glazed shopfront.

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/>