

## Hickford Street



Hickford Street Precinct



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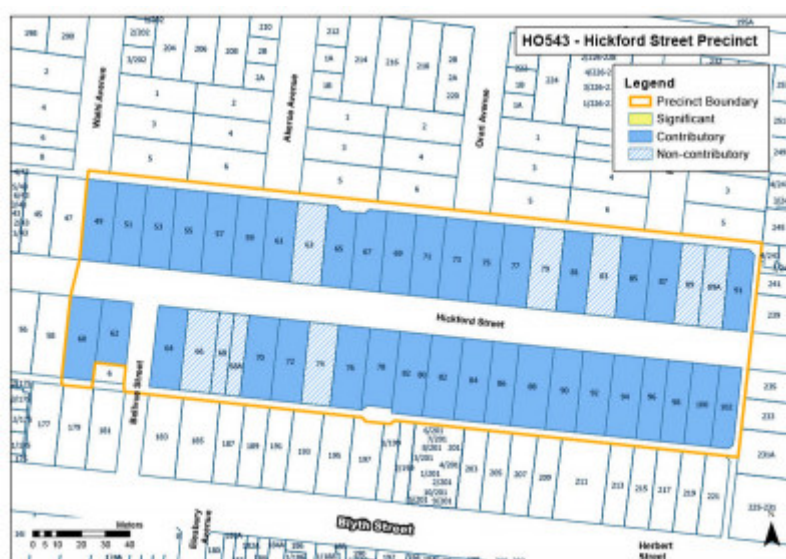
Hickford Street Precinct



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Hickford Street Precinct Map

### Location

49-91 & 60-102 HICKFORD STREET, BRUNSWICK EAST, MORELAND CITY

### Municipality

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO543

## Heritage Listing

Merri-bek City

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## Statement of Significance

Last updated on - October 5, 2004

### What is significant?

The Hickford Street precinct, comprising 49-91 & 60-102 Hickford Street, Brunswick East. Hickford Street is an early twentieth century residential area, which was developed from c.1910-30. It comprises predominantly double fronted single storey brick or weatherboard detached bungalows that illustrate the subtle transition in styles from the Federation to the Interwar period. Almost all the houses are detached with similar front and side setbacks and have hip and/or gable roofs clad in corrugated iron or clay tiles, and brick or render chimneys. Windows are timber frame and are either sash or casements, the latter often with coloured top lights and grouped in two or threes or as part of bow or box bays. Fences are low, many are sympathetic and some appear to be original or early (e.g., cyclone wire fences at nos. 61 & 71, low brick fence with mild steel gate at no. 65, crazy paving fence at no.80 and low brick and decorative steel fence at no.82). The street retains bluestone kerbing, one early bluestone driveway to no.88, and bluestone laneways to the side and rear of the houses, which contributes to the historic character.

Non-contributory elements include the post-war houses at 63, 66, 68, 68A, 74, 79,89 & 89A and concrete driveways to several houses.

### How is it significant?

The Hickford Street precinct is of local historic and aesthetic significance to the City of Moreland.

### Why is it significant?

Of historic significance as evidence of the residential development in Brunswick East during the early twentieth century that was associated with the establishment of the electric tram and growth in industry and employment along Lygon Street. (Criterion A)

Of aesthetic significance as a representative example of an early twentieth century residential precinct comprising houses that are related in form, materials and detailing and illustrate well the transition in housing styles during the Edwardian to the Interwar periods. (Criteria D & E)

Heritage Study/Consultant	Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004;
Construction dates	1905,
Other Names	Precinct,

## Physical Description 1

Hickford Street is an early twentieth century residential precinct, which was developed from c.1910-30. It comprises predominantly double fronted single storey brick or weatherboard detached bungalows that illustrate the transition in styles from the Federation to the Interwar period. Almost all the houses are detached with similar front and side setbacks and have hip and/or gable roofs clad in corrugated iron or clay tiles, and brick or render chimneys. Windows are timber frame and are either sash or casements, the latter often with coloured top lights and grouped in two or threes or as part of bow or box bays and some in leadlight. Fences are low, many are sympathetic and some appear to be original or early (e.g., cyclone wire fences at nos. 61 & 71, low brick fence with mild steel gate at no. 65, crazy paving fence at no.80 and low brick and decorative steel fence at no.82). The house types include:

- Victorian survival. These have the symmetrical form of late Victorian houses, but with Federation/Edwardian details such as brick and roughcast render chimneys, casement windows, bullnose verandahs and turned timber posts. Examples include nos. 77, 85 & 91.
- Asymmetrical Edwardian bungalows. These typically have a hipped (sometimes with gablets) or transverse gable roof with a contiguous (i.e., as an extension of the main roof) or separate verandah at one side of a projecting gabled bay, which is usually half timbered. Walls are clad in weatherboard or imitation Ashlar and the brick chimneys are heavily corbelled, sometimes with terracotta pots. Other details can include eaves brackets, bracketing to the gable ends, and decorative window hoods. Doors are often panelled with high waisted windows and sidelights and toplights. No.62 is a distinctive example with brick and render walls, a low-pitched verandah supported by tapered rendered piers and a bow window to the projecting bay beneath a flying gable. Other examples include nos. 55, 69, 70 (distinctive 'sunray' gable end), 75 (1920s or 30s Tuscan style columns on rendered brick piers with balustrade) 76, 78,87 (very altered), 90, 92, 94 (interesting paired verandah posts with carved brackets), 96 & 98 (an unusual semi-detached mirror-image pair) and 100.
- Gable fronted bungalows. These include attic bungalows (e.g., nos. 59, 72), single fronted (e.g., nos. 49, 57 & 84), or double fronted asymmetrical types with either a hipped or low pitch verandah (e.g. nos. 61, 80, 81) or gabled porch on one side of a projecting gabled bay (e.g. nos. 60, 65, 67, 71, 73 &88) or window (no.64). The porches or verandahs are variously supported by tapered render and brick piers or Tuscan style columns set on brick piers, and usually have brick and rendered balustrades. Gable ends are half timbered or shingled, sometimes with latticed or louvered vents. Notable examples include no.82, which is very intact and has a combination of gable end treatments, as well as buttressing to the porch piers and an early front fence.
- 1930s bungalows. These are distinguished by their hipped tile roofs, simple brick chimneys and horizontal sash windows with a fixed central pane. No.86 is notable for the hipped porch with a Mediterranean-style arched opening supported on dwarf Tuscan columns.

A house of individual design within the precinct is at no.102. Symmetrical in plan, this has an almost pyramidal hipped tile roof with a central projecting very deep hipped porch over the entrance supported on short timber posts set on tall square brick piers with a balustrade with 'hit and miss' brick patterning. On either side are bow casement windows.

The street retains bluestone kerbing, one early bluestone driveway to no.88, and bluestone laneways to the side and rear of the houses, which contributes to the historic character. Non-contributory elements include the post-war houses at 63, 66, 68, 68A, 74, 79, 89 & 89A and concrete driveways to several houses.

*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/>*