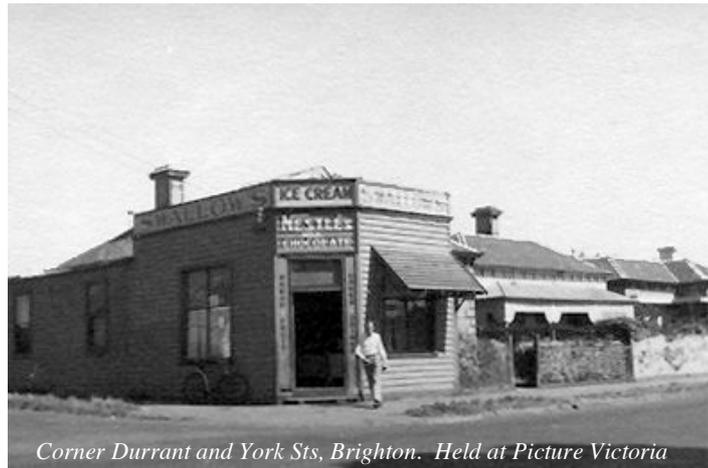


City of Bayside



Corner Durrant and York Sts, Brighton. Held at Picture Victoria

Review of Heritage Precincts

Prepared for the City of Bayside

November 2008

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Consultants

This peer review was undertaken by:

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Executive Summary

This peer review report, *inter alia*, makes the following observations and recommendations:

1. Five precincts – namely the Durrant Street Precinct, the Lawrence Street Precinct, the Male Street Precinct, the Moffat Street Precinct and the Orchard Street Precinct – are of sufficient significance to warrant the introduction of a Heritage Overlay control.
2. The remaining two proposed precincts – namely the Hector Street Precinct and the Loller Street Precinct – do not meet the threshold of significance sufficient to warrant a Heritage Overlay (Section 4 and 6 respectively).
3. The recommended extent of the Durrant Street Precinct has been altered to exclude four buildings along Willansby Avenue and three buildings along Maskell Street that are of negligible contributory significance (Section 2).
4. The recommended extent of the Head Street Precinct remains as suggested in the *City of Bayside Heritage Review* (1999) with the exception of one dwelling that has since been demolished. It appears that most of these properties are already within the extent of HO204 with the exception of one extra contributory property (Section 3).
5. Although it was not identified in the *City of Bayside Heritage Review* (1999), the Lawrence Street Precinct was found to be of sufficient significance to warrant a Heritage Overlay (Section 5).
6. The recommended extent of the Male Street Precinct has been altered to include a number of contributory buildings to the north and exclude the southern portion of the proposed precinct (Section 7).
7. A number of new buildings have been constructed in Moffat Street since the *City of Bayside Heritage Review* was undertaken in 1999, a fact which has altered the boundaries of the small precinct. The eastern side of the precinct has been altered to include the largely intact row of semi-detached Edwardian buildings at 2-12 Moffat Street (Section 8).
8. The recommended extent of the Orchard Street Precinct remains as suggested in the *City of Bayside Heritage Review* (1999) (Section 9).
9. Complete lists of contributory buildings have been prepared sufficient for inclusion in Council's Heritage Policy 22.06 as per other listings for heritage areas (Section 10).

1.0

Introduction

1.1 Background

This review of selected heritage precincts in Brighton was commissioned by Bayside City Council. It comprises a new assessment of seven areas identified in the *City of Bayside Heritage Review* by Allom Lovell & Associates (March 1999).

The *City of Bayside Heritage Review* (1999) was commissioned to examine heritage structures, precincts and landscapes within the former cities of Sandringham, Brighton and those parts of the former Cities of Moorabin and Mordialloc – Cheltenham, Highett and Beaumaris – that now form the City of Bayside. As part of this review the consultants identified 27 Heritage Overlay Precincts. These were considered in detail in Volume 3 of the Review.

Following completion of the Review, Council progressed the implementation of 15 precincts into the Bayside Planning Scheme Amendment C38 which was Gazetted on 27 March 2006. However a number of precincts were not implemented at this time. Amongst these are the following previously proposed heritage precincts under consideration in this report:

- Durrant Street Precinct
- Head Street Precinct
- Hector Street Precinct
- Loller Street Precinct
- Male Street Precinct
- Moffat Street Precinct
- Orchard Street Precinct

Additionally, the Lawrence Street Precinct – which was not identified in the *City of Bayside Heritage Review* (1999) – was also added to the scope of this review during the course of the research.

This peer review seeks to update and review all eight of these heritage precincts. Specifically, it seeks to:

- Assess the integrity of the precincts
- Assess the significance of the precincts
- Assess whether the precinct boundaries are accurate
- Assess whether there should be any changes to the list of contributory buildings in the precinct
- Review the precincts against the Australian Heritage Commission (AHC) criteria
- Make recommendations as to whether these previously proposed precincts continue to warrant a Heritage Overlay under the City of Bayside Planning Scheme

A draft copy of this report (dated March 2008) was circulated for community consultation mid 2008. This final November 2008 version has been updated and amended to address some of the issues raised during this process.

1.2 Location Map

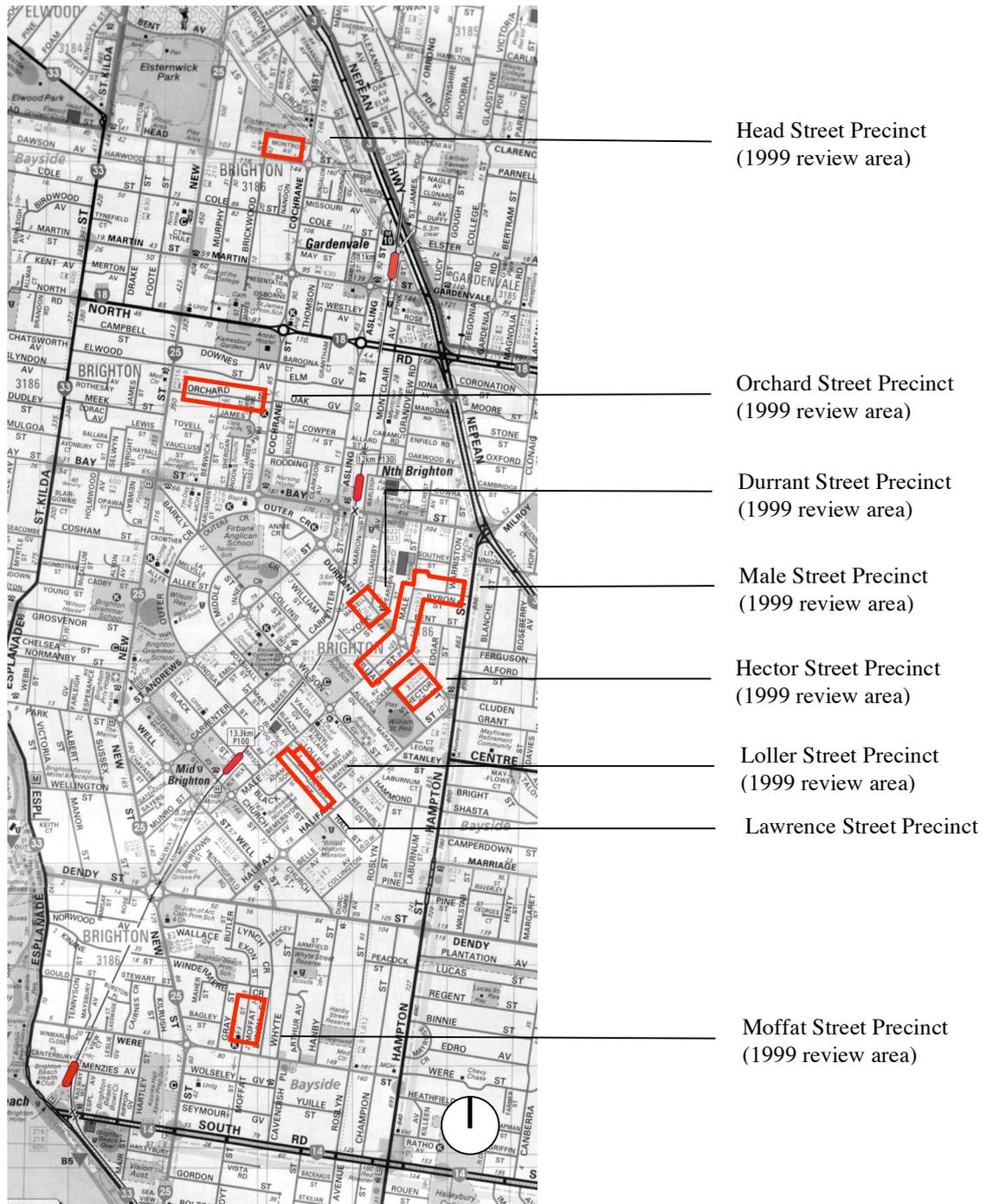


Figure 1 Map showing location of the proposed Heritage Overlay areas

1.3 Methodology and Sources

Limited primary historical research has been undertaken for the purposes of this report as much of the relevant information has already been outlined in documents such as: Allom Lovell & Associates' *City of Bayside Heritage Review: Heritage Overlay Precincts*, Vol.3 (1999), and the *City of Brighton Urban Character and Conservation Study* by Perrott Lyon Mathieson in association with Andrew Ward (1986). Where necessary, some of the sources of information used in the earlier documents have been revisited but generally little new research has been required.

All buildings within the boundaries of these precincts were re-assessed and a street-by-street survey of external fabric undertaken. Particular attention was given to the intactness, scale, materials and predominant eras of construction. Major elements that contributed to the significance of the place were identified and cross-referenced against the Statements of Significance provided in the *City of Bayside Heritage Review* (1999).

The results of the survey were then used to help determine whether the previously proposed precinct in question was of sufficient significance to warrant inclusion within a Heritage Overlay. In some instances, the boundaries of the precinct have been adjusted to better reflect the extent of contributory buildings as identified in the Statement of Significance. The existing citations for the precincts were then revised and augmented as necessary, as was the list of contributory buildings. The recommendations are detailed in full in Sections 2 to 9 of this report.

1.4 Format of the data sheets

The format of each data sheet comprises:

- Map (showing previous and revised extent of HO)
- Photographs
- Extent of Heritage Overlay – previous and revised
- Review
- History
- Description (and revised description if necessary)
- *City of Bayside Heritage Review* (1999) Statement of Significance
- Revised Statement of Significance (with regard to AHC Criteria)
- Sources

All Statements of Significance have been revised. Where the extent of proposed precincts remain substantially the same and the historical and descriptive information continues to apply, this information has simply been cited from the relevant existing studies – sometimes with minor amendments as necessary. Where the extent of the proposed precinct differs substantially from that proposed in the *City of Bayside Heritage Review* (1999), the historical and descriptive information has been revised as required. All sources have been acknowledged.

2.0

Durrant St precinct

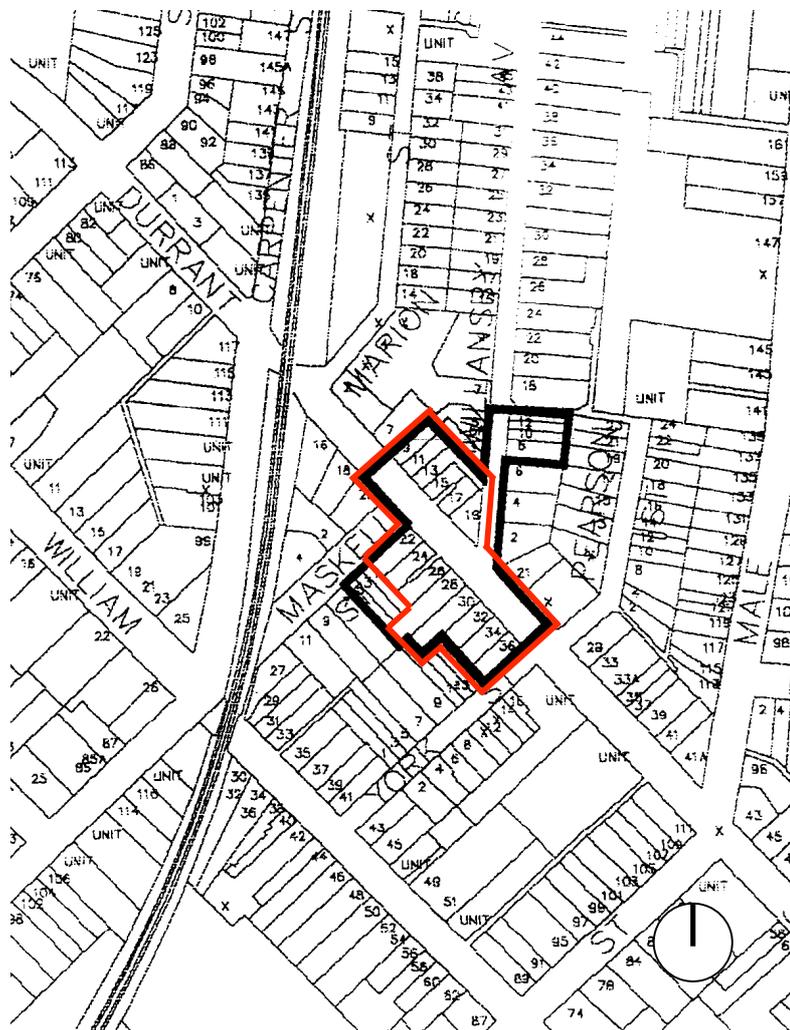


Figure 2
Durrant Street Precinct

-  New extent of proposed Durrant St HO Precinct
-  Previous extent of proposed Durrant St HO Precinct
-  Properties under individual HO

Durrant St precinct



Figure 3 Victorian and Edwardian villas along the northern side of Durrant Street.

Extent of Heritage Overlay

New Recommended extent of HO	<i>Bayside Heritage Review (1999) extent of HO</i>
22-36, 9-19 Durrant Street	<i>22-36, 9-19 Durrant Street</i>
	<i>1 – 5 Maskell Street</i>
	<i>8 – 14 Willansby Avenue</i>

Review

The current review concurs with the view expressed in the *City of Bayside Heritage Review (1999)* that the Durrant Street Precinct is of sufficient significance to warrant a Heritage Overlay. However it is

recommended that the northern boundary of the proposed Heritage Overlay area be adjusted to exclude the four properties along Willansby Avenue and the southwestern boundary adjusted to exclude the three properties along Maskell Street. These properties were considered to be too isolated, too altered and of insufficient significance to warrant extending the Heritage Overlay to this point. The description has also been revised to exclude buildings that are outside the precinct.

History

The following historical information is taken from the *City of Bayside Heritage Review* (1999) which in turn was derived from the *City of Brighton Urban Character and Conservation Study* by Perrott Lyon Mathieson in association with Andrew Ward (1986):

Durrant Street was one of the first streets laid out in Brighton, shown on the H B Foot plan of the Brighton Estate within Henry Dendy's Special Survey of 1842.¹ The street was named after William Durrant, an early Brighton resident and dairyman.² Proximity to the North Brighton station in Bay Street ensured rapid residential development, and by 1906 the area located within the precinct had been fully developed.³



Figure 4 Victorian villas along the southern side of Durrant Street.

- 1 Plan of the Brighton Estate. H B Foot surveyor. [1842?] State Library of Victoria (Map Room).
- 2 W Bate, *A History of Brighton*, 1983 (2nd ed), p.369, and Andrew Ward and Perrott Lyon Mathieson, *City of Brighton Urban Character and Conservation Study: Datasheets*.
- 3 Survey Plan of Brighton dated 1906. State Library of Victoria (Map Room).

Description

The following description reproduces that found in the *City of Bayside Heritage Review* (1999):

The Durrant Street Precinct is a small residential area characterised by modest single-storey weatherboard Victorian and Edwardian cottages.

The Victorian houses are single or double-fronted, usually asymmetrically planned with hipped corrugated iron or slate roofs with timber bracketed eaves and timber or cast iron verandahs; typical examples include Nos. 15, 19, 36, 70 and 72 Durrant Street, 8 Willansby Avenue and 1-5 Maskell Street.

The Edwardian villas are typically asymmetrically planned with steeply pitched hipped and gabled corrugated iron roofs, paired double-hung sash windows, half-timbered or shingled gable ends and red brick chimneys. Typical examples include Nos. 7 and 9 Willansby Avenue and 49 and 51 Durrant Street.

Alterations include the replacement of the original fences, sometimes with sympathetic timber picket fences, removal of verandahs, removal of decorative details and alterations to windows.

Revised Description

The following description reproduces that found in the *City of Bayside Heritage Review* (1999):

The Durrant Street Precinct is a small residential area characterised by modest single-storey weatherboard Victorian and Edwardian cottages.

The Victorian houses are single or double-fronted, usually asymmetrically planned with hipped corrugated iron or slate roofs with timber bracketed eaves and timber or cast iron verandahs; typical examples include 15, 19 and 36 Durrant Street.

The Edwardian villas are typically asymmetrically planned with steeply pitched hipped and gabled corrugated iron roofs, paired double-hung sash windows, half-timbered or shingled gable ends and red brick chimneys. Typical examples include 9 and 13 Durrant Street.

Alterations include the replacement of the original fences, sometimes with sympathetic timber picket fences, removal of verandahs, removal of decorative details and alterations to windows.

City of Bayside Heritage Review (1999) Statement of Significance

The Statement of Significance for the Durrant Street precinct provided in the *City of Bayside Heritage Review* (1999) is reproduced below:

The Durrant Street Precinct is of aesthetic significance. The precinct is a very intact late 19th and early 20th century residential area, comprising almost entirely detached weatherboard single-storey cottages. Individually, the appearance of some of the houses has been marred by later alterations and removal of original fabric.

Revised Statement of Significance

The revised Statement of Significance for the Durrant Street Precinct is as follows:

The Durrant Street Precinct is of local aesthetic and historic significance. Named after the early Brighton resident and dairyman, William Durrant, the street was one of the first laid out in Brighton and was fully developed by the early years of the twentieth century (AHC Criterion A.4). The Durrant Street Precinct is a small residential area characterised almost entirely by single-storey weatherboard Victorian and Edwardian villas set within leafy garden surrounds (AHC Criterion E.1). The Victorian villas are typically double-fronted with hipped roofs clad in either corrugated iron or slate, while the Edwardian villas are typically asymmetrically planned with timber fretwork verandahs and roofs clad in corrugated iron. In particular, the southern side of Durrant Street between Maskell and York Streets displays a consistency of form that testifies to the nineteenth century development of the precinct. Although several houses are obscured by private gardens and high front fences and the appearance of some buildings has been marred by later alterations and additions – most notably, visible second storey additions and the removal of decorative details – the precinct as a whole is unified by its fine-grained rhythm, its low scale, and its nineteenth and early twentieth century residential character (AHC Criterion F.1). The mature street trees help contribute to the precinct's picturesque character.

A comprehensive list of contributory buildings is provided in Section 10.

Sources

Allom Lovell & Associates, *City of Bayside Heritage Review: Heritage Overlay Precincts*, Vol.3, 1999.

Perrott Lyon Mathieson in association with Andrew C Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

3.0

Head St precinct

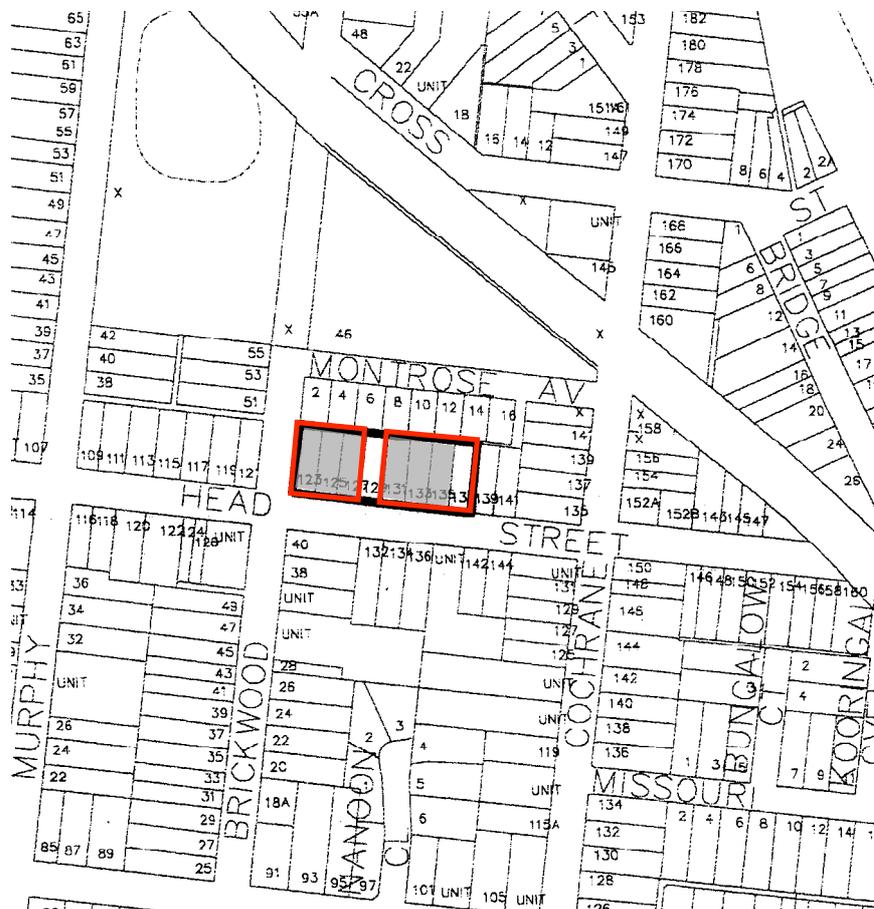


Figure 5
Head Street Precinct

-  New extent of proposed Head St HO Precinct
-  Previous extent of proposed Head St HO Precinct
-  Properties within the current HO

Head St precinct



Figure 6 Edwardian villas along the northern side of Head Street.

Extent of Heritage Overlay

New Recommended extent of HO	<i>Bayside Heritage Review</i> (1999) extent of HO
123-127, and 131-137 Head Street	<i>123-137 Head Street</i>

Review

The current review concurs with the view expressed in the *City of Bayside Heritage Review* (1999), in that the Head Street Precinct is of sufficient significance to warrant a Heritage Overlay. Most of the properties are currently included within the Heritage Overlay HO204, with the exception of the properties at 129 and 137 Head Street. The dwelling at 129 Head Street is non-contributory to the heritage precinct, and given that the site was previously removed from the Heritage Overlay at a Panel

Hearing, its inclusion in HO204 is not recommended here. It is, however, recommended that the extent of HO204 be extended one property to the east to include the dwelling at 137 Head Street.

History

The following historical information reproduces that provided in the *City of Bayside Heritage Review* (1999):

Head Street was originally named Park Street,⁴ located to the north of the original 1842 Brighton Estate within Henry Dendy's Special Survey, and was presumably renamed to avoid confusion with Park Street further south.

The subdivision of the land on the north side of Head Street between Brickwood and Cochrane Streets first appeared in the rate books in 1911. Prior to that date the land, which measured 409 x 128 feet (136m x 42m) was not listed under Head Street. In 1911 ten blocks of land were owned by George Braid, a builder, who in that year built three five-roomed wooden houses including No. 133, Virginia, and No. 135, Essendon. By 1913 Joseph Souter, a farmer, became owner/occupant of No. 135 which was renamed Carthoven.⁵ By March 1913, Baird had completed a further five dwellings, all five-roomed weatherboards. Among these were No. 127, Torquay, owned by Victoria Joseph and occupied by Phillip Josephs, a tailor, and No. 131, Blair Athol, owned and occupied by A Dawes. By 1915 No. 127 was known as Wyrallah, owned by Edith Hayes with William Smith, a traveller, tenant. No. 131 was owned by Olga Dawe and occupied by Andrew Heggie, a civil servant, and No. 133 continued to be owned and occupied by Joseph Souter. No. 135. Carthove was owned and occupied by Martha Taylor, a widow.⁶

Description

The following description reproduces that provided in the *City of Bayside Heritage Review* (1999) with a small amendment regarding the dwelling at 129 Head St:

Head Street is an east-west oriented street, terminating to the west (beyond the boundaries of the precinct) at Port Phillip Bay. The houses at Nos. 123-137 Head Street are located at the eastern end, between Brickwood and Cochrane Streets.

With the exception of No. 123, all are symmetrical weatherboard Edwardian villas with hipped roofs and a projecting central gable clad in corrugated iron. Flanking the gables are small verandahs supported on turned timber posts with timber fretted friezes and

4 Map of the Town of Brighton dated 189?

5 Rate Books 1911 - 1913.

6 Rate Books 1913, 1915.

brackets. Gable ends are half-timbered and roughcast rendered. Typical of the Queen Anne style, chimneys are red brick, with terracotta pots, and windows are casements with headlight. No. 123, at the corner of Brickwood Street, is asymmetrical, having a return verandah terminated by projecting gabled bays facing each of the streets.

The intactness of the houses varies. Nearly all retain their half-timbered gables with vertical timber work: that at No. 127 has been reconstructed, while that at No. 133—Virginia—is original but has diaper-patterned timber work. A second storey addition has been constructed to the rear of No. 127. The half-timbering at No. 137 has been replaced with weatherboards and a louvered vent. Decorative verandah details have mostly been removed or reconstructed; those at Nos. 127 and 131 are probably original, and a number of verandahs have been partly infilled (Nos. 123, 131, 129 and 137). All of the original front fences have been removed; the timber picket fences at Nos. 127, 133, 135 and 137 are recent reconstructions. No. 123 retains an inter-War timber and wire fence. Most of the original roofing iron has been replaced with corrugated galvanised steel. No. 131 Head Street retains its original panelled front door and flanking leadlighted sidelights; beneath the sidelights are pressed metal panels.

In recent times, the original dwelling at No. 129 was demolished and replaced with a building that is broadly sympathetic to its neighbours in terms of form.



Figure 7 Symmetrical Edwardian villas along the north side of Head Street.

City of Bayside Heritage Review (1999) Statement of Significance

The Statement of Significance for the Head Street precinct provided in the *City of Bayside Heritage Review* (1999) is reproduced below:

The Head Street Precinct is of aesthetic significance. The area is a largely intact Edwardian precinct comprised entirely of single-storey detached Queen Anne style residences. The consistency of scale, setbacks and materials creates a cohesive and homogeneous Edwardian streetscape. Individually, the appearance of some of the houses has been marred by later alterations. Architectural details of interest include the distinctive leadlighted doors with pressed metal spandrels.

Revised Statement of Significance

The revised Statement of Significance for the Head Street Precinct is as follows:

The Head Street Precinct is of aesthetic and historic significance. The area is a largely intact Edwardian precinct containing a row of nearly identical single-storey detached Queen Anne style villas. The significance of the small residential precinct is reinforced by the fact that almost all of the Edwardian residences are symmetrical about their central projecting bay, a composition that is somewhat unusual for the Federation era and is therefore of some architectural distinction (AHC Criterion F.1). Other architectural details of interest include the distinctive leadlighted doors with pressed metal spandrels (AHC Criterion E.1). Timber fretted verandahs, window awnings, half-timbered gables and red brick chimneys are characteristic features. Although the corner building at 123 Head Street is somewhat different, being asymmetrical with a return verandah terminated by projecting gabled bays, it is clearly related to its neighbours in terms of form, scale, setbacks materials and period. Individually, the appearance of some of the houses has been marred by later alterations and additions, and the building at 129 Head Street contributes little to the significance of the area other than its similar scale and form. However the precinct remains largely intact and is still readily legible as a relatively homogeneous and somewhat unusual Edwardian streetscape (AHC Criterion A.4). The leafy garden surrounds contribute to the precinct's picturesque character.

A comprehensive list of contributory buildings is provided in Section 10.

Sources

Allom Lovell & Associates, *City of Bayside Heritage Review: Heritage Overlay Precincts*, Vol.3, 1999.

Perrott Lyon Mathieson in association with Andrew C Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

4.0

Hector St precinct

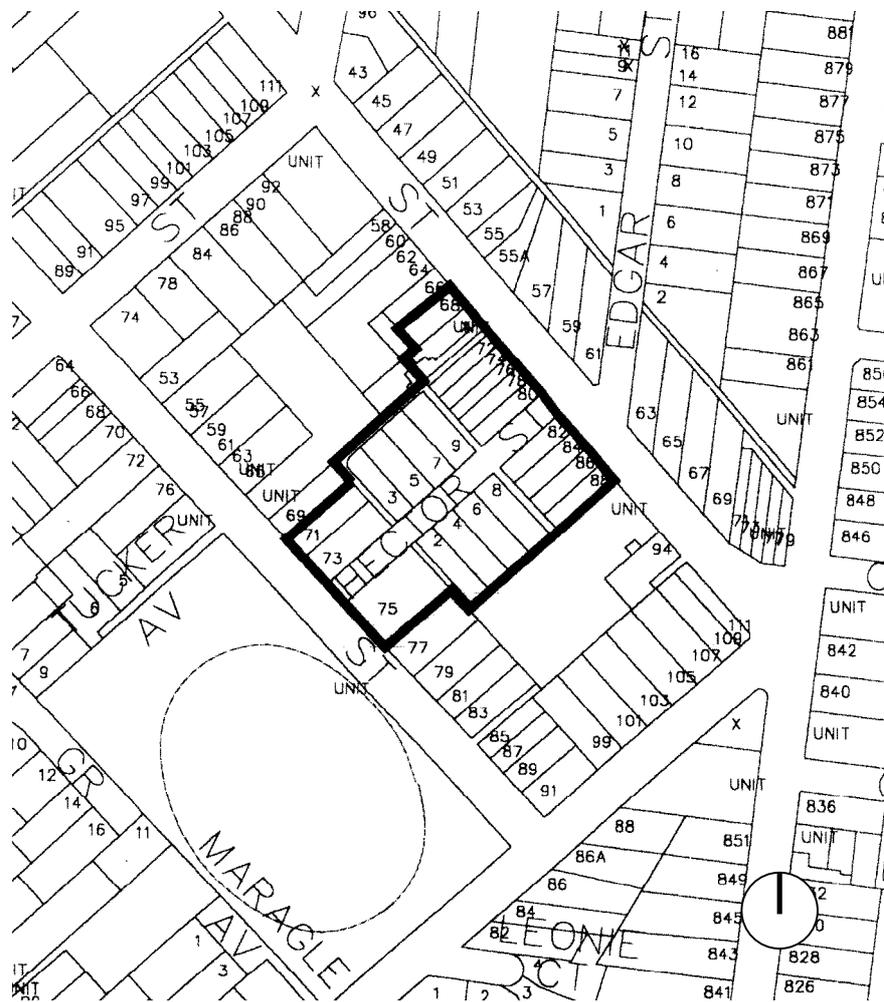


Figure 8
Hector Street Precinct

-  New extent of proposed Hector St HO Precinct
-  Previous extent of proposed Hector St HO Precinct
-  Properties under individual HO

Hector St precinct



Figure 9 Double fronted Victorian villa at 4 Hector Street.

Extent of Heritage Overlay

New Recommended extent of HO	<i>Bayside Heritage Review (1999) extent of HO</i>
None recommended	<i>68-88 Durrant Street</i>
None recommended	<i>3-9, 2-8 Hector Street</i>
None recommended	<i>71-75 William Street</i>

Review

Following the review, it is recommended that a Heritage Overlay not be introduced over the Hector Street precinct. Postwar development has degraded the integrity of this area, with the result that only

approximately 65% of the stock in this area is contributory. The sense of a legible residential heritage precinct is undermined both by the large proportion of non-contributory building stock, as well as the heterogeneity and fragmentation of contributory building stock.

History

The following historical information is taken from the *City of Bayside Heritage Review* (1999). This information in turn relies on material provided in the *City of Brighton Urban Character and Conservation Study* by Perrott Lyon Mathieson in association with Andrew Ward (1986).

The area now occupied by the Hector Street Precinct formed part of Henry Dendy's Special Survey, adjacent to the Town Reserve.⁷ Hector Street does not appear on an 1862 map of Brighton, and is not listed in the 1870 Sands and McDougall Melbourne Directory.⁸ In 1894, four houses are recorded in the street, and by 1906, both sides of the street were almost fully developed.⁹



Figure 10 Double fronted Victorian villa at 4 Hector St.

-
- 7 Plan of the Brighton Estate containing 5120 acres, 1842. Held at the State Library of Victoria.
8 Map of Brighton in the Parish of Moorabbin, surveyed by John Millar, 1862. Held at the State Library of Victoria. Sands and McDougall, *Melbourne Directory*, 1870.
9 Sands and McDougall, *Melbourne Directory*, 1894. Survey Plan of Brighton dated 1906. State Library of Victoria (Map Room).

Description

The following description reproduces that found in the *City of Bayside Heritage Review* (1999):

The Hector Street Precinct is a small residential area located within the original Brighton Town Plan of 1841. The area comprises mostly single-storey weatherboard 19th and early 20th century Italianate villas. Typically the Victorian houses are double-fronted and usually with symmetrical block-fronted facades, having single or paired double-hung sash windows flanking the central entrance door. Roofs are hipped and clad in slate or corrugated iron, with timber bracketed eaves. Verandahs extend across the facades, supported on timber or cast iron columns. Nos. 7 Durrant and 74 William Streets are asymmetrically planned, with verandahs terminated by a projecting hipped roof bay. No. 8 Hector Street is atypical, being a modest Queen Anne style villa with a timber fretted verandah supported on turned timber posts and with red brick chimneys.

Although none of the original [sic] front fences are original, they have generally been replaced by sympathetic timber picket fences.

City of Bayside Heritage Review (1999) Statement of Significance

The Statement of Significance for the Hector Street precinct provided in the *City of Bayside Heritage Review* (1999) is reproduced below:

The Hector Street Precinct is of aesthetic significance. The area is an intact late 19th and early 20th century precinct comprised mostly of single-storey detached Italianate style residences. The consistency of scale, setbacks and materials creates a cohesive and homogeneous streetscape, enhanced by the degree of intactness of most of the houses.

Revised Statement of Significance

The Hector Street precinct is considered to be of insufficient significance to warrant a Heritage Overlay.

The map in Section 10 shows that there are an insufficient number of would-be contributory buildings to constitute a Heritage Overlay precinct.

Sources

Allom Lovell & Associates, *City of Bayside Heritage Review: Heritage Overlay Precincts*, Vol.3, 1999.

Perrott Lyon Mathieson in association with Andrew C Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

5.0

Lawrence St precinct



Figure 11

Lawrence Street Precinct



New extent of proposed Lawrence Street HO Precinct
Previous extent of proposed Lawrence Street HO Precinct
Properties under individual HOs

Lawrence St precinct



Figure 12 Victorian villas along the south side of Lawrence St.

Extent of Heritage Overlay

New Recommended extent of HO	<i>Bayside Heritage Review</i> (1999) extent of HO
<i>1 – 33 Lawrence Street</i>	<i>N/ A</i>
<i>2 – 34 Lawrence Street</i>	<i>N/ A</i>

Review

Following the review, it is recommended that a Heritage Overlay be introduced over the Lawrence Street precinct. Although the precinct was not identified in the *City of Bayside Heritage Review* (1999), it was listed in the *City of Brighton Urban Character and Conservation Study* by Andrew C

Ward & Associates (1986) as an 'opportunity area'.

History

As the precinct was not identified in the *City of Bayside Heritage Review* (1999), no detailed history for the precinct is provided. However it is known that Foot's map of 1842 shows the area now occupied by Lawrence Street to be part of the Brighton Town Reserve, and not yet subdivided, unlike much of the area encompassed by Henry Dendy's Special Survey, which had been subdivided.¹⁰ A later map of Brighton, as surveyed by John Millar in 1862, shows Wilson Street to have been extended into the Town Reserve.¹¹ By the turn of the century, the subdivision of this area, known as Middle Brighton, was largely complete. In 1887 the north-east side of Lawrence Street was largely vacant. The following year, William Ellis began to develop his land at the north end of Lawrence Street, building four, 4-roomed houses. The block sizes of the properties along Lawrence Street are relatively small for Brighton.¹²

Description

The Lawrence Street Precinct covers a small area which runs between Male and Halifax Streets. The housing stock predominantly dates from the late nineteenth and early twentieth century, and is generally of a relatively modest scale. Most dwellings are single-storey timber villas, with hipped or gabled roofs clad in either corrugated iron or slate.

Statement of Significance

As the precinct was not identified in the *City of Bayside Heritage Review* (1999), no Statement of Significance for the Lawrence Street Precinct was provided at this time.

The Lawrence Street Precinct is of aesthetic and historic significance. The area is a largely intact to its early twentieth century form, and predominantly contains a mix of relatively modest Victorian and Edwardian building stock, interspersed with a number of interwar dwellings. Dwellings are generally single-storey and most are clearly related in terms of form, scale, setbacks materials and period (AHC Criterion E.1). Individually, the appearance of some of the houses has been marred by later alterations and additions. However the precinct remains largely intact and is still readily legible as a relatively homogeneous Victorian and Edwardian streetscape (AHC Criterion A.4). The narrowness of the street contributes to the precinct's picturesque character.

¹⁰ Plan of the Brighton Estate containing 5120 acres, 1842. Held at the State Library of Victoria.

¹¹ Map of Brighton in the Parish of Moorabbin, surveyed by John Millar, 1862. Held at the State Library of Victoria.

¹² Map of Brighton, 1906. Held at the State Library of Victoria.

A comprehensive list of contributory buildings is provided in Section 10.



Figure 13 Victorian villas along the north side of Lawrence Street.

Sources

Perrott Lyon Mathieson in association with Andrew C Ward, *City of Brighton Urban Character and Conservation Study*, 1986. (p143)

6.0

Loller St precinct

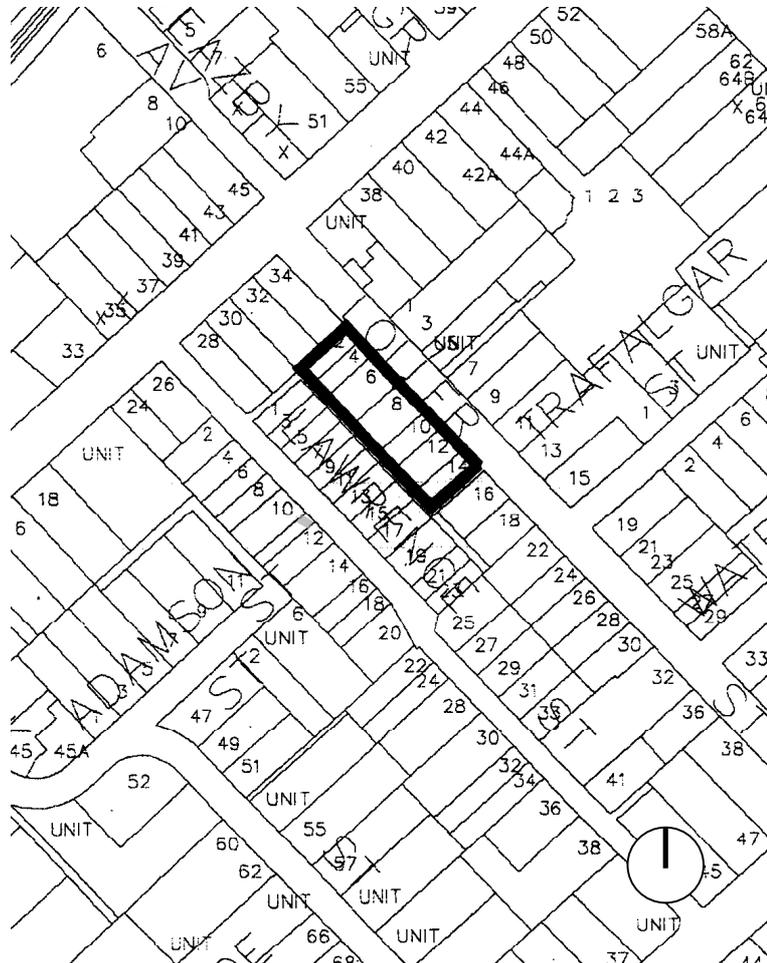


Figure 14

Loller Street Precinct



New extent of proposed Loller Street HO Precinct
Previous extent of proposed Loller Street HO Precinct
Properties under individual HOs

Loller St precinct



Figure 15 Double fronted Victorian villas along the south-western side of Loller St.

Extent of Heritage Overlay

New Recommended extent of HO	<i>Bayside Heritage Review</i> (1999) extent of HO
<i>Not recommended</i>	<i>2-14 Loller Street</i>

Review

Following the review, it is recommended that a Heritage Overlay not be introduced over the Loller Street precinct. Despite containing a number of handsome buildings, this area is considered to be of insufficient size and degree of distinction to warrant a Heritage Overlay.

History

The following historical information is taken from the *City of Bayside Heritage Review* (1999) which, in turn, was derived from the *City of Brighton Urban Character and Conservation Study* by Andrew C Ward & Associates (1986).

Foot's map of 1842 shows the area now occupied by Loller Street to be part of the Brighton Town Reserve, and not yet subdivided, unlike much of the area encompassed by Henry Dendy's Special Survey, which had been subdivided.¹³ A later map of Brighton, as surveyed by John Millar in 1862, shows Wilson Street to have been extended into the Town Reserve.¹⁴ By the turn of the century, the subdivision of this area, known as Middle Brighton, was largely complete. A 1906 map of Brighton indicates Loller Street, and shows the west end of the south side of the street to be occupied by relatively small houses on blocks which were also relatively small for Brighton.¹⁵

Loller Street was named after the prominent Loller family. The Sands and McDougall directory of 1901 records J and T Loller, carriers, as operating out of Halifax Street, whilst Thomas Loller was resident in Loller Street itself

Description

The following description reproduces that provided in the *City of Bayside Heritage Review* (1999):

The Loller Street Precinct comprises seven properties on the south side of Loller Street, which runs between Male and Halifax Streets. The housing stock of the precinct reflects the development of the area in the late nineteenth century. The houses are single-storey Victorian villas, with a combination of symmetrical and asymmetrical plans. Most are of brick construction with hipped corrugated iron or slate roofs. Of note are the two mirror-image houses at Nos. 2 and 4, each of which has a projecting, parapeted entrance portico with semi-circular arched openings to the front and side. No. 8 is a more conventional symmetrical Italianate villa with a convex-profile verandah.

Statement of Significance

The *City of Bayside Heritage Review* (1999) Statement of Significance for the Loller Street Precinct is reproduced below:

The Loller Street Precinct is of aesthetic and historical significance. Although some of the

¹³ Plan of the Brighton Estate containing 5120 acres, 1842. Held at the State Library of Victoria.

¹⁴ Map of Brighton in the Parish of Moorabbin, surveyed by John Millar, 1862. Held at the State Library of Victoria.

¹⁵ Map of Brighton, 1906. Held at the State Library of Victoria.

houses have undergone alteration, it remains a cohesive grouping of largely late nineteenth century Italianate villas. Historically, the Precinct is associated with the locally prominent Loller family.



Figure 16 Victorian villas along the south-western side of Loller Street.

Revised Statement of Significance

The Loller Street precinct is considered to be of insufficient significance to warrant a Heritage Overlay.

While the precinct is largely intact to its nineteenth century form, the area is considered to be of insufficient size and degree of distinction to warrant a Heritage Overlay (Refer Section 10).

Sources

Allom Lovell & Associates, *City of Bayside Heritage Review: Heritage Overlay Precincts*, Vol.3, 1999.

Perrott Lyon Mathieson in association with Andrew C Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

7.0

Male St precinct

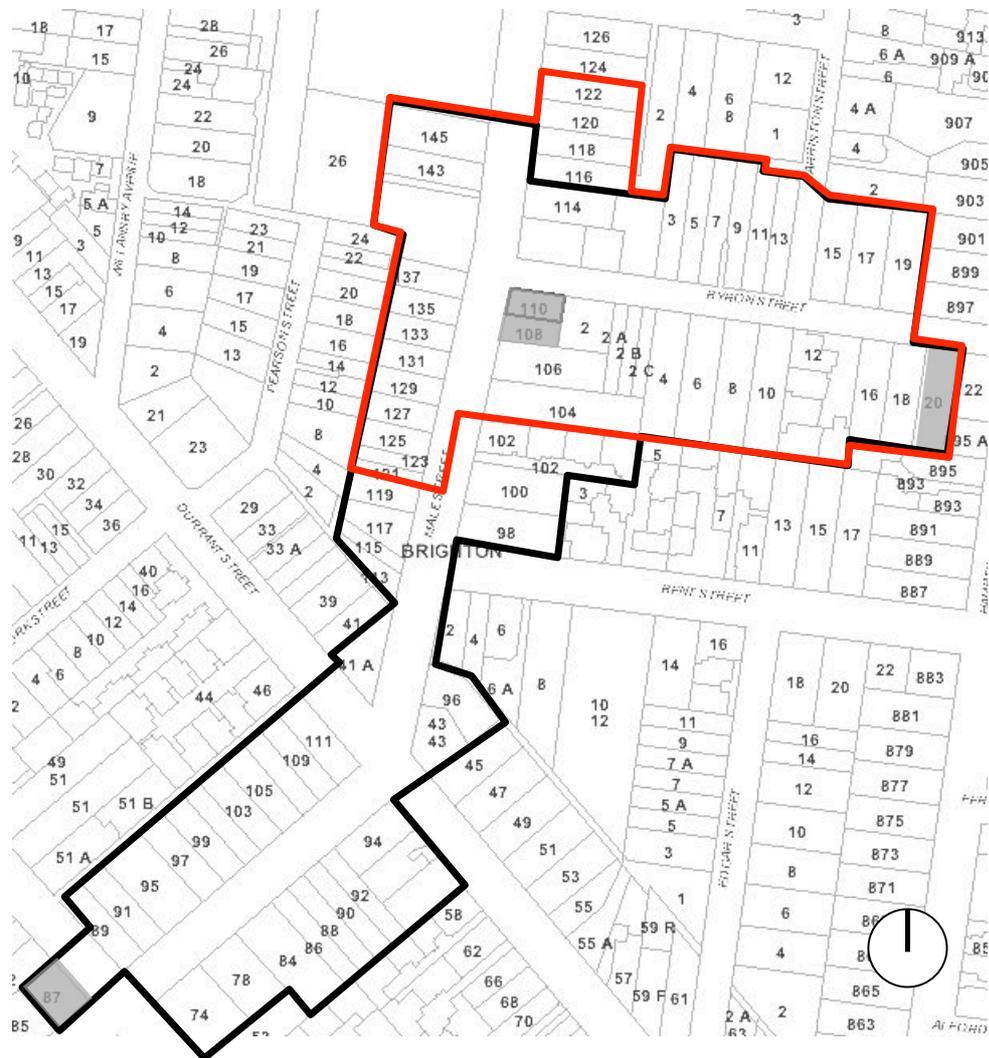


Figure 17
Male Street Precinct

-  New extent of proposed Male St HO Precinct
-  Previous extent of proposed Male St HO Precinct
-  Properties under individual HO

Male St precinct



Figure 18 Victorian villas along the eastern side of Male Street.

Extent of Heritage Overlay

New Recommended extent of HO	<i>Bayside Heritage Review</i> (1999) extent of HO
<i>1-19, 4-20 Byron Street</i>	<i>1-19, 4-20 Byron Street</i>
	<i>41A, 43 Durrant Street</i>
<i>121-145, 104-122 Male Street</i>	<i>87-145, 74-114 Male Street</i>

Review

The current review concurs with the view expressed in the City of Bayside Heritage Review (1999) that

the Male Street Precinct is of sufficient significance to warrant a Heritage Overlay. However, the extent of the recommended Heritage Overlay has been amended to include a number of contributory buildings to the north, and exclude the southern end of the precinct. The northern extent of the Heritage Overlay as proposed has been adjusted to terminate at 122 rather than 114 Male Street – it may be that the earlier exclusion of these properties from the precinct was due to a typographical error. With regard to the southern end of the previously proposed precinct, the sense of a legible residential heritage precinct is undermined both by the large proportion of non-contributory building stock, as well as the heterogeneity and fragmentation of contributory building stock. Recent development has degraded the integrity of this area, with the result that only approximately 40% of the stock in this area is contributory.

History

The following historical information is taken from the *City of Bayside Heritage Review* (1999). This information in turn relies on material provided in the *City of Brighton Urban Character and Conservation Study* by Perrott Lyon Mathieson in association with Andrew Ward (1986).

The area now occupied by Male Street formed part of Henry Dendy's Special Survey, within a Town Reserve bounded by Carpenter, William, Halifax and Church Streets.¹⁶ By 1862 Male Street had been laid out, adjacent to the railway line which had been extended the previous year.¹⁷ Proximity to North Brighton station in Bay Street ensured rapid residential development, and by 1906 much of the area of Male Street located within the precinct had been developed, although there were still a number of large apparently vacant allotments.¹⁸ The former Primitive Methodist Church, at the corner of Male and Byron Streets was erected in 1890, replacing the earlier 1850s church at the corner of Carpenter and Wilson Streets, and in 1902 it became the Uniting Methodist Church.¹⁹

Description

The following description largely reproduces that found in the *City of Bayside Heritage Review* (1999):

The Male Street Precinct is a residential area characterised by predominantly detached, single-storey 19th century Italianate villas, interspersed with a small number of inter-War houses. Most of the houses are of brick construction, with a few constructed of weatherboard. Generally the houses are asymmetrically planned, with cast iron verandahs terminated by a projecting rectangular or canted bay, and roofs are hipped with bracketed eaves, many with their original slates. The former Primitive Methodist Church dominates the north end of the precinct, constructed of polychromatic brick and with a fleche surmounting its steeply pitched slate roof.

¹⁶ Plan of the Brighton Estate containing 5120 acres, 1842. Held at the State Library of Victoria.

¹⁷ L Harrigan, *Victorian Railways to '62*. Melbourne, 1962. p.46.

¹⁸ Survey Plan of Brighton dated 1906. State Library of Victoria (Map Room).

¹⁹ Andrew Ward and Perrott Lyon Mathieson, *City of Brighton Urban Character and Conservation Study: Datasheets*.

Byron Street contains more housing of weatherboard construction: the house at 20 Byron Street constructed by local builder Charles Cowper in 1888, is a typical example.

Street construction comprises bluestone kerbs and gutters. Most original fences have been replaced, often with unsympathetic high timber picket or brick fences.

City of Bayside Heritage Review (1999) Statement of Significance

The Statement of Significance for the Male Street precinct provided in the *City of Bayside Heritage Review* (1999) is reproduced below:

The Male Street Precinct is of aesthetic significance and historical interest. The precinct illustrates the middle class residential development of Brighton that occurred during the nineteenth century Boom period. Both Male and Byron Streets display a high level of integrity and cohesion of scale and setbacks, comprising almost entirely nineteenth century Italianate villas. Of particular architectural merit is the former Primitive Methodist Church, a good example of the polychromatic Gothic Revival style. Aesthetically, the streetscapes are marred by the high, non-original front fences.

Revised Statement of Significance

The revised Statement of Significance for the reduced Male Street Precinct is as follows:

The Male Street Precinct is of aesthetic and historic significance. The precinct illustrates the middle class residential development of Brighton that occurred during the nineteenth century Boom period. Both Male and Byron Streets are largely characterised by single storey nineteenth century Italianate villas, interspersed with the odd Edwardian and interwar villa. Together, these buildings testify to the early development and suburbanisation of the municipality. Of particular architectural merit is the former Primitive Methodist Church at the intersection of Male and Bryon Streets, a good example of the polychromatic Gothic Revival style (AHC Criterion G.1). Although the integrity of the precinct has been somewhat diminished by a few recent developments and some readily visible additions, it is nevertheless remains readily legible as a nineteenth and early twentieth century residential area (AHC Criterion F.1). The leafy garden surrounds contribute to the precinct's picturesque character.

A comprehensive list of contributory buildings is provided in Section 10.



Figure 19 Victorian villas along the northern side of Byron Street.

Sources

Allom Lovell & Associates, *City of Bayside Heritage Review: Heritage Overlay Precincts*, Vol.3, 1999.

Perrott Lyon Mathieson in association with Andrew C Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

8.0

Moffat St precinct

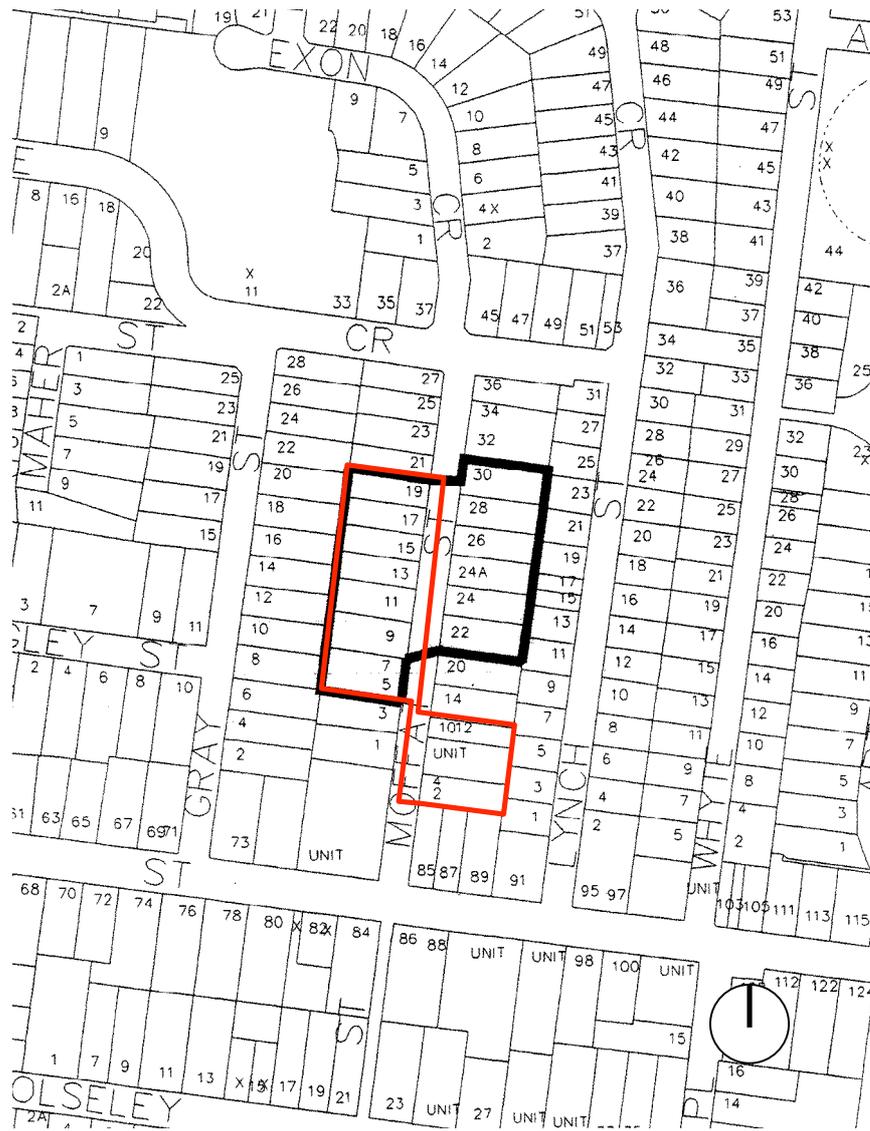


Figure 20
Moffat Street Precinct

-  New extent of proposed Moffat St HO Precinct
-  Previous extent of proposed Moffat St HO Precinct
-  Properties under individual HO

Moffat St precinct



Figure 21 Edwardian villa at 9 Moffat Street.

Extent of Heritage Overlay

New Recommended extent of HO	<i>Bayside Heritage Review</i> (1999) extent of HO
5-19 Moffat Street	<i>5-19 Moffat Street</i>
2-12 Moffat Street	<i>22-30 Moffat Street</i>

Review

A number of new buildings have been constructed in Moffat Street since the *City of Bayside Heritage Review* was undertaken in 1999, a fact which has altered the boundaries of the small precinct. The eastern side of the precinct has been altered to include the largely intact row of semi-detached Edwardian buildings at 2-12 Moffat Street. These were all graded C in the *City of Brighton Urban*

Character and Conservation Study (1986), and are considered to be of sufficient significance to warrant a Heritage Overlay.

History

The following historical information is taken from the *City of Bayside Heritage Review* (1999). This information in turn relies on material provided in the *City of Brighton Urban Character and Conservation Study* by Perrott Lyon Mathieson in association with Andrew Ward (1986).

The area now occupied by Moffat Street Precinct formed part of Henry Dendy's Special Survey, although the map of Foot's survey of Brighton, produced in 1842, shows Were Street to have been laid out, and the land bounded by Were, Whyte, Dendy and New Streets to have been subdivided into four long blocks running east-west.²⁰ The north end of Moffat Street was largely developed in the late nineteenth and early twentieth century.

Description

The following description reproduces that found in the *City of Bayside Heritage Review* (1999):

The Moffat Street Precinct is a residential precinct comprising houses dating largely from the Victorian and Edwardian periods. The houses are generally single-storey. The earlier houses include those at Nos. 22 and 30, with No. 22 a typical block-fronted symmetrical villa with tripartite windows flanking a central front door, beneath a skillion-roofed verandah. An Edwardian version of a similar plan occurs at No. 11, which retains the Victorian symmetry but with characteristically Edwardian paired windows, corbelled brick chimneys and bullnose verandah. More typical Edwardian houses occur at Nos. 9 and 19, which have projecting gabled bays with decorative half-timbering, timber fretwork verandah friezes, casement windows and window hoods. Also of note is the semi-detached pair at Nos. 5-7. These two houses have roughcast walls, simple half-timbered gable ends, gablets to the hipped roofs and timber-posted verandahs.

There are few original fences, but several of the houses have sympathetic, low timber picket fences. Street construction is traditional, with bluestone kerbs and gutters having been retained.

City of Bayside Heritage Review (1999) Statement of Significance

The Statement of Significance for the Moffat Street precinct provided in the *City of Bayside Heritage Review* (1999) is reproduced below:

20

Plan of the Brighton Estate containing 5120 acres, 1842. Held at the State Library of Victoria.

The Moffat Street Precinct is of aesthetic significance. The precinct represents well the development of housing in Brighton in the late nineteenth and early twentieth centuries. The individual houses display a number of characteristically Italianate and Edwardian elements; also represented are houses which display stylistically transitional elements. The group as a whole is generally consistent in scale and setback.

Revised Statement of Significance

The revised Statement of Significance for the Moffat Street Precinct is as follows:

The Moffat Street Precinct is of aesthetic and historic significance. The precinct is largely characterised by a variety of Edwardian dwellings, interspersed with the odd Victorian or interwar villa. The houses are generally single-storey. The precinct represents well the development of housing in Brighton in the late nineteenth and early twentieth centuries. Together, these buildings testify to the early development and suburbanisation of the municipality. Although the integrity of the precinct has been somewhat diminished by a few recent developments and some readily visible additions, it is nevertheless remains readily legible as a nineteenth and early twentieth century residential area (AHC Criterion F.1). A few original fences remain, while the majority of the houses have sympathetic, low timber picket fences. The leafy garden surrounds contribute to the precinct's picturesque character.

A comprehensive list of contributory buildings is provided in Section 10.



Figure 22 The row of semi-detached Edwardians on the east side of Moffat Street.

Sources

Allom Lovell & Associates, *City of Bayside Heritage Review: Heritage Overlay Precincts*, Vol.3, 1999.

Perrott Lyon Mathieson in association with Andrew C Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

9.0

Orchard St precinct

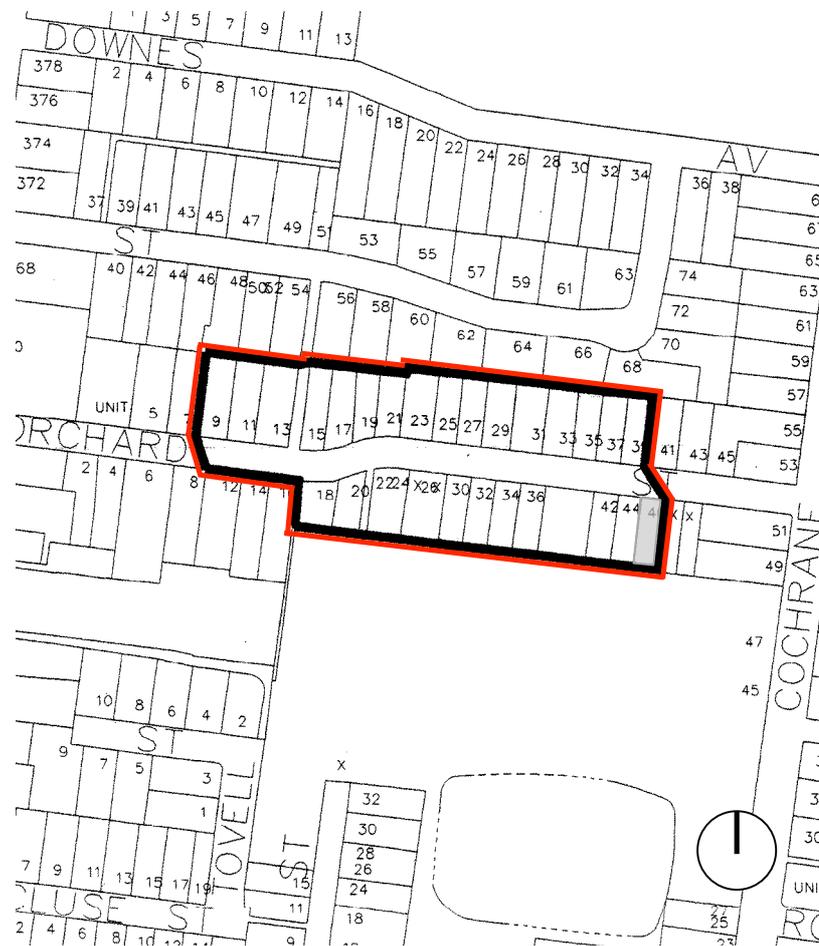


Figure 23
Orchard Street Precinct

-  New extent of proposed Orchard St HO Precinct
-  Previous extent of proposed Orchard St HO Precinct
-  Properties under individual HO

Orchard St precinct



Figure 24 Victorian villas along the north side of Orchard Street.

Extent of Heritage Overlay

New Recommended extent of HO	<i>Bayside Heritage Review (1999) extent of HO</i>
9-39 Orchard Street	<i>9-39 Orchard Street</i>
18-46 Orchard Street	<i>18-46 Orchard Street</i>

Review

The current review concurs with the view expressed in the *City of Bayside Heritage Review (1999)* that the Orchard Street Precinct is of sufficient significance to warrant a Heritage Overlay. The extent of the recommended Heritage Overlay remains unchanged.

History

The following historical information is taken from the *City of Bayside Heritage Review* (1999). This information in turn relies on material provided in the *City of Brighton Urban Character and Conservation Study* by Perrott Lyon Mathieson in association with Andrew Ward (1986).

The area now occupied by Orchard Street formed part of Henry Dendy's Special Survey. The map of Foot's Survey, prepared in 1842, shows the area bounded by Cochrane and Bay Streets, North Road and the coast to have been subdivided into large lots, but Orchard Street had not been formed.²¹ Further subdivision had occurred by 1862, but there were still no smaller east-west thoroughfares connecting New and Cochrane Streets.²²

A map of Brighton produced in 1906 shows that by that time, Orchard Street had been laid out. Two groups of four or five houses each had been built on the north side of the street, but the remainder of the street comprised much larger holdings, and sideages of properties fronting New Street.²³ Typical of this first phase of development was the construction of No. 46 (Fig. 112) by Thomas Greathead in 1891.²⁴ By the 1940s, the street had been virtually completely developed.²⁵



Figure 25 Pairs of Edwardian semi-detached villas along the south side of Orchard Street.

-
- 21 Plan of the Brighton Estate containing 5120 acres, 1842. Held at the State Library of Victoria.
22 Map of Brighton in the Parish of Moorabbin, surveyed by John Millar, 1862. Held at the State Library of Victoria.
23 Map of Brighton, 1906. Held at the State Library of Victoria.
24 City of Brighton Rate Books, 1891, 1896.
25 MMBW Map No. 86. 160' to 1".

Description

The following description reproduces that found in the *City of Bayside Heritage Review* (1999):

The Orchard Street Precinct is a residential precinct comprising a group of largely Victorian and Edwardian houses. They are generally single-storey, with a combination of single- and double-fronted dwellings. Of the nineteenth century houses, Nos. 35-37 (Fig. 111) represent two larger brick villas with rendered facades, built to a standard plan. Each has a canted bay beside a convex-profile verandah with cast iron lacework, and a hipped slate roof penetrated by rendered chimneys. No. 13 is similar in plan, but block-fronted, whilst No. 46 (Fig. 112) is a bichromatic brick villa with a pedimented front verandah. On a smaller scale, and exhibiting transitional Victorian-Edwardian characteristics is No. 22 (Fig. 113), a single-fronted brick cottage with a weatherboard and half-timbered gable end. Larger Edwardian villas, also built to a standard plan, are at Nos. 42 and 44 (Fig. 114). These have steeply-pitched gabled roofs clad in corrugated iron, projecting gabled bays with leadlit windows and flashed glazing, timber fretwork verandah friezes and brick chimneys with corbelled caps. The scale and setback of the houses is generally consistent.

Traditional street elements which have been retained include bluestone kerbs and gutters and asphalt footpaths. Street planting comprises a variety of native species.

City of Bayside Heritage Review (1999) Statement of Significance

The Statement of Significance for the Orchard Street precinct provided in the *City of Bayside Heritage Review* (1999) is reproduced below:

The Orchard Street Precinct is of aesthetic significance and historical interest. Aesthetically, the precinct comprises a cohesive grouping of largely Victorian and Edwardian houses. Similar in scale and setback, the houses are typical of late nineteenth and early twentieth century residential development in Brighton. Historically, the laying out of Orchard Street, relatively early for that part of Brighton, illustrates the spread of development westward from the railway line in the Boom period.

Revised Statement of Significance

The revised Statement of Significance for the Orchard Street Precinct is as follows:

The Orchard Street Precinct is of aesthetic and historic significance. Historically, Orchard Street – which was laid out relatively early for that part of Brighton – illustrates the spread of development westward from the railway line in the Boom period (AHC

Criterion A4) (AHC Criterion C.2). Aesthetically, the residential precinct is largely characterised by a variety of single storey Victorian and Edwardian villas that are typical of residential development in Brighton at that time (AHC Criterion E.1). Interspersed amongst these Victorian and Edwardian villas are a number of interwar buildings: together these buildings testify to the early development and suburbanisation of the municipality. Although a small number of more recent, non-contributory buildings are interspersed amongst the earlier building stock, the Orchard Street streetscape is still readily legible as a largely intact example of a Victorian and Edwardian streetscape. The precinct as a whole is unified by its fine-grained rhythm, its low scale, and its nineteenth and early twentieth century residential character (AHC Criterion F.1). The leafy garden surrounds contribute to the precinct's picturesque character.

A comprehensive list of contributory buildings is provided in Section 10.

Sources

Allom Lovell & Associates, *City of Bayside Heritage Review: Heritage Overlay Precincts*, Vol.3, 1999.

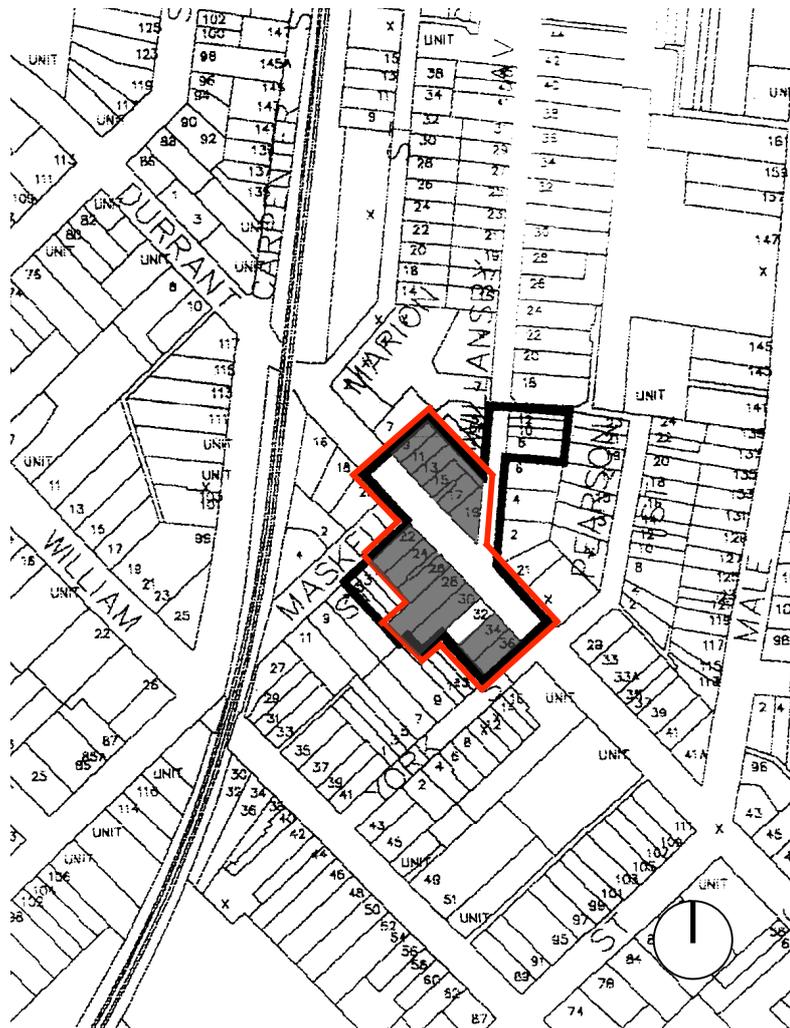
Perrott Lyon Mathieson in association with Andrew C Ward, *City of Brighton Urban Character and Conservation Study*, 1986.

10.0

List of contributory buildings

10.1

Durrant St precinct



Durrant Street Precinct

-  New extent of proposed Durrant St HO Precinct
-  Previous extent of proposed Durrant St HO Precinct
-  Properties under individual HOs
-  Contributory buildings not under individual HOs

(Map to be read in conjunction with associated tables.)

Durrant St precinct

Durrant Street
North side

<i>Address</i>	<i>Description</i>	<i>Status</i>
9 Durrant St	Single storey weatherboard Edwardian villa with a gabled projecting bay and a return verandah with a timber fretwork frieze. The hipped roof is clad in corrugated metal cladding. A timber picket fence borders the front of the property.	Contributory
11 Durrant St	Altered single storey weatherboard Edwardian villa with a gabled projecting bay and a flat roofed addition to the front of the property. The hipped roof is clad in corrugated metal cladding. The timber fence that borders the front of the property is not original.	Contributory
13 Durrant St	Single storey weatherboard villa dating from the late 1910s. The hipped roof is clad in tiles and extends down over the verandah. A sympathetic timber picket fence borders the front of the property.	Contributory
15 Durrant St	Single storey, double fronted Victorian villa with weatherboard walls, a hipped roof clad in corrugated iron, and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property.	Contributory
17 Durrant St	Single storey, double fronted Victorian villa with weatherboard walls, a hipped roof clad in corrugated iron, and a verandah with a cast iron lacework frieze. Originally a single storey residence, a prominent second storey extension has been added. However the building is still legible as dating from the Victorian era. A sympathetic timber picket fence borders the front of the property.	Contributory
19 Durrant St	Single storey, double fronted Victorian villa with weatherboard walls, a hipped roof clad in corrugated iron, and a verandah with a cast iron lacework frieze. A second storey has been added to the rear of the	Contributory

	property, however this has little presence from Durrant Street. A sympathetic timber picket fence borders the front of the property.	
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Intersection Willansby Ave

South side

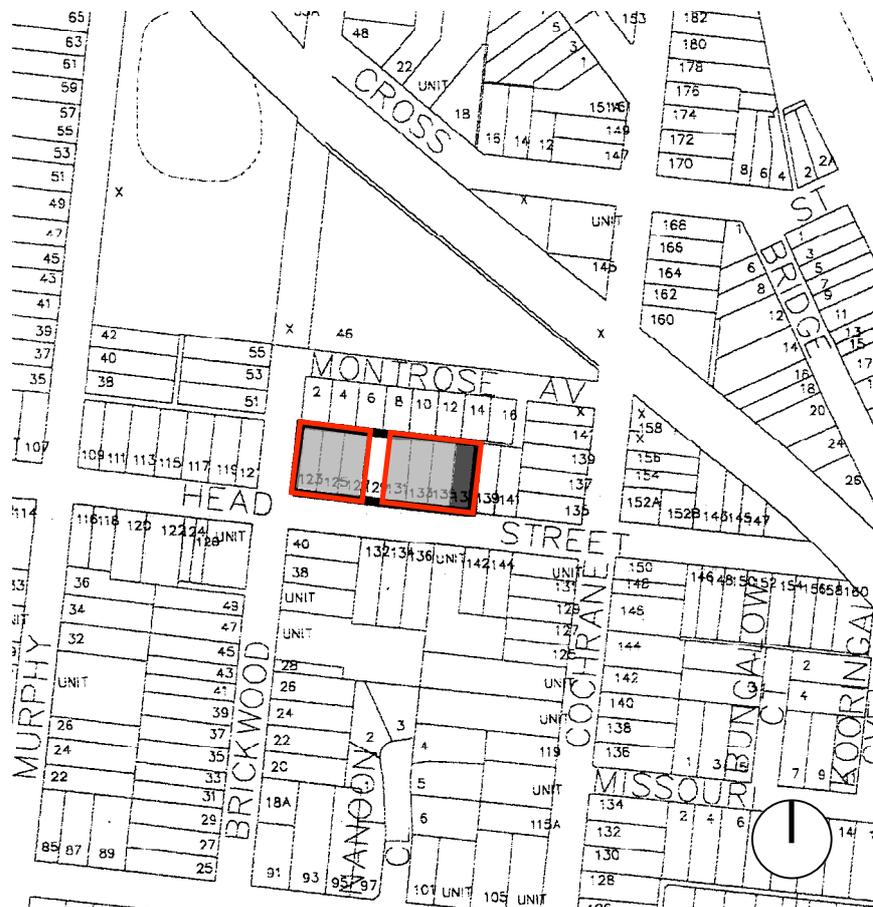
<i>Address</i>	<i>Description</i>	<i>Status</i>
22 Durrant St	Single storey, double fronted Victorian villa with block fronted timber walls, a hipped roof clad in corrugated iron, and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property.	Contributory
24 Durrant St	Single storey, double fronted Victorian villa with block fronted timber walls, a hipped roof clad in corrugated iron, a hipped projecting bay and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property.	Contributory
26 Durrant St	Single storey, double fronted Victorian villa with block fronted timber walls, a hipped roof clad in corrugated iron, and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property.	Contributory
28 Durrant St	Single storey, double fronted Victorian villa with block fronted timber walls, a hipped roof clad in slate, a hipped projecting bay and a verandah with a cast iron lacework frieze. A sympathetic timber fence with infill panels of ripple iron borders the front of the property.	Contributory
30 Durrant St	Single storey, double fronted Victorian villa with block fronted timber walls, a hipped roof clad in slate, and a verandah with a cast iron lacework frieze. A tall, masonry fence borders the front of the property.	Contributory
32 Durrant St	Double storey recently constructed villa with masonry walls and a complex arrangement of tiled hipped roofs.	Non-contributory

34 Durrant St	Single storey, double fronted Victorian villa with block fronted timber walls, a hipped roof clad in slate, and a verandah with a cast iron lacework frieze. The brick and timber fence that borders the front of the property is unsympathetic, as is the garage at the front.	Contributory
36 Durrant St	Single storey, double fronted Victorian villa with block fronted timber walls, a hipped roof clad in slate, a hipped projecting bay and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property.	Contributory

Intersection York Street

10.2

Head St precinct



Head Street Precinct

- New extent of proposed Head St HO Precinct
- Previous extent of proposed Head St HO Precinct
- Properties under existing HO
- Contributory buildings not under existing HO

(Map to be read in conjunction with associated tables.)

Head St precinct

South side

Intersection Brickwood Street

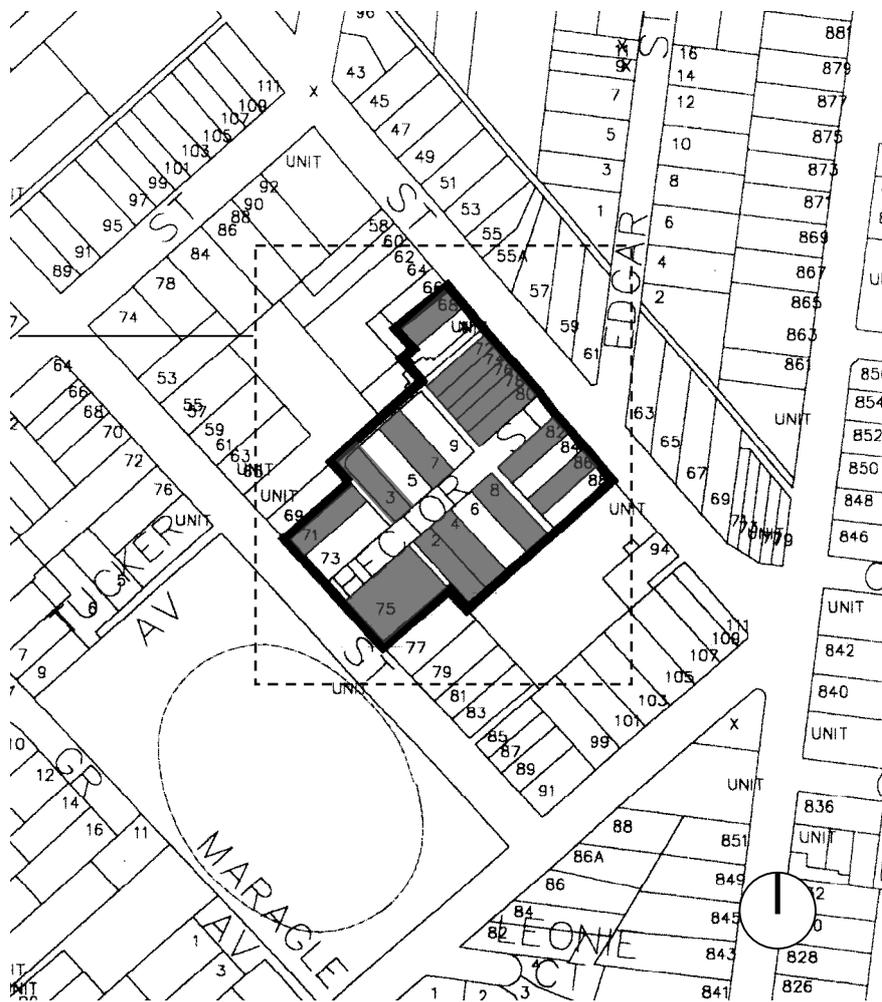
Address	Description	Status
123 Head St	Single storey weatherboard Edwardian villa with a hipped roof clad in corrugated iron, and a return verandah terminated by projecting gabled bays facing each of the streets. This verandah is supported on turned timber posts with a timber fretted frieze and brackets. The gable end is half timbered with roughcast rendered infill. An interwar timber and wire borders the property. Unlike the other contributory properties in this group, 123 Head Street is asymmetrical.	Contributory (Within HO204)
125 Head St	Single storey symmetrical weatherboard Edwardian villa with a hipped roof clad in corrugated iron, and projecting central gable flanked by small verandahs. These verandahs are supported on turned timber posts with timber fretted friezes and brackets. The gable end is half timbered with roughcast rendered infill. A timber fence borders the front of the property.	Contributory (Within HO204)
127 Head St	Symmetrical weatherboard Edwardian villa with a hipped roof clad in corrugated iron, and projecting central gable flanked by small verandahs. These verandahs are supported on turned timber posts with timber fretted friezes and brackets. The gable end is half timbered with roughcast rendered infill. A second storey addition is visible from the street, however the building is still legible as an Edwardian. A sympathetic timber picket fence borders the front of the property.	Contributory (Within HO204)
131 Head St	Single storey symmetrical weatherboard Edwardian villa with a hipped roof clad in corrugated iron, and projecting central gable flanked by small verandahs. These verandahs are supported on turned timber posts with timber fretted friezes and brackets. 131 Head Street retains its original panelled front door which is	Contributory (Within HO204)

	flanked by leadlighted sidelights and pressed metal panels. Verandah have been partly infilled. The gable end is half timbered with roughcast rendered infill.	
133 Head St	Single storey symmetrical weatherboard Edwardian villa with a hipped roof clad in corrugated iron, and projecting central gable flanked by small verandahs. These verandahs are supported on turned timber posts with timber fretted friezes and brackets. The gable end has diaper-patterned timber work with roughcast rendered infill. A sympathetic timber picket fence borders the front of the property. A timber picket fence borders the front of the property.	Contributory (Within HO204)
135 Head St	Single storey symmetrical weatherboard Edwardian villa with a hipped roof clad in corrugated iron, and projecting central gable flanked by small verandahs. These verandahs are supported on turned timber posts with timber fretted friezes and brackets. The gable end is half timbered with roughcast rendered infill. A sympathetic timber picket fence borders the front of the property.	Contributory (Within HO204)
137 Head St	Originally a symmetrical weatherboard Edwardian villa with a hipped roof clad in corrugated iron, and projecting central gable. The building has undergone a number of alterations since first constructed: the verandahs have been partly infilled, the half-timbering has been replaced with weatherboards and a louvered vent, and a large second storey addition is visible from the street. However the building is still legible as an Edwardian. A sympathetic timber picket fence borders the front of the property.	Contributory

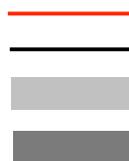
10.3

Hector St precinct

If precinct were intact enough to warrant a Heritage Overlay, would-be contributory buildings shown shaded



Hector Street Precinct



- New extent of proposed Hector St HO Precinct
- - - Previous extent of proposed Hector St HO Precinct
- Properties under individual HOs
- Contributory buildings not under individual HOs

Hector St precinct

Hector Street
North-west side

<i>Address</i>	<i>Description</i>	<i>Status</i>
3 Hector St	Double storey recently constructed villa in a neo-historicist style with rendered masonry walls and a hipped roof clad in tiles.	Non-contributory
5 Hector St	Double storey c1970s villa with brown brick walls and a hipped roof clad in tiles. A brown brick fence borders the front of the property.	Non-contributory
7 Hector St	Single storey Victorian villa with block fronted timber walls, a hipped projecting bay, a hipped roof clad in slate and a bullnose verandah with a cast iron lacework frieze.	Contributory
9 Hector St	Single storey c1970s brown brick villa with a hipped roof clad in tiles.	Non-contributory

Hector Street
North-west side

2 Hector St	Single storey, double fronted Victorian villa with block fronted timber walls, a hipped roof clad in corrugated metal and a verandah with a cast iron lacework frieze. The original verandah has been extended across to form a carport. A sympathetic timber picket fence borders the front of the property.	Contributory
4 Hector St	Single storey, double fronted Victorian villa with block fronted timber walls, a hipped roof clad in corrugated metal and a verandah with a cast iron lacework frieze. Appears to be in largely original condition. A sympathetic timber picket fence borders the front of the property.	Contributory
6 Hector St	Double storey recently constructed villa constructed of polychromous brick with a hipped roof clad in corrugated metal and a double storey faceted bay	Non-contributory

	window.	
8 Hector St	Single storey Edwardian villa with weatherboard walls, a gabled projecting bay, timber fretwork and a hipped roof clad in corrugated metal.	Contributory

Durrant Street
South side

<i>Address</i>	<i>Description</i>	<i>Status</i>
66 Durrant St	Double storey recently constructed brick villa with a full height faceted projecting bay and a hipped roof clad in corrugated metal.	Non-contributory
68 Durrant St	Single storey weatherboard Victorian with a hipped roof clad in corrugated metal and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property.	Contributory
70 Durrant St	Double storey c1970s villa constructed of brick with a transverse gabled roof clad in tiles.	Non-contributory
72 Durrant St	Single storey weatherboard Victorian villa with a hipped roof clad in corrugated metal and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property.	Contributory
74 Durrant St	Single storey weatherboard Victorian villa with a hipped roof clad in corrugated metal and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property.	Contributory
76 Durrant St	Single storey weatherboard Edwardian villa with a gabled roof clad in corrugated metal and a verandah with a timber fretwork frieze. A sympathetic timber picket fence borders the front of the property.	Contributory
78 Durrant St	Single storey weatherboard Victorian villa with a hipped roof clad in unsympathetic tiles. The roofing tiles, verandah and single storey extension to the rear are later additions. A sympathetic timber picket fence borders the front of the property.	Contributory

80 Durrant St	Single storey weatherboard Victorian villa with a hipped roof clad in corrugated metal and a verandah that has been denuded of its early decoration. A sympathetic timber picket fence borders the front of the property.	Contributory
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Intersection Hector St

82 Durrant St	Single storey weatherboard Victorian villa with a hipped roof clad in corrugated metal and a bullnose verandah with a cast iron lacework frieze. A very prominent second storey extension has been added to the building. A sympathetic timber picket fence borders the front of the property.	Contributory
84 Durrant St	Double storey c1970s villa with painted brick walls and a tiled hipped roof.	Non-contributory
86 Durrant St	Single storey weatherboard Victorian villa with a hipped roof clad in corrugated metal, a hipped projecting bay and a bullnose verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property.	Contributory
88 Durrant St	Single storey c1970-80s villa with overpainted brick walls, a flat roof and a lattice portico.	Non-contributory

William Street
North side

<i>Address</i>	<i>Description</i>	<i>Status</i>
71 William St	Double fronted, single storey Victorian villa with weatherboard walls, a hipped roof clad in slate and a bullnose verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property.	Contributory
73 William St	Single storey c1970s villa with rendered masonry walls and a flat roof.	Non-contributory

Intersection Hector St

75 William St	Single storey block fronted Victorian villa with a	Contributory
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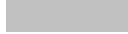
	<p>faceted projecting bay, a hipped roof clad in slate and a return verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property. A garage with a neo-Victorian verandah has been added to the side of the property.</p>	
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10.4

Lawrence St precinct



Lawrence St Precinct

-  New extent of proposed Lawrence St HO Precinct
-  Previous extent of proposed Lawrence St HO Precinct
-  Properties under individual HOs
-  Contributory buildings not under individual HOs

(Map to be read in conjunction with associated tables.)

Lawrence St precinct

Lawrence Street
North-west side

<i>Address</i>	<i>Description</i>	<i>Status</i>
1 Lawrence St	Single storey single fronted Edwardian villa with weatherboard walls, a gabled roof clad in corrugated steel and a timber fretwork to the front verandah. A sympathetic timber picket fence borders the front of the property.	Contributory
3 Lawrence St	Small single storey double-fronted Victorian villa. The verandah has been replaced with a modern version. The unsympathetic tall painted besser block fence is not original.	Contributory
5 Lawrence St	Single storey single fronted Victorian villa with weatherboard walls, a hipped roof clad in corrugated steel and a cast iron lacework frieze to the front verandah. A sympathetic tall timber picket fence borders the front of the property.	Contributory
7 Lawrence St	' <i>Corn Hill</i> ', a single storey block fronted Victorian villa c1888 with a gabled roof clad in corrugated steel and a cast iron lacework frieze to the front verandah. A sympathetic tall timber picket fence borders the front of the property.	Contributory
9 Lawrence St	Heavily altered single storey Victorian villa. The roof, windows, doors and verandah are not original, nor is the rendered front fence.	Non-contributory
11 Lawrence St	Single storey block fronted Victorian villa (similar to that at 7 Lawrence Street) with a gabled roof clad in corrugated steel and a cast iron lacework frieze to the front verandah. A sympathetic tall timber picket fence borders the front of the property.	Contributory
13 Lawrence St	Single storey rendered Victorian villa with hipped roof clad in slate, arched window heads and hipped	Contributory

	projecting bay. Some Victorian detail has been removed such as consoles and string courses. One of three similar buildings at 13, 15 and 17 Lawrence Street. A single storey addition is visible to the rear, while a sympathetic tall timber picket fence borders the front of the property.	
15 Lawrence St	Single storey rendered Victorian villa with hipped roof clad in slate, arched window heads and hipped projecting bay. Retains Victorian detail such as consoles and string courses. One of three similar buildings at 13, 15 and 17 Lawrence Street. A sympathetic tall timber picket fence borders the front of the property.	Contributory
17 Lawrence St	Single storey rendered Victorian villa with hipped roof clad in slate and hipped projecting bay. The building has undergone a number of alterations including new windows and the removal of Victorian detail. One of three similar buildings at 13, 15 and 17 Lawrence Street. A sympathetic tall timber picket fence borders the front of the property.	Contributory
19 Lawrence St	Single storey weatherboard Victorian villa with a tall hipped roof and a gabled projecting bay clad in corrugated metal. A sympathetic tall timber picket fence with a lych gate borders the front of the property.	Contributory
21 Lawrence St	Single storey flat roofed villa c19702-80s.	Non-contributory
25 Lawrence St	Double storey brown brick villa c1970s.	Non-contributory
27 Lawrence St	Single storey weatherboard transitional Edwardian/interwar villa with major and minor gables clad in tiles. A sympathetic tall timber picket fence borders the front of the property.	Contributory
29 Lawrence St	Weatherboard Edwardian with a hipped roof and gabled projecting bay clad in corrugated metal. A large second storey addition is visible to the rear. A sympathetic tall timber picket fence borders the front of the property.	Contributory
31 Lawrence St	Single storey Edwardian villa of weatherboard and roughcast with hipped roof and hipped projecting bay	Contributory

	clad in terracotta roofing tiles. Very similar to 33 Lawrence Street.	
33 Lawrence St	Single storey weatherboard Edwardian villa with hipped roof and hipped projecting bay clad in corrugated metal. Very similar to 31 Lawrence Street. A sympathetic timber picket fence borders the front of the property.	Contributory

South-west side

<i>Address</i>	<i>Description</i>	<i>Status</i>
2 Lawrence St	Single storey weatherboard Edwardian villa with a hipped roof and gabled projecting bay clad in corrugated steel. The original verandah has been removed and replaced with a small entry porch. A timber picket fence with concrete piers borders the front of the property.	Contributory
4 Lawrence St	Heavily altered Victorian villa with rendered masonry walls a transverse gabled roof clad in slate. An unsympathetic tall, rendered fence borders the front of the property.	Contributory
6 Lawrence St	Single storey single fronted Victorian villa with weatherboard walls, a hipped roof clad in corrugated steel and a cast iron lacework frieze to the front verandah. A sympathetic tall timber picket fence borders the front of the property.	Contributory
8 Lawrence St	Single storey single fronted Victorian villa with weatherboard walls, a hipped roof clad in corrugated steel and a cast iron lacework frieze to the front verandah. A sympathetic tall timber picket fence borders the front of the property.	Contributory
10 Lawrence St	Single storey red brick interwar villa with central front entry porch. The original low red brick fence borders the front of the property.	Non-contributory
12 Lawrence St	Double storey contemporary dwelling with a tall front fence.	Non-contributory

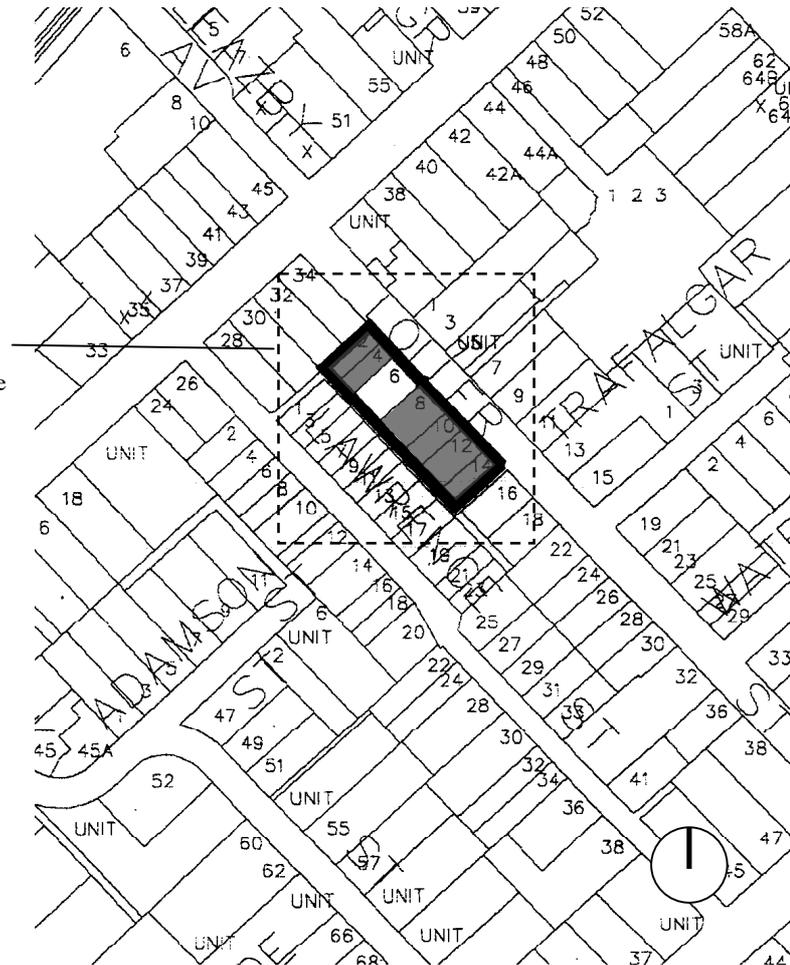
14 Lawrence St	Single storey modern dwelling with a tall rendered fence.	Non-contributory
16 Lawrence St	Single storey single fronted Victorian villa with weatherboard walls, a hipped roof clad in corrugated steel and a cast iron lacework frieze to the front verandah. A sympathetic tall timber picket fence borders the front of the property. The roof has been extended to form a carport.	Contributory
18 Lawrence St	Single storey single fronted Victorian villa with weatherboard walls, a hipped roof clad in corrugated steel and a cast iron lacework frieze to the front verandah. A sympathetic tall timber picket fence borders the front of the property.	Contributory
20 Lawrence St	Single storey weatherboard Victorian villa with a tall hipped roof and a gabled projecting bay clad in corrugated metal. A sympathetic tall timber picket fence borders the front of the property. A large unsympathetic double storey addition (including double garage) has been constructed to the east of the site at a minimal setback from the street.	Contributory
22 Lawrence St	One of a pair of single storey semi-detached interwar dwellings with red brick walls. A non-original timber slatted fence borders the front of the property.	Non-contributory
24 Lawrence St	One of a pair of single storey semi-detached interwar dwellings with red brick walls. A non-original timber slatted fence borders the front of the property.	Non-contributory
28 Lawrence St	Single storey double fronted Victorian dwelling with weatherboard walls and a hipped roof clad in corrugated metal. The original verandah has been removed and an unsympathetic tall paling fence borders the front of the property.	Contributory
30 Lawrence St	Single storey brown brick villa c1970s with a tall brick fence.	Non-contributory
32 Lawrence St	One of a pair of single storey semi-detached interwar dwellings with rendered walls and a hipped roof clad in tiles. A low red brick fence borders the front of the property.	Contributory

34 Lawrence St	One of a pair of single storey semi-detached interwar dwellings with rendered walls and a hipped roof clad in tiles. A tall timber picket fence borders the front of the property.	Contributory
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10.5

Loller St precinct

If precinct were intact enough to warrant a Heritage Overlay, would-be contributory buildings shown shaded



Loller St Precinct

- New extent of proposed Loller St HO Precinct
- Previous extent of proposed Loller St HO Precinct
- ▒ Properties under individual HOs
- Contributory buildings not under individual HOs

(Map to be read in conjunction with associated tables.)

Loller St precinct

Loller Street
South-west side

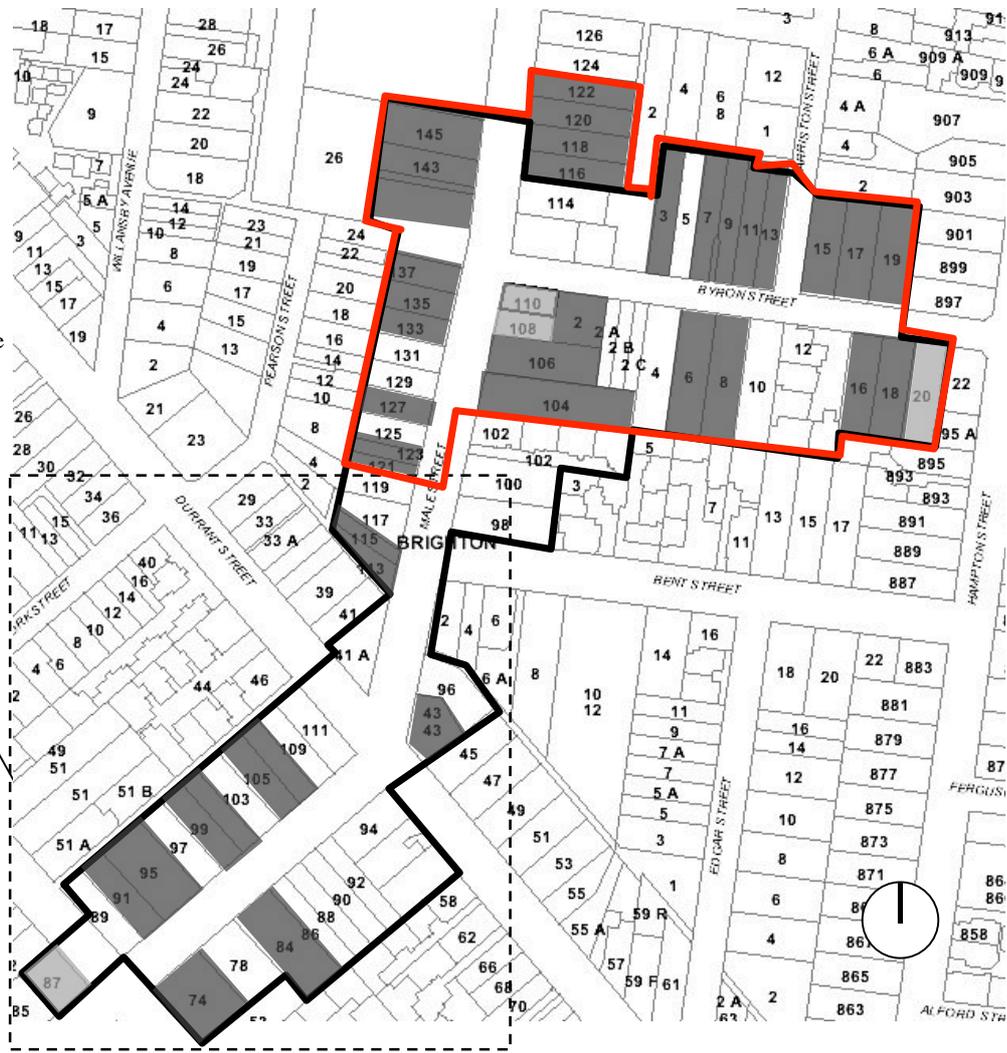
<i>Address</i>	<i>Description</i>	<i>Status</i>
2 Loller St	Single storey Victorian villa with overpainted brick walls, a hipped roof clad in corrugated steel and a projecting, parapeted entrance portico with semi-circular arched openings to the front and side. The building is the mirror image of 4 Loller Street. An unsympathetic timber picket fence borders the front of the property.	Contributory
4 Loller St	Single storey Victorian villa with overpainted brick walls, a hipped roof clad in corrugated steel and a projecting, parapeted entrance portico with semi-circular arched openings to the front and side. The building is the mirror image of 2 Loller Street. An upper storey addition is visible to the rear, while a sympathetic timber picket fence borders the front of the property.	Contributory
6 Loller St	Altered red brick interwar villa with a hipped roof clad in terracotta tiles and a hipped portico. A large second storey extension has been added to the building. A timber picket fence borders the front of the property.	Non-contributory
8 Loller St	Single storey double fronted Victorian villa with weatherboard walls, a hipped roof clad in corrugated steel and a verandah that has been enclosed using cast iron balustrade panels. A non-original timber picket fence borders the front of the property.	Contributory
10 Loller St	Single storey Victorian villa with polychromous brick walls, a hipped roof clad in slate and a verandah with a cast iron lacework frieze. An upper storey extension is visible to the rear, while a carport has been added to the side. A sympathetic timber picket fence borders the front of the property.	Contributory
12 Loller St	Single storey Victorian villa with overpainted brick	Contributory

	walls, a hipped roof clad in slate and a verandah with a cast iron lacework frieze. A small addition is visible to the side, and shutters have been added to the windows. A sympathetic timber picket fence borders the front of the property.	
14 Loller St	Single storey Victorian villa with overpainted brick walls, a hipped roof clad in slate and a verandah with a cast iron lace work frieze. A somewhat unusual wing to the side appears to be if not original, then at least early.	Contributory

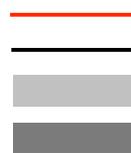
10.6

Male St precinct

If precinct were intact enough to warrant a Heritage Overlay, would-be contributory buildings shown shaded



Male St Precinct



— New extent of proposed Male St HO Precinct
 — Previous extent of proposed Male St HO Precinct
 ■ Properties under individual HO
 ■ Contributory buildings not under individual HO
 (Map to be read in conjunction with associated tables.)

Male St precinct

Byron Street
North side

<i>Address</i>	<i>Description</i>	<i>Status</i>
1 Byron St	Double storey villa with rendered masonry walls and a hipped roof clad in tiles.	Non-contributory
3 Byron St	Single storey, double fronted weatherboard Victorian with a hipped roof clad in corrugated steel. The original front door has been relocated and the verandah has been removed. A sympathetic timber picket fence borders the front of the property.	Contributory
5 Byron St	Single storey interwar/ reproduction	Non-contributory
7 Byron St	Single storey, double fronted weatherboard Victorian villa with a hipped roof clad in corrugated steel and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property. Similar to 9, 11 and 13 Male Street.	Contributory
9 Byron St	Single storey, double fronted weatherboard Victorian villa with a hipped roof clad in corrugated steel and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property. Similar to 7, 11 and 13 Male Street.	Contributory
11 Byron St	Single storey, double fronted weatherboard Victorian villa with a hipped roof clad in corrugated steel and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property. Similar to 7, 9 and 13 Male Street.	Contributory
13 Byron St	Single storey, double fronted weatherboard Victorian villa with a hipped roof clad in corrugated steel and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property. Similar to 7, 9 and 11 Male Street.	Contributory

Intersection Warriston St

15 Byron St	Single storey interwar villa with rendered masonry walls, brick dressings and a hipped roof clad in tiles. A flat roofed extension has been added at the front. The original low masonry fence borders the front of the property.	Contributory
17 Byron St	Single storey English domestic revival interwar villa with rendered masonry walls, brick dressings, a gabled projecting bay and a hipped roof clad in tiles. The original garage stands at the side of the property. Steel pickets have been added to the original low masonry fence.	Contributory
19 Byron St	Single storey interwar villa with rendered masonry walls, a projecting hipped bay and a hipped roof clad in tiles. The original low masonry fence borders the front of the property.	Contributory

Byron Street
South side

<i>Address</i>	<i>Description</i>	<i>Status</i>
2 Byron St	The dwelling at 2 Byron Street is located in the rear red brick section of the <i>Former Primitive Church</i> (refer 108-110 Male Street). It appears that the rear of the church is a later addition.	Contributory
2a Byron St	One of three double storey townhouses constructed of polychromous brick in a neo-gothic style.	Non-contributory
2b Byron St	One of three double storey townhouses constructed of polychromous brick in a neo-gothic style.	Non-contributory
2c Byron St	One of three double storey townhouses constructed of polychromous brick in a neo-gothic style.	Non-contributory
4 Byron St	Single storey brick villa with a hipped roof clad in tiles.	Non-contributory
6 Byron St	Single storey, double fronted Victorian with polychromous brick walls, a hipped roof clad in slate and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of	Contributory

	the property.	
8 Byron St	Single storey, double fronted Victorian with polychromous brick walls, a hipped roof clad in slate at the front and tiles at the sides, and a verandah with a cast iron lacework frieze. A non-original c1970s brown brick fence borders the front of the property.	Contributory
10 Byron St	Single storey c1970-80s triple fronted brick villa with a hipped roof clad in tiles.	Non-contributory
12 Byron St	Single storey c1970-80s complex of five brown brick units with transverse gabled roofs clad in tiles.	Non-contributory
16 Byron St	Single storey, double fronted Victorian with rendered masonry walls, a hipped projecting bay, a hipped roof clad in corrugated steel and a verandah with a cast iron lacework frieze. A carport is located at the side of the property.	Contributory
18 Byron St	Single storey, double fronted timber Victorian with a hipped projecting bay, a hipped roof clad in slate and a verandah with a cast iron lacework frieze. A carport is located at the side of the property. A timber fence borders the front of the property.	Contributory
20 Byron St	Single storey, double fronted block fronted timber Victorian with a hipped projecting bay, a hipped roof clad in slate and a verandah with a cast iron lacework frieze. The verandah roof has been extended across to form and a carport to the side of the property. A sympathetic timber picket fence borders the front of the property.	Contributory (HO84)

Male Street
West side

<i>Address</i>	<i>Description</i>	<i>Status</i>
121 Male St	One of a pair of semi-detached Edwardians with red brick walls, stucco to the gable end and a window hood over the front window. A paling fence borders the front of the property.	Contributory

123 Male St	One of a pair of semi-detached Edwardians with red brick walls, stucco to the gable end and a window hood over the front window. A paling fence borders the front of the property.	Contributory
125 Male St	A heavily altered single storey, double fronted Victorian villa with rendered masonry walls, a hipped projecting bay and a hipped roof clad in non-original tiles. The original verandah has been replaced with what appears to be flat roofed 1950s porch and the original windows have been replaced with unsympathetic aluminium framed versions. A brown brick fence borders the front of the property.	Non-contributory
127 Male St	Single storey, double fronted Victorian villa with block fronted timber walls, a hipped roof clad in non-original tiles, a hipped projecting bay and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property.	Contributory
129 Male St	A double storey c1970s brown brick villa with a flat roof.	Non-contributory
131 Male St	A three storey recently constructed brick villa with a tiled hipped roof.	Non-contributory
133 Male St	Single storey, double fronted Victorian villa with block fronted timber walls, a hipped roof clad in slate, a faceted projecting bay and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property.	Contributory
135 Male St	Single storey, double fronted Victorian villa with block fronted timber walls, a hipped roof clad in non-original tiles and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property. A small addition is visible to the rear of the property.	Contributory
137 Male St	Single storey, double fronted Victorian villa with block fronted timber walls, a hipped roof clad in slate, a hipped projecting bay and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property. The property is currently in the process of being restored.	Contributory

139 Male St	An unsympathetic large garage with rendered walls and a slate roof has recently been constructed on the site. This site has been consolidated with the property at 141 Male Street.	Non-contributory
141 Male St	Single storey, double fronted Victorian villa with rendered masonry walls, a hipped roof clad in slate and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property. A large single storey addition is visible to the rear of the property.	Contributory
143 Male St	Single storey, double fronted Victorian villa with brick walls, a hipped roof clad in corrugated iron and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property, while a garage has been constructed to the side.	Contributory
145 Male St	Single storey, double fronted Victorian villa with rendered masonry walls, a hipped roof clad in slate and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property, while a garage has been constructed to the side.	Contributory

Male Street
East side

<i>Address</i>	<i>Description</i>	<i>Status</i>
104 Male St	A Victorian villa with rendered masonry walls, a faceted bay, a hipped roof clad in slate and a verandah with a cast iron lacework frieze. A large second storey extension is visible to the rear of the property, and a garage has been added to the side. A non-original rendered masonry fence borders the front of the property.	Contributory
106 Male St	Single storey Victorian villa with rendered masonry walls, a verandah with a cast iron lacework frieze, two projecting bays – one hipped, the other faceted – and a hipped roof clad in slate. A garage has been added to the side of the property. A sympathetic fence of	Contributory

	wrought iron infill panels between masonry piers borders the front of the property.	
108-110 Male St	<p><i>Former Primitive Church</i> (c1890)</p> <p>Constructed c1890, the Former Primitive Church has polychromous brick walls – brown bricks with red and cream banding – cement rendered dressings, and a gabled roof clad in slate. The main west gable is flanked by pinnacles capping the buttress. The transepts are hip roofed and the cross is recent. This building replaced the Primitive Methodist Church on the corner of Carpenter and Wilson Streets, erected c1851.</p> <p>The former Primitive Church has been converted into a dual occupancy.</p>	Contributory (HO221)

Intersection Byron St

112A Male Street	Double storey recently completed townhouse with rendered masonry walls.	Non-contributory
112 Male St	Double storey recently completed townhouse with rendered masonry walls.	Non-contributory
114 Male St	Altered single storey interwar villa with walls of stucco and red brick and a tiled hipped roof.	Non-contributory
116 Male St	Single storey, double fronted Victorian villa with overpainted brick walls, a hipped roof clad in slate, and a verandah with a cast iron lacework frieze. An unsympathetic tall brick fence borders the front of the property.	Contributory
118 Male St	Single storey, double fronted Victorian villa with polychromous brick walls, a hipped roof clad in slate, and a verandah with a cast iron lacework frieze. An unsympathetic tall brick fence borders the front of the property.	Contributory
120 Male St	Single storey, double fronted Victorian villa with polychromous brick walls, a hipped roof clad in non-original tiles, and a verandah with a cast iron lacework frieze. A tall hedge and a non-original fence border the front of the property.	Contributory

122 Male St	Single storey Victorian villa with polychromous brick walls, a hipped projecting bay, a hipped roof clad in corrugated iron and a verandah with a cast iron lacework frieze. The timber picket fence borders the front of the property despite the fact it returns to include provision for an on-site car space.	Contributory
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10.7

Moffat St precinct



Moffat St Precinct

-  New extent of proposed Moffat St HO Precinct
-  Previous extent of proposed Moffat St HO Precinct
-  Properties under individual HO
-  Contributory buildings not under individual HO

Moffat St precinct

Moffat Street
West side

<i>Address</i>	<i>Description</i>	<i>Status</i>
5 Moffat St	One of a pair of single storey semi-detached Edwardians with stuccoed walls, a projecting gabled bay, timber fretwork and a hipped roof clad in corrugated iron. A sympathetic timber picket fence borders the front of the property.	Contributory
7 Moffat St	One of a pair of single storey semi-detached Edwardians with stuccoed walls, a projecting gabled bay, timber fretwork and a hipped roof clad in corrugated iron. A second storey addition is visible to the rear of the site. A sympathetic timber picket fence borders the front of the property.	Contributory
9 Moffat St	Single storey Queen Anne villa with block fronted timber walls, a hipped roof clad in slate, and a timber fretted return verandah terminated by a gabled projecting bay to either end. A sympathetic timber picket fence borders the front of the property.	Contributory
11 Moffat St	Single storey double fronted Edwardian villa with weatherboard walls, a hipped roof clad in corrugated metal and a timber fretwork frieze to the verandah. A sympathetic timber picket fence borders the front of the property.	Contributory
13 Moffat St	Double storey rendered masonry building c1980s with parapet.	Non-contributory
15 Moffat St	Single storey Edwardian villa with weatherboard walls, a projecting gabled bay and a hipped roof clad in corrugated metal. Alterations include new doors and the enclosure of the verandah.	Contributory
17 Moffat St	Single storey interwar villa with red brick walls, a hipped roof clad in unsympathetic roofing tiles and a projecting gabled bay. A low brick fence borders the front of the property.	Non-contributory

19 Moffat St	Single storey Edwardian villa with weatherboard walls, a gabled projecting bay and a hipped roof clad in corrugated metal. A carport has been added to the side. A sympathetic timber picket fence borders the front of the property.	Contributory
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Moffat Street
East side

<i>Address</i>	<i>Description</i>	<i>Status</i>
2 Moffat St	One of a pair of semi-detached Edwardian dwellings with a gabled roof clad in corrugated metal and a small entry porch to the side. Walls are of a combination of weatherboard and rough-cast, and a window canopy on timber fretwork brackets shades the front window. A sympathetic timber picket fence borders the front of the property, although the fence has been shortened to allow for car parking in the front yard.	Contributory
4 Moffat St	One of a pair of semi-detached Edwardian dwellings with a gabled roof clad in corrugated metal and a small entry porch to the side. Walls are of a combination of weatherboard and rough-cast, and a window canopy on timber fretwork brackets shades the front window. A sympathetic timber picket fence borders the front of the property.	Contributory
6 Moffat St	One of a pair of semi-detached Edwardian dwellings with a gabled roof clad in corrugated metal and a small entry porch to the side. Walls are of a combination of weatherboard and rough-cast. The window canopy to the front window has been removed. A sympathetic tall timber picket fence borders the front of the property.	Contributory
8 Moffat St	One of a pair of semi-detached Edwardian dwellings with a gabled roof clad in corrugated metal and a small entry porch to the side. Walls are of a combination of weatherboard and rough-cast, and a window canopy on timber fretwork brackets shades the front window. A second storey addition is visible	Contributory

	from the street. A sympathetic tall timber picket fence borders the front of the property.	
10 Moffat St	One of a pair of semi-detached Edwardian dwellings with a gabled roof clad in corrugated metal and a small entry porch to the side. Walls are of a combination of weatherboard and rough-cast, and a window canopy on timber fretwork brackets shades the front window. A sympathetic timber picket fence borders the front of the property, although the fence has been shortened to allow for car parking in the front yard.	Contributory
12 Moffat St	One of a pair of semi-detached Edwardian dwellings with a gabled roof clad in corrugated metal and a small entry porch to the side. Walls are of a combination of weatherboard and rough-cast, and a window canopy on timber fretwork brackets shades the front window. A sympathetic timber picket fence borders the front of the property.	Contributory

10.8

Orchard St precinct



Orchard St Precinct

- New extent of proposed Orchard St HO Precinct
- Previous extent of proposed Orchard St HO Precinct
- Properties under individual HOs
- Contributory buildings not under individual HOs

(Map to be read in conjunction with associated tables.)

Orchard St precinct

Orchard Street
North side

<i>Address</i>	<i>Description</i>	<i>Status</i>
9 Orchard St	Single storey weatherboard Edwardian villa with a hipped roof clad in corrugated iron, and a timber fretted return verandah terminated by a gabled projecting bay to either end. A large second storey addition is visible to the rear of the site. A sympathetic timber picket fence borders the front of the property.	Contributory
11 Orchard St	Single storey brick building c1970s with a flat roof.	Non-contributory
13 Orchard St	Single storey Victorian villa with block fronted timber walls, a hipped roof clad in slate, a hipped projecting bay and a verandah with a cast iron lacework frieze. A sympathetic steel picket fence borders the front of the property.	Contributory
15 Orchard St	Single storey, double fronted Victorian villa with polychromous brick walls, a hipped roof clad in slate and a verandah with a cast iron lacework frieze. A sympathetic steel picket fence borders the front of the property.	Contributory
17 Orchard St	Single storey Victorian villa with polychromous brick walls, a hipped roof clad in tiles, a faceted projecting bay and a verandah with a cast iron lacework frieze. The roofing tiles are not original. A sympathetic timber picket fence borders the front of the property.	Contributory
19 Orchard St	Single storey Victorian villa with stuccoed masonry walls, a hipped roof clad in slate, a faceted projecting bay and a verandah with a cast iron lacework frieze. A sympathetic steel picket fence borders the front of the property.	Contributory
21 Orchard St	Single storey Victorian villa with stuccoed masonry walls, a hipped roof clad in slate, a faceted projecting bay and a verandah with a cast iron lacework frieze.	Contributory

	An unsympathetic tall masonry fence borders the front of the property.	
23 Orchard St	Single storey Victorian villa with polychromous brick walls, a hipped roof clad in slate, a faceted projecting bay and a verandah with a cast iron lacework frieze. A sympathetic steel picket fence borders the front of the property.	Contributory
25 Orchard St	Single storey weatherboard villa dating from the late 1910s with a hipped roof clad in corrugated iron, a hipped projecting bay and a timber fretwork frieze around the verandah. An unsympathetic tall brick fence borders the front of the property.	Contributory
27 Orchard St	Single storey weatherboard villa dating from the late 1910s a hipped roof clad in corrugated iron, a projecting gabled bay and a timber fretwork frieze. A sympathetic timber picket fence borders the front of the property.	Contributory
29 Orchard St	Double storey recently constructed villa with brown brick walls, rendered dressing and a hipped roof clad in tiles.	Non-contributory
31 Orchard St	Single storey interwar villa with weatherboard walls and a hipped roof clad in corrugated iron. A rear addition is visible from Orchard Street.	Contributory
33 Orchard St	Single storey interwar villa with rendered masonry walls, an arcade loggia and parapets that do not quite conceal a cordova tiled roof. An unsympathetic fence borders the front of the property.	Contributory
35 Orchard St	Single storey Victorian villa with stuccoed masonry walls, a hipped roof clad in slate and a hipped projecting bay. The original verandah has been replaced. An unsympathetic brick fence borders the front of the property. Very similar to 37 and 39 Orchard St.	Contributory
37 Orchard St	Single storey Victorian villa with stuccoed masonry walls, a hipped roof clad in slate, a hipped projecting bay and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property. Very similar to 35 and 39 Orchard St.	Contributory

39 Orchard St	Single storey Victorian villa with stuccoed masonry walls, a hipped roof clad in slate, a hipped projecting bay and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property. Very similar to 35 and 37 Orchard St.	Contributory

Orchard Street
South side

<i>Address</i>	<i>Description</i>	<i>Status</i>
18 Orchard St	Single storey weatherboard Edwardian with a hipped roof clad in corrugated iron, a gabled projecting bay, and a timber fretwork frieze around the verandah. A sympathetic timber picket fence borders the front of the property.	Contributory
20 Orchard St	Single storey overpainted brick Edwardian with a hipped roof clad in terracotta tiles. A verandah with a tiled roof runs across the front facade. Windows have been altered. A non-original fence with steel pickets and brick piers borders the front of the property.	Contributory
22 Orchard St	One of a pair of single storey semi-detached Edwardians with overpainted brick walls, a gabled roof clad in terracotta tiles, and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property. A carport is located to the side of the property, while a small single story addition is partially visible to the rear. Similar to 24 Orchard St.	Contributory
24 Orchard St	One of a pair of single storey semi-detached Edwardians with overpainted brick walls, a gabled roof clad in terracotta tiles, and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property. A small single story addition is visible to the side of the property. Similar to 22 Orchard St.	Contributory
28 Orchard St	A pair of single storey semi-detached Edwardians with overpainted brick walls, a gabled roof clad in terracotta tiles and stucco to the gable end. The two	Contributory

	properties are understood to have been consolidated into a single ownership. An unsympathetic tall masonry fence borders the front of the property. One of the properties is addressed as 26 Orchard St.	
30 Orchard St	Double storey c1980s rendered masonry villa with a parapet roof.	Non-contributory
32 Orchard St	Double storey weatherboard villa with a gable roof clad in corrugated steel to both the upper and lower storeys.	Non-contributory
34 Orchard St	Single storey interwar villa with red brick walls, a tiled transverse gabled roof and a gabled projecting bay. A sympathetic timber picket fence borders the front of the property, however a large unsympathetic carport has been constructed at the front of the property.	Contributory
36 Orchard St	Single storey interwar villa with walls of roughcast and weatherboard, with a roof composed of major and minor gables and a half-timbered gabled end. A small flat roofed addition has been added to the front of the building. A sympathetic timber picket fence borders the front of the property.	Contributory
38 Orchard St	Double storey rendered masonry villa with a gabled roof.	Non-contributory
40 Orchard St	Single storey rendered masonry villa with a flat roof.	Non-contributory
42 Orchard St	One of a pair of single storey semi-detached Edwardians with weatherboard walls, a hipped roof clad in corrugated steel, a gabled projecting bay and a verandah with a timber fretwork frieze. A sympathetic timber picket fence borders the front of the property. A carport is located at the front of the property. Similar to 44 Orchard St.	Contributory
44 Orchard St	One of a pair of single storey semi-detached Edwardians with weatherboard walls, a hipped roof clad in corrugated steel, a gabled projecting bay and a verandah with a timber fretwork frieze. A sympathetic timber picket fence borders the front of the property. Similar to 42 Orchard St.	Contributory

46 Orchard St	Single storey double fronted Victorian villa with polychromous brickwork walls, a hipped roof clad in slate and a verandah with a cast iron lacework frieze. A sympathetic timber picket fence borders the front of the property.	Contributory (HO315)
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