

Hanover Street Precinct



Eastern side of Hanover Street



Two-storey terrace on western side of Hanover Street



Eastern side of Hanover Street



Hanover Street Precinct Map

Location

2-64 & 27-49 HANOVER STREET BRUNSWICK, MERRI-BEK CITY

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO594

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - March 24, 2023

What is significant?

The Hanover Street Precinct, comprised of houses at 27-49 and 2-64 Hanover Street, Brunswick, is significant. With respect to contributory properties, the facades, roof forms and setbacks of the Victorian and Edwardian era dwellings are significant, as well as their timber picket fences. The brick and metal fences, as well as rear extensions, are not significant.

Contributory properties include: 2, 4, 6, 8, 14, 18, 20, 22, 24, 26, 27, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 45, 47, 48, 49, 50, 52, 54, 56, 58, 60, 62 and 64 Hanover Street.

Non-contributory properties include: 10, 12, 16, 28, 29, 41, 1/41, 2/41, 46, 1/46 and 2/46 Hanover Street.

How is it significant?

The Hanover Street Precinct is of local historical, representative and aesthetic significance to the City of Moreland.

Why is it significant?

The Hanover Street Precinct is historically linked with the broader developmental narrative of Brunswick during Melbourne's building boom period, specifically evidenced by the subdivision of the site in 1883 and presence of Victorian era cottages. (Criterion A)

The Hanover Street Precinct demonstrates the principal characteristics of Victorian era cottages and terraces, with an array of features specific to this style including a single-fronted form, timber weatherboards and joinery, bullnose or skillion awning, iron lacework, and hipped roofs. Further, the Hanover Street Precinct demonstrates the principal characteristics of Edwardian era dwellings, with an array of features specific to this style including a range of timber joinery to both the built form and as decorative features, gable ends, hipped roofs, use of iron lacework, and use of pressed metal to the gable end. (Criterion D) The Hanover Street Precinct has aesthetic significance as a relatively intact and visually cohesive street of predominantly Victorian and Edwardian era dwellings dating from the 1880s land boom through to the 1910s. The streetscape is primarily made up of historic building stock which have a consistent scale, setback and materiality which creates a streetscape pattern, character and sense of cohesion. Several rows of matching building styles adds further to this character. (Criterion E)

Heritage Study/Consultant Moreland Heritage Nominations Study, Extent Heritage, 2022;

Construction dates 1883,

Hermes Number 206415

Physical Description 1

The Hanover Street Precinct spans the length of Hanover Street, Brunswick with a series one to two-storey residences fronting the street. The large majority of the structures were constructed in the late nineteenth century and early twentieth century, comprising Victorian era and Edwardian era dwellings. These are generally grouped together in their styles, indicating periods of simultaneous development, with the Victorian era dwellings largely located north of Newman Street and the Edwardian era dwellings largely located south of Newman Street. These buildings are interspersed by some modest Interwar era timber residences, some late twentieth century brick dwellings, and two post 2000s contemporary dwellings. Two of the three late twentieth century sites have been subdivided to create three residential lots.

The contributory styles for the Hanover Street Precinct are the Victorian era and Edwardian era dwellings.

The key heritage characteristics of the Victorian era dwellings include a timber construction, hipped roofs lined with galvanised iron, face brick chimneys with chimney cowls, decorative timber mouldings to the eaves, iron lacework, bullnose or skillion awnings with timber awning posts, timber cladding to the front facade to appear like stone, timber picket fences, tessellated tile porches and timber joinery to windows and doors. The dwellings at No. 33-35 are also characteristic for their Boom-era style parapets. Some of the Victorian era dwellings have been modified with the replacement of roof sheeting, guttering, porch tiles and fences, and removal of iron lacework. In one instance (at No. 20) the building has enclosed with rough hewn brick skin. It is likely that the original timber remains intact behind the brick skin.

The key heritage characteristics of the Edwardian era dwellings include a timber construction, hipped roofs with front facing gable ends, face brick chimneys with chimney cowls, timber barge boards and gable ends detailed with scalloped timber, finials, timber window awnings, timber verandah posts and brackets, timber windows and doors, timber picket front fences, iron lacework to some dwellings, as well as pressed metal to gable ends (e.g. 49 Hanover Street). Some of the dwellings have been modified with the replacement of roof sheeting, guttering, porch tiles and fences.

As is expected for these types of dwellings, many have been extended to the rear with single-storey additions. On the most part, these are very sympathetic in that they are not visible or have been provided in a colour, materiality and scale which is appropriate for the character of the place. The most visually intrusive rear extension is at No. 54 Hanover Street, though it is not noted to have an adverse impact on the character of the place.

The streetscape setting is characterised by consistent building setbacks, native street trees, and a range of fence styles including metal loop, timber picket, brick and horizontal timber slat (at No. 17 which is modern).

On the most part, the dwellings have been well maintained and are in good condition.

Every dwelling has undergone some form of alteration over time, resulting in varying styles of front fences, some alternative awnings, and rear extensions. On an individual level many dwellings have high integrity while others have moderate integrity. As a group though, they have a high level of integrity due to their visual cohesiveness.

Physical Conditions

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Integrity

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This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>