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# HOUSE



10 Hotham Street, Preston

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## Location

10 Hotham Street, PRESTON VIC 3072

## Municipality

DAREBIN CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO229

## Heritage Listing

Darebin City

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## Statement of Significance

Last updated on -

### *What is significant?*

*Prestonia*, the house at 10 Hotham Street, Preston, constructed c.1892 for John C. Clinch, is significant. It is a substantial rendered brick two-storey Victorian Italianate house built on the southeast corner of the Hotham and Montague Streets. The house has a hipped roof clad in slate tile roofing. A canted bay projects towards Hotham Street at one side, and to the south of this is a two-storey verandah (not original) that extends along the remainder of the west elevation and returns along the south elevation ending at a projecting bay that faces south. The house is similar and contemporaneous to *Crawford* on the northeast corner of the adjacent intersection.

Later alterations and additions including the single storey additions which flank the house on both its north and south sides, are not significant.

*How is it significant?*

*Prestonia*, the house at 10 Hotham Street, Preston is of local historic and architectural significance to Darebin City.

*Why is it significant?*

Historically, *Prestonia* is significant as evidence of the small degree of successful development achieved by developers in Preston during the land boom just before the economic crash of the 1890s (AHC criterion A.4).

It is architecturally significant as a representative example of a Victorian Italianate villa erected during the land boom of the late nineteenth century. The significance of the place is enhanced by its rarity value as one of a small number of similar substantial villas within Preston. (AHC criteria B.2, D.2).

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

Construction dates 1890,

Other Names *Prestonia* (former),

Hermes Number 26720

Property Number

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## Physical Description 1

A substantial rendered brick two-storey Victorian Italianate house built on the southeast corner of the Hotham and Montague Streets. The house has a hipped roof clad in slate tile roofing. A canted bay projects towards Hotham Street at one side, and to the south of this is a two-storey verandah (not original) that extends along the remainder of the west elevation and returns along the south elevation ending at a projecting bay that faces south. Remnants of the original/early garden may survive. The house is similar and contemporaneous to *Crawford* on the northeast corner of the adjacent intersection. The house is flanked by single storey additions on both its north and south sides. The addition to the north, which extends along the Montague Street boundary, is attached to the Victorian house and is unsympathetic.

*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/>*