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## HOUSES (WAHROONGA & LEAHOLME)



Wahroonga & Leaholme,  
297-99 Tyler Street, Preston

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### Location

297 and 299 TYLER STREET, PRESTON, DAREBIN CITY

### Municipality

DAREBIN CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO253

### Heritage Listing

Darebin City

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### Statement of Significance

Last updated on - July 15, 2008

#### *What is significant?*

This pair of houses at 297-299 Tyler Street, Preston, constructed c.1892, is significant. The houses have a shallow set back from the street boundary behind a garden. They each have a hipped roof clad in slate tiles and two chimneys with mouldings at their tops. The north (Tyler Street) elevation is symmetrically composed with a central front door flanked by timber frame double-hung sash windows. Verandahs extend across the fronts of both houses. The houses are relatively intact and form a cohesive element in Tyler Street.

Later additions and/or alterations, including the front fences, are not significant

*How is it significant?*

The houses at 297-299 Tyler Street, Preston are of local historic and architectural significance to Darebin City.

*Why is it significant?*

Historically, this pair of houses at 297-299 Tyler Street, Preston is significant as representative examples of speculative housing, which provides 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 criteria A.4, B.2, D.2). The houses are architecturally significant as good and relatively intact examples of medium-scale detached double-fronted Victorian cottages, with features that are typical of this type and style of housing (AHC criterion D.2). The significance of the houses is enhanced by their rarity value (AHC criteria B.2).

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

Construction dates 1892,

Hermes Number 27158

Property Number

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## Physical Description 1

A pair of detached single-storey double-fronted brick Victorian cottages. The houses have a shallow set back from the street boundary behind a garden. They each have a hipped roof clad in slate tiles and two chimneys with mouldings at their tops. The north (Tyler Street) elevation is symmetrically composed with a central front door flanked by timber frame double-hung sash windows. Verandahs extend across the fronts of both houses.

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

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