
Livingstone Parade Precinct



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Location

1-9 and 6-24 LIVINGSTONE PARADE, and 8 and 10 SOUTH STREET, PRESTON, DAREBIN CITY

Municipality

DAREBIN CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO303

Heritage Listing

Darebin City

Statement of Significance

Last updated on -

What is significant?

The Livingstone Parade Precinct comprises the properties at 1-9, 6-24 Livingstone Parade and 8 & 10 South Street, Preston. The extent to which development in two key phases during the late nineteenth century and the inter-war period is an important characteristic of this precinct. On this basis, the following houses contribute to the significance of the precinct:

- The pair of attached brick cottages at 6 & 8 Livingstone Parade, the row of double fronted terraces at 14-22 Livingstone Parade and the weatherboard cottage at 24 Livingstone Parade
- The inter-war duplex at 10 & 12 Livingstone Parade.
- The inter-war houses at 1, 3 & 7 Livingstone Parade and the double fronted late nineteenth century villas at 5 & 9 Livingstone Parade.
- The detached brick villas at 8 & 10 South Street

Non-original alterations and additions to the contributory houses are not significant.

How is it significant?

The Livingstone Parade Precinct in Preston is of local historic and architectural significance to Darebin City.

Why is it significant?

Historically, the Livingstone Parade Precinct is significant as a representative example of a residential area, which provides evidence of important phases of residential development in Preston, the first during the late nineteenth century and the subsequent development boom during the inter-war era. (AHC criteria A.4 & D.2)

The double-fronted terrace row at 14-22 Livingstone Parade is architecturally significant as an unusual and rare example of its type in Preston. (AHC criteria B.2 & D.2)

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

Construction dates 1892,

Hermes Number 27374

Property Number

Physical Description 1

The Livingstone Parade precinct comprises a mix of Victorian and inter-war houses of a variety of types that are representative of each of the main development periods described in the history.

On the north side No.24 is probably of the earliest origin and is a modest double-fronted weatherboard cottage with a low-pitched gable roof with corrugated galvanised steel sheeting. To the east of this, is a row of double-fronted brick terraces at Nos. 14-22, which have transverse gable roofs and polychromatic brickwork, set back from the street behind shallow gardens. Some have been altered, such as Nos. 18 and 20, where the verandah is now supported by Inter-war style barley twist columns, but as a whole it retains a moderate degree of integrity. There is pair of Victorian brick cottages at 6-8, which have typical form and detailing including hip roofs separated by a dividing wall, rendered chimneys, skillion verandahs with cast-iron frieze, tripartite windows in the main elevation and double-hung sash in the side, and an inter-war duplex at 10-12. The inter-war duplex comprises a main transverse hip roof extending across both houses with a projecting gabled bay at either. The walls are rendered with tapestry/clinker brick detailing. Windows and other detailing remain intact in the main elevations.

On the south side of the street are two altered Victorian double-fronted houses at Nos. 5 and 9. No.5 is the more intact and retains two rendered chimneys, tripartite windows on either side of the fronted door and other detailing such as the paired eaves brackets. The verandah has been altered and is now supported by Tuscan order columns. No.9 has been painted, the windows replaced and the verandah altered but retains one chimney, and other detailing such as the eaves brackets.

The late Edwardian/inter-war houses on the south side include two gable-fronted bungalows at No.3 and No.7, and the example with tile roof and projecting gable at No.1. The gable-fronted house with a shallow skillion verandah (both clad in terracotta tiles) at No.3 is well-detailed and has a high degree of external integrity - of note is the detailing to the verandah piers.

In South Street, facing Livingstone Parade there is a pair of detached double-fronted Victorian villas with hipped roofs and polychromatic brickwork. These houses are externally intact and retain typical detailing such as the cast iron verandah frieze, chimneys and eaves brackets. The house at 8 South Street faces down Livingstone Parade, closing the vista along this street.

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/>