

HISTORY : Probably built about 1875(?).¹

VISUAL DESCRIPTION : A two-storey, three-bay, early Boom house of rendered brick with a parapet between wing-walls. The render is ashlar-ruled. The right bay is set forward with a two-level verandah around the angle, between wing-walls. These have round headed windows with coloured glass at first-storey. The parapet is a square balustrade, between piers, over a very deep Classical cornice and frieze. The verandah has very fine cast-iron posts, lace valence and brackets with pendants and a first-storey balustrade. The posts are very slender Composite barley-sugar. Ground-storey window-heads are round, with architrave-mould and keystones, with string-course mould at window-head. Moulded cills are supported on brackets. The panelled door has sidelights and a large round fanlight. Verandah and path are paved with diamond pattern black and white marble, between bluestone edging. There is a cast-iron palisade fence, between timber posts at front and on the left. At left is an archway to the rear garden, with its own gate. There are two large Magnolia grandiflorias in the front garden.

COMPARATIVE ANALYSIS : Nos.318-326 (Ref : 114), are terrace houses, part of the same development, with similar details. Other comparable rows of houses attached to a more major building, as part of the same development are : 1-5 Davison Street (ref : 128); 23-41 White Street (ref : 169); 63-71 Church Street (ref : 122) and 35-37 Gipps Street, with 34 Docker Street.

SIGNIFICANCE : A fine, large early Boom, two-storey, three-bay house, part of a development with five contiguous terraced houses, all of about 1875. It is particularly intact and with a fine cast-iron verandah and garden elements. Of local architectural significance.

INTACTNESS : Excellent.

CONDITION & THREATS : Excellent.

REFERENCES : 1. Shown on the 1896 MMBW plan 1043.