

HISTORY : Built about 1875(?)¹, but probably later than no.316. Nos.324 and 326 may have been built at a different time.²

VISUAL DESCRIPTION : A terrace of five two-storey, three-bay, early Boom houses of rendered brick, set back, with a parapet between wing walls. They are part of the same development as no.316, with some similar details. The parapet has six urns, plain with heavily dentillated cornice and frieze mould, between corbels, with lions heads. The centrepiece has a round head with architrave and wing wall corbels have rosettes. The verandah has a cast-iron lace valence over a bressumer, with brackets at ground and balustrade at first-storey. Ground-storey windows are tripartite. Both chimneys are unpainted render with Classical moulds. There is a cast-iron palisade fence on bluestone plinth to front and boundaries.

COMPARATIVE ANALYSIS : No.316 Victoria Street (Ref : 113). Other comparable rows of houses attached to a 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 characteristic terrace of five, two-storey, early Boom houses, part of a development with a larger house and built about 1875(?). Of architectural significance at local level.

INTACTNESS : Reasonable. They all lack verandah floors, one parapet urn (right side, no.324), all wing wall urns, except half of the left side of no.318 (note : no.316 has its wing wall urns, which are similar); 318-324 have replacement cast-iron decoration, except balustrades. 324 lacks its fence, 322 & 324 lack doors and 322 has an extremely inappropriate steel frame picture window at ground-storey.

CONDITION & THREATS : Good.

REFERENCES : 1. Shown on the 1896 MMBW plan 1043.
2. Visual evidence.