

# A11 Moor Street West Precinct

(i) Boundary Definition:

Area on north and south side of Moor Street, nos. 1-45 north side and Nos. 2-36 south side.

The whole precinct was noted as a consistent streetscape.

(ii) Area Description:

The significance of the area derives from:

- (a) the sense of enclosure achieved by the rows of two storey terrace houses facing each other across the fairly narrow street.
- (b) the high architectural quality of the terraces within the precinct.
- (c) the number of simple terraces of an early date (refer building schedule). Twelve of the houses were constructed prior to 1858.

There are two vacant allotments within this precinct: 17-19, and 33-35 Moor Street (adjacent and in front of the dairy); sensitive infill is to be encouraged on site 17-19; any building in front of the dairy is to be discouraged.

(iii) Building Schedule:

The following buildings contribute to the character of the area:

Moor Street - north side

1,3,5 "Lydia Terrace" Historical data: constructed in 1884-65 by David Blair a builder, who occupied No. 5 from 1864-68, in 1873 and in 1884. All buildings were owned by D. Blair until 1892 and by Mrs. Blair until at least 1900.

Intactness: facade, parapet, pedimental name plate, chimneys, cast iron window guards, cast iron fence, front garden tiling to No. 5.

7,9,11 Historical data: Constructed for Edward Delbridge a builder. Number 7 was built in 1859, and nos. 9 and 11 in 1862. E. Delbridge owned the properties until 1869 (and lived in no. 7 in 1868); from 1869 until at least 1900, Mrs. Delbridge owned the buildings and lived in no. 9 in 1890.

Intactness: facade, slate roofing, chimneys.

13,15 Historical data: Constructed in 1865 by William Bennett, a grocer and owned by the Bennetts until at least 1900, who occupied no. 15 from 1865-1885.

Intactness: facade, parapet, cast iron fence.

21,23,25,27 Historical data: Numbers 21-25 were constructed prior to 1858 and number 27 probably constructed in 1867. All were built by Edward Delbridge, a builder, whose son(?) lived in no. 25 from 1858-1866 and from 1869-1876. The properties were owned by Delbridge and his estate until 1894 and were then sold to the London Bank.

Intactness: facade, parapet, double storey verandah, cast iron friezes and balustrading intact (apart from 1st floor verandah frieze to no. 21), cast iron fences.

## A11 Moor Street West Precinct (CONTD.)

### Moor Street - north side (Cont.)

- 29-31 Historical data: Number 31 was constructed in 1887 for James Riddle, a plumber of Hawthorn who owned the property until at least 1900; number 29 was built earlier, possibly pre 1858. Intactness: substantially intact facade, semi-intact parapet and pediment, vases, double storey verandah (infilled to no. 31), cast iron frieze and balustrading to no. 29, cast iron fence.
- 45 Larcher Dairies - Intactness: house: facade (face brickwork) slate roof, terracotta ridge capping and finial, chimney, cast iron friezes, brackets and balustrading, path and verandah floor tiling, door joinery with leadlighting, cast iron fence.

### Moor Street - south side

- 4 Historical data: constructed pre 1858. Intactness: facade, face brickwork.
- 6 Historical data: constructed pre 1858? owned by Alex Jamieson, grocer from 1886-1900. Intactness: facade, face bluestone.
- 8 Historical data: constructed pre 1858 for Alex Jamieson, a grocer, who lived in the house from 1858-1860 and from 1871 to 1891. Intactness: facade, dormer window.
- 10-16 "George Terrace" Historical data: constructed in 1889 for Robert W. Best who did not live in any of the properties. Intactness: facade, bracketed cornice, parapet with circle motif, pediments, (cement render eaves, parapet and pediment to 14,16), double storey verandah, cast iron friezes, brackets, balustrading of columns (only columns to no. 12 and 16), verandah floor tiling, cast iron fence.
- 20-26 Historical data: The history of this terrace is somewhat confusing. Numbers 20 and 22 were built in c1863, whilst number 24-26 was recorded prior to this date as a large house (from 1859-1863). In 1863 the description of 24 and 26 matches that of 20 and 22. It appears that the earlier dwelling was demolished/destroyed/or altered to form two houses. This terrace known as "Regent Terrace" in 1867, was constructed in c1863 for John Michael whose family owned the property until 1898. Intactness: facade cornice verandah, cast iron fence.
- 28,30 Historical data: constructed pre 1858. Intactness: facade, (unpainted bluestone ground floor No. 30), verandah, cast iron fence to 30.
- 32 Historical data: constructed pre 1858. Intactness: semi-intact facade, parapet, pediment, double storey verandah, fern pattern cast iron balustrade, cast iron column, verandah floor tiling, cast iron fence.
- 34-36 "Talborg House" Historical data: constructed pre 1858. Intactness: facade, parapet, pediment, double storey verandah, wrought iron swag belly balustrading, cast iron friezes, brackets, columns, cast iron fence.