

HERITAGE CITATION REPORT

Name	Hickford Street	File No	6686
Address	9-77 & 38-90 Hickford Street BRUNSWICK EAST	Significance Level	2004 Contributory
Place Type	Residential Precinct		



Hickford Street Precinct

Recommended VHR No HI - PS -
Heritage Protection

History and Historical Context

Hickford Street is another example of a speculative nineteenth century subdivision where development was halted (or rather never really started) as a result of the 1890s depression. In September 1888 it was shown on a subdivisional map of the 'Centennial Estate' as McFarlane Street. [Street names of Brunswick, compiled by Les Barnes, 1987], and by 1891 it was recorded as Hickford Street in the Sands and McDougall Directory. However, the c. 1907 Melbourne Metropolitan Board of Works Plan No. 105 shows virtually no housing or building allotments along Hickford Street.

The revival of fortunes in Hickford Street was slow compared to some other areas in Brunswick. By 1910 the Brunswick Rate Book [Fiche 243, p. 18] noted only five houses on the south side of the street and only one house on the north side, and most development occurred in the interwar period after 1920 [Brunswick Rate Book 1920 Fiche 362, pp. 18 & 19]. By 1930 almost the whole of the Street had been developed. [Brunswick Rate Book Fiche 498, pp. 20, 21 & 22]

It was named after James Hickford, housepainter, living in Edward Street in 1860s. [Street names of Brunswick,

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compiled by Les Barnes, 1987]

SOURCES

Barnes, Les (1987) 'Street Names of Brunswick'
Brunswick Rate Books as cited
Sands & McDougall Directories

This history was written using research compiled by Lee Andrews, July 2004.

Description

Physical Description

Hickford Street is an early twentieth century residential precinct, which is defined as including the properties at 9-77 and 38-90 Hickford Street, East Brunswick that best represent the main period of development from c.1910-30. It comprises predominantly double fronted single storey brick or weatherboard detached bungalows that illustrate the subtle transition in styles from the Edwardian to the Interwar period. Typically, the houses have complex hip or gable roofs, which often incorporate porches or verandahs that are supported on brick and render piers. Many retain original chimneys. The houses share similar front and side setbacks and many have sympathetic low timber or brick fences to the front boundary - some of these may be original or contemporary with the construction of the house such as the early 'Cyclone' metal pipe and diamond wire fence at No. 21. It appears that no provision was made for off street parking in the original design and siting of the houses prior to WW2.

The house at No. 72 is notable as a rare example of a two storey Edwardian attic style bungalow, while No. 86 is an example of an interwar bungalow with a notable porch. There is also an altered example of an Edwardian brick villa at No. 23, with a slightly later brick and wrought iron front fence.

The groups of houses predominantly from the Edwardian and Interwar periods that contribute to the historic character of the precinct are (north side) Nos. 9-77 (31a is a new addition) with non contributory houses at 37, 39, 43, 47 & 63 and (south side) Nos. 38-90 (inclusive) with non contributory houses at 42, 50, 52, 54, 58, 66 (the latter two are two storey) and 74. The street retains bluestone kerbing, which contributes to the historic character, while concrete driveways are an unsympathetic later intrusion.

Statement of Significance

What is significant?

The Hickford Street precinct, comprising contributory buildings at Nos. 9 - 31, 33, 35, 41, 45, 49 - 61, 65 - 77 and 38, 40, 44-48, 56, 60 - 64 & 68 - 72 & 76-90 Hickford Street, Brunswick.

How is it significant?

The Hickford Street precinct is of local historic and aesthetic significance to the City of Moreland.

Why is it significant?

Of historical significance as an example of a nineteenth century subdivision that was not fully developed until the interwar period. (AHC Criterion A.4)

Of aesthetic significance as a representative example of an early twentieth century residential precinct with a moderate degree of homogeneity that illustrates well the transition in housing styles during the Edwardian to the Interwar periods.

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(AHC Criterion E.1)

Recommendations 2004

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

State 1 Ranking: Context (2004)
Stage 2 Priority: Add to HO - precinct
Final Recommendation: Add to HO - precinct

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.