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# TERRACE HOUSES



23-25 Albert Street Brunswick East



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## Location

23 & 25 ALBERT STREET,, BRUNSWICK EAST VIC 3057 - Property No 5265

## Municipality

MERRI-BEK CITY

## Level of significance

Recommended for Heritage Overlay

## Heritage Overlay Numbers

HO507

## Heritage Listing

Merri-bek City

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## Statement of Significance

Last updated on -

### *What is significant?*

The terrace houses at 23 and 25 Albert Street, Brunswick East, built c.1878-79, are significant. Non-original alterations and additions are not significant.

### *How is it significant?*

The terrace houses at 23 and 25 Albert Street, Brunswick East, are of local historical and representative

significance to the City of Moreland.

#### *Why is it significant?*

They are significant for their comparatively early pre-1880 build date and are associated with the early development of Albert Street which was one of the earliest streets to be established in Brunswick. (Criterion A) While No.25 has lost some of its architectural integrity following the replacement of verandah details, the simple form and detailing of the pair is still evident and is representative of terrace houses constructed in the pre-1880s Boom period. (Criterion D)

Heritage Study/Consultant	Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004; Moreland - Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study, Context Pty Ltd, 1990;
Construction dates	1878,
Other Names	1870,
Hermes Number	56118
Property Number	

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## Physical Description 1

This pair of Victorian terraces is located on the northern side of Albert Street, East Brunswick. Set behind a deep front garden, the houses are slightly elevated above street level. Front fences are non-original.

Constructed of brick with a rendered finish, the houses have matching parapets with a triangular pediment and simple cornicing. House names are inscribed in the pediments (number 25 - Albert House, number 23 - Canaway House).

Number 23 retains much of the original detailing including a balcony with a convex roof, and simple cast iron balustrade and verandah frieze. At the lower level, a canted bay is enclosed within the verandah space. Slender, full length windows are centred on each of the three faces of the bay. The identical openings have shallow arches and are inset with timber sash windows. A timber front door has a highlight window above.

## Physical Conditions

Fair

## Integrity

Number 25 has been substantially altered with 'period 'style detailing added. Added details are generally more consistent with the later Victorian period when detailing was more elaborate. Alterations to number 23 include: new verandah roof to the upper level, replacement cast iron verandah posts, friezes at both levels and balustrade to the upper level, new timber picket front fence. French doors to the balcony may not be original. A tripartite timber window and timber front door with surrounded by sidelights (one side) and highlight windows appear to be original.

*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/>