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# HOUSE (RANCHE)

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## Location

9 WAXMAN PARADE, BRUNSWICK WEST, MORELAND CITY

## Municipality

MERRI-BEK CITY

## Level of significance

Recommended for Heritage Overlay

## Heritage Overlay Numbers

HO527

## Heritage Listing

Merri-bek City

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## Statement of Significance

Last updated on -

### *What is significant?*

The house, constructed from 1907 to 1911 by George T. Gatens, at 9 Waxman Parade, Brunswick West is significant. Alterations and additions made after 1945 are not significant.

### *How is it significant?*

The house at 9 Waxman Parade, Brunswick West is of local historic significance to the City of Moreland.

### *Why is it significant?*

It is significant as a rare example of a very early reinforced concrete house dating from prior to World War I. The commencement date of 1907 would make it one of the oldest surviving houses, and building of any type, constructed of reinforced concrete in Victoria. Most, if not all, of the other early (pre-1910) examples of concrete houses in Victoria have been demolished and this is one of three in Moreland that date from prior to World War I. Consequently, it has potential to provide further information about early reinforced concrete construction techniques in Victoria. (Criteria A, B & C)

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	1907,
Other Names	Closer Settlement House, Concrete House,
Hermes Number	58746
Property Number	

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## Physical Description 1

Edwardian (Closer Settlement house). Requires research and detailed inspection.

## Physical Description 2

This house is located on the west side of Waxman Parade, Brunswick West. It is set well back from street, and partially concealed behind a c.1960s house that has been constructed within what would have been the front yard. Original plans show a richly decorated Federation villa, asymmetrical in plan with a hip and gable roof with projecting bays to the front (east facing) and north side with return verandahs between. Aerial photos show that the original form of this house survives, but it has been partially concealed by the infilling of the verandah on the east and north sides. Several corbelled brick chimneys are visible, as what appears to be original front door (situated beside the east facing bay) with sidelights and toplight, and one curved bay window with a shingled skirt to the east facing gabled bay (this is not shown on the original plans and appears to be an interwar addition).

The house is situated at the end of concrete driveway that curves around it and leads to 1960s units along the south side of the block. There is a mature Canary Island Palm (*Phoenix canariensis*) beside the front gate (this appears to date from the late interwar or early postwar era).

*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/>*