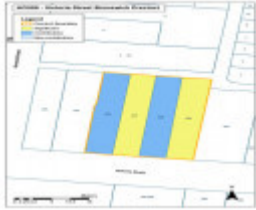

Victoria Street Precinct



Victoria Street Brunswick Precinct Map



227 Victoria Street



223-225 Victoria Street



Overview

Location

223-229 Victoria Street BRUNSWICK, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO598

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - May 12, 2023

What is significant?

The Victoria Street Precinct 'Mediterranean idiom' style facades at 223-229 Victoria Street, Brunswick are significant. The rear extensions are not significant.

The dwelling at 227 Victoria Street, Brunswick is individually significant within the precinct. The 'Mediterranean idiom' style of the building is significant, specifically the rendered and painted brickwork, simplified parapet with the removal of decorative Victorian era features, curved concrete porch cover that narrows to an 'eave' as it extends across the facade, decorative steel rail atop the porch roof, and face brick front boundary fences with brown glazed tiles and steel inserts.

The dwelling at 223 Victoria Street, Brunswick is individually significant within the precinct. The 'Mediterranean idiom' style of the building is significant, specifically the rendered and painted brickwork, simplified parapet with the removal of decorative Victorian era features, curved concrete porch cover that narrows to an 'eave' as it extends across the facade, laminated edge to the eave to appear like stone, decorative steel rail atop the porch roof, and face brick front boundary fences with brown glazed tiles and steel inserts.

Contributory places include: 225 and 229 Victoria Street.

Individually Significant places include: 223 and 227 Victoria Street.

How is it significant?

The Victoria Street Precinct has historical significance and representativeness value.

Why is it significant?

The Victoria Street Precinct is historically significant as evidence of southern European migration to Brunswick after World War Two and the migrant tradition across Melbourne of heavily modifying earlier facades, in this case Victorian era residences, with the 'Mediterranean idiom' style. (Criterion A) The Victoria Street Precinct demonstrates key characteristics of the post-war 'Mediterranean idiom' style dwellings which were adapted from earlier Victorian residences, specifically through facade alterations that are in keeping with the postwar era and associated migrant influences. (Criterion D)

Heritage Study/Consultant Moreland Heritage Nominations Study, Extent Heritage, 2022;

Construction dates 1900, 1950,

Hermes Number 206421

Property Number

Physical Description 1

The Victoria Street Precinct consists of four semi-detached dwellings, originally constructed as Victorian style residences in pairs (as evidenced by similar Victorian era dwellings extant at 231-233 Victoria Street) but heavily modified in the post-war 'Mediterranean idiom' style.

The earlier Victorian era style of these dwellings is evidenced by exposed original brickwork along the eastern elevation of No. 223, a hipped roof behind the parapet of No. 225, 227 and 229, and the form and fenestration exhibited in the facade.

Key characteristics of the 'Mediterranean idiom' style on these dwellings include rendered and painted brickwork, simplified parapet with the removal of decorative Victorian era features to the parapet, curved concrete porch cover that narrows to an 'eave' as it extends across the facade, laminated edge to the eave to appear like stone, decorative steel rail atop the porch roof, face brick front boundary fences with brown glazed tiles and steel

inserts. They also have a consistent colour scheme of white, cream and stone. This colour scheme should be maintained across the set of buildings.

Some of the dwellings are more intact than others with regards to the postwar conversion. Detailed descriptions of each have been included for clarity.

The facade of No. 223 is rendered and painted white. A tall parapet with brick capping has been added to the original dwelling, as well as a concrete porch cover that narrows to an 'eave' as it extends across the facade, supported with a post. The front door is obscured by a fly wire screen, but appears to have been replaced since the building was originally constructed (likely around the time of post-war conversion). Similarly, the front window was replaced (also likely around the time of post-war conversion), though the opening has been retained. The front boundary fence is of cream brick with black glazed tile. It also contains two decorative steel gates which match the rail above the porch. The geometric feature on the front boundary fence is replicated once on the upper facade. The dwelling has been extended to the rear, though it appears to retain its original roof form towards the front of the building.

The facade of No. 225 is rendered and painted white. A tall parapet with brick capping has been added to the original dwelling, as well as a concrete porch cover that narrows to an 'eave' as it extends across the facade, supported with a post. No. 225 has a more contemporary frosted glass door which has been heightened from the original. The front windows have also been widened and are contemporary additions. The front steps are concrete though presumably contained terrazzo after the post-war conversion of the place. The front boundary fence contains remnants of cream brick with black glazed tile which matches the neighbour's at No. 223, and therefore likely relate to the post-war conversion. A large concrete and steel section of fence has also been added which occupies much of the front boundary. The dwelling has been extended to the rear, including a new roof and first floor level.

The facade of No. 227 is rendered and painted cream, now faded and discoloured with water damage. A tall parapet with brick capping has been added to the original dwelling, as well as a concrete porch cover that narrows to an 'eave' as it extends across the facade, supported with a decorative steel post and topped with a decorative steel rail. The original decorative timber front door remains in-situ, as do the original windows, providing clear evidence of the former Victorian style dwelling. The porch and stair are clad with terrazzo. The front boundary fence is of cream brick with brown glazed tile. It also contains two decorative steel gates which match the rail above the porch.

The facade of No. 229 is rendered and painted cream, which is now faded and discoloured with water damage. A tall parapet with brick capping has been added to the original dwelling, as well as a concrete porch cover that narrows to an 'eave' as it extends across the facade, supported with a post. This porch cover sits much lower than the other dwelling and is likely a replacement. The decorative steel rail visible on the other dwellings has been removed. The front door is obscured by a fly wire screen, but appears to have been replaced since the building was originally constructed. Similarly, the front window was replaced (likely around the time of post-war conversion), though the opening has been retained. The porch and stair are clad with terrazzo. The front boundary fence is of cream brick with brown glazed tile. It also contains two decorative steel gates. The dwelling has been extended to the rear, though it appears to retain its original roof form towards the front of the building.

There are no significant or notable plantings on the properties.

Physical Conditions

All of the dwellings are in fair condition overall, with some areas of deterioration such as corrosion to the steel elements and discolouration of the render.

Integrity

The integrity of the dwellings varies, as outlined above, with a range more recent alterations evident on some facades. As a group they have moderate integrity with respect to the postwar conversion.

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/>