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## Flats



Flat

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### Location

113 Nicholson Street BRUNSWICK EAST, MORELAND CITY

### Municipality

MERRI-BEK CITY

### Level of significance

Recommended for Heritage Overlay

### Heritage Overlay Numbers

HO563

### Heritage Listing

Merri-bek City

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### Statement of Significance

Last updated on - August 13, 2020

What is significant?

The flats at 113 Nicholson Street, Brunswick East are significant. The overall Art-Deco style building form and detailing is significant, including the decorative brickwork, timber windows, building entrance and chimneys. The brick boundary wall is also significant as part of the site landscaping. The concrete car parking and planting are not significant.

How is it significant?

The flats at 113 Nicholson Street, Brunswick East are of local representative and aesthetic significance to the City of Moreland.

Why is it significant?

The flats demonstrate the principle characteristics of the Art Deco style, including the materiality, overall form and specific detailing to the brickwork. (Criterion D)

The place has aesthetic significance as a highly intact and well-kept Art Deco style residential flats with high quality Art Deco features. Being located on a prominent street corner, it also presents well to the street as a heritage building. (Criterion E)

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

Construction dates 1930,

Hermes Number 206828

Property Number

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## Physical Description 1

The subject site consists of a two-storey interwar Art Deco residential apartment building constructed of brown brick with a cream brick ribbon below the eaves and gable end. The primary building is rectangular in shape with a hipped tile roof and symmetrical features. It has a projecting gable to the east towards Nicholson Street and a projecting hip towards the west. Two chimneys have been built in matching brick with a blonde brick ribbon at the top. There are also two exhaust vents painted in a deep red on the rear (southern) roof plane. The front facade is on Glenlyon Street and is characterised by a symmetrical Art Deco style main entrance and stairwell, with protruding brick detailing, rounded edging, a long, narrow vertical central stairwell window light topped with a vertically-oriented arrangement of horizontal fins and a painted cast iron gate with a decorative swirl pattern. The building has three types of windows. The first two types are single and double sets of double hung sash windows, with the top sash consisting of three horizontally split window panes. The third style is a set of three windows with a short awning. To the rear of the building, there is a timber stair leading to the first floor. The building includes a range of more recent accretions, including electrical conduits which are clearly visible along the brickwork. There have been no major extensions to the building. A small single-storey brick lean-to has been added to the western elevation.

On the western end of the site, two car spaces have been provided which sit at road level. Up above, towards the south west of the site is a light-weight shelter with a klip-lock roof.

The flats are situated on a slightly elevated property on a prominent and busy street corner at Nicholson Street and Glenlyon Street. The site is bound by a short brick boundary wall in red brick, currently covered in a large amount of graffiti. The landscaped around includes several mature trees as well as some overgrown low-lying garden beds. To the rear (southern elevation) of the building, there is a timber fence separating the flats from the neighbouring dwelling.

Although the landscaping around the site is unkept, the building is in good condition overall.

## Integrity

- Small lean-to addition to the western elevation\*
- Electrical conduits\*

- Landscaping

The building has been altered very little over time, retaining a high level of integrity.

\* Denote elements that detract from the cultural significance of the place

## **Physical Conditions**

Although the landscaping around the site is unkept, the building is in good condition overall.

*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/>*