House (Glenferrie)

17 Breese Street

Location

17 BREESE STREET,, BRUNSWICK VIC 3056 - Property No 12143

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO549

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The house and front fence at 17 Breese Street, Brunswick (otherwise known as 'Glenferrie') are significant. The Boom-era style and Italianate villa form of the building is significant, along with decorative features including the parapet, pediment, wrought iron lacework, wrought iron fence, timber windows, chimneys, and tessellated tiles. The rear extension is not significant.

How is it significant?

Glenferrie of is of local historical, representative and aesthetic significance, as well as rarity value, to the City of Moreland.

Why is it significant?

Glenferrie has importance to the history of Brunswick as it provides evidence of the late nineteenth century residential development of the area, when Victoria's expanding economy generated a boom in construction and land subdivision. The dwelling also demonstrates the second phase of the local brickmaking industry when mechanisation and mass-production proliferated. (Criterion A)

As expressed through key features such as the castellated parapet, *Glenferrie* is Boom-era Italianate villa, which is an unusual style in the municipality. (Criterion B)

Glenferrie demonstrates the principal characteristics of an Italianate Boom-era style villa, specifically though the parapet design. (Criterion D)

Glenferrie has strong aesthetic significance an extremely intact and well-kept Boom-era style Italianate villa which is complete with a projecting bay and decorative elements including wrought iron lacework, tessellated tiles and parapet motifs. (Criterion E)

Heritage Study/Consultant	Moreland - Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study, Context Pty Ltd, 1990; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004; Moreland Heritage Nominations Study, Extent Heritage, 2022;
Construction dates	1890,
Architect/Designer	Cartwright Bros,
Hermes Number	56211
Property Number	

Physical Description 1

Edwardian house

Physical Conditions

Good Glenferrie appears to be in a good condition, with only superficial staining to the paintwork.

Integrity

Altered

Rear late 20th century extension, not visible from street. Place demonstrates excellent integrity.

Physical Description 2

Glenferrie, at 17 Breese Street, comprises a single storey, double-fronted rendered brick, Boom-era Italianate style villa complete with projecting bay, concave verandah, balustraded parapet and pointed / castellated

pediment bearing the name of the residence and capped with floral motifs. *Glenferrie* has a hipped roof obscured behind the parapet with two intact rendered brick chimneys and what may be an original lantern to the rear of the building. Wrought iron lacework is present on the verandah, as are tessellated terracotta tiles. It is fronted by a wrought iron fence on bluestone footings. The dwelling has been extended to the rear and this addition has no heritage value.

The current colour scheme is neutral, with sandstone yellow and deep blue/black used on the lacework and trims. This is respectful of the heritage character of the place. For reference, should a new proposed colour scheme be created for the place, the *Colour schemes for old Australian Houses* book states that the types of colours you would expect for a Victorian Italianate villa. This would include Leaf brown (489) for the walls, Deep buff (360) for the timber joinery and Maroon (541) on the trims such as mouldings, sills and cast iron (Evans, Lucas & Stapleton 1984, 84). This does not represent the full list of colours outlined in the book, but rather, provides an overview of the approach. Note: all colours are based on British Standards 2260 and 381c.

The front setback of the dwelling contains some recent plantings of no heritage value.

Glenferrie is in an urban environment that has been subject to recent multi-storey residential development, and directly adjoins a four-storey apartment building to the south and similar across the laneway to the rear. It is the only example of an Italianate villa on Breese Street.

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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/