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# House



30 Davies Street, Brunswick



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## Location

30 DAVIES STREET,, BRUNSWICK VIC 3056 - Property No 18432

## Municipality

MERRI-BEK CITY

## Level of significance

Recommended for Heritage Overlay

## Heritage Overlay Numbers

HO551

## Heritage Listing

Merri-bek City

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## Statement of Significance

Last updated on - May 12, 2023

### What is significant?

The house at 30 Davies Street Brunswick is significant. The form of the Federation Queen Anne cottage at the front is significant, as well as original detailing including the chimneys, griffin, wraparound verandah, facing gable end and barge board, terracotta crests and bay windows. The brick fence and post-2003 additions to the rear are not significant.

### How is it significant?

The house is of local aesthetic significance, and has representative value at the local level, to the City of Moreland.

### **Why is it significant?**

With an array of particular features specific to a Federation Queen Anne cottage, largely intact and in excellent condition, the dwelling demonstrates the principal characteristics of this style. (Criterion D) The dwelling features intact examples of finely crafted features associated with the Federation Queen Anne style and demonstrates careful proportioning and massing, to develop a highly pleasing overall aesthetic effect. (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;
Hermes Number	56276
Property Number	

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### **Physical Description 1**

Asymmetrical brick Edwardian villa

### **Physical Conditions**

Good The place is in excellent condition, intact and well-maintained.

### **Integrity**

Intact

Renovated after 2003 to include:

- a major rear extension and second storey within the extended roof cavity, continuing the roof form to a new rear gable end in roughcast and leaded diamond-pane casement windows, with a similarly designed gabled garage backing onto the bluestone laneway to the rear;
- front wall;
- griffin on the main ridge end;
- skylights on eastern side of roof;
- front path and landscaping;
- leadlight in round bay windows;
- paint colour scheme; and
- garage at the rear.

Alterations and additions have been completed sympathetically and it appears that most of the significant fabric remains intact, however there is a lack of clear distinction between original and introduced fabric, as would have been optimal practice. The uncertainty this introduces means that the place only demonstrates moderate integrity overall.

### **Physical Description 2**

30 Davies Street is a substantial Federation Queen Anne style brick residence. The original structure was single storey, with a second story added in a recent renovation. The facade features tuck pointed brickwork in stretcher bond, which has been repointed since 2003.

The building includes an original a gabled-hip roof form of slate with terracotta ridge capping, to which (at some point post-2003) a griffin was installed atop the gablet. Original features also include a wraparound broken back verandah, and a projecting bay at the front of the building that sits beneath an overhanging projecting gable with a bargeboard featuring comprising of imitation half-timbering and pressed metal over roughcast, topped with a terracotta cresting. Below this is an original round bay window with (post-2003) leadlight windows including a multi-pane top sash with coloured glass. The north western corner of the building is rounded off with another bay window typical of the style, again fitted with lead light windows (installed post-2003).. An original symmetrical pair of tall chimneys are topped with roughcast, prominent overhanging single corbels and terracotta chimney pots. The low brick wall on the street frontage is a later addition, not appearing in 2003 real estate photographs or plans, and was likely a replacement for an original timber fence.

The colour scheme is highly sympathetic to the heritage character of the place. This colour scheme should be maintained during any new paint works.

The house is in a residential street with a mixture of housing styles. It adjoins an existing heritage precinct (HO68 Donald Street precinct) which is predominantly Victorian, and its immediate streetscape shares this character to a degree. The garden, landscaped post 2003, contains plantings broadly sympathetic to the period, including a mature magnolia and roses in the front yard.

The place is in excellent condition, intact and well-maintained.

*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/>*