CONCRETE HOUSE

70 Heller St Brunswick West

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Location

70 HELLER STREET,, BRUNSWICK WEST VIC 3055 - Property No 6972

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO522

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?
The concrete house, constructed by 1913, at 70 Heller Street, Brunswick West is significant. Non-original alterations and additions are not significant.

How is it significant?
The concrete house at 70 Heller Street, Brunswick West is of local historical, representative and aesthetic significance to the City of Moreland.

Why is it significant?
It is significant as an intact representative example of an early concrete house dating from prior to World War I. Many early concrete houses were in reasonably conservation or oldfashioned styles and this example is notable for its relatively progressive transitional bungalow form and detailing and high degree of intactness and integrity. Notable features include the simplified detailing, low-pitched gabled roof, whilst details such as the distinctive chimney apertures and the timber screen to the gable end show an Arts & Crafts influence. (Criterion A, D & E) The significance of the house is enhanced by its rarity values as many of the other earlier examples of concrete houses have been demolished. Consequently, it has potential to provide further information about early concrete construction techniques. (Criteria 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	1913,
Other Names	Concrete House,
Hermes Number	56410
Property Number	

Physical Description 1

1920s house

Physical Conditions

Good

Integrity

Minor Modifications The house appears to be very intact and in good condition.

Physical Description 2

This Edwardian bungalow has rendered walls with ashlar coursing (that possibly indicate the original concrete block construction) and quoining at the wall corners. The low-pitched gable fronted roof extends to form a verandah along the east side and returns along the facade creating a 'floating' gable with timber fretwork facing the street. There is a smaller projecting gable on the east side. The facade has a pair of double hung sash windows equally spaced on either side of the chimney, which is centrally placed at the ridgeline and has small square side apertures. There are two other concrete chimneys, also with square or rectangular side apertures. The verandah has chamfered timber posts with an arched timber valance and a tessellated tile inlaid floor. The entrance, positioned at the side of the house adjacent to the projecting bay, features a panelled timber door with a high-waisted window flanked by leadlight window sidelights and toplights, and there is a porthole window in the adjacent wall of the projecting bay, and another small square window in the main side wall.

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/