
HOUSE & CANARY ISLAND PALM



255 Nicholson St Brunswick East



255 Nicholson St Brunswick East

Location

255 NICHOLSON STREET,, BRUNSWICK EAST VIC 3057 - Property No 1851

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO516

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The house at 255 Nicholson Street, Brunswick East, built in 1927, is significant. The mature Canary Island Date Palm (*Phoenix canariensis*) is also significant. Non-original alterations and additions and the front fence are not significant.

How is it significant?

The house at 255 Nicholson Street, Brunswick East, is of local representative and aesthetic significance to the City of Moreland.

Why is it significant?

It is significant as an intact example of a timber bungalow of the 1920s, which is of note for the unusual verandah detailing that comprises paired timber posts, connected by a flat timber panel at balustrade level and cross timber bars at the upper level resulting in an appearance is of a more delicate, flat arrangement than a solid square support, as is typical of the other 1920s bungalows. Other details of interest include the timber lattice balustrade and the distinctive timber verandah brackets, which are tapered with rounded ends, the paired casements with coloured toplights, and the oriel window facing Nicholson Street. The setting of the house is enhanced by a mature Canary Island Palm, which is a traditional interwar planting. (Criteria D & E)

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	1927,
Hermes Number	56550
Property Number	

Physical Description 1

Edwardian bungalow with mature Canary Island Palm.

Physical Conditions

Excellent

Integrity

Intact The house appears to be highly intact with good integrity there are no significant changes apparent.

Physical Description 2

This timber bungalow is situated on a narrow site located on the curve of Nicholson Street, adjacent to East Brunswick Primary School. The front of the house faces a small reserve, accessed from Nicholson Street. The side of the house fronts onto Nicholson Street and is set behind a small established garden, behind a wire fence with planting. A large Canary Island Date Palm (*Phoenix canariensis*) is located in the side garden, adjacent to Nicholson Street.

The house is gable fronted, with a secondary projecting gable to the front, each with slatted vents at the peak of the gable. A verandah runs across the front and returns down the one side of the projecting secondary gable. It has a separate flat roof with exposed rafter ends with access is from a set of concrete stairs at one corner of the verandah. There is a plain red brick chimney.

Timber detailing to the verandah is unusual. With a typical Californian Bungalow, the verandah is supported by a square solid masonry post or masonry half-post with solid timber post above. In this case, support comes from an arrangement of two timber posts connected by a flat timber panel below and simple timber cross bars above. The

appearance is of a more delicate, flat arrangement than a solid square support. A timber rail with lattice balustrade runs between the posts and timber brackets sit between the timber posts.

Matching double casement windows with small square panes to the upper sections are located around the verandah - one to the front and one to the return section of the verandah. Both windows have deep curved architraves. A canted oriel bay window is located on the north side of the house, visible from Nicholson Street. It is supported by simple timber brackets and has a flat roof with exposed rafter ends. Identical sash windows have small panes to the upper sashes.

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/>