
HOUSE & CANARY ISLAND PALM



275 Albion St. Brunswick

Location

275 ALBION STREET,, BRUNSWICK VIC 3056 - Property No NCPR

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO257

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - January 16, 2008

What is Significant?

The house at 275 Albion Street, Brunswick. The development of 3 brick townhouses to the rear of the house are not significant.

How is it Significant?

The house at 275 Albion Street, Brunswick is of local historical and architectural significance to the City of Moreland.

Why is it Significant?

Erected in 1906, it is of historic significance for its association with an important phase of residential subdivision that shaped the area in the early twentieth century (RNE Criterion A.4).

Aesthetically, it is a fine and intact example of a large Edwardian timber villa, distinguished by its ornate timberwork, bay window and verandah treatment (RNE Criterion E.1). Its significance is enhanced by its landscaped setting, particularly the mature specimen of Canary Island Date Palm (*Phoenix canariensis*).

Along with the neighbouring houses at Nos 265, 281 and 283, the house is a visually important element in the streetscape. It provides a contextual element which reinforces the collective value of the individual buildings.

Heritage Study/Consultant	Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004; Moreland - City of Moreland Heritage Review. Additional Building Citations, Allen Lovell and Associates, 2001;
Other Names	Individual,
Hermes Number	58953
Property Number	

Physical Description 1

The house at 275 Albion Street, Brunswick is a single-storey, double-fronted asymmetrical Edwardian timber villa, with a return verandah. The hipped and gabled roof is clad with corrugated galvanised steel with terracotta finials, penetrated by red brick chimneys with rendered caps and terracotta chimney pots. The eaves and boxed gables are bracketed. The gable ends have timber cover battens and roughcast finish. Mini orb clad awnings shade the side windows. The verandah and awnings have fretwork detail. The facade is block-fronted with conventional weatherboard elsewhere, and the faceted bay window to the front projection has shingled cladding.

The windows are generally timber-framed, double-hung sashes although the bay window has casement windows with a coloured multi-paned highlight. Oculus windows are either side of the front door. The door is three-panelled with Art Nouveau detail and matching sidelights. The verandah floor and steps are concreted. The front fence is a later brick and tile addition. The property is distinguished by a mature Canary Island Date Palm (*Phoenix canariensis*).

To the rear of the house is a development of 3 brick townhouses which has no heritage significance.

Key Architectural Elements:

Return verandah and window awnings with ornate timber fretwork
Canary Island Date Palm (*Phoenix canariensis*) in front garden
Asymmetrical Edwardian timber house
Multi-hipped and gabled roof

Conservation Guidelines:

Reconstruct front fence to appropriate design
Remove vine trellis structure

Comparative Examples:

House, 106 Hope Street, Brunswick West (c.1910)
House, 47 Cumming Street, Brunswick West (1907)
House, 20 de Carle Street, Brunswick (c.1918)
House, 49 Walsh Street, Coburg (1912)

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/>