
HOUSE & PEPPERCORN TREES



281 Albion St. Brunswick

Location

281 ALBION STREET,, BRUNSWICK VIC 3056 - Property No 14768

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO259

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - January 16, 2008

What is significant?

The house at 281 Albion Street, Brunswick.

How is it Significant?

The house at 281 Albion Street, Brunswick is of local historical and architectural significance to the City of Moreland.

Why is it Significant?

Erected in 1907, it is of historic significance for its association with an important phase of residential subdivision which shaped the area in the early twentieth century. (AHC Criterion A.4)

It is of Aesthetic significance as a typical and substantially intact example of an Edwardian timber villa erected in a transitional style which harks back to the earlier Victorian villa type. (AHC Criterion E.1)

The house is enhanced by its landscaped setting, most notably the Peppercorn trees (*Schinus molle*). Along with the neighbouring houses at Nos 265, 275 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	58955
Property Number	

Physical Description 1

The house at 281 Albion Street, Brunswick is a single-storey, double-fronted Edwardian timber villa with block-fronted asymmetrical facade and conventional weatherboard elsewhere. The hipped and gabled roof is clad with corrugated galvanised steel with bracketed eaves to the facade, and is penetrated by two red brick chimneys, one with a corbelled top. The verandah roof is supported on later Tuscan columns and bichromatic brick dwarf wall. The projecting gable has a decorative barge board and notched weatherboard cladding above a skillion awning to the front window. A dentil moulding is fixed to the fascia of the awning. The windows to the facade are paired, timber-framed double-hung sashes with multi-coloured, four light highlights. All windows on the facade are flanked by architraves embellished with Tuscan pilasters and have shaped sill valances.

Two large peppercorn trees (*Schinus molle*) dominate the front garden. The front fence is a later addition of brick and wrought iron.

Key Architectural Elements:

Block-fronted weatherboard Edwardian house
Asymmetrical form with hipped roof and projecting gable
Brick dwarf wall to verandah with Tuscan pilasters
Decorative timberwork to gable and bracketed eaves

Conservation Guidelines:

Reconstruct verandah and fence to appropriate design
Retain Peppercorn trees (*Schinus molle*)

Comparative Examples:

House, 283 Albion Street, Brunswick (c.1908)
House, 10 Allard Street, Brunswick West (1910)
House, 35 Hudson Street, Coburg (c.1910)
House, 19 Passfield Street, Brunswick West (c.1910)
Canowindra, 43 Waxman Parade, Brunswick West (c.1905)

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/>