
HOUSE



283 Albion St. Brunswick

Location

283 ALBION STREET,, BRUNSWICK VIC 3056 - Property No 14767

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO260

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - January 16, 2008

What is Significant?

The house at 283 Albion Street, Brunswick.

Why is it Significant?

The house at 283 Albion Street, Brunswick is of local historical and architectural significance to the City of Moreland.

Why is it Significant?

Erected in 1908, it is of historical significance for its association with an important phase of residential subdivision which shaped the area in the early twentieth century (RNE Criterion A.2).

Aesthetically it is significant as it is 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 (RNE Criterion E.1).

Along with the neighbouring houses at Nos 265, 275 and 281, 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	58956
Property Number	

Physical Description 1

The house at 283 Albion Street, Brunswick is a single-storey, double-fronted Edwardian timber villa with block-fronted asymmetrical facade and conventional weatherboard elsewhere. The gambrel roof with gabled projection is clad with corrugated galvanised steel with terracotta ridge capping and finials and bracketed eaves to the facade. It is penetrated by face brick and roughcast-rendered chimneys. The projecting gable has a decorative barge board, notched weatherboard cladding and a squared bay window with pressed metal roof and cresting. The bay windows are tripartite casements with coloured four-light highlights. The bullnosed verandah is supported by turned timber posts and has a scalloped timber valance to the beam and a timber floor. The windows are timber-framed double-hung sashes and the pair flanking the front door are almost to floor level and have architraves embellished with Roman Doric pilasters.

The front fence is constructed from galvanised steel cyclone wire mesh and the eastern side fence is an early timber, square picket fence.

Key Architectural Elements:

Block fronted weatherboard house
Corrugated galvanised steel gambrel and gabled roof
Projecting embellished gable with bay window
Bullnose verandah

Conservation Guidelines:

Repair failing verandah in accord with appropriate style
Replace front fence with more appropriate equivalent, eg. pickets

Comparative Examples:

House, 281 Albion Street, Brunswick (c.1907)
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/>