

## HERITAGE CITATION REPORT

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<b>Name</b>	House & Canary Island Palm	<b>Significance Level</b>	2004 Local
<b>Address</b>	275 Albion Street Brunswick		
<b>Place Type</b>	House		



275 Albion St. Brunswick

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**Recommended Heritage Protection**      **VHR - HI - PS -**

### History and Historical Context

In October 1905 the area bounded by Albion, Walters, Tinning and La Rose Streets, Brunswick, was sold by William Rose, who had owned it since at least 1883, to Charlotte Warne.(1) A Plan of Subdivision was approved later in 1905, comprising thirty-four residential lots which were then sold separately.(2) This is indicative of the speculative activity that characterised much of Brunswick's early twentieth century residential development.

The substantial house at 275 Albion Street, Brunswick, was built on the new subdivision in 1906 and occupied by Titus Madden, a dealer, until at least 1915.(3) This reflects the presence of families with 'greater means' than the average Brunswick resident occupying relatively large detached houses, similar to No. 275, in the early twentieth century.(4)

Principal Historic Themes:

Early 20th century suburban development and speculative activity

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- (1) Land Titles Office, Certificate of Title Vol 1448 Fol 406
- (2) Land Titles Office, Plan of Subdivision No. 4634
- (3) Brunswick City Council, Rate Books, 1905-1920
- (4) C Johnston, 'Keeping Brunswick's Heritage', Vol. 3 p.79

## Description

### Physical Description

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 façade 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*).

#### 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)

## Statement of Significance

#### What is Significant?

The house at 275 Albion Street, Brunswick.

#### 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).

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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.

## Assessment Against Criteria

AHC A4: i.e. the house is associated with early twentieth century speculative land subdivision, a significant phase in the development of this part of the City of Moreland.

AHC E1: i.e. a fine and substantially intact example of a large Edwardian timber villa. AHC s.f this part of the City of Moreland.

## Recommendations 2004

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

Yes

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

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**Incorporated Plan**

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**Aboriginal Heritage Place**

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## Other Recommendations

City of Moreland Heritage Review: Additional Building Citations 2001: Add to HO - individual Whole of property as individual place.

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.