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# HOUSE (ANNANDALE)



Annandale, 40 Leamington Street

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## Location

40 Leamington Street,, RESERVOIR VIC 3073

## Municipality

DAREBIN CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO275

## Heritage Listing

Darebin City

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## Statement of Significance

Last updated on -

### *What is significant?*

The house at 40 Leamington Street, Reservoir known as 'Annandale', constructed by 1923 for David and Mary Richardson and the front fence are significant. It is an inter-war brick bungalow, which has a transverse gable roof with a higher almost pyramidal hip at the front, and another minor gable projecting forward of that, which once formed a porch. The single arched opening to the porch has now enclosed and underneath is the name of the house in raised rendered letters. There is a shallow bay window with narrow double-hung sash windows with

leadlights to the upper pane. There are brick chimneys, some with terracotta pots. Other detailing includes the use of clinker brick highlights in the walls and porch. The brick front fence comprises large brick piers separated by swagged sections with wrought iron gates.

The garage and later alterations and/or additions made after World War II are not significant.

*How is it significant?*

'Annandale' the house and front fence at 40 Leamington Street, Reservoir is of local historic, architectural and aesthetic significance to Darebin City.

*Why is it significant?*

Historically, the house at 40 Leamington Street, Reservoir is historically significant as a representative example of a middle-class house that is associated with the first phase of suburban development in Reservoir during the 1920s. It is architecturally significant as a well-detailed example of an inter-war bungalow constructed by a craftsman builder, which is notable for the finely detailed brickwork. It is complemented by a brick front fence detailed to match the house, which contributes to its aesthetic qualities. (AHC criteria A.4, D.2, E.1)

Heritage Study/Consultant Darebin - Darebin Heritage Study, Context P/L, 2011;

Construction dates 1923,

Hermes Number 44211

Property Number

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## Physical Description 1

The house at 40 Leamington Street, Reservoir is an inter-war brick bungalow, which may have been built in stages. It has a transverse gable roof with a higher almost pyramidal hip at the front, and another minor gable projecting forward of that, which once formed a porch. The single arched opening to the porch has now enclosed and underneath is the name of the house in raised rendered letters. There is a shallow bay window with narrow double-hung sash windows with leadlights to the upper pane. There are brick chimneys, some with terracotta pots. Other detailing includes the use of clinker brick highlights in the walls and porch. The house is in good condition and has a moderate degree of external integrity.

It has a fine front fence, which comprises large brick piers separated by swagged sections and has wrought iron gates.

*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/>*