
HOUSE



23 Holmes St Brunswick East



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Location

23 HOLMES ROAD, BRUNSWICK EAST, MERRI-BEK CITY

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO512

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The house at 23 Holmes Street, Brunswick East, built in 1918, is significant. The front fence is also significant. Non-original alterations and additions are not significant.

How is it significant?

The house and front fence at 23 Holmes Street, Brunswick East, is of local representative and aesthetic significance to the City of Moreland.

Why is it significant?

It is significant as a representative example of the transitional housing style known as the Federation Bungalow, which combined elements of the Federation-era 'Queen Anne' style and the Interwar 'Californian Bungalow style. The style emerged in the years immediately following World War I, prior to the emergence of the divergent styles of the interwar era. (Criterion D)

The brick dwelling at 23 Holmes Street, Brunswick East, combines characteristics typical of the Federation 'Queen Anne' style (a steeply pitched roof pyramidal roof form, tiled roof with terracotta finals and ridge capping, half timbering to the projecting gable, a curved bay window with leadlight to the casement windows, and casement windows with leadlight) with characteristics more typical of the Californian Bungalow style (generous enclosed verandah with broad arched openings, tapered rendered columns over heavy brick pillars, and a half brick wall across the front). Chevron pattern brick detailing is notable to the brick wall and the front fence. (Criterion E)

Heritage Study/Consultant	Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004; Moreland - Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study, Context Pty Ltd, 1990;
Construction dates	1918,
Hermes Number	56423
Property Number	

Physical Description 1

Californian Bungalow

Physical Conditions

Good

Integrity

Intact

Physical Description 2

This red brick bungalow is located on the western side of the street. It is set behind a large garden and original brick fence. The two-colour brick fence has solid brick pillars with a rendered top, a band of clinker bricks laid in a chevron pattern through the mid-section and a border of curved edged bricks running along the top edge.

Built in 1918, the house has characteristics associated with the housing styles of both the Federation era and the Interwar era, pointing to a transition in housing styles that occurred in the years following World War 1.

Features typical of the Federation 'Queen Anne' style include the steeply pitched pyramidal roof with projecting gable clad in tiles with terracotta ridge capping and finials that encloses the main form of the house and extends to form the verandah, the projecting wing to one side with a jettied half-timbered gabled front supported by timber brackets above a curved bow window that is divided into five equal casements with decorative leadlight to the upper sections and small leadlight panes to the lower sections, two brick chimneys with corbelling to the upper edge and shaped terracotta chimney pots.

The verandah arrangement is more closely associated with the Californian Bungalow style. The generous enclosed space has broad rendered arches over each opening and tapered rendered pillars over half brick piers at each end. A half brick wall runs across the front with detailing that matches the front fence (brickwork has been overpainted).

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/>