
HOUSE



112 Moreland Rd Brunswick



112 Moreland Rd Brunswick

Location

112 MORELAND ROAD,, BRUNSWICK VIC 3056 - Property No 19072

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO492

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The house at 112 Moreland Road, Brunswick, constructed in 1914, is significant. Non-original alterations and additions are not significant.

How is it significant?

The house at 112 Moreland Road, Brunswick, is of local representative and aesthetic significance to the City of Moreland.

Why is it significant?

It is significant as an intact and well-detailed example of a modest Edwardian timber residence with typical characteristics including the asymmetrical form with a hipped and gabled roof, imitation Ashlar boards, the red brick and render chimneys, the return verandah with turned timber posts and cast iron frieze, and the side entry door with sidelights and highlights of leadlight glass, which is repeated in the triple casement windows and highlights to the projecting bay, and the paired eaves brackets alternating with shaped boards. Of note is the finely detailed timberwork to the gable end, which is clad in notched weatherboards and features ornate timber truss work with collar ties and a tall finial and small panels that have a 'rising sun' motif, and a bargeboard with shaped lobes and scalloped detail. In combination with its narrow form and elevated position, it is a picturesque example of Edwardian architecture. (Criteria D & E)

Heritage Study/Consultant	Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017; Moreland - Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study, Context Pty Ltd, 1990; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004;
Construction dates	1913,
Hermes Number	56526
Property Number	

Physical Description 1

112 Moreland Road is a single-fronted timber Edwardian house, situated on the south side of the street. Elevated on a small rise, it has a generous front setback and a paved driveway to the east side.

Typical of the period, the house has a hipped roof with projecting gable-fronted bay, and a separate bullnose verandah that returns along one side. The verandah has turned timber posts, scalloped detailing to the fascia (repeated above the entry door) and a cast iron frieze. The entranceway, located at the side has the original panelled door with an arched window set within a decorative frame with sidelights and highlights, with what appear to be original leadlights. There are also leadlights in the triple casement window with toplights in the projecting bay. There is a red brick chimney, with a rendered top and terra cotta chimney pots.

Of note is the fine detailing to the gable end, which is clad in notched weatherboards and has highly ornate timber truss work with collar ties and a tall finial and small panels that have a 'rising sun' motif, and a bargeboard with shaped lobes and scalloped detail. Other details include the paired eaves brackets alternating with shaped boards.

Physical Conditions

Good

Integrity

Viewed from the street, the house appears intact in form with only minor modifications. The verandah floor has been replaced with brick and cement. A carport has been added to the east elevation, and the house has been extended at the rear, however; neither addition is intrusive.

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/>