
CONCRETE HOUSE



1 South Daly St Brunswick West



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Location

1 SOUTH DALY STREET,, BRUNSWICK WEST VIC 3055 - Property No 7634

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO497

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The house, constructed by 1910, at 1 South Daly Street, Brunswick West is significant. Also significant is the tessellated tiled path and the remnants of an early front fence. Non-original alterations and additions are not significant.

How is it significant?

The house at 1 South Daly Street, Brunswick West is of local historic, representative and aesthetic significance to the City of Moreland.

Why is it significant?

It is significant as one of the early houses in this part of Brunswick West and provides evidence of the limited suburban development prior to World War I. (Criterion A)

It is significant as representative example of an early concrete house dating from prior to World War I and demonstrates how many adopted relatively conservative or old-fashioned architectural styles. Many of the other earlier examples of concrete houses have been demolished and this example is enhanced by its rarity values. Consequently, it has potential to provide further information about early concrete construction techniques.

(Criteria B, C & D)

It is significant as an intact and well-detailed house that demonstrates the transition from the Victorian to Edwardian styles through details such as the paired eaves brackets and string course, the heavily corbelled chimneys with terracotta pots, the four panel front door with sidelights and coloured glass top light, the cast iron verandah with frieze and brackets and tessellated tile floor (with a matching tessellated tile path), the half-timbering to the gable end, and the incised decoration to the barge boards (that is repeated in the verandah fascia). It is complemented by a rare example of original tessellated tile path and the remnant of an over-scaled rendered front fence. (Criterion 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	1910,
Other Names	Concrete House,
Hermes Number	56589
Property Number	

Physical Description 1

This house is located on the west side of South Daly Street, Brunswick West. Set back from street, it is asymmetrical in plan with a hipped iron roof and a forward projecting gable to one side. The masonry walls have ashlar coursing with quoining to the corners and vermiculated sills to the windows. Stylistically, it demonstrates the transition from Victorian to Edwardian periods through details such as the paired eaves brackets and string course, the heavily corbelled chimneys with terracotta pots, the four panel front door with sidelights and coloured glass top light, the cast iron verandah with frieze and brackets and tessellated tile floor (with a matching tessellated tile path), the half-timbering to the gable end, and the incised decoration to the barge boards (that is repeated in the verandah fascia).

At the frontage, there is the remnant section of an over-scaled fence with massive rendered piers (one retains a distinctive cruciform gable top) and iron rods set within a rendered balustrade and top rail. The date of this fence is unclear. There is also an early bluestone crossover.

Physical Conditions

Good

Integrity

Minor Modifications

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/>