

## 441 Heidelberg Road, Fairfield (Marineuie Court) Statement of Significance, September 2021

<b>Heritage Place:</b>	441 Heidelberg Road, Fairfield	<b>PS ref no:</b>	HO324
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### What is significant?

Marineuie Court at 441 Heidelberg Road, Fairfield, a block of flats built in 1939 for Walter J. Marriner, is significant.

Significant fabric includes the:

- original freestanding two-storey building form and hipped roof;
- face brick finish and well-detailed brickwork incorporating at least four different kinds of bricks including clinker, cream and tapestry bricks and variegated bricks
- other early decorative elements influenced by Moderne style, including the curved balustrades to the upper level balconies, and thin metal signage 'Marineuie Court' on the Heidelberg Road (south) elevation;
- original timber-framed windows • original brick carports at the rear of the property; and
- modest front and side setbacks, as well as the garden setting and layout.

### How is it significant?

Marineuie Court at 441 Heidelberg Road, Fairfield is of local historic, representative and aesthetic significance to the City of Darebin.

### Why is it significant?

Marineuie Court at 441 Heidelberg Road, Fairfield, built in 1939 for Walter James Marriner, licenced victualler, is historically significant as the earliest flats built in the section of Heidelberg Road between Merri and Darebin creeks. Walter J. Marriner was one of the first purchasers of the 1922 MacRobertson Estate subdivision which envisioned full commercial development along Station Street between Heidelberg Road and the Railway Station. The land remained vacant up until October 1938 when Marriner purchased another allotment in the same subdivision for the development of brick flats now extant at 441 Heidelberg Road. Marineuie Court is one of the less common examples that demonstrates the earlier development of flats in the City of Darebin in the late interwar period. It illustrates the historical shift from the predominance of single-storey, freestanding houses erected during the 1920s and early 1930s to the gradual social acceptance of multi-storey flats. (Criterion A)

Marineuie Court at 441 Heidelberg Road, Fairfield is of representative significance for its retention of early important elements including the original face brick finish, building and roof form, external materials, original features including windows, doors and decorative detailing, the garden setting and layout. Its modest front and side setbacks and open presentation to Heidelberg Road over a low fence (later addition) along the title boundary are also important. (Criterion D)

441 Heidelberg Road, Fairfield is also aesthetically significant, distinguished by its highly decorative, well-detailed brickwork that incorporates at least four different kinds of bricks. Marineuie Court features walls laid in distinctive face clinker brick walls laid in stretcher-bond with horizontal bands of variegated tapestry brickwork, and selectively placed vertical cream brick motifs. The windowsills are demarcated in header course brickwork and the lintels are soldier course.

441 Heidelberg Road is also important for its demonstration of decorative elements influenced by Moderne style, including the curved balustrades in upper level, and thin metal signage 'Marineuie Court' on the Heidelberg Road (south) elevation. (Criterion E)

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**Primary source**

Context Heidelberg Road Heritage Assessment report- Final Report, September 2020

This document is an incorporated document in the Darebin Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*