

people place heritage

CONTEXT

MORELAND HERITAGE GAP STUDY 2019

VOLUME 1: FINDINGS & METHODOLOGY REPORT

Stage 2 v6

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Prepared for
City of Moreland



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GML Heritage Victoria trading as Context

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NOTE: Properties Removed from Heritage Overlay During Amendment C174 Process:

- 1/197 The Avenue, Coburg
- 32 David Street, Brunswick.

- 2 McLean Street, Brunswick West.
- 32 Passfield Street, Brunswick West.
- 36 King Street, Fitzroy North.

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EXECUTIVE SUMMARY

Individual heritage places

A total of 81 places are significant at the local level. Please see Table 1 in Appendix B for the complete list, which includes:

- Residential – 56 places (refer to section 2.2 for further details),
- Industrial – 4 places (refer to section 2.3),
- Commercial – 13 places (refer to section 2.4),
- Community and open space – 7 places (refer to section 2.5), and
- Transport – 1 place (refer to section 2.6).

Serial listings

The following serial listings are significant at the local level (refer to Chapter 3 for further details and Appendix D for the citations and maps):

- *Closer Settlement Houses*
6 & 10 Allard St, 5 Balfe Cres, 46 & 47 Cumming St, 280 & 284 Hope St, 7 Hopetoun St, , 30 Murray St, 19, 23 Passfield St & 18, 37, 43 & 51 Waxman Pde, Brunswick West.
- *War Service Homes (Brick)*
1, 42 & 50 Shamrock St, Brunswick West and 7, 19, 25, 27, 29 & 31 Glenora Ave, Coburg.
- *War Service Homes (Timber)*
2 & 5 Akeroa Ave, 1 Pareora Ave, 169, 183 & 230 Stewart St, 1 & 5 Timaru Ave, 1 Temuka Ave & 1 Waihi Ave, Brunswick East.

New heritage precincts

The following heritage precincts are significant at the local level (refer to section 4.3 for further details and Appendix E.2 for the new precinct citations and maps):

- Hickford Street Precinct, 49-91 & 60-102 Hickford St Brunswick East,
- Meaker Avenue Precinct, 1-9 & 2-10 Meaker Ave, Brunswick West,
- Tinning Street Precinct, 82-136 & 95-155 Tinning St, Brunswick, and
- Waxman Parade Precinct, 4-10 Waxman Pde, Brunswick West

Extensions to existing HO precincts

Table 1 lists the recommended extensions to existing HO precincts (refer to section 5.2 for further details and Appendix E.1 for the updates to the precinct citations and maps).

Table 1 – Recommended precinct extensions

Existing HO precinct	Precinct extension
HO60 Dawson Street, Brunswick	11A, 15 & 17 Pearson St & 19-23 & 20-24 Daly St
HO56 Daly Street, Brunswick West	19-29 Pearson Street
HO75 Ewing Street, Brunswick	112-116 Glenlyon Road

Existing HO precinct	Precinct extension
HO110 Melville Road, Pascoe Vale South	8-52 Melville Road (and 9-55 Melville Rd transferred from HO207)
HO113 Methven Park, Brunswick East	155-193 Glenlyon Road
HO116 Dudley Street, Fitzroy North	27-51 King Street
HO130 Park Street, Brunswick	226-258 Brunswick Road
HO139 Phillipstown, Brunswick	308 & 308A Barkly St, 269-303 Brunswick Rd and 1A & 2 Watson (Also delete 136 Union Street)
HO207 Coonan's Hill, Pascoe Vale South	1-23 Woodlands Ave, 47 Carrington St and 48 Walhalla St (Also transfer 9-55 Melville Rd to HO110)
HO238 Sumner Estate, Brunswick East	2-28 & 1-27 Lowan St and 271-283 Glenlyon Rd

Not significant at the local level

Individual places

A total of 52 individual residential places, two industrial places, six commercial places and one open space place do not reach the threshold of local significance for the reasons discussed in Chapter 2.

Heritage precincts

The following potential precincts do not reach the threshold of local significance for the reasons discussed in section 4.4:

- Crisp Avenue, 28-50 Crisp Ave, Brunswick,
- Dunstan Avenue, 2-24 & 5-21 Dunstan Ave, Brunswick,
- Pearson Street, 96-124 & 111-133 Pearson St and 180-182 Hope St, Brunswick West, and
- Reynard Street, 20-38 Reynard St, Coburg

These are in addition to the three areas assessed by the Stage 1 Study not to have potential to satisfy the threshold of local significance:

- Edward Street – 184-232 & 205-289 Edward Street, Brunswick,
- Maghull Street – 1-30 & 32-40 Maghull Street, Brunswick East, and
- Piera Street – 1-31 & 36-42 Piera Street, Brunswick East.

Extensions to existing HO precincts

The following areas do not form precinct extensions for the reasons discussed in section 5.3:

- HO68 Donald Street precinct - 40-68 Mitchell Street, Brunswick; and
- HO229 Stewart Street precinct - 147 Stewart Street, Brunswick East.

This is in addition to the following areas that the Stage 1 assessment found did not form precinct extensions:

- HO8 Barkly Street West - 288-292 Barkly Street, Brunswick,
- Lygon Street (various precincts) – 11-13, 121, 123-127, 141-149, 159, 163, 167 & 267 Lygon Street, Brunswick East, and

- 104-110 Victoria Street, Coburg.

Recommendations

Moreland Planning Scheme changes

Prepare and exhibit an amendment to the Moreland Planning Scheme to implement the findings of the study. This amendment should:

- Update the references in the LPPF of the Moreland Planning Scheme to include specific reference to the *Moreland Heritage Gaps Study 2017*, as appropriate.
- Replace the existing HO schedule in the Moreland Planning Scheme with a new schedule that includes all the individual places as listed in Table 1 in Appendix B and the three new serial listings and four new precincts, and makes the following changes to existing HO places:
 - Renames HO193 as the ‘Westbourne Street War Service Homes Precinct, Brunswick’,
 - Renames HO246 as ‘Latiner Hat Factory (former), 20 Dawson Street, Brunswick’, and
 - Deletes the Closer Settlement and War Service homes individual places proposed to be included in the two new serial listings.
 - Deletes HO190, 49 Walsh Street, Coburg, as the house has been demolished.
- Amend the relevant Moreland Planning Scheme Heritage Overlay maps to:
 - Add the new individual heritage places (see list in Table 1, Appendix B), the three serial listings, and four new precincts, as listed above.
 - Change the boundaries of existing heritage overlay precincts HO56, HO60, HO75, HO110, HO113, HO116, HO130, HO139, HO207 and HO238, to include the places listed in Table 1.
 - Extend the heritage place boundary of HO246 (former Latiner Hat Factory) to include the whole of 20 Dawson Street.
 - Delete the Closer Settlement and War Service homes proposed to be included in the two new serial listings, and the demolished house at 49 Walsh Street, Coburg.

Future work

Existing HO precinct review

Review all early precinct citations and maps, including the heritage status of each place within precincts (contributory / non-contributory) to ensure that they meet present standards for heritage citations and provide appropriate information to guide the management and development of the precincts in the future. This review should include all precinct citations prepared for studies dating from 2004 or earlier. The exceptions are the more recent precinct citations prepared for the *Lygon Street Heritage Study* and the *Moreland North of Bell Street Heritage Study*. See also specific comments under ‘Review and amend existing HERMES citations’, below.

Assess new heritage places and precincts

Assess the following potential heritage precincts and individually significant places, which were identified during this study:

- Page & Barrie Factory, 2A Charles Street, Brunswick.
- House, 26-34 Gray Street, Brunswick.

- Federation Granolithic Factory, 37-39 Weston Street, Brunswick.
- Jenkins Boot Factory, 118-122A Victoria Street, Brunswick East.
- St David's Uniting Church complex, 72-76 Melville Road, Brunswick West.
- Moreland Market, 68 Sydney Road, Coburg.
- Shop, 492 Sydney Road, Coburg.
- Shops, 470-74 Sydney Road, Coburg.
- Precinct, Sydney Road & Bell Street shops, 489-509 Sydney Road and 94-112 & 81-91 Bell Street, Coburg.
- House, 20 Louisville Avenue, Pascoe Vale South.
- Precinct, 1-4 Dace Court, 40-56 Eastgate Street and 1-4 Eunice Court, Pascoe Vale South.

Prepare new citations for existing heritage places

Prepare citations for the following individually listed HO places that currently have none:

- HO237 – House 73 Plumpton Avenue, Glenroy.
- HO239 - Houses at 13 & 15 Rosser Street, Brunswick.
- HO240 – McGeorge's Terrace, 14-24 Rosser Street, Brunswick.

See also specific comments under 'Review and amend existing HERMES citations', below.

Review of City of Moreland Thematic History

Review the structure and content of Section 6.4 of the *City of Moreland Thematic History*, as discussed in section 4.1.

Advocate to Heritage Victoria

During the preparation of this study, it has become evident that many of the place information citations entered into the HERMES database are not equally available on the Victorian Heritage Database (VHD). The database is the central repository for the public to access records of heritage places in the Heritage Overlay including non-statutory listings held by the National Trust of Australia (Victoria) and the Victorian War Heritage Inventory. It is recommended that Moreland City Council advocate to Heritage Victoria as administrators of HERMES and the VHD for the information to be displayed equally.

Review and amend existing HERMES Citations

There are a large number of HERMES citations for Moreland which do not meet the current best practice standard set out in the Practice Note PN001 *Applying the Heritage Overlay*. Below is a selection of those, which have been identified by Moreland Council as requiring changes to correct or update content to reflect changes to the place or precinct.

HO	Address	Suburb	Comment
HO210	139 Glenroy Road	Glenroy	SoS specifically notes two specimen trees, however they have not been added to HO schedule
HO149	29 Sydney Road (Sydney Road Precinct)	Brunswick	The HO149 precinct SoS needs to be updated to specifically reference contributory vs non-contributory places within the precinct. In addition, the SoS does not reference buildings that are not on Sydney Road, whereas HO149

HO	Address	Suburb	Comment
			covers additional areas. SoS should be updated accordingly.
HO117	1 - 9 Moreland Road	Coburg	The sawtooth building referenced in the SoS was demolished years ago. C160 reduces the curtilage of the HO to cover the existing building. The SoS needs to be updated to refer to the sawtooth section of the building in a past tense.
HO61	10 - 14 Dawson Street (Brunswick Baths)	Brunswick	The HO61 citation makes no explicit reference to the building at the current 10 - 14 Dawson Street - clarification if it is contributory or not.
HO30	45 Munro Street (Brickworks & Barry Street Precinct)	Brunswick	The HO30 Precinct SoS does not specifically reference the contributory places within the precinct and does not differentiate between significant and contributory places.
HO287	Champ Street Trees (east side only)	Coburg	Original SoS from landscape report makes it clearer that the significant trees are the red gums and palms. Current SoS does not make this clear - uncertain whether it is all of the trees in the street or just the red gums and palms.
HO310	1-7 Marlborough Street (former Hutchinson's Flour Mill)	Glenroy	Owner has advised that SoS is out of date. Contact and arrange an interview to retrieve information from owner.
HO80	Gallipoli Parade Precinct	Pascoe Vale South	Properties within this precinct that are non-contributory are not identified on the MoreMaps layer. Also there are several Contributory properties within the precinct that have been demolished that have not been updated in the HO80 precinct statement of significance.
HO123	8 Hamer Street (Myrtle Street Precinct)	Brunswick East	The HO123 precinct statement of significance identifies 8 Hamer Street as Contributory and 6 Hamer Street as Non-contributory. This is an error as no. 6 is an intact interwar bungalow and no. 8 is not. Also the Contributory dwelling at 4 Hamer Street has been demolished and replaced, and some of the gradings of very altered houses in Myrtle Street should be reviewed. The citation for the HO123 Myrtle Street should be reviewed and updated accordingly.

1 INTRODUCTION

1.1 Purpose

The purpose of the *Moreland Heritage Gaps Study 2017* study (the Stage 2 study) is to assess individual places and precincts within the City of Moreland identified as having potential heritage significance to determine whether they satisfy the threshold of local significance and would justify inclusion in the heritage overlay (HO) of the Moreland Planning Scheme.

Moreland City Council collated a comprehensive list of over 400 individual places and 12 potential new precincts (containing 365 properties) and seven potential extensions to existing heritage precincts. This list was based on recommendations from earlier strategic heritage work, Planning Panel recommendations, community nominations and council officer knowledge.

Context undertook a Stage 1 study in 2016, which focussed on desktop review with some limited fieldwork to produce a revised list of places that were likely to meet the threshold for local heritage significance. The list was prepared by a thorough comparative review of each place and precinct against those already included in the HO. Comparative analysis was undertaken in regard to theme, intactness of fabric, integrity of form and representativeness or rarity to the suburb and/or municipality.

The Stage 1 study delivered a shortlist of places, precincts and potential extensions to existing HO precincts, which have been assessed in this Stage 2 study. The Stage 1 shortlist of places recommended for detailed assessment (forming the basis of the places examined in the Stage 2 study) comprised:

- 148 individual places,
- Three ‘serial listings’,
- 10 potential precincts, and
- 10 potential extensions to existing HO precincts.

While the assessment of these places was the focus of the Stage 2 study, during the course of the work being undertaken, Context identified several places and precincts that were not included on the original Stage 1 Council list, or otherwise assessed. In addition, statutory administrative matters were identified which need immediate rectification. These included the following issues associated with places and precincts already included in the HO:

- Places and precincts with incomplete or non-existing citations and statements of significance; and
- Places and precincts with incorrect HO schedule descriptions or map extents.

1.2 Stage 2 methodology

In accordance with Heritage Victoria guidelines, the Stage 2 study has been prepared using the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines. All terminology is consistent with the Burra Charter. The methodology and approach to the Study and its recommendations were also guided by:

- The VPP Practice Note *Applying the Heritage Overlay* (2015) (hereafter referred to as the ‘VPP Practice Note’).
- Comments made by relevant Independent Panel reports and, in particular, the Advisory Committee appointed to undertake the *Review of Heritage Provisions in Planning Schemes*

(hereafter referred to as the ‘Advisory Committee’), which was completed in August 2007 (see discussion in Appendix A).

- Guidelines for using the Hercon criteria and significance thresholds prepared by Heritage Victoria and the Queensland Heritage Council (see References).

On this basis, Appendix A sets out the methodology used to:

- Establish a threshold of local significance for both individual places and precincts, and
- Define a precinct (or precinct extension).

The key tasks associated with the Stage 2 study were:

- Historic research,
- Fieldwork,
- Assessment,
- Statutory recommendations, and
- Review of existing HO places.

Historic research

The historic research considered a range of primary and secondary sources including historic maps, plans and photographs held by the State Library of Victoria, City of Moreland and the local historical societies, Council rate books, Sands & McDougall Directories, Land Victoria title and subdivision records, previous heritage studies, on-line databases and other sources (e.g., newspapers, *Australian Architectural Index* and *Australian Dictionary of Biography*), typological heritage studies, and other relevant local histories.

Detailed research for Individually Significant places aimed to identify, wherever possible, the date of construction, original owners/occupiers and other people, companies or organisations with important associations with the place, architect/designer and builder, and any other information that demonstrates how the place is associated with a relevant theme in the thematic history.

For Precincts, more generalised research was carried out to identify creation dates (using historic plans, including land titles and lodged plans), and broad construction dates (usually at intervals of 5 years using Sands & McDougall Directories, in some cases supplemented by Rate Book information, and MMBW plans). As is typical, detailed research has not been carried out into the history of each Contributory building.

Fieldwork

All places, new precincts and precinct extensions were inspected in Stage 2 following research and assessment to confirm intactness and integrity of places, inspect comparative examples, and confirm (or refine) precinct boundaries and heritage status of places.

The fieldwork was based on an examination of fabric visible from the street, using aerial photography where required. For places of potential individual significance, questions of intactness and integrity were usually able to be resolved by comparisons with primary sources such as historic photographs or plans (e.g., Melbourne & Metropolitan Board of Works detail plans that show building footprints including verandahs) or secondary sources such as previous heritage study assessments.

On-site inspections were carried out in the ‘open space’ places including Rogers Reserve, 109 Cumberland Road, Pascoe Vale, Fleming Park, Coburg and Bell Street Bridge, Coburg. No internal inspections were undertaken. No internal heritage controls are proposed.

Precinct boundaries and heritage status of places

Precinct boundaries are defined having regard to the significance of the precinct based on the historic and physical evidence. Please refer to Appendix A for further discussion about how precincts are defined.

As part of the Stage 2 fieldwork, the boundaries of new precincts and precinct extensions identified in Stage 1 were carefully reviewed to ensure they included those buildings and streetscapes that best demonstrate the identified significance of the area. Where streetscapes, or portions of streetscapes, were found to have already lost this valued character in whole or in substantial part, they were removed from the proposed new precinct or precinct extension. This occurred, for example, in the new Hickford Street precinct (see section 4.3) and the HO113 Methven Park precinct extension (see section 5.2).

In addition, on the basis of fieldwork, further research and comparative analysis Stage 2 identified additional precinct extensions for two precincts: HO60 Dawson Street and HO207 Coonan’s Hill – see section 5.2 for details.

The heritage statuses of Significant, Contributory or Non-contributory (as defined in Moreland Planning Scheme Local Policy Clause 22.06-5) were applied to each property having regard to the statement of significance, the date of construction and the intactness and integrity of the place based on assessment of fabric visible from the street. Wherever possible, Non-contributory (NC) places have been excluded. However, some Non-contributory places may be included in precincts where they form part of a streetscape in order to manage future development.

The intactness of precincts and integrity of Contributory places within it was used as a threshold indicator in Stage 1 and for comparative purposes. However, ‘High’ intactness was not the sole justification for a precinct: with regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, the *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage*, (2007:2-54) states that

Advisory Committee considered (p.2-54) that:

... the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.

See Appendix A for further discussion about ‘intactness’ and ‘integrity’ and how this affects the heritage status of buildings and precincts.

Assessment

Comparative analysis

The VPP Practice Note *Applying the Heritage Overlay* (2015) advises:

The thresholds to be applied in the assessment of significance shall be ‘State Significance’ and ‘Local Significance’. ‘Local Significance’ includes those places that are important to a particular community or locality.

...In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on

other similar places within the study area, including those that have previously been included in a heritage register or overlay.

For the purposes of this study, the City of Moreland has been used as the basis for the comparative analysis with an emphasis upon places located within the same area – that is, Brunswick, Brunswick East, Brunswick West, Coburg and Pascoe Vale South. This approach recognises that due to the historic settlement of Moreland, where some areas developed much earlier than others, places that are significant in one suburb may not be within another. For example, parts of Coburg West, Brunswick West and Brunswick East that did not develop until the early twentieth century contain isolated Victorian houses, which are historically important as rare evidence of the limited suburban development during the late nineteenth century. Such houses may not be individually significant if they were located in Brunswick or the parts of Coburg close to the railway, where nineteenth century development was concentrated, and many examples of these houses are already included in the HO.

Places and precincts already included within the HO were used as ‘benchmarks’ to provide a basis for comparison. Where sufficient comparative examples did not exist within the local area examples were sought from other parts of the City of Moreland.

The comparative analysis resulted in some Stage 1 precincts and places being found in Stage 2 to be not significant at the local level. This is shown in Section 2 of this report.

Assessment using Hercon criteria

Each place and precinct was assessed against using the Hercon criteria. Threshold guidelines set out in Appendix A of this report were applied.

Statutory recommendations

Application of the heritage overlay

The HO has been recommended to apply in accordance with the guidelines set out in the VPP Practice Note. In applying the HO to precincts the approach will be to include the whole of the precinct within a single HO, using the HO schedule to specify the properties that have additional (e.g. external paint, outbuilding) controls that are different to the precinct controls, if required.

For Significant places outside of precincts, the HO will usually be applied to the whole of the property as defined by the title boundaries. However, in accordance with the VPP Practice Note exceptions include large sites (e.g., industrial complexes) where the HO is applied only to the part of that site.

Heritage overlay schedule controls

Specific HO controls (e.g., external paint, tree controls, etc.) have been recommended in accordance with the VPP Practice Note.

2 INDIVIDUAL PLACE ASSESSMENTS

2.1 Summary

Local significance

The Stage 2 assessment has confirmed that 81 places satisfy the threshold of local significance. These include:

- Residential – 56 places,
- Industrial – 4 places,
- Commercial – 13 places,
- Community and open space – 7 places, and
- Transport – 1 place.

Not significant at the local level

The Stage 2 assessment has found that 63 places do not satisfy the threshold of local significance. These include:

- Residential – 54 places,
- Industry and infrastructure – 2 places,
- Commercial – 6 places, and
- Open space – 1 place.

Further assessment or review required

During comparative analysis it was found that the Hermes records for the following individually listed HO places contain no information:

- HO237 – House 73 Plumpton Avenue, Glenroy. The Hermes record cites the 1990 Context Study ‘Keeping Brunswick’s Heritage’ as the source of this citation. However, this seems unlikely, as Glenroy did not form part of the former municipality of Brunswick.
- HO239 - Houses at 13 & 15 Rosser Street, Brunswick.
- HO240 – McGeorge’s Terrace, 14-24 Rosser Street, Brunswick.

Also, the former Latiner Hat Factory (HO246) HO schedule description and HO map extent require review, and the citation and statement of significance should be updated.

In addition, the following individual places and two small precincts are worthy of further assessment (see sections 2.3 and 2.4 for further details):

- Page & Barrie Factory, 2A Charles Street, Brunswick.
- House, 26-34 Gray Street, Brunswick.
- Federation Granolithic Factory, 37-39 Weston Street, Brunswick.
- Jenkins Boot Factory, 118-122A Victoria Street, Brunswick East.
- House, 20 Louisville Avenue, Pascoe Vale South.
- Moreland Market, 68 Sydney Road, Coburg.
- Shop, 492 Sydney Road, Coburg.

- Shops, 470-74 Sydney Road.
- Precinct, 1-4 Dace Court, 40-56 Eastgate Street and 1-4 Eunice Court, Pascoe Vale South.
- Precinct, Sydney Road & Bell Street shops, 489-509 Sydney Road and 94-112 & 81-91 Bell Street.

2.2 Residential places

Summary of findings

Local significance

Table 1 in Appendix B lists the 56 individual residential places of local significance. They include:

- 25 Victorian houses, attached pairs, terraces or outbuildings,
- One place (134 & 136 Barkly Street) that includes Victorian and Federation era houses,
- 22 Federation/Edwardian houses or attached pairs (including three concrete houses),
- Six interwar houses (including one concrete house), and
- Three post-war houses (Note: 92 & 94 Whitby Street are combined into one citation).

Not significant at the local level

Table 2 in Appendix B lists the individual residential places that are not significant at the local level and provides a summary of the reasons why. They include:

- 26 Victorian houses,
- 16 Federation/Edwardian houses,
- Ten 12 interwar houses,
- One pair of Washington Palms, and
- One concrete house.

Not assessed at direction of Council

The following places were not assessed at the direction of Council:

- 17 & 21-23 Breese Street, as the Panel appointed to consider submissions to the BMAC Heritage Stage 1 Final and Council resolved to exclude as these places did not meet the threshold individually or as a group.
- 9-13 Wilkinson Street (identified during Context fieldwork 2016), due to previous Council resolution to exclude these places.

Overview of individually significant houses in Moreland

Table C.1 in Appendix C lists the houses of individual significance in the Hermes database and currently included in the HO of the Moreland Planning Scheme. Of these:

- 82 are from the Victorian era (1851-1901),
- 52 are from the Federation/Edwardian era (1902-c.1918),
- 23 are from the Interwar era (c.1919 to c.1940), and
- 14 are from the Postwar era (1945-1965).

Victorian era houses

The Victorian era houses date from the 1850s to the 1890s, with the vast majority constructed in the late Victorian period (c.1875-1901), particularly during the boom years of the late 1880s to early 1890s. There are about 16 early to mid Victorian houses that date from c.1875 or earlier. These fall mostly into two broad groups:

- Simple cottages. Most of these are of bluestone construction. Exceptions include the timber cottages at 247 & 249 and 361-365 Albert Street, Brunswick, the brick house at 145 Union Street, Brunswick and the VHR-listed iron houses at 181-189 Brunswick Road, Brunswick.
- Mansions and villas. Most of these (e.g., *The Grange*, *Glencairn*, *Gowrie*, *Wentworth House*, *Lyndhurst Hall* and *Whitby House*) are included on the Victorian Heritage Register.

Exceptions include the house at 326 Amess Street, Brunswick East (HO11), constructed in 1873, which is described as a two storey bi-chrome brick house with a slate roof, and the former Hoffman Brickworks' manager's house (HO7), constructed c.1875, at 373 Albert Street, Brunswick a simple, single-storey symmetrical brick house.

In terms of location, of the Victorian era houses:

- 26 are located in Brunswick,
- 13 are located in Coburg,
- 13 are located in Glenroy,
- 12 are located in Pascoe Vale or Pascoe Vale South,
- Eight are located in Brunswick West,
- Seven are located in Brunswick East, and
- One each is located in Fitzroy North and Oak Park.

The distribution of these houses reflects the historic development of Moreland with the majority of Victorian era houses situated within the central parts of Brunswick and Coburg adjacent to Sydney Road, where much of the nineteenth century suburban development was concentrated. The relatively high numbers within Glenroy and Pascoe Vale on the other hand reflect the fact that the surviving Victorian houses in these areas are listed individually and do not form precincts.

Federation/Edwardian era houses

There are approximately 52 Federation/Edwardian (1902-c.1918) era houses of individual significance. Common styles include Queen Anne revival, Federation bungalows and 'Victorian survival' (see below).

In terms of location, the vast majority (39) are located in Brunswick (this total includes four in Brunswick East and 10 in Brunswick West, with all but one of the Brunswick West examples being Closer Settlement houses) and this reflects the growth that occurred just prior to World War I as the establishment of new industries created a demand for housing, which filled up the estates that had lain vacant since the 1890s depression. It also illustrates the first Government-assisted housing scheme, the Brunswick Closer Settlement Estate, which led to the beginnings of suburban development in Brunswick West.

Of the remainder:

- Nine are located in Coburg (nine) or Coburg North (one), and

- One each is located in Fawkner, Glenroy and Pascoe Vale.

Interwar houses

There are 23 Interwar houses of individual significance. The vast majority are bungalows, with fewer examples in styles such as Old English, Moderne, Spanish Mission and Mediterranean.

The interwar era was a time of significant growth in Moreland, particularly in the suburbs of Brunswick East, Brunswick West, Coburg, Coburg North. The relatively low number of individually significant places reflects the fact that this era is represented more by large heritage precincts than by individually significant heritage places. Much of the housing constructed during the interwar boom was of standard design and there have been relatively few examples assessed to be individually significant for their aesthetic or architectural qualities.

In terms of location:

- A total of 11 are located in Brunswick, which includes two in Brunswick East and three in Brunswick West,
- A total of 8 are located in Coburg (five in Coburg and three in Coburg North), and
- 2 are located in Glenroy, with one each in Fawkner and Pascoe Vale South.

Postwar houses

There are 14 post-war houses of individual significance in Moreland. This includes the seven houses forming the ‘Beaufort’ Houses Serial Listing in Pascoe Vale South. The ‘Beaufort’ Houses are pre-fabricated steel houses constructed by the Commonwealth Government in 1947-49 as part of the response to the post-war housing shortage. There is also one other pre-fabricated house, the ‘Myer’ house, constructed in 1947, at 659 Moreland Road, Pascoe Vale South.

Of the other houses, most are late examples of the Streamlined Moderne style or its successor the ‘Waterfall Front’ style. They include ‘Villa Italia’ at 610 Sydney Road, Coburg, the duplex at 2 & 4 Langtree Avenue, Pascoe Vale South, and the houses at 36 Alister Street, Brunswick East, and 54 & 55-57 Rainer Street, Pascoe Vale.

There is one Modernist house, constructed c.1965, at 1 Gaffney Street, Coburg.

Victorian

Early to mid Victorian (c.1875 or earlier)

As noted above, there are a small number of early to mid Victorian (c.1875 or earlier) houses and cottages included in the HO in Moreland and most are located in Brunswick.

Despite the predominance of Brunswick’s brickmaking and quarrying industries, the majority of houses built in the study area during the 1850s-70s were timber-framed. They were popular because they were quick to build, and the materials were light and easy to handle. They were also more affordable than stone and brick houses, and suited the demographic of this predominantly working-class suburb. However, very few of these early timber cottages survive today. Most of the surviving examples of early cottages are constructed of bluestone, which became important as a building material within the municipality when quarries opened along the Merri Creek. Early brick houses are also rare. Those that exist often have ties to the local brickmaking industry.

The early Victorian cottages tend to have a standard form of a transverse gable roof (or if more substantial in size an M-profile hipped roof), double fronted. Many did not have verandahs when first constructed. If one exists, it is usually a simple concave or skillion form on square timber posts with modest or no decoration.

Because of their age, these early houses rarely survive completely intact. The early Victorian cottages recommended for inclusion in the HO all have comparable intactness or integrity to the current HO places and the early date of construction remains apparent through the form, materials and detailing. They are:

- Houses, 63 & 65 Union Street, Brunswick. Two brick cottages built c.1871, likely by the owners who were labourers and bricklayers, employed in the local industries.
- House, 32 David Street, Brunswick. Brick cottage built c.1870, likely constructed of locally manufactured hand made bricks.
- House, 38 David Street, Brunswick. Timber cottage, built c.1870.

Late Victorian (c.1875 to 1901)

In Brunswick, the mid to late Victorian houses are of four main types: terraces, detached cottages, symmetrical double fronted villas, and asymmetrical double fronted villas (usually with a projecting bay). Of the individually significant Victorian houses in the Heritage Overlay, most are Italianate in style or influence, with an M-profile hip roof and rectangular or tripartite double-hung sash windows. Cladding materials include walls of weatherboards or imitation ashlar timber blocks to the façade, or bi-chrome bricks and render, with roofs of corrugated iron or slate. Chimneys are brick or render.

Simplified versions of the Italianate house type were built in the early to mid 1880s. In the late 1880s and early 1890s more elaborate examples of the style were seen with projecting front bays to create an asymmetrical composition, rich cast iron and cement ornamentation including balustraded parapets and ornate pediments, rendered and corniced chimneys, and other decorative features.

As a predominantly working-class area, much of the Victorian era housing in Moreland is modest in scale and decoration, although pockets of grander houses do exist in areas such as Blyth Street, Brunswick Road and Park Street in Brunswick (these were favoured because of their elevated or park-side positions) and The Grove in Coburg.

The level of intactness of the Victorian houses in Moreland already in the Heritage Overlay is moderate to high, with alterations to the front verandah (removal of decorative elements and/or replacement of posts, or entirely rebuilt) and replacement of or alterations to the front fence being the most common changes.

The late Victorian houses recommended for inclusion in the HO all have comparable intactness or integrity to the current HO places. Some examples include:

- House, 31 Burnell Street, Brunswick West. This is of historic significance as rare evidence of the limited development associated with speculative residential subdivisions of the mid-1880s in the more remote areas of Brunswick West.
- Terrace rows at 211-215 & 219 Barkly Street and 183-187 Edward Street, Brunswick. These are both of representative and aesthetic significance as good examples of single storey terrace rows that retain original front cast iron palisade fences with masonry side walls and pillars.

Federation/Edwardian houses

'Victorian Survival'

There are a number of Individually Significant 'Victorian Survival' style houses in the HO in Moreland. Few houses were built during the depression years 1893-1900 and in the early twentieth century, the Victorian style transitioned into the Federation period, co-existing with

the Federation style. These houses are described as ‘Victorian Survival’, as they display many of the late Victorian characteristics, such as an M-profile hipped roof and a symmetrical double fronted form with Federation era features such as red brick chimneys, front windows in pairs and turned timber verandah posts with timber fretwork.

The ‘Victorian Survival’ houses recommended for inclusion in the HO are all good representations of the style and are usually distinguished by their overall intactness or by distinctive or special features. Examples include:

- 299 Brunswick Road, Brunswick. It has a distinctive verandah with a slightly projected, gabled portico at the centre. It is a largely intact example of the transitional style incorporating both the Victorian era ‘Italianate’ style and the style of the Federation era.
- ‘Tyrone’. 193 Brunswick Road, Brunswick. Built in by 1903, this is a highly intact transitional asymmetrical Italianate villa.

Edwardian semi-detached pairs

During the Edwardian period, the semi-detached pair was preferred over the terrace form, sharing a single party wall. These tend to be face brick, tuck pointed, and were usually symmetrical in design. Occasionally they were built to give the impression of a single large house, with several asymmetrical verandahs and porches.

The semi-detached pairs recommended for inclusion in the HO are all good representations of the style and are usually distinguished by their intactness or by distinctive or special features. Some examples include:

- 109 & 111 Albert Street, Brunswick. Notable for the transitional terrace house form and fine decorative details including the bi-chrome brickwork and cement dressings.
- 60 & 62 Glenlyon Road, Brunswick. The semi-detached form of these two mirror-image double fronted timber houses is unusual and distinctive.
- 46 & 48 Gold Street, Brunswick. Notable for the high degree of integrity and simple Arts & Crafts inspired detailing.
- ‘Glen Iris’ and ‘Hazel Glen’, 28 & 30 Albert Street, Brunswick East. Notable for the Art Nouveau detailing to the gable ends.

Federation/Edwardian Bungalow

Edwardian bungalows are either symmetrical with a hipped roof, or asymmetrical, with a central steeply pitched hipped roof and a projecting front gable. The verandah has turned timber posts and the frieze is either timber or cast iron, with a bolder and more geometrical design than the earlier Victorian designs.

The level of intactness of the Edwardian bungalows in Moreland already on the HO is moderate to high, with alterations to the front verandah (removal of decorative elements and/or replacement of posts, or entirely rebuilt). Very few, if any, retain the original front fence although many now have sympathetic reproductions.

The bungalows recommended for inclusion in the HO are all good representations of the style and are usually distinguished by their overall intactness or by distinctive or special features. Some examples include:

- ‘Oomah’, 73 Hope Street, Brunswick. Very intact and distinguished by the fine quality timber detailing.

- House, 46 Murdock Street, Brunswick. Very intact with a dominant almost pyramidal roof and contiguous verandah. Original cast iron frieze with Art Nouveau pattern and ornate central portico.
- House, 22 Grantham Street, Brunswick West. The Federation style single story weatherboard cottage is distinguished by the high degree of intactness and the distinctive Art Nouveau details and patterning to the verandah.

Interwar houses

Interwar houses are well represented in the HO in Moreland in a range of styles including the ubiquitous bungalow, which was popular throughout the 1920s and the 1930s, as well as Spanish Mission, Old English and Moderne, which were popular from the late 1920s onwards.

Bungalows

Bungalows comprise the vast majority of the interwar houses in Moreland and generally fall into two distinct types – the hipped or gabled bungalows of the 1920s, and hipped roof bungalows of the 1930s.

The 1920s bungalows include those with a transverse gable or hipped roof with a projecting gable forming a porch (either off-set or placed centrally) or a projecting room placed at one side and flanked by a verandah that is separate or formed as an extension of the main roof. The hipped roofs include a number of variations such as gablets, and half-hip or ‘Jerkinhead’.

The other main type is the gable-fronted house with minor gables forming a porch or projecting room. Roofs are generally clad in terracotta tiles and most houses retain plain brick chimneys and have Arts & Crafts detailing including shingling or half-timbering to the gable ends, and single or paired timber posts or brick and render piers supporting the porch or verandah with brick and render balustrades. Windows to the main elevations are side-hung casements or boxed double hung sash in singles, pairs or triples. Some have projecting bow or bay windows.

The 1930s bungalows have similar form, but are plainer and usually lack the Arts & Crafts details found in the earlier houses. Typically, they are asymmetrical in plan and have a hipped roof with projecting hipped roof bay (rather than the gabled bay of the 1920s houses) with an adjoining verandah either as an extension of the main roof or separate. Verandahs are supported by paired round or square (and fluted) Tuscan style columns set on brick piers, or square rendered piers. Windows are boxed, usually with a fixed central pane flanked by narrow sashes, often with geometric leadlight.

The bungalows recommended for inclusion in the HO are all good representations of the style and are usually distinguished by their high degree of intactness or by distinctive or special features. Examples include:

- In Brunswick East examples include 8 Aintree Street (very intact with fully shingled gable end and original verandah details), 19 Balmoral Avenue (intact and distinctive brickwork), and 255 Nicholson Street (intact with original verandah details and a mature Canary Island Palm in the front yard), amongst others.
- In Brunswick West, 33 Newman Street is distinguished by the front fence, which has been specifically designed to complement the house through materials, form and detailing, rather than just being a standard interwar style. The Italian cypresses are also a distinctive planting, which enhances the setting of the house.
- In Fitzroy North the house at 36 King Street is notable for its high degree of integrity and fine detailing.

Moderne

Houses in the Moderne style are relatively rare in Moreland and most examples date from the late interwar or early post-war period. 'Villa Italia', constructed in 1948-49, at 610 Sydney Road, Coburg (Individual HO169) is the only individually listed example. Other examples of Moderne style houses include 487 Brunswick Road, Brunswick West (Contributory within HO33 Brunswick West precinct) and 23 Daly Street, Brunswick West (Recommended for inclusion within HO60 Dawson Street precinct).

No individually significant examples have been identified by this study.

Housing Commission of Victoria

The City of Moreland contains some of the earliest estates constructed by the Housing Commission of Victoria (HCV) in the first years of its operation from 1939 to 1942, as well as some of the largest estates established in the post-war era. The estates constructed by the HCV in the early years of its operation are significant as they demonstrate the continuing experimentation with house designs, construction and estate layout.

The majority of the early estates constructed by the HCV comprised duplexes, as it was believed this was the most economical and efficient form of construction. In 1942 the HCV built the first estates of detached houses in Brunswick West, Preston and Coburg East and the first to be built in timber. Eventually, detached houses would form the vast majority of the housing constructed by the Commission on its estates in the post-war era.

In early 2017 the house at 2 McLean Street, Brunswick West was one of three of the original five that survived. Of the other two, 4 McLean remained intact, however, a permit had been issued for its demolition. The other surviving house, at 26 Peacock Street, has been significantly altered. The HCV Spring Meadows estate (part of the broader HO124 HCV Newlands Estate) contains some of the later examples of timber houses built by the Commission.

Postwar houses

In the post-war period the Moderne style of the interwar period evolved into what has been called the 'Waterfall Front' style. The form and detailing of these houses followed on from the Streamlined Moderne houses of the interwar period that have a strong horizontal emphasis coupled with vertical features to balance the composition. Typical details to emphasise the theme of horizontality included the use of bands of coloured stucco or dark-coloured bricks and the use of horizontal glazing bars in windows both curved and flat, while the 'waterfall' idea is derived from the use of descending curves in chimneys, fence pillars and other vertical elements.

The houses at 92 & 94 Whitby Street, Brunswick West are fine examples of the style, which compare favourably with the existing 'Waterfall Front' houses already included in the HO. The sheer parapeted walls with both square and round corners clearly demonstrate the influence of the International style through the pure functional form stripped of most detail, while the banded brickwork detail, curved wall corners, flat canopies, circular flat roofed porches and the front chimney to No.92 all demonstrate the 'Waterfall Front' style.

The other post-war house recommended for the HO at 7 Parkview Avenue, Brunswick East is a good representative example of the post-war Modernist style.

Concrete houses

Concrete, using a number of locally developed or imported systems of reinforcement and formwork, was being used by several architects and builders in Australia from the early 1900s

for commercial buildings and civil engineering structures, as well as for houses. Reinforced concrete houses began to appear in Australia from c.1907, with the first examples in Melbourne erected in the period from 1907 to 1914. In the period following World War I concrete became a familiar and accepted material, rather than the province of a few specialist builders and many more concrete houses were constructed through the interwar period.

Three of the concrete houses in Moreland recommended for inclusion in the HO are amongst the earliest examples in Victoria, as follows:

- ‘Ranche’, 9 Waxman Parade, Brunswick West. Constructed 1907-1911 with reinforced concrete walls and designed in a highly decorated transitional Victorian/Federation villa style, the house has been altered, but the original form and some details remain.
- House, 1 South Daly Street, Brunswick West. Constructed by 1910 in a transitional Victorian/Edwardian style, this house has rendered walls with ashlar coursing with quoining to the corners and vermiculated sills to the windows. It is highly intact.
- House, 70 Heller Street, Brunswick West. Constructed by 1913, this house demonstrates the transition to the interwar bungalow style through the low-pitched gabled roof, whilst details such as the distinctive chimney apertures and the timber screen to the gable end show an Arts & Crafts influence and suggest the work, or influence of, Harold Desbrowe Annear. Described as a concrete house in the rate books, the method of construction is unknown, but appears to be mass concrete. It is highly intact.

Another house at 36 King Street, Fitzroy North, dating from 1926 is a much later example, built at a time when concrete construction was becoming more mainstream (but still much less common than other conventional forms of construction). This, however, is of interest as an example of the ‘Monolyte’ system and demonstrates the continuing development of concrete house technology in the 1920s.

There is one other concrete house identified by the 2017 Heritage Review at 21 Stanley Street, Brunswick, which was described as being of ‘reinforced concrete and wooden’ construction in the rate books. However, as it was constructed in 1920 it is not in the vanguard of concrete construction, and it also has been altered, changing its appearance. Accordingly, it does not satisfy the threshold of local significance.

2.3 Industry and infrastructure places

Summary of findings

Local significance

There are four industrial or infrastructure places of local significance:

- Millers Ropeworks (former), 29 Dawson Street, Brunswick,
- W. T Rawleigh and Co. (former), 60 Dawson Street, Brunswick,
- Prestige Hosiery (former), 159-165 Donald Street, Brunswick East, and
- Yorkshire Textile Mills (former), 2-4 Inverness Street, Brunswick East.

Not significant at the local level

There are two industrial places that are not significant at the local level:

- Jackson and Eckersell Factory (former), 16 Michael Street, Brunswick, and
- Ingot Metals (former), 430-436 Victoria Street, Brunswick.

Review – former Latiner Hat Factory (HO246)

The former Latiner Hat Factory at 20 Dawson Street, Brunswick is a striking Modernist building. Designed by architects Alder & Lacy and constructed in 1934, it is now used by Victoria Police as the Dawson Street Police Complex. It has a brief citation that includes the following statement of significance:

Of regional significance as one of the largest hat manufacturing businesses in Melbourne and architecturally important for its bold use of rendered forms.

Whilst it is included in the HO as an individual place (HO246) the HO only applies to half of the site and cuts through the middle of the 1934 building. The HO schedule description incorrectly describes the site as the ‘Balance Upfield Railway Corridor (part former Latiner Hat Factory)’.

Accordingly, the following changes are recommended to the HO schedule and map:

- Change the name to ‘Latiner Hat Factory (former), 20 Dawson Street, Brunswick, and
- Extend HO246 to include the whole of 20 Dawson Street, Brunswick.

Changes to the citation are also recommended as shown in Appendix F.

Potential significance

The comparative analysis carried out for this study has identified two industrial places of potential significance. These places have incomplete citations in the Hermes database, but were not included on the list originally reviewed by the Stage 1 study. They are:

- Page & Barrie Factory, 2A Charles Street, Brunswick. This is an intact two-storey brick factory, which is comparable to examples already in the HO.
- Federation Granolithic Factory, 37-39 Weston Street, Brunswick. Intact mid-twentieth century factory.

Overview of industrial heritage places

The abundance of clay and bluestone in Moreland set its course from an early stage as an industrial centre for brickmaking and quarrying. By the end of the nineteenth century, Brunswick was being described as the nation’s new ‘Birmingham’. The opening of the Upfield railway in 1884, an established local labour market, accessible land and the availability of electricity from the early twentieth century attracted a host of diverse manufacturing enterprises, from ropemaking and textiles, engineering and metalworking to large-scale confectionery factories and other processing operations. Their activities expanded northwards into Coburg during the twentieth century and continued to grow in the post-war years when government immigration programs provided a ready workforce.

During the 1920s and 1930s import duties placed on imported manufactured goods further stimulated the boom in the development of local manufacturing, and created employment. In Brunswick in the latter half of the 1920s, ‘the pride of the suburb’s industry was to be in the burgeoning hosiery and textile sector’, with thousands of local residents depending on it for their livelihood and by 1930 there were 300 factories in Brunswick employing over 6,000 workers.

The industrial heritage of Moreland is demonstrated by about 27 places of individual significance included in the HO that range from nineteenth century industries such as quarries and brickmaking kilns, to modern post-war factory complexes. The vast majority of these places are interwar factories, most of which were associated with the textile and clothing industries.

All of the industrial places recommended for inclusion in the HO date from the interwar period. They include two textile mills, a confectionary factory, and a rope works.

2.4 Commercial places

Summary of findings

Local significance

There are 13 commercial places of local significance. They include:

- Seven late Victorian or Federation places, including four former ‘corner’ shops, two other shops and one former bank:
 - Former corner shop, 103 Albion Street, Brunswick,
 - Former corner shop, 209 Barkly Street, Brunswick,
 - Former State Savings Bank of Victoria, 840 Sydney Road, Brunswick
 - Former corner shop, 80 Union Street, Brunswick,
 - Former corner shop, 105 Munro Street, Coburg,
 - Shop & residence, 425 Sydney Road, Coburg, and
 - Shops & residences, 431 & 433 Sydney Road, Coburg.
- Six interwar places including five shops or commercial premises and one hotel:
 - Victoria Hotel, 380-382 Victoria Street, Brunswick,
 - Shop, 151A Lygon Street, Brunswick East,
 - Former dairy and milk bar, 136A Nicholson Street, Brunswick East,
 - Former Faiman and Sons Warehouse, 443 Albion Street, Brunswick West,
 - Former UFS Dispensary, 228 Melville Road, Brunswick West, and
 - Former H.P.L. Morris Chemist, 153 Reynard Street, Coburg.

Not significant at the local level

There are six places that are not significant at the local level:

- Shops, 699-701 Sydney Road, Brunswick. Typical, rather than outstanding examples, and of lower integrity than comparable examples (e.g., 151A Lygon Street) due to replaced shopfronts.
- Bank of NSW (former), 854-856 Sydney Road, Brunswick. This is not significant for representative or aesthetic reasons as it has lower intactness and integrity (replacement/enlargement of façade windows is a detrimental change) when compared with similar places (e.g. former SSBV, 840 Sydney Road, Brunswick).
- Shop (former), 384 Victoria Street, Brunswick. This is not significant for representative or aesthetic reasons as it has lower intactness and integrity when compared with similar places (e.g., 209 Barkly St, 80 Union St) due to the replacement of the shop window and a reconstructed verandah (MMBW plans dated c.1900 indicate that it did not have a verandah). Built during the late nineteenth century boom it is also not a particularly early example and is not historically significant.
- Shop (former), 32-34 Blair Street, Brunswick. This is not significant for representative or aesthetic reasons as it has lower intactness and integrity when compared with similar places

(e.g., 209 Barkly St, 80 Union St) due to the replacement of the shop windows. There has also been a large addition at the rear. Built during the late nineteenth century boom it is also not a particularly early example and is not historically significant.

- Doctor's surgery and residence, 45 Nicholson Street, Brunswick East. This was constructed c.1930 as the residence and surgery for Alexander J. Kerr G.P and he remained here at least until 1970. However, no evidence has been found that suggests Dr. Kerr was prominent within the community and so this association in itself does not make the place significant for historic or associative reasons. Whilst the building itself remains relatively intact and retains an original front fence, it is not an accomplished design and not particularly representative of any particular style. Accordingly, it is not significant for representative or aesthetic values.
- Caledonia Hotel (former), 211 Weston Street, Brunswick East. Now converted to apartments, this is not significant for representative or aesthetic reasons as it has lower intactness and integrity when compared with similar places (e.g., Victoria Hotel, 380-382 Victoria Street, Brunswick). With the loss of the original hotel use, the historic and social values also do not meet the threshold of local significance.

Demolition permits issued

The shops at 412 and 414 Sydney Road, Coburg and the former Joseph Allison Funeral Parlour at 786-788 Sydney Road, Brunswick were not assessed, as Moreland Council advised demolition permits have been issued.

Future assessment required

The fieldwork and comparative analysis carried out in Stage 2 for the shops in Sydney Road, Coburg has identified the following four individual places and one small precinct that are worthy of further assessment:

- Moreland Market, 68 Sydney Road, Coburg. A very intact interwar commercial building, constructed in 1932, with original shop fronts, and a distinctive parapet with original signage. Oddly, the status in the Hermes database implied that this place is included in the HO as part of the Sydney Road, Brunswick precinct, which is possibly why it hasn't been identified before. Potential historic, representative and aesthetic significance.
- Shop, 492 Sydney Road, Coburg. This c.1900s shop has a nice and quite intact upper façade, although ground floor has been altered. It requires research to establish a firm construction date - looks late nineteenth, but actually might be early 1900s. The shop next door at no.490 may be significant as well depending on construction date. Potential historic and aesthetic significance.
- Shops, 470-74 Sydney Road. Relatively intact interwar commercial building in the Streamlined Moderne style. Potential aesthetic significance.
- Sydney Road & Bell Street shops, 489-509 Sydney Road and 94-112 & 81-91 Bell Street. Mostly interwar shops, very intact upper facades and some shop fronts. Potential historic, representative and aesthetic significance.

Victorian and Federation/Edwardian places

Corner shops

In the late nineteenth century and well into the twentieth shops selling fresh produce had to be located within walking distance of residents due to the lack of home refrigeration and private transportation. Consequently, in addition to the large retail centers such as Sydney Road, small retail centers and corner shops proliferated throughout suburban areas to meet the daily shopping needs of residents. Several factors contributed to the demise of these small retailers;

the introduction of home refrigerators, which became increasingly affordable and were almost universal by the post-war era, and increasing competition from larger retailers, particularly supermarkets, which emerged in the 1960s. The growth in private motor transport also meant that people could travel further and do a weekly shop, rather than having to do so on a daily basis. Changes to trading hours in the 1980s, which allowed supermarkets and major retailers to trade on Saturday afternoons and on Sundays, also had a major impact.

Consequently, in the post-war period, many of the early small retailers such as bakers, butchers, fishmongers and the like have closed and in most areas several shops were replaced by a single general-purpose store or milk bar stocking a range of essential items. In more recent times, however, increasing competition from convenience stores and supermarkets has further impacted upon the viability of these often family-run businesses and only a small number still survive. However, some have survived (and indeed thrived) by transforming into combined 'food stores' and cafes.

Examples of these early corner stores, dating from the late nineteenth to mid-twentieth century, are dotted throughout Moreland. Of the surviving late nineteenth century examples, most are constructed of brick and are single storey, and there are fewer constructed of timber.

The 'corner shops' recommended for inclusion in the HO include:

- A rare and early example (constructed 1884) of a late Victorian timber shop and residence at 103 Albion Street, Brunswick,
- Two examples of 'boom era' two storey masonry corner shops at 209 Barkly Street and 80 Union Street, both in Brunswick, and
- An intact Federation/Edwardian timber shop and residence at 105 Munro Street, Coburg.

Sydney Road, Coburg shops

Compared with Brunswick, there are fewer nineteenth century commercial buildings in Coburg. Those already included in the HO include:

- Hygienic Buildings, 27-33 Sydney Road, Individual HO362 (Constructed 1891),
- Moreland Park Buildings, 148-164 Sydney Road, Individual HO363 (1888),
- Bates Buildings, 400-404 Sydney Road, Individual HO159 (1888), and
- Dunne's Buildings, 436-442 Sydney Road, Individual HO366 (1891).

These are all rows comprising three or more shops in a range of styles including Italianate (HO363), Renaissance Revival (HO159, HO366) and Anglo-Dutch (HO362). Typically, the upper facades remain largely intact, whilst the ground floor shop fronts have been significantly altered or replaced and street verandahs removed or replaced.

This shop and residences at 425 and 431-433 Sydney Road, both constructed c.1885, compare favorably to the above buildings. Whilst the upper facades are slightly less intact, they remain as recognizably early buildings within the streetscape and are also of note as two of the earliest known shop buildings in Sydney Road, Coburg.

State Savings Bank of Victoria

Built in 1913, this is historically significant as the first State Savings Bank in Sydney Road, one of two, with the other being built later at the corner of Albert Street and Sydney Road in 1931. It demonstrates the common practice of banks accommodating ground floor commercial premises and accommodation for bank managers at the first-floor level. It is one of a large cohort of banks built by Godfrey & Spowers, renowned architects for the State Savings Bank

between c.1900 and 1934, and is a fine example of the Romanesque style as practised in Australia between c.1890 and 1920 with features including red brick walls with stucco decoration, mouldings and semi-circular arch-headed windows, which are characteristic of the style. Aesthetically, it derives its significance from the combination of Romanesque semi-circular windows, the combination of red brick and stucco decoration, the decorative parapet and the high degree of brick masonry detail.

Interwar commercial places

Whilst there are many shops represented in the HO in Moreland, the majority is from the Victorian, Federation and Edwardian periods, and there are fewer examples from the interwar period. Of those that are included in the HO, most have been altered with typical changes including replacement of the shopfront and/or awning, whilst others have had visible additions at the rear. Consequently, there are few interwar shops or commercial buildings of individual significance in the HO in Moreland.

The four interwar commercial premises recommended for inclusion in the HO are all notable for their high-quality design, and high degree of intactness and integrity, as follows:

Shop, 151A Lygon Street, Brunswick East

This shop is notable for the distinctive stepped profile and geometric pattern and parapet and pediment, which demonstrate the influence of the Jazz Moderne or Art Deco style. Few examples of this style exist in Moreland. One example is the former corner shop at 25 Daly Street, Brunswick West (Contributory within HO56 precinct). This also has an intact Jazz Moderne style parapet, but it is not as boldly executed as here, and overall the building is less intact. The influence of the Art Deco style can also be seen in the original signage at the former Dairy & Milk Bar at 136A Nicholson Street, Brunswick East (see below).

Former Dairy and Milk Bar, 136A Nicholson Street, Brunswick East

Due to increasing regulation in the twentieth century the design and form of dairies evolved from quite simple structures to more substantial (and sometimes, architect-designed) buildings, particularly after the establishment of the Milk Board in 1932 when many dairy licenses were cancelled, and the number of dairies was reduced by half. Many new 'model' dairies were built in the 1930s as a consequence. This process of rationalization and modernization of premises was not unlike the changes to liquor licensing that resulted in the closure or rebuilding/replacement of hotels at around the same time. Like hotels, the new 'model' dairies often were in the fashionable Moderne style, which was viewed as smart and progressive.

This is a rare surviving example of a 'model' Dairy in Moreland and fine example of the Streamlined Moderne style, which is demonstrated by the taut rectilinear form, lack of applied decoration, apart from the incised horizontal bands (a distinctive element of the style) and the Art Deco integral signage.

Former Brunswick West UFS Dispensary, 228 Melville Road, Brunswick West

This is one of three surviving examples in Moreland. The others at 559 Sydney Road, Coburg and 307 Victoria Street, Brunswick are both two-storey Federation era buildings and so are not directly comparable to this building. Like the other buildings, however, this former Dispensary has a relatively high degree of integrity and intactness and the former use and association is clearly demonstrated by the original integral signage on the south elevation. Notably, it is the only example still used as a pharmacy, continuing its historic use.

It is also a good and substantially intact example of an interwar commercial building. Unlike many other interwar commercial buildings, its ground floor has not been disfigured by the installation of modern shopfronts and it retains original unpainted face brickwork.

Former H.P.L. Morris Chemist, 153 Reynard Street, Coburg

The former Morris Chemist Shop is notable as a fine and intact example of an architect-designed interwar commercial building. While there are several other examples of interwar shops with original shopfronts in Moreland (e.g. 151A Lygon Street, Brunswick East, 68-74 Sydney Road, Coburg) or decorative brickwork (e.g., 25 Daly Street, Brunswick West), the unique design and detailing of this shopfront sets it apart from the others, which have more standard designs. Of note is the skillful use of decorative brickwork, the unusual shape of the show window with its chamfered corners due to the corbelled brickwork, and the arrangement of the recessed entry with the integral display cases. The quality of materials, details and fit out reflects the involvement of the architects, Carleton & Carleton, and Brooks Robinson, which manufactured the shop windows.

Victoria Hotel

The Victoria Hotel is historically significant as a place operating as licensed premises since 1873. It is representative example of the hotels established in Moreland in the Interwar period and is one of several in Brunswick including the Union, Carrington and Caledonian located off Sydney Road close to the areas of major employment including the potteries, ropeworks and brickworks. It is a fine example of Interwar Classicism, which seems to have been a hallmark architectural style for hotels of the period, and is the only one of the three (Carrington, Caledonian and Victoria) to maintain its use.

Faiman and Sons Warehouse (former)

This building is historically significant as part of the important textile and clothing industry in Brunswick's Interwar period. It was built and operated as premises for the small niche market of fur dyeing and dressing and between 1924 to the early 1950s was associated with three fur dyeing and dressing firms including Samuel Faiman (1924 - c.1935), Bardin, Rose & North (c.1935-1938) and T.E. Rose & Sons (c.1940 – c.1950). It is historically significant through its demonstration of the integrated and multifaceted clothing industry in Brunswick during the Interwar period.

2.5 Community and open space places**Local significance**

There are seven community and open space places of local significance:

- Primitive Methodist Mission Hall, 170 Albert Street, Brunswick,
- Bethany Gospel Hall (former), 235 Victoria Street, Brunswick,
- Scout Hall (former), 273 Victoria Street, Brunswick,
- Fleming Park, 47-51 Albert Street, Brunswick East,
- Moreland Baptist Church Complex, 384 Moreland Road, Brunswick West,
- Police Station (former), 160-162 Bell Street, Coburg, and
- Rogers Reserve, 109 Cumberland Road, Pascoe Vale.

Not significant at the local level

The Coburg Tennis & Bowling Club does not satisfy the threshold of local significance due to low integrity/lack of fabric to demonstrate historic associations.

Future assessment required

The fieldwork and comparative analysis carried out in Stage 2 for has identified one additional place that is worthy of detailed assessment:

- St David's Uniting Church complex, 72-76 Melville Road, Brunswick West. This is a post-war church complex. The church hall is of particular note as a fine and intact example of post-war architecture. It has potential historic, social, representative and aesthetic significance.

2.6 Transport place

There is one transport place of local significance:

- Bell Street Bridge, Bell Street (over Merri Creek), Coburg.

Although it has been altered and extended, the Bell Street Bridge is significant for retaining the original 1880 wrought iron lattice girder trusses designed by engineer and architect Evander McIver. Derived from British colonial engineering technology, the bridge design was first used in Victoria in 1861 to cross the Yarra at Bridge Road in Hawthorn. Later instances in several locations in regional Victoria including the VHR-listed Mia bridge at Redesdale. The Chandler Highway bridge, also VHR-listed, is a later example than the Bell Street bridge but also less intact.

3 SERIAL LISTINGS

3.1 Summary

Local significance

The Stage 2 assessment confirms the significance of the following serial listings, at the local level:

- Closer Settlement Houses, comprising 476 Albion Street, 5 Balfe Crescent, 46 Cumming Street, 280 & 284 Hope Street, and 18 Waxman Parade (see section 3.2);
- War Service Homes (Brick), 40 & 50 Shamrock Street and 17, 19, 25, 27, 29 & 31 Glenora Avenue (see section 3.3); and
- War Service Homes (Timber); 2 & 5 Akeroa Avenue, 1 Pareora Avenue, 169, 183 & 230 Stewart Street, 1 Temuka Avenue, 1 & 5 Timaru Avenue and 1 Waihi Avenue (see section 3.4).

3.2 Closer Settlement Houses

This serial listing comprises houses constructed from c.1900 to c.1910 on four Closer Settlement estates¹ (known as Brunswick, Dal Campbell, Cadman's and Phoenix) in Brunswick West.

Closer Settlement schemes were a response by the State Government to the 1890s depression, which had a severe impact on Victoria and working-class areas such as Brunswick in particular. The aim was to provide agricultural land on a lease purchase arrangement to enable those of limited means to establish a farm and a livelihood. The earliest versions of these schemes, known as 'Village Settlements' were tried in the early 1890s, but most failed. By 1898 the Government introduced legislation on a new scheme based on similar principles, which became known as the Closer Settlement scheme.

The Brunswick Estate, established in 1900, was the fourth Closer Settlement scheme in Victoria and the first in metropolitan Melbourne. It was extended twice by the additions of the Dal Campbell Estate (1904) and Cadman Estate (1905), creating a total of 161 allotments. In 1908 the Phoenix Estate, containing 73 lots, was created to the south of the Dal Campbell Estate.

It appears that around 230 houses were constructed across the four estates in Brunswick West. However, the majority have been demolished and only about 30 survive today.

Thematic context

The Closer Settlement houses are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 5: Farming the land; 5.3 Farming in the twentieth century
- Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century, Settlement schemes

¹ Note: The Dal Campbell Estate and Cadman's Estate were extensions to the Brunswick Estate, but were always listed separately in the annual reports of the Lands Purchase and Management Board.

Places assessed

Currently, there are ten Closer Settlement houses included in the HO, each with its own citation and statement of significance: 6 & 10 Allard Street, 47 Cumming Street, 7 Hopetoun Avenue, 30 Murray Street, 19 & 23 Passfield Street, and 37 43 & 51 Waxman Parade.

The Stage 1 Study identified five additional Closer Settlement houses: 3 Balfe Crescent, 46 Cumming Street, 236 Dawson Street, and 9 & 18 Waxman Parade.

In addition, the fieldwork and research carried out for Stage 2 identified a further five Closer Settlement houses, of comparable intactness to the above places, as follows:

- 5 Balfe Crescent,
- 280 & 284 Hope Street, and
- 9 McColl Court.

These houses have been included in the assessment in order to ensure the proposed serial listing includes the best representative examples of the surviving Closer Settlement houses.

There are also several other Closer Settlement houses, which have been excluded from further assessment due to lower intactness and/or integrity – please refer to Table 3.2.

Historic and physical analysis

Historic research has confirmed that all the identified houses were constructed as part of one of the Closer Settlement schemes in Brunswick. The houses were all built between c.1900 and c.1915, with several built-in stages.

Unlike some later Government-assisted settlement schemes, where standard house designs were provided, each successful applicant for the Closer Settlement estates was allowed to provide their own house design (subject to the approval of the Board's own architect). As a consequence, a range of house designs is evident.

Broadly speaking, the extant houses fall into two categories: simple cottages and more elaborate villas. The former are usually symmetrical and double fronted with a front door flanked by simple sash windows and contain two or four main rooms, sometimes with a rear skillion and often only one plain brick chimney. The roof is hipped or gabled with a separate skillion verandah. The cottage at 51 Waxman Parade (HO232) is a typical example of this type.

The more elaborate villas are either symmetrical or asymmetrical in layout and are distinguished by superior materials and detailing including imitation Ashlar boards to the main elevations, timber fretwork or cast-iron frieze to the verandahs, eaves brackets and other applied decoration, and corbelled brick chimneys. Some examples demonstrate the transition from the Victorian period (e.g. the Italianate style 7 Hopetoun, HO97), while others are more distinctively Federation/Edwardian in style with Queen Anne details such as pressed metal, rendering or half-timbering to the gable ends. 'Canowindra' at 43 Waxman Parade (HO192) and 47 Cumming Street (HO54) are particularly fine examples of this type.

Almost all the extant houses are weatherboard. The exceptions are one of reinforced concrete (9 Waxman).

For comparative purposes, the houses already included in the HO have been used as the benchmarks. These houses all have relatively good intactness and integrity. That is, the visible elevations retain original fabric and, where it has been replaced, this has been done in a sympathetic manner using 'like for like' materials and detailing. Some (e.g., 7 Hopetoun) have visible rear additions, but these have been carried out sympathetically and do not detract from the original house.

On this basis, the houses chosen for inclusion in the serial listing have comparable intactness and integrity to the existing HO places, as viewed from the street, or have distinguishing characteristics not represented in the existing HO places, as described in Table 3.1. The houses not proposed for inclusion in the serial listing have lower intactness and integrity (see Table 3.2).

The house at 9 McColl Court was originally recommended for inclusion within the serial listing. However, the dwelling was demolished in April 2017, and has therefore been removed from the serial listing.

One house at 9 Waxman Parade is not proposed for inclusion due to the low intactness. However, this house is of potential significance for another reason. Research has revealed that it was constructed in 1907 of reinforced concrete, which would make it one of the oldest known surviving houses in Victoria of this type and it may still be significant for this reason (technical or scientific significance) despite its lower intactness. Accordingly, it has been added to the list of individual houses (see section 2).

Table 3.1 – Recommended Closer Settlement Houses

Place	Comments
5 Balfe Crescent	This house has good integrity and intactness. The materials and details are original or have been sympathetically restored. The verandah balustrade may date from the 1920s. The Ashlar boards have an unusual pattern with implied quoining at the wall corners and long boards between.
46 Cumming Street	This house appears to have been renovated in the 1930s, possibly at the time the Crown Grant was obtained and retains good integrity and intactness to that renovation. The asymmetrical form and some of the details and materials (e.g., chimneys, block weatherboards) are original, whilst other details including the verandah pillars and balustrade, roof tiles and window hoods date from the 1930s renovation.
280 Hope Street	This house has good integrity and intactness. The materials and details are original including the verandah, which retains much of the original cast iron frieze. The major change is the non-original tiles to the roof and verandah.
284 Hope Street	This house has good integrity and intactness. The materials and details are original or have been sympathetically restored (e.g., verandah).
18 Waxman Parade	This house has good integrity and intactness. The materials and details are original or have been sympathetically restored (e.g., verandah). The major visible change is the non-original roof tiles.

Table 3.2 – Not recommended due to low integrity or demolition

Address	Visible alterations
450 Albion St	Windows/verandah replaced, no chimneys non-original cladding
454 Albion St	Windows/verandah replaced, no chimneys, brick shop addition at front. Poor condition
460 Albion St	Windows replaced, verandah fretwork removed. Poor condition
476 Albion St	Windows replaced and covered with roller shutters, verandah reconstructed
3 Balfe Cres	Windows/verandah replaced
236 Dawson St	Windows replaced, verandah altered/reconstructed
8 Hopetoun Ave	Verandah reconstructed, no chimneys
9 McColl Crt	Demolished in April 2017

Address	Visible alterations
17 McLean St	Windows replaced, verandah altered, no chimneys
89 Melville Rd	Windows replaced, no chimneys
50 Murray St	Windows/verandah replaced, non-original cladding
36 Passfield St	Windows replaced
3 Waxman Pde	Very low integrity - only the asymmetrical form remains
9 Waxman Pde	Verandah enclosed, other additions and alteration

Significance

The Closer Settlement houses are of historic significance as evidence of the Closer Settlement schemes in Brunswick West, which were an important initiative by the State government. Spread over a wide area, the houses collectively demonstrate the scale of the original schemes and the range of house types erected by the successful applicants. Accordingly, they are considered to satisfy Hercon Criterion A and Criterion C for the reasons described in the statement of significance – see the citation in Appendix D.

The new Closer Settlement Houses citation includes reference to all the Closer Settlement houses, including those that are already included in the HO and have their own citation. As shown in Appendix D, these existing citations have been edited to correct some minor errors and, where required, ensure the statement of significance is in the current format as required by the VPP Practice Note.

Is a serial listing appropriate?

The VPP Practice Note *Applying the Heritage Overlay* (2015) advises that:

Places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.

Several recent Panel reports have also discussed the concept of ‘group’ or ‘serial’ listings, and a summary is provided in the 2015 Planning Panels Victoria ‘Heritage Issues’ report. The Campaspe C50 Panel (pp. 49-50) made the following comments:

If the buildings and other associated heritage items are reasonably proximate, then the delineation of a heritage precinct is perhaps the preferable approach. ...

If instead the significant buildings are very dispersed and well in a minority in the totality of buildings in the area in question, it may be better to give them a serial or group listing in order to avoid the inclusion in a precinct of an excessive number of intervening non-contributory properties. Too many non-contributory buildings can lead to a dilution of the sense of precinct and cause an unnecessary administrative requirement for permit processing.

Serial listing is especially appropriate if the places have a recognisably common building form such as the East Echuca miners’ cottages. While the term ‘group listing’ is sometimes used in relation to this type of listing, the Panel suggests that it is better applied to small proximate collections of properties which do not necessarily have the same built form and are too few to create a sense of precinct, but which share a common history.

The view that places proposed for inclusion in a ‘group’ or ‘serial’ listing should have ‘very well-defined characteristics’ that define them as a group is also shared by the Moreland C149 Panel (pp. 38-38), as follows:

Group or serial listing can be a useful educative or informative management tool revealing associations between places which are not proximate, and which have a common basis of heritage significance. In the Panel’s view there is no reason to view inclusion in a serial listing as a ‘third rate’ option – a building included in such a grouping should be seen as contributing to the grouping in a similar way that a building in a precinct makes a contribution to it. However, given the buildings in a serial listing are not proximate and do not create a recognisable place in the same way as occurs with a precinct, they must have very well defined characteristics to be able to be recognised as a group.

On this basis, a ‘group’ or ‘serial’ listing is considered appropriate for the following reasons:

- The houses all have strong historic/thematic associations as part of the Closer Settlement schemes in Brunswick West;
- The remaining houses are not proximate to one another, and while some are located in the same street they are surrounded by unrelated buildings and do not form precincts; and
- While not of standard designs, the late Victorian/Federation era style houses are distinctive as much earlier houses within areas that are now otherwise characterised by late interwar or post war houses and flats.

Recommendations

The preferred option for the inclusion of this serial listing in the HO is to apply a single HO number to all 17 Closer Settlement houses including the 10 existing houses and the six new places. This is consistent with the serial listing that has been applied to the ‘Beaufort Houses’ (HO425) in Pascoe Vale South. The Heritage Place description in the schedule would be as follows:

Serial Listing

Closer Settlement Houses

6 & 10 Allard St, 5 Balfe Cres, 46 & 47 Cumming St, 280 & 284 Hope Street, 7 Hopetoun Ave, 30 Murray St, 19, 23, 32 & 37 Passfield St and 18, 37, 43 & 51 Waxman Pde, Brunswick West

The HO should apply to the whole of each property as defined by the title boundaries. No specific HO controls (e.g., external paint, tree controls) are required.

As a consequence, the following ten existing individually listed Closer Settlement houses should be removed from the HO schedule and maps:

- HO263, 6 Allard Street, Brunswick West
- HO10, 10 Allard Street, Brunswick West
- HO54, 47 Cumming Street, Brunswick West
- HO97, 7 Hopetoun Avenue, Brunswick West
- HO337, 30 Murray Street, Brunswick West
- HO136, 19 Passfield Street, Brunswick West
- HO137, 23 Passfield Street, Brunswick West

- HO191, 37 Waxman Parade, Brunswick West
- HO192, 43 Waxman Parade, Brunswick West
- HO232, 51 Waxman Parade, Brunswick West

Note: The alternate option would be to retain the existing ten individual Closer Settlement house HOs (whilst updating their description to 'Closer Settlement House' for consistency) and include only the six new houses in the serial listing.

For both options, an additional action is to remove HO192 from the townhouses at 45 Waxman Parade, Brunswick West. These townhouses appear to have been constructed since the HO was applied on part of the original Closer Settlement allotment and now form separate allotments. As non-significant elements, the HO need not apply to these properties.

3.3 War Service Homes (Brick)

This serial listing comprises houses constructed in 1920-1922 in Brunswick West and Coburg for the War Service Homes Commission.

The Commonwealth Government created the War Service Homes Commission in 1919 to assist returned soldiers and their families to buy affordable houses by providing low interest loans to purchase homes built by or on behalf of the Commission, or existing houses. From 1919 to 1920 the Commission was assisted by the Commonwealth Bank, which considered individual applications, while the Commission set about building large numbers of houses in advance of applications. The Commission originally built houses using day labour. However, because of mounting costs, the Government decided in 1921 to limit construction to individual applications only and abandon the day labour scheme in favour of private contracts after the invitation of public tenders. Then, from July 1922, the Commission appointed the State Savings Bank of Victoria (SSBV) to provide homes on the same terms as the Commission and from then until at least 1940 all new War Service homes in Victoria were built by or on behalf of the SSBV using standard SSBV designs.

Currently, there are three precincts in Moreland that are known to contain War Service Homes (HO193 Westbourne Street, HO80 Gallipoli Parade, HO434 Merlynston Station Heights), and two individually significant War Service Homes, both in Brunswick East, at 1 Timaru Avenue (HO176) and 3 Waihi Avenue (HO188), each with its own citation and statement of significance.

Of these:

- HO193 Westbourne Street precinct contains several brick houses in standard Commission designs (i.e., built prior to 1922). The relatively intact examples include 6, 8, 10, 12, 16, 17 & 18 Hall Street, 11A, 15, 16, 17, 18 & 20 Westbourne Street, while there are less intact examples at 9 & 13 Newman Street. It also contains weatherboard bungalows, which may (or may not) have been built with the assistance of the Commission;
- HO80 Gallipoli Parade precinct contains timber houses built c.1924 onwards in standard SSBV designs on behalf of the Commission;
- HO434 Merlynston Station Heights precinct contains one street, Galeka Street, where all the timber houses were built 1923-24 in standard SSBV designs on behalf of the Commission; and
- The individually significant houses in Timaru Avenue and Waihi Avenue are part of an estate of timber houses reputedly built c.1921-24 by the Northern Timber Mills for the Commission (see section 3.4).

Thematic context

The War Service Homes are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century, War Service Homes Commission

Places assessed

The Stage 1 Study identified a potential serial listing comprising four brick houses at 42, 46, 48 & 50 Shamrock Street. These are of standard Commission designs in brick. However, during Stage 2 assessment Council advised that a demolition permit has been issued for 46 and 48 Shamrock Street and so these have been removed from the list.

In addition, the fieldwork and research carried out for Stage 2 identified an additional group of brick houses at 9-31 Glenora Avenue, Coburg that are similar to the houses in Shamrock Street. These houses have been included in the assessment in order to ensure the proposed serial listing includes the best representative examples of the surviving brick examples of War Service Homes.

Historical analysis

The historic research has confirmed that all of the identified houses were constructed for the War Service Homes Commission. The Coburg houses were constructed in 1920 and the Brunswick houses were constructed 1920-22. Title records show the Commission purchased the land before building the houses. This confirms that they were constructed at the time the Commission was building houses by day labour in advance of applications.

Physical analysis

Prior to 1922, the Commission houses were built to standard designs prepared by the Commission's architect. Known examples of War Service houses in these early standard designs of the Commission are comparatively rare. Outside of Moreland, there are two precincts in Darebin City that contain similar houses: the HO170 Bell Railway Precinct and the HO186 War Service Homes Estate. The former estate, commenced in late 1919, is believed to be the first War Service Homes estate in Victoria and the second in Australia.

In Moreland City, the only known brick houses in standard Commission designs currently in the HO are within the HO193 Westbourne Street precinct. The relatively intact examples within the precinct include 6, 8, 10, 12, 16, 17 & 18 Hall Street, 5, 11A, 15, 16, 17, 18 & 20 Westbourne Street, while there are less intact examples at 9 & 13 Newman Street.

Whilst several layout plans and elevations of standard Commission house plans have been found (several were published in *Building* magazine during the early 1920s), a complete 'pattern book' of all designs has not been located. Accordingly, it is not known how many designs the Commission used. However, an article in *Building* magazine provides a description of the house designs. The article describes the houses as 'varied in appearance to prevent repetition of types' and 'individually designed to create a centre of interest to its owner'. Roofs were covered with terracotta or cement tiles and varied in treatment, some gabled and others hipped. The external wall treatments included face brick or roughcast, or a combination with face brick up to sill level and roughcast above. External woodwork was painted or stained and stained shingles used to provide variation to the gables. All verandahs and 'outdoor rooms' were roofed and, in some cases, 'furnished with pergola timbers' to take climbing plants (*Building*, 12 November 1919 pp. 59-60).

The features described in *Building* are in evidence in the houses in the Westbourne Street precinct, and in Shamrock Street and Glenora Avenue, which are small bungalows with Arts & Crafts detailing. It is possible that some houses have similar internal layouts, but different elevational treatments in order to minimise costs whilst ensuring individuality and variety. Other house-building authorities such as the State Savings Bank of Victoria, and the Housing Commission of Victoria used a similar approach.

In the case of the War Service Homes, a defining characteristic of each house is the roof form, whilst details such as window form (flat or projecting bays), porch openings (half-circular or square) and use of materials such as brick, roughcast and shingling are used to create variety and interest.

On the basis, the following broad types have been identified using the surviving examples currently in the HO and assessed for this study:

- The ‘hipped roof’ type. This type has a simple hipped roof with broad eaves. Relatively intact examples include 25 & 29 Glenora Avenue, 8 & 16 Hall Street, and 15 & 17 Westbourne Street.
- The ‘floating gable’ type. This type has a single gable-fronted roof with a broad hood, usually supported on timber brackets, that extends continuously across the façade creating a ‘floating’ gable above. Relatively intact examples include 27 & 31 Glenora Avenue (no.27 is also notable for retaining original unpainted roughcast to the upper walls and chimneys), 6 Hall Street, 42 Shamrock Street, and 11A, 16 & 18 Westbourne Street.
- The ‘gable front’ type. This has a simple gable-fronted roof. Some houses have hoods supported by timber brackets above the front windows that are almost (but not quite) continuous across the front, like the ‘floating gable’ type. Relatively intact examples include 18 Hall Street, 50 Shamrock Street (a partial hood), and 20 Westbourne Street (An almost continuous hood).
- The ‘transverse gable’ type. These have a transverse gable roof, sometimes with a minor projecting gable. Examples include 17 Glenora Avenue and 12 Hall Street (The latter has what appears to be a non-original gable on the north side).

There are also some apparent ‘one off’ or ‘special’ designs. Examples include:

- 10 Hall Street. This has a main hip roof with the unusual combination of a projecting gable and a projecting half hip.
- 19 Glenora Avenue. This has a transverse gable roof with a large gable front, and a projecting front porch with a separate roof.

Significance

The War Service Homes in Shamrock Street and Glenora Avenue are of historic and aesthetic significance to the City of Moreland. The houses demonstrate the important Commonwealth initiative to provide housing for returned soldiers after World War I. They are of particular significance as rare examples of the standard designs used by the Commission from 1919 to 1922 when it was building houses in advance of applications. The standard designs clearly demonstrate the association of the houses with the Commission.

The houses are aesthetically significant for the simple designs that feature the restrained use of Arts & Crafts details to provide variety and visual interest. These include the deep eaves and window hoods with visible rafters supported in timber brackets, and use of materials such as brick and roughcast, and clay/cement tiles and timber shingles.

Accordingly, they are considered to satisfy Hercon Criteria A, D & E for the reasons described in the statement of significance – see the citation in Appendix D.

The houses forming part of the serial listing are those that remain relatively intact, as follows:

- 42 & 50 Shamrock Street; and
- 17, 19, 25, 27, 29 & 31 Glenora Avenue.

The following less intact examples have been excluded from the serial listing:

- 9, 11, 13, 15, 21 & 23 Glenora Avenue.

As noted above, 46 and 48 Shamrock Street have been removed from the places recommended for inclusion in the HO, as a demolition permit has been issued.

As a consequence of the historic research, changes are recommended to the current HO193 Westbourne Street precinct citation, which includes a new statement of significance in the current format as required by the VPP Practice Note. The precinct should also change to ‘Westbourne Street War Service Homes’. The changes to the citation are shown in Appendix D.

Is a serial listing appropriate?

See comments in section 3.2.

A ‘group’ or ‘serial’ listing is considered appropriate for the following reasons:

- The houses have a strong historic/thematic association;
- The two groups of brick War Service houses are not proximate to one another, and each is too small to form a precinct and is surrounded by unrelated buildings;
- Similarly, the timber War Services houses, whilst relatively close to another are now scattered amongst more recent buildings as well as very altered examples of original War Service houses; and
- The houses have very distinctive designs that are ‘well defined’ and enable them to be easily recognised as a group.

Recommendations

- Apply a single HO to the intact examples of War Service Homes Commission brick houses with the following Heritage Place description:

Serial Listing

War Service Homes (Brick)

17, 19, 25, 27, 29 & 31 Glenora Ave, Coburg and 42 & 50 Shamrock St, Brunswick West

The HO should apply to the whole of each property as defined by the title boundaries. No specific HO controls (e.g., external paint, tree controls) are required.

- Change the name of HO193 precinct in the HO schedule to ‘Westbourne Street War Service Homes’ and update the citation as shown in Appendix D. *Note: Due to the number of War Service Houses within this precinct it is recommended that they continue to have the same HO number as the precinct rather than transferring them to the new serial listing.*

3.4 War Service Homes (Timber)

This serial listing comprises houses constructed in c.1921-24 in Akeroa Avenue, Orari Avenue, Pareora Avenue, Timaru Avenue and the adjoining section of Stewart Street in Brunswick East.

Reputedly, the Northern Timber Mills constructed the houses for the War Service Homes Commission.

Currently, there are two individually significant War Service Homes in this area included in the HO, each with its own citation and statement of significance: 1 Timaru Avenue (HO176) and 1 Waihi Avenue (HO188). The former is on the north side of Stewart Street, while the latter is on the south.

Thematic context

The War Service Homes Timber Houses are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century, War Service Homes Commission

Places assessed

The Stage 1 Study identified nine houses: 5 Akeroa Avenue, 5 Orari Avenue, 1 Pareora Avenue, 180, 183, 188, 204 & 230 Stewart Street, and 5 Timaru Avenue.

In addition, the fieldwork and research carried out for Stage 2 identified three additional houses: 2 Akeroa Avenue, 1 Temuka Avenue and 169 Stewart Street, which are in similar standard designs and of comparable intactness and/or integrity to the houses listed above.

These houses have been included in the assessment in order to ensure the proposed serial listing includes the best representative examples of the surviving War Service Homes in this area.

There are also several other houses that are similar, but which have been excluded from further assessment due to lower intactness and/or integrity. They are 1 Akeroa (verandah altered), 2 (verandah altered, windows replaced) & 4 (verandah altered) Pareora, 173 (reclad, windows replaced, other details removed), 179 (windows replaced), 214 (verandah altered), 216 (verandah altered, other details removed), 214 (porch altered), 216 (porch altered, windows replaced), 222 (windows replaced, porch altered) & 234 (porch enclosed) Stewart, 4 (verandah altered) & 5 (roof re-clad, porch enclosed) Taranaki, , 4 (verandah altered) & 8 (verandah and entrance altered) Temuka, and 2 (roof altered, unsympathetic additions) & 6 (enclosed porch, other details removed) Timaru.

Historic analysis

The historic research for the places identified above has found most are located within two subdivisions created on land acquired in 1920 and 1921 by the Northern Timber Mills.

The exceptions are the two houses at nos. 180 & 188 Stewart Street, which have been assessed separately (see below).

The histories for the two reputed War Service houses currently within the HO in this area both include the following:

The State Government purchased the northern section of Alexander Stewart's Nicholson Street farm, which he had owned since the 1870s, to be developed as war service homes. The estate was developed by Northern Timber Mills between 1921-24, presumably under contract to the WSHC.

However, an examination of the titles records for this area has found that by the late nineteenth century Alexander Stewart no longer owned the land in this area, which was then held by two people:

- Donald Askil, who owned land on the northern side of Stewart Street, which would be subdivided to create Temuka, Timaru and Taranaki avenues. He became owner in 1885; and

- Robert Brown, who owned the southern side of Stewart Street, which would be subdivided to create Waihi, Akeroa, Orari and Pareora avenues. He became owner in 1881.

There is also no evidence that the State Government purchased the land. Instead, the Northern Timber Mills Pty Ltd directly purchased both parcels within a few months of each other: the north side in July 1920 and the south side in March 1921. The company then subdivided the land creating three short dead-end streets on the north side and four on the south and commenced building houses on the allotments.

The houses on the north side in Temuka, Timaru and the west side of Taranaki were constructed first and were listed in the 1921 Directory as ‘being built’. The first four houses on the north side of Stewart Street were also described as ‘being built’ in the same year. By 1922 all the houses on the north side were complete and occupied. Meanwhile, the houses on the south side first appeared in the 1923 Directory. However, unlike the north side, not all the lots were built upon.

It does appear that the majority of the houses on the north side were constructed under contract to the War Service Homes Commission. They were built at around the time the Commission had abandoned the ‘day labour’ system of construction and had begun awarding contracts by open tender. Title records show that, on 16 June 1921, 22 of the 34 allotments were transferred to individual owners who then on the same day took out a mortgage to the War Service Homes Commissioner. This included the houses at 169 & 183 Stewart Street.

The remaining houses and lots on the north side (including 1 & 5 Timaru Avenue) were sold to private individuals, as well as the Fourth Victoria Permanent Building Society (who purchased four in 1922). In 1928 William Angliss purchased the balance of the unsold houses and allotments – Angliss also purchased most of the allotments on the south side (see below). These houses included 1 and 5 Timaru Avenue. The first owner of no.1 did not take out a mortgage to either the Commission or SSBV, whilst the first owner of no.5 took out a mortgage to the SSBV in February 1921; however, this was before it had commenced its role as an agent for the Commission.

On the south side of Stewart Street title records show that, from 1922 to 1927 seven houses/lots were sold, five to individuals and two to the Standard Mutual Building Society. Then, in 1928, William Angliss, MLC, purchased the balance of the unsold houses/lots on the both the south and north sides. Angliss then sold off the properties gradually over the next two decades. The houses/lots acquired by Angliss included 1 Waihi Avenue, as well as 2 & 5 Akeroa, 1 Pareora and 230 Stewart. Inspection of selected titles has not revealed any connection with the Commission or the SSBV via mortgages to the Angliss properties.

Despite this, the house designs used within the subdivision on the south side are the same or similar to those used on the north and share common form, materials and detailing (see below), which strongly suggests they were built in anticipation of becoming War Service Homes like the majority of houses on the north side. The houses on the south side were constructed around the time the Commission handed over responsibility to the SSBV and, under the terms of the agreement, while the SSBV became responsible for providing new houses under the same terms as the Commission it was not required to complete the erection of any houses partly erected by the Commission. The agreement between the Commission and the SSBV was made in early July 1922 and so its possible that these houses were caught in the transition period at a time when the Commission was no longer providing assistance, and not eligible for assistance by the SSBV.

The involvement of William Angliss, a State parliamentarian, in the purchase of many of the unsold houses is also intriguing given the controversy around the Commission at the time,

which resulted in a formal enquiry early in 1921 that ultimately led to the Commission ceding most of its authority to the SSBV by 1922.

An examination of the annual reports of the Commission for the period from its inception until 1927 has not shed any further light on this matter. The reports include only summaries of total numbers of houses constructed in each State and do not include specifics about particular contracts.

Physical analysis

The houses within the Northern Timber Mills subdivision are small timber bungalows with Arts & Crafts detailing. They have gabled terracotta tile roofs with deep eaves and exposed rafters, and plain brick chimneys. The roofs are gable fronted with gabled porches or have transverse roofs that extend to form a contiguous verandah or have a projecting gabled porch. Windows are timber sash with multi-paned upper sashes, often in pairs. Entrances are either at the front, opening to the side to the verandah or porch to an entrance hall that has a feature leadlight window, or at the side under an inset porch supported by a latticed post on a brick pier. Like the brick examples, the houses are embellished with Arts & Crafts style details such as timber shingles (used in gable ends and as hoods above porches), and large timber brackets to eaves or hoods.

It appears that several standard designs were used. The types identified amongst the surviving examples include:

- The ‘Waihi’ type. This is the design used for 1 Waihi Avenue (HO188). Asymmetrical in plan, it has a transverse gable roof that extends to form a verandah beside the projecting bay and continues as a hood supported on timber brackets across the front of the bay above the small leadlight window to the entrance hall and the window to the front bay. Multi-paned French doors open on to the verandah. This design is also used at 3 Pareora Avenue. (Note: 4 Pareora is a variation with a gabled porch instead of the verandah, but has been excluded due to alterations to the verandah.)
- The ‘Timaru’ type. This the design used for 1 Timaru Avenue (HO176). Symmetrical in plan with a transverse gable roof, here the entrance with its leadlight window is placed centrally between verandahs on either side. There is a continuous shingled hood across the front beneath the eaves and a shingled balustrade to the right of the entrance. Variants of this type are at 5 Timaru Ave and 1 Temuka Ave. It is gabled fronted and has a porch only on one side of the entrance.
- The ‘Floating gable’ type. This type is used at 5 Akeroa and 183 Stewart (5 Orari uses the same design, but has been excluded due to the non-original windows). This is gabled fronted with a continuous hood supported on large timber brackets across the front creating the distinctive floating gable (in a similar manner to the brick example described above) above a pair and single window. Entrance is at the side via an inset porch with a latticed post set on a brick pier. 183 Stewart, which is the most intact, has ship-lap weatherboards, whilst 5 Akeroa has synthetic weatherboard cladding. 230 Stewart is a variant on this type, which lacks the floating gable, but is otherwise similar in form.
- The ‘Gabled porch’ type. This is the design used for 2 Akeroa Avenue. As the name suggests, the prominent gabled porch supported on paired posts with full timber shingling that stands proud of the wall is a distinguishing feature of this type. This design is also used at 163 & 204 Stewart, which have been excluded, as they are less intact.
- The final house in the listing is 169 Stewart Street. This has a transverse gable roof with a projecting gabled porch supported on full height brick piers.

180 & 188 Stewart Street historic and physical analysis

180 and 188 Stewart Street are not located within the Northern Timber Mills subdivisions. They were created in 1887 by subdivision of land between Stewart and Queen streets but remained vacant until the 1920s.

Both of these houses, which were financed with a mortgage to the SSBV, were built after 1922 and so it is possible that the houses were built with the assistance of the SSBV in its role as agent for the Commission. However, this is not certain.

The designs are more akin to standard SSBV designs and do not resemble the distinctive designs used for the houses built by the Northern Timber Mills.

Significance

The War Service Homes Timber Houses are of historic and aesthetic significance to the City of Moreland. They demonstrate the important Commonwealth initiative to provide housing for returned soldiers after World War I. They are of particular significance as rare examples of timber houses built for the Commission in the period from 1919 to 1922. It appears that this was one of the last groups of houses built for the Commission before it ceded its authority to the State Savings Bank of Victoria.

The houses are aesthetically significant for the simple designs that feature the restrained use of Arts & Crafts details to provide variety and visual interest. These include the deep eaves and window hoods with visible rafters supported in timber brackets and use of timber shingles.

Accordingly, they are considered to satisfy Hercon Criteria A, D & E for the reasons described in the statement of significance – see the citation in Appendix D.

The houses forming part of the serial listing are those that remain relatively intact, as follows:

- The two existing individually listed HO places at 1 Timaru Avenue and 1 Waihi Avenue;
- 169 & 183 Stewart Street and 1 Temuka Avenue, as places purchased with the assistance of the Commission; and
- 2 & 5 Akeroa Avenue, 5 Timaru Avenue, 1 Pareora Avenue, and 230 Stewart Street as examples of houses in the same standard designs.

The new War Service Homes Timber Houses citation includes reference to all the houses listed above, including the two that are already included in the HO and have their own citation. As shown in Appendix D, these existing citations have been edited to correct some minor errors and, where required, ensure the statement of significance is in the current format as required by the VPP Practice Note.

The following places have been excluded from the serial listing, as they were not part of the Northern Timber Mills development and do not share the same design characteristics:

- 180 & 188 Stewart Street.

Is a serial listing appropriate?

See comments in section 3.2.

A ‘group’ or ‘serial’ listing is considered appropriate for the following reasons:

- The houses have a strong historic/thematic association;
- The houses, whilst relatively close to another are now scattered amongst more recent buildings as well as very altered examples of original War Service houses and so do not form a precinct; and

- The houses have very distinctive designs that are ‘well defined’ and enable them to be easily recognised as a group.

Recommendations

The preferred option for the inclusion of this serial listing in the HO is to apply a single HO number to all 10 War Service Timber Homes including the two existing houses and the eight new places. This is consistent with the serial listing that has been applied to the ‘Beaufort Houses’ (HO425) in Pascoe Vale South. The Heritage Place description in the schedule would be as follows:

Serial Listing

War Service Homes (Timber)

2 & 5 Akeroa Ave, 1 Pareora Ave, 169, 183 & 230 Stewart St, 1 & 5 Timaru Ave, 1 Temuka Ave and 1 Waihi Ave, Brunswick East

The HO should apply to the whole of each property as defined by the title boundaries. No specific HO controls (e.g., external paint, tree controls) are required.

As a consequence, the following two existing individually listed War Service Homes should be removed from the HO schedule and maps:

- HO176, 1 Timaru Avenue, Brunswick East
- HO188, 1 Waihi Avenue, Brunswick East

4 NEW PRECINCTS

4.1 Summary

Local significance

The Stage 2 assessment has confirmed the significance of the following precincts at the local level. Appendix E.2 contains the citations for these precincts:

- Hickford Street Precinct, 49-91 & 60-102 Hickford St Brunswick East,
- Meaker Avenue Precinct, 1-9 & 2-10 Meaker Ave, Brunswick West,
- Tinning Street Precinct, 82-136 & 95-155 Tinning St, Brunswick, and
- Waxman Parade Precinct, 4-10 Waxman Pde, Brunswick West

Not significant at the local level

The following areas are not significant at the local level:

- Crisp Avenue, 28-50 Crisp Ave, Brunswick,
- Dunstan Avenue, 2-24 & 5-21 Dunstan Ave, Brunswick,
- Pearson Street, 96-124 & 111-133 Pearson St and 180-182 Hope St, Brunswick West, and
- Reynard Street, 20-38 Reynard St, Coburg

These are in addition to the three areas assessed by the Stage 1 Study not to have potential to satisfy the threshold of local significance:

- Edward Street – 184-232 & 205-289 Edward Street, Brunswick,
- Maghull Street – 1-30 & 32-40 Maghull Street, Brunswick East, and
- Piera Street – 1-31 & 36-42 Piera Street, Brunswick East.

Future work

New precinct

The fieldwork and comparative analysis has identified an additional potential residential precinct in Pascoe Vale South that is worthy of detailed assessment. This precinct is an enclave of early post-war Modern houses in two adjoining cul-de-sacs apparently built at the same time and probably by the same builder as they share many details. Most of the houses are very intact and retain original front fences resulting in a high degree of visual cohesion. The precinct comprises 1-4 Dace Court, 40-56 Eastgate Street and 1-4 Eunice Court in Pascoe Vale South.

Review of City of Moreland Thematic History

The assessment of new precincts and serial listings, as well as the review of existing precincts has highlighted the need for a review of the *City of Moreland Thematic History*, specifically section 6.4 *Building houses in the Twentieth Century*. The potential changes could include:

A separate section entitled ‘Government assistance for housing’ or similar. This is a strong theme in Moreland that begins with the Brunswick Estate Closer Settlement Scheme in 1900, continues with the War Service Homes Commission from the end of World War I until the post-war era, and continues with the formation of the Housing Commission of Victoria that built some its first estates in Brunswick and Coburg in the late 1930s and early 1940s, and some of its largest estates in the post-war era, as well as the Beaufort Houses programme of the late 1940s, and the ‘Snail House’ constructed for the Victorian Railways in the early 1950s.

This new chapter would assemble the existing information spread throughout section 6.4. The only additional information required would be further details of the early estates constructed by the HCV in Brunswick (this is a significant omission in the current section 6.4). The section on Beaufort Homes could be edited and updated to reflect the inclusion of all surviving houses in the HO as part of a serial listing.

The second change would be the reorganising of chapter 6.4 to reflect the key phases of development in Moreland, as follows:

- Recovery in the Federation era – much of this occurred as infill development on failed nineteenth century subdivisions, with some new subdivisions created.
- The interwar boom. A period of enormous growth, which saw the development of Brunswick East and West, Coburg and Coburg North, and Pascoe Vale South. By the end of the 1930s the area south of Bell Street was almost fully developed and had been significant inroads in the areas to the north, particularly around Merlynston Station (Coburg North) and around the railway stations at Pascoe Vale and Glenroy.
- Post-war expansion. Another time of significant growth, which saw the remaining vacant land in Moreland subdivided and developed for housing. A notable omission in the current thematic history is the factory housing estates of the post-war era such as the Ford Factory housing. This section could be separated out from the pre-War chapter.

An issue with the existing sections is that much of the information is about the type of housing that was constructed, rather than providing an explanation of how, why and when growth occurred and what were the key influences. The contextual histories prepared for this study could provide the basis for some of these new chapters.

4.2 Overview of heritage precincts in Moreland

There are 71 residential precincts currently included in the HO in Moreland. More than half (45) are in Brunswick (comprising 24 in Brunswick, 11 in Brunswick East, and 10 in Brunswick West), a further 18 are in Coburg (including four in Coburg North/Merlynston), with the remainder in Pascoe Vale (2) and Pascoe Vale South (6).

Table C.1 in Appendix C provides a summary of the key types of residential heritage precincts in Moreland based upon the period of development and the predominant type of housing stock contained within them. In summary there are:

- 16 precincts that are predominantly Victorian in character
- 13 precincts that are predominantly Victorian and Federation/Edwardian,
- 4 precincts that are exclusively Federation/Edwardian,
- 8 precincts that are predominantly Federation/Edwardian and Inter-War in character,
- 33 precincts that are predominantly or exclusively Inter-War in character. These include precincts predominantly developed during the 1920s prior to the Great Depression, as well as precincts that predominantly date from the 1930s and include some immediate post-war houses, and
- There is one post-war precinct, and at least one other that includes post-war houses that contribute to the significance of the precinct.

The precincts range in size from small groups of houses, sometimes on one side of the street only (e.g., HO8 Barkly Street West, HO32 Brunswick Road, HO255 Lygon Street, HO336

Victoria Street) to very large precincts containing several streets (e.g., HO30 Brickworks, HO76 First Avenue, HO124 HCV Newlands Estate, HO139 Phillipstown, HO207 Coonan's Hill).

The most common precinct type is a section of a single street (e.g. HO1 Albert Street, HO13 Balmoral Avenue, HO14 Barkly Street East, etc.) including some small precincts that include all houses on both sides of the street (e.g., HO55 Bruce Street, HO116 Dudley Street, HO132 French Avenue, HO179 Turner Street, HO215 Marks Street, HO217 Olga Street, HO384 Allan Street).

4.3 Local significance

Hickford Street, Brunswick East

The Stage 1 study identified a potential precinct comprising 9-77 & 38-90 Hickford Street, Brunswick East.

Existing heritage listings

Nil.

Previous heritage assessments

The *Moreland Local Heritage Places Review 2004* assessed 9-77 and 38-90 Hickford Street to be of local significance, and there is a Hermes record with a history, description and statement of significance. The statement of significance is:

Of historical significance as an example of a nineteenth century subdivision that was not fully developed until the interwar period. (AHC Criterion A.4)

Of aesthetic significance as a representative example of an early twentieth century residential precinct with a moderate degree of homogeneity that illustrates well the transition in housing styles during the Edwardian to the Interwar periods. (AHC Criterion E.1)

Amendment C78

The Hickford Street precinct was proposed for inclusion in the HO as part of Amendment C78. Several submissions supporting or opposing the proposed inclusion of the Hickford Street precinct were referred to the Panel, which made the following recommendations (p.109):

The Hickford Street, Brunswick precinct (Precinct 13) as exhibited should be included in the Heritage Overlay.

The City of Moreland should review the boundaries of the precinct as soon as possible.

However, the inclusion of Hickford Street in the HO did not proceed pending a review of the boundaries, as recommended by the Panel.

Thematic context

The Hickford Street precinct is associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century,

Historic analysis

Hickford Street is an example of a speculative nineteenth century subdivision where development was halted (or rather, never really started) as a result of the 1890s depression. About half a dozen houses, all situated at the western end close to Lygon Street were constructed in the nineteenth century. Development recommenced in about 1910 and most of

the building occurred within the decade from 1915 to 1925. Development of the street was no doubt encouraged by the opening in 1916 of the electric tram route along Lygon Street.

Physical analysis

This potential precinct as identified by the 2004 heritage study comprises almost the whole of Hickford Street. However, there is a visually intrusive group of Non-contributory places in the middle of the street around Queen Street that splits the street in two.

West of Queen Street, there is a relatively intact group of Edwardian and interwar houses on the north side at nos. 9-29; however, this is situated amongst and opposite sections that have low integrity and poor cohesion due to some recently constructed houses and low integrity of older houses. Accordingly, the section west of Queen Street is not considered to form a precinct.

By comparison, the east section of Hickford Street, commencing at no.49 on the north side and no.60 on the south, has very good cohesion and integrity with approximately 83% of the houses assessed as Contributory. More importantly, the majority of the Contributory houses have good integrity and, given the short development period, are related in terms of their form, materiality and siting with the majority being either gable-fronted bungalows or asymmetrical houses with hipped roofs and projecting gables. Amongst the timber houses there are also several better quality brick villas (e.g. nos. 59, 62, 64, 88, 102). There are two 1930s hipped roof bungalows at nos. 53 and 86 – the latter is notable for its hipped porch with a Mediterranean inspired arched opening supported on dwarf columns.

The Non-contributory houses are not overly dominant and one (nos. 68 & 68A) is a contextual design that responds to the historic character of the streetscape.

Comparisons

There are several examples of nineteenth century subdivisions that only developed in the early twentieth century represented in the HO in Moreland. Those in Brunswick are:

- HO51 Collier Cres, Brunswick West;
- HO60 Dawson Street, Brunswick West;
- HO85 Glenmorgan St, Brunswick East;
- HO92 Hoffman & Hunter Sts (part), Brunswick West; and
- HO93 Hope Street, Brunswick West.

Of the above precincts, the HO85 Glenmorgan Street precinct provides a pertinent comparison as it is situated just to the north of Hickford Street. Whilst Hickford Street lacks the mature street trees that enhance the western section of Glenmorgan Street, the housing is of similar quality and integrity, and includes several better quality brick villas not represented in Glenmorgan Street.

Significance

The Hickford Street precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moreland – please see the precinct citation in Appendix E.2.

There are no places of individual significance within the precinct. The Non-contributory houses are nos. 63, 66, 68, 68A, 74, 79, 83, 89 & 89A and 6 Bellvue Street.

Recommendations

Add to the Heritage Overlay with the following Heritage Place description:

*Precinct**Hickford Street Precinct**49-91 & 60-102 Hickford Street, Brunswick East*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map in Appendix E. No specific HO controls (e.g., external paint, tree controls) are required.

Meaker Avenue, Brunswick West

The study brief identifies a potential precinct comprising 1-9 & 2-10 Meaker Avenue. Planning staff at the City of Moreland identified the precinct.

Existing heritage listings

Nil.

Previous heritage assessments

Nil.

Thematic context

The Meaker Avenue precinct is associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century,

Historic analysis

Meaker Avenue is an example of an interwar subdivision of a nineteenth century estate, which developed quickly during the 1920s development boom in Brunswick West that followed the opening in 1923 of the first stage of the electric tramway from the City to West Coburg. Comprising only 10 allotments, the first house was built by 1924 and the street was fully developed by 1928.

Physical analysis

Meaker Avenue is an interwar residential enclave comprising modest detached bungalows. All of the original houses survive and all bar one (no.9) are gable fronted and only one is of brick. Many have similar form and detailing, and some appear to be identical (nos. 7 & 8), suggesting the same builder constructed them. Most of the houses are relatively intact when viewed from the street and no.7 is especially notable for its very high degree of intactness, which includes an early cyclone wire fence. As a result, the street has a high degree of visual cohesion.

The less intact houses include no.5, which retains its original multi-gabled fronted form, but has been reclad and windows replaced, and there is a visible addition at no.9. It also appears that alterations have been made to no.3, which may have changed its original appearance.

Comparisons

Not surprisingly, there are many examples of interwar residential precincts in the HO in Moreland and they range in size from small single street precincts to large areas covering multiple streets. In Brunswick West, development during the interwar period is demonstrated by several precincts, which include:

- HO33 Brunswick Road West;
- HO51 Collier Crescent;
- HO60 Dawson Street; and
- HO218 Reaburn Crescent.

Of the above precincts, HO51 and HO60 are larger precincts contain a broader range of eras spanning from late Edwardian period to the late 1930s. They are also less intact and so lack the visual cohesion found in Meaker Avenue. HO218 Reaburn Crescent is more comparable, but it also contains hipped roof bungalows of the 1930s and so is not as consistent as Meaker Avenue. The development period in HO33 is more contained to the 1920s, but the housing stock is quite different and contained to one side of the street only and is not directly comparable.

Another more pertinent comparison is HO34 Bourke Street in Coburg. Like Meaker Avenue this contains timber interwar bungalows in a small number of basic designs that appear to have been constructed by one builder. It has similar visual cohesion, but slightly lower integrity with two post-war dwellings.

Overall, Meaker Avenue provides a good representation of the suburban development that occurred in Brunswick West during the early interwar period. It is notable for its high degree of integrity and the visual cohesion due to the similar form and detailing of all of the houses.

Significance

The Meaker Avenue precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moreland. Please refer to the statement of significance in the precinct citation in Appendix E.

All the houses within the precinct are Contributory. There are no places of individual significance.

Recommendations

Add to the Heritage Overlay with the following Heritage Place description:

Precinct
Meaker Avenue Precinct
1-9 & 2-10 Meaker Avenue, Brunswick West

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map in Appendix E.2. No specific HO controls (e.g., external paint, tree controls) are required.

Tinning Street, Brunswick

This potential precinct identified by Stage 1 comprises 82-136 & 95-155 Tinning Street, which contain nine properties (nos. 98, 118, 122, 132, 139, 141, 147, 149 & 151) that the study brief included on the list of potential individually significant places.

Existing heritage listings

Nil.

Previous heritage assessments

Nil. The 2004 *Moreland Local Heritage Places Review* both identified several houses in Tinning Street as being of potential individual significance but did not identify a precinct.

Thematic context

The Tinning Street precinct is associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland’s Houses; 6.4 Building houses in the twentieth century,

Historic analysis

Tinning Street is an example of a nineteenth century subdivision where development commenced but was halted by the 1890s depression. Much of the nineteenth century

development, which included both houses and factories, was concentrated in the eastern end between La Rose Street and Sydney Road.

This precinct comprises land to the west of La Rose Street. On the north side, the precinct includes the land between the former Brunswick Rope Works and Garnet Street. This land was subdivided beginning in 1903 and was almost fully developed by 1910. On the south side, about ten houses were built in the nineteenth century, including a group of six clustered around Ormond Street. As on the north side, most of the vacant lots were built on by 1910, and development of the precinct was almost complete by the beginning of World War I. Two houses (nos. 95 & 149) were constructed in the 1920s.

Physical analysis

The potential precinct identified by Stage 1 comprises the section of the street generally to the west of the former Brunswick Rope Works (now being converted to residences) extending to Garnet Street.

The houses in this area are predominantly either symmetrical late Victorian or ‘Victorian survival’ villas (i.e., houses that have the form and some detailing of Victorian houses, but show the transition to the Federation/Edwardian style) or Edwardian asymmetrical bungalows. Many of the houses are notable for their high-quality detailing and several appear to have been designed by the same builder. Of note are:

- The symmetrical ‘Victorian survival’ villas with distinctive recessed entrances and rich timber detailing at nos. 94, 98, 99, 106, 110, 112, 137 & 139. The best of these is no.98, which is distinguished by a central verandah gablet with cast-iron decoration. This was the residence of one of the owners of the Brunswick Rope Works.
- The asymmetrical villas with equally fine timber detailing and highly decorated gable ends at nos. 86, 97, 101, 126, 130, 132, 141 & 143.

Accordingly, the visual cohesion is good due to the consistency of form, materiality and detailing of the Contributory places and the finely detailed houses described above elevate the aesthetic qualities of the precinct. Whilst some of the Contributory houses have been altered, they have potential to be restored. The other houses mostly have very good integrity, although not all details may be original or authentic (e.g. verandah and iron ridge cresting to no.84).

Overall, the integrity of the precinct is moderate with approximately 72% of the properties assessed as Contributory. However, the Non-contributory (NC) places are not overly intrusive within the precinct as they are related in scale (single storey), form (most have hipped roof forms) and siting (usually, similar front and side setbacks). Three (nos. 103, 107 & 125) are very altered examples of Federation/Edwardian dwellings.

The inclusion of the NC places within the precinct is considered appropriate in order to manage future development that could impact upon the setting of the Contributory places.

Comparisons

This is one of a relatively small number of residential precincts that almost exclusively comprise Federation/Edwardian housing represented in the HO in Moreland. The others are:

- HO116 Dudley Street, Fitzroy North;
- HO215 Marks Street, Brunswick;
- HO251 Warburton Street, Brunswick East; and
- HO336 Victoria Street, Brunswick.

Of the above precincts, the HO116 Dudley Street precinct stands out as a highly intact enclave of houses. However, whilst it includes some ‘Victorian survival’ houses they lack the decorative features that distinguish many of the houses within Tinning Street. ‘Victorian survival’ houses are found in HO215 and HO251, but they comprise only one or two examples comparable to those found in Tinning Street. HO336 on the other hand comprises a small group of mostly brick single-fronted Edwardian houses that are not directly comparable.

Overall, Tinning Street stands out for the concentration of these high-quality timber villas and as a good representation of the residential development in Brunswick during the early twentieth century.

Significance

The Tinning Street precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moreland – please see the precinct citation in Appendix E.2.

There is one place of individual significance within the precinct: the house at no.98, which has historic significance as the residence of Albert Downs (whose family owned the nearby rope works) and aesthetic value as a well-detailed Edwardian villa. The Non-contributory houses are nos. 90-92, 96, 103-109, 104, 114, 115, 116, 120, 124, 125, 133 & 153.

Recommendations

Add to the Heritage Overlay with the following Heritage Place description:

*Precinct
Tinning Street Precinct
82-136 & 95-155 Tinning Street, Brunswick East*

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map. No specific HO controls (e.g., external paint, tree controls) are required.

Waxman Parade, Brunswick West

The study brief identifies a potential precinct comprising four interwar bungalows at 4, 6, 8 & 10 Waxman Parade.

Existing heritage listings

Nil.

Previous heritage assessments

The *Keeping Brunswick’s heritage: a report on the review of the Brunswick Conservation Study* 1991 identified and assessed this group of four houses, as part of a larger precinct called the ‘Hopetoun Heritage Area’. The 1991 statement of significance is:

Historic significance, a discrete part of the Hopetoun Heritage Area, dating from subdivision in the 1920s and 1930s of a parcel of land originally settled as part of the 1900 Closer Settlement Scheme. The houses exhibit intact elements of the Californian Bungalow style of housing popular in the 1920s and 1930s in Australia and provide evidence of the gradual development of this area of Brunswick, important for its integral role in the execution of government social policy in the early twentieth century in Victoria.

Thematic context

The Waxman Parade precinct is associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland’s Houses; 6.4 Building houses in the twentieth century,

Historic analysis

Waxman Parade, originally known as Hopetoun Avenue, formed part of a failed nineteenth century subdivision known as the Hopetoun Estate. In 1900 the State Government acquired the still undeveloped land, which was re-subdivided into small farming lots of between one to two acres and offered for sale as the Brunswick Estate, the first metropolitan Closer Settlement in Victoria. The lots were offered on a lease-purchase arrangement with a maximum of 31 years to pay, and could be converted to freehold within six years. Once the lease had been paid out, most of the owners chose to subdivide their land, and the next phase of subdivision and redevelopment began during the interwar period. Slowly, the estates were transformed into suburban areas from the 1920s onwards.

The opening of the electric tramway from the City to West Coburg via Melville Road in stages from 1923 was the catalyst for the suburban development of the more isolated parts of Brunswick West and Pascoe Vale South during the interwar period.

These four houses, all constructed c.1928, were among the first built on the Brunswick Estate as the original Closer Settlers began to subdivide their allotments. No.10 was built on part of Allotment 57, whilst nos. 4, 6 & 8 were constructed on part of Allotment 59.

Physical analysis

This small precinct comprises four detached single storey interwar bungalows. The weatherboard houses at nos. 4-8 were originally identical. Symmetrical in plan, they have transverse gable tile roofs that extend to form a verandah that has a central gablet. The verandahs are supported on tapered rendered piers with balustrades. The fourth house at no.10, constructed brick, is asymmetrical in plan with a hip tile roof that extends to form a verandah at one side of the projecting gabled bay. The verandah is supported on tapered brick and render piers and has a brick balustrade. The houses are all very intact – there are sympathetic fences at nos. 6 & 8, whilst the low brick and wrought iron fence to no.10 could date from the late interwar period. Visible additions at the side of the houses include the carport to no.6, a gabled addition to no.8 and a garage to no.10.

Accordingly, whilst small, this group of houses has good visual cohesion and stands out in an area that is otherwise predominantly characterized by post-war housing, interspersed with the surviving original Closer Settlement houses, as well as the HCV Fowler Estate. There are two other late 1920s houses in the immediate vicinity:

- 1 Waxman Parade. This is a gable-fronted attic bungalow at the west corner of Albion Street; and
- 542 Albion Street. This house is very similar in design to those at nos. 4-8 Waxman. It was built on part of the same subdivision and is likely by the same builder.

The above houses, however, are physically separated from the houses in Waxman Parade by post-war houses and cannot form part of the precinct.

Comparisons

Waxman Parade is within the western extremity of Moreland City in one of the last parts of Brunswick to be developed and there are no precincts or individually listed houses of the interwar period within the immediate vicinity. Nearby individually listed HO places in Waxman Parade are all Closer Settlement houses: nos. 37 (HO191) and 43 (HO192) (both Edwardian style houses) and the simple double fronted cottage at no.51 (HO232).

The closest precincts of interwar houses include:

- HO92 Hoffman & Hunter Street; and

- HO109 Marion Avenue.

HO92 contains predominantly interwar housing, with a smaller number of late nineteenth and early twentieth century housing, whilst HO109 almost exclusively contains interwar houses. These two precincts are both close to the tramway along Melville Road.

Within larger precincts of two or more streets there is more leeway for a certain percentage of houses to be Non-contributory, as well as for some of the Contributory houses to be less intact. However, in very small precincts or groups of houses such as this the intactness and integrity of the houses is of greater importance.

The high integrity and intactness of all the dwellings in this group compares well with small residential precincts such as HO8 Barkly Street West (10 boom-era houses in two groups on either side of a large post-war factory), HO32 Brunswick Road, HO255 Lygon Street (a group of about 10 boom-era houses and shops on one side of Lygon Street), and HO336 Victoria Street (nine Edwardian era houses on the south side of Victoria Street).

As a small group of intact houses that have similar or identical designs they are also akin to single place HOs that apply to terrace house rows such as HO98, which applies to six freestanding two storey terrace houses at 5-15 Hudson Street, Coburg, or HO118 & HO119, which apply to the terrace rows at 222-238 and 241-253 Moreland Road, respectively.

Significance

The Waxman Parade precinct is of historic (Criterion A) and aesthetic (Criterion E) significance to the City of Moreland – please see the precinct citation in Appendix E.2.

All of houses within the precinct are Contributory.

Recommendations

Add to the Heritage Overlay with the following Heritage Place description:

Precinct
Waxman Parade Precinct
4-10 Waxman Parade, Brunswick West

The HO should apply to the whole of each property as defined by the title boundaries, as shown on the precinct map. No specific HO controls (e.g., external paint, tree controls) are required.

4.4 Not of local significance

Crisp Avenue, Brunswick

The Stage 1 Study identifies a potential precinct comprising 28-50 Crisp Avenue.

Existing HO listings

There is one individually listed place at no.28 (HO288).

Previous heritage assessments

The *Moreland Local Heritage Places Review 2004* assessed 28-50 Crisp Avenue to be of local significance. The 2004 statement of significance for the precinct, which includes nos. 28-50 only, is:

Of aesthetic significance, as a representative example of an early twentieth century residential precinct comprising relatively intact collection of timber housing constructed between 1913 and 1915, exhibiting a uniform style, and generally sympathetically restored or maintained.

Analysis

Crisp Avenue is an early twentieth century subdivision that contains houses constructed prior to World War I. The 'desktop' review carried out for Stage 1 identified this group for its potential historic aesthetic significance, as a fine group of well-detailed Queen Anne style villas.

Within larger precincts of two or more streets there is more leeway for a certain percentage of houses to be Non-contributory, as well as for some of the Contributory houses to be less intact. However, in very small precincts or groups of houses such as this the intactness and integrity of the houses is of greater importance.

For this reason, following initial fieldwork in Stage 2 the houses at nos. 28-34 were removed from the potential precinct as no.28 is already protected, nos. 30 & 32 are Non-contributory places and no.34 is more altered (windows replaced) than other houses. The assessment therefore focussed on the houses at nos. 40 to 50 (note: there are no house numbers 36 or 38) and the following observations have been made:

- Historic research shows the original houses in Crisp Avenue were all constructed within a three-year period from 1912 to 1915 and the six lots comprising the present nos. 40-50 were purchased by four people: John Carey (no.50), Henry Vinnicombe (nos. 46 & 48), James Fitzpatrick (no.44) and James Woods (nos. 40 & 42);
- The group contains five Queen Anne style Edwardian villas with similar form and detailing at nos. 40-46 & 50 and one 'Victorian survival' at no.48;
- The history of ownership and the commonality of detailing between some of the houses suggest the same builder constructed them. For example, nos. 40 & 42, originally both owned by James Woods, and nos. 46 & 48 (Henry Vinnicombe); and
- The intactness and integrity of the houses vary. The most significant visible changes have been changes to roofing material (only no.44 appears to retain the original material), the presumed removal of chimneys to nos. 40, 42 & 48, and the presumed removal of the verandah frieze at no.42.

Accordingly, while there is a strong historic association between these houses, the visible changes described above have reduced the intactness and integrity and the overall visual cohesion. In particular, the changes to the roof materials (as well as the potential loss of associated features such as the ridge capping and finials seen at nos. 8, 10 & 28), as well as the loss of the original chimneys on half of the houses are fundamental changes that have impacted upon significance. Accordingly, it is considered this potential precinct falls below the threshold of local significance.

Findings and recommendations

Does not satisfy the threshold of local significance. No further action required.

This has been noted in the Hermes record.

Dunstan Avenue, Brunswick

The Stage 1 Study identifies a potential precinct comprising 3-21 & 6-24 Dunstan Avenue.

Existing heritage listings

Nil.

Previous heritage assessments

The *Moreland Local Heritage Places Review 2004* assessed 41-55 and 48-64 Dunstan Avenue to be of local significance. The 2004 statement of significance of the precinct is:

Of aesthetic significance as a representative and very intact example of an early twentieth century residential precinct, which contains a fine collection of housing types and styles from the Edwardian and interwar periods. The unusual attached brick pair at Nos. 47-49 is particularly notable as a rare example of attached houses with an undivided roof.

Analysis

Dunstan Avenue predominantly contains modest gabled fronted timber bungalows of the interwar period, interspersed with some Edwardian and post-war houses.

The study brief originally identified a potential precinct comprised of four sections: Albion to Mitchell streets, Mitchell to Donald streets, Donald to Davies street, and Davies Street to Moreland Road. However, non-contributory houses, some of which have been constructed relatively recently (e.g. 23A-23D, 45 & 45A, 56A & 56B etc.), disrupt the integrity of the precinct as a whole. This includes the precinct as assessed in 2004 (i.e., nos. 41-55 & 48-64).

The ‘desktop’ review in Stage 1 identified a reduced precinct area based around a relatively intact group of interwar gable-fronted timber bungalows at nos. 5-21, situated on the west side between Albion and Mitchell streets.

However, the on-site inspection during Stage 2 found the east side (i.e., nos. 6-24) is less cohesive and is disrupted by Non-contributory houses. Moreover, the many of the Contributory houses on the east side have been altered reducing their integrity and the overall streetscape cohesion.

Residential development of the interwar period is very well represented in the HO in Moreland and this area was closely compared with other examples of interwar residential precincts in Brunswick including HO76 First Avenue, HO132 French Avenue and HO193 Westbourne Street. This analysis found that this section of Dunstan Avenue does not have the same cohesion found in these other precincts.

Findings and recommendations

Does not satisfy the threshold of local significance. No further action required.

This has been noted in the Hermes record.

Pearson Street, Brunswick West

The Stage 1 study identified a potential precinct comprising 96-124 and 111-133 Pearson Street and 141, 180-82 Hope Street. This is the section of Pearson Street generally between Hope and Newman streets.

This potential precinct was part of a larger potential precinct identified in the study brief, which included the following sections of Pearson Street:

- Nos. 11A-29 at the southern end – this area has instead assessed as potential extensions to the HO56 and HO60 precincts (see Chapter 5);
- The section generally between Whitby Street and Hope Street (excluding nos. 73-91 already within the HO196 precinct). This was found to have low integrity and poor cohesion due to recent developments and unlikely to form either precinct or precinct extension; and
- A section north of Newman Street. This also has low integrity (of the 12 properties on the west side only two are Contributory) and is unlikely to form a precinct or precinct extension.

Existing heritage listings

Nil.

Previous heritage assessments

Nil.

Analysis

The section of Pearson Street between Hope and Newman streets contains predominantly Edwardian houses and 1920s bungalows and one 1930s former corner shop at no.133. It has reasonable integrity (of the 30 properties, approximately 20-25 would be Contributory) and of note is the relatively intact group of Edwardian timber bungalows at nos. 115-123, situated on the west side.

However, the on-site inspection during Stage 2 found the east side is less cohesive and is disrupted by Non-contributory houses. Moreover, the many of the Contributory houses on the east side have been altered reducing their integrity and the overall streetscape cohesion. Also, the potentially Contributory houses at 180 had a demolition permit issued & 182 Hope Street had recently been demolished and new development was underway.

Residential development of the Federation/Interwar period is well represented in the HO in Moreland and this area was closely compared with other similar residential precincts in Brunswick West including HO93 Hope Street, and HO196 Whitby Street. This analysis found that this section of Pearson Street does not have the same cohesion found in these other precincts.

Findings and recommendations

Does not satisfy the threshold of local significance. No further action required.

This has been noted in the Hermes record.

Reynard Street, Coburg

The Stage 1 study identified a potential precinct comprising houses at 20-38 Reynard Street that the study brief included on the list of potential individually significant places.

Existing heritage listings

Nil.

Previous heritage assessments

This area has not been assessed as a precinct before. However, the 1990 *Coburg Conservation Study* and the 2004 *Moreland Local Heritage Places Review* both identified the individual places within the precinct as being of potential significance.

Analysis

This comprises a group of single and double storey Victorian terrace houses on the north side of Reynard Street between the railway line and Sydney Road. The 'desktop' review carried out for Stage 1 identified this group for its potential historic significance, as Victorian era residential precincts are far less common in Coburg. Residential precincts in Coburg that predominantly or partly contain Victorian era housing include HO429 Rolland Street, HO430 Soudan Street, HO115 Moreland Station, HO145 Sheffield Street and HO427 Main Street. Of these HO430 and HO429 are very small precincts, the former comprising a group of seven identical Italianate timber houses on one side of the street, whilst the latter contains nine houses on one side and two diagonally opposite.

However, an on-site inspection of the Reynard Street houses during Stage 2 found that all had been altered in detail, reducing their integrity and, consequently, the cohesion of the group as a whole. This also confirmed the original impression that none of the houses reached the threshold of local significance.

Because of these changes the Reynard Street group lacks the visual cohesion that strongly defines the comparable smaller residential precincts in Coburg such as HO429 and HO430.

Findings and recommendations

Does not satisfy the threshold of local significance. No further action required.

This has been noted in the Hermes record.

5 EXTENSIONS TO EXISTING HO PRECINCTS

5.1 Summary

Recommended precinct extensions

Table 5.1 lists the recommended extensions to existing HO precincts and section 5.2 provides detailed information in support of the proposed precinct extensions.

As a consequence, the precinct citations have been updated to correct errors, provide additional historic and descriptive information in support of the precinct extension, and to update the statement of significance, as required, ensuring they comply with the VPP Practice Note.

Appendix E.1 provides the recommended changes to the precinct citations.

Table 5.1 – Recommended precinct extensions

Existing HO precinct	Precinct extension
HO60 Dawson Street, Brunswick	11A, 15 & 17 Pearson St & 19-23 & 20-24 Daly St
HO56 Daly Street, Brunswick West	19-29 Pearson Street
HO75 Ewing Street, Brunswick	112-116 Glenlyon Road
HO110 Melville Road, Pascoe Vale South	8-52 Melville Road
HO113 Methven Park, Brunswick East	155-193 Glenlyon Road
HO116 Dudley Street, Fitzroy North	27-51 King Street
HO130 Park Street, Brunswick	226-258 Brunswick Road
HO139 Phillipstown, Brunswick	308 & 308A Barkly St, 269-303 Brunswick Rd and 1A & 2 Watson St
HO207 Coonan's Hill, Pascoe Vale South	1-23 Woodlands Ave, 47 Carrington St and 48 Walhalla St
HO238 Sumner Estate, Brunswick East	2-28 & 1-27 Lowan St and 271-283 Glenlyon Rd

Precinct extensions that are not recommended

The assessment in Stage 2 has found that the following places do not form precinct extensions (see section 5.3):

- HO68 Donald Street precinct - 40-68 Mitchell Street, Brunswick; and
- HO229 Stewart Street precinct - 147 Stewart Street, Brunswick East.

This is in addition to the following areas that the Stage 1 assessment found did not form precinct extensions:

- HO8 Barkly Street West - 288-292 Barkly Street, Brunswick,
- Lygon Street (various precincts) – 11-13, 121, 123-127, 141-149, 159, 163, 167 & 267 Lygon Street, and
- 104-110 Victoria Street, Coburg.

Other findings

Review of other HO precincts

The review of the precinct citations included in this review has revealed that many of the early citations are lacking in historic and description information and have statements of significance that do not comply with the current format recommended by the VPP Practice Note.

It would be highly desirable to undertake a review of all early precinct citations to ensure that they meet present standards for heritage citations and provide appropriate information to guide the management and development of the precincts in the future. This review should include all precinct citations prepared for studies dating from 2004 or earlier. The exceptions are the more recent precinct citations prepared for the *Lygon Street Heritage Study* and the *Moreland North of Bell Street Heritage Study*.

An associated task is to update the ‘child’ records in Hermes for each property within a precinct (the ‘parent’ record). Currently, the overwhelming majority of these ‘child’ records have the incorrect designation ‘Included in the Heritage Overlay’, which is intended to apply only to precincts or individually significant places that have their own HO number. As part of the review of precincts, all child records should be updated to reflect their heritage status (Significant, Contributory or Non-contributory) within the precinct.

Further assessment required

The fieldwork and comparative analysis has identified an additional potential precinct in Pascoe Vale South that is worthy of detailed assessment. This precinct is an enclave of early post-war Modern houses in two adjoining cul-de-sacs apparently built at the same time and probably by the same builder as they share many details. Most of the houses are very intact and retain original front fences resulting in a high degree of visual cohesion. The precinct comprises 1-4 Dace Court, 40-56 Eastgate Street and 1-4 Eunice Court.

In addition, assessment of the potential individual heritage significance of the following places within precinct areas is recommended:

- 26-34 Gray Street, Brunswick. A very fine and unusually detailed late Victorian terrace. Of potential architectural and aesthetic significance.
- 20 Louisville Avenue, Pascoe Vale South. A good example of a post-war Modernist house. Of potential architectural and aesthetic significance.

5.2 Recommended precinct extensions

H056 Daly Street, Brunswick West

The potential precinct extension identified by the Stage 1 study comprises 19-29 Pearson Street (west side only between Smith and Albert streets).

Following detailed fieldwork in Stage 2, consideration was also given as to whether Smith Street should be (fully or partially) included within either H056 or H060. However, overall, it was found to have lower integrity than the adjoining streets and has been excluded for this reason.

Existing heritage listings

Nil.

Previous heritage assessments

Nil.

Thematic context

This precinct and the proposed extension are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland’s Houses; 6.3 Building during the boom, 6.4 Building houses in the twentieth century

Significance

The HO56 Daly Street precinct is of local historic and architectural significance:

The Daly Street Precinct is of local historical significance for its associations with Hoffman's Brickworks. The area, which was subdivided as the Hoffman Phoenix Park estate in 1888, is believed to have been the land containing the residence of John MacKenzie Barry, one of the founders of Hoffmans' Brickworks.

The Daly Street Precinct is of local architectural significance as a relatively intact area of Victorian and Edwardian-era housing, including a number of individual buildings of particular interest, which as a whole reflects the two major periods of development in West Brunswick. Buildings that represent the architectural significance of the area include the mix of Victorian terraces and Edwardian and Inter-War houses predominately built of brick that are located on Albert Street. East of Pearson Street is a row of Victorian Terraces, and at 505 a brick Edwardian shop. Hunter Street, similarly, comprises Victorian Terraces, Edwardian Cottages and some Inter-War Bungalows (the former predominately timber). Buildings of particular interest within the precinct include the terrace at 35-45 Hunter Street, the three-storey rendered Italianate styled Grandview Hotel, the West Brunswick Primary School and the timber shop (c.1870) with original shopfront and timber parapet at 480 Victoria Street and the West Brunswick Association Hall at 484-486 Victoria Street. Also captured in the overlay is the intact art deco style Maternal Child Health Centre at 482 Victoria Street.

Analysis

Research has confirmed that nos. 19-29 Pearson Street formed part of the same subdivision as the adjoining HO56 Daly Street precinct and developed at the same time when the area experienced the second phase of growth in the first decades of the twentieth century.

This is a relatively intact group (there is one Non-Contributory place at no.27) of Edwardian and interwar houses and an altered brick corner shop, a former butcher according to original signage, at no.29. It provides a continuation of the streetscape found on the west side of Pearson Street north of Daly Street within HO56 that comprises Edwardian houses, as well as another brick shop on the opposite corner of Daly Street.

Accordingly, this group is considered form a logical extension to the HO56 precinct. This group also complements and forms a continuation of the HO60 Dawson Street precinct extension at 11A, 15 & 17 Pearson Street immediately to the south of Smith Street.

One other issue has been identified in relation to zoning. Most of the HO56 precinct is included within the Neighbourhood Residential Zone (NRZ), which is typically applied to heritage precincts, as it envisages more limited development. However, the following properties are included within other zones:

- Residential Growth Zone (RGZ) – 57, 59 & 59A Daly Street. Of these, 57 is a very fine Federation brick villa, whilst 59 is an intact 1930s timber bungalow, both of which are Contributory to the precinct. 59A Daly Street, part of which is included within HO56, is the rear of the St John's Anglican Church site and contains the vicarage and the church hall, both post-war buildings that are Non-Contributory within the precinct.
- Mixed Use Zone (MUZ) – 61-65 Daly Street. Of these, nos. 61 and 65 are Contributory (61 is a former Edwardian brick corner shop, whilst 65 is an intact late Victorian symmetrical villa constructed of bi-chrome brick) whilst no.63 (a very altered Edwardian/interwar house) is Non-Contributory.

The application of these zones could encourage more intense development that is incompatible with the heritage values of the precinct and place the Contributory places at risk. Accordingly, it is recommended that Council review these zonings to determine whether the NRZ should be applied, consistent with the balance of the HO56 precinct.

Recommendations

Extend HO56 to include 19-29 Pearson Street. No. 27 is Non-Contributory; all other places are Contributory.

Amend the HO56 Daly Street precinct citation, as shown in Appendix E.

Review the application of the MUZ to 61-63 Daly Street and RGZ to 57 & 59 Daly Street.

HO60 Dawson Street, Brunswick West

The potential precinct extension comprises the two houses at 11A & 15 Pearson Street, identified in Stage 1, and 19-23 & 20-24 Daly Street and 17 Pearson Street, identified in Stage 2.

Following detailed fieldwork in Stage 2, consideration was also given as to whether Smith Street should be (fully or partially) included within either HO56 or HO60. However, overall, it was found to have lower integrity than the adjoining streets and has been excluded for this reason.

Existing heritage listings

Nil.

Previous heritage assessments

Nil.

Thematic context

This precinct and the proposed extension are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland’s Houses; 6.3 Building during the boom, 6.4 Building houses in the twentieth century

Significance

The HO60 Dawson Street precinct is of local architectural significance:

The Dawson Street Precinct is of local historical significance as evidence of the influence of the Hoffman Company in the shaping of the suburb. Hoffman and Co. acquired the land in the 1880s and promoted the subdivision in the 1920s as the Tramway estate on the basis of the newly developed West Brunswick electric tramline. Bungalow style houses already built in Halpin and Dawson Street were used in illustrations for the promotion.

The Dawson Street Precinct is of local architectural significance as an area dominated by Inter-War Bungalow style houses, including some particularly good examples on large allotments at the western end of Dawson Street. Notable examples within the precinct include the high roofed bungalow at 166 Dawson Street and 29 and 31 Halpin Street.

Analysis

Research has confirmed that the west side of Pearson Street between Dawson and Smith streets and the northern section of Smith Street each formed part of the same subdivision as the HO60 precinct and developed at the same time during the interwar period.

Nos. 11A and 15 Pearson Street are intact 1930s bungalows, whilst the Stage 2 fieldwork confirmed that the adjoining no.17 is also an interwar bungalow. Whilst no.17 has been altered (non-original windows, chimneys removed) it retains the hipped roof form and porch supported on piers that is characteristic of 1930s houses. These three houses form part of an intact group of interwar houses on the west side of Pearson Street that include the houses at 1-11 Pearson Street, already within HO60.

In Daly Street, nos. 19-23 and 20-24 form a gap between HO60 and the HO56 Daly Street precinct, which includes the houses in Daly Street north of Smith Street. Within this area are:

- Two relatively intact 1920s gable-fronted bungalows at nos. 20 & 22 and an altered (windows replaced) but still recognisable bungalow at no. 19.
- A very fine and intact 1930s bungalow in the Streamlined Moderne style at no.23, which is complemented by an original front fence. This stands opposite the Moderne style corner shop at no.25 (within HO56).
- Two Non-Contributory buildings, the house at no.21 and the flats at no.24.

Accordingly, these two groups of houses are considered to form logical extensions to HO60. They also complement and form a continuation of the HO56 Daly Street precinct extension at 19-29 Pearson Street immediately to the north of Smith Street, and in Daly Street, north of Smith Street. Inclusion of two Non-Contributory places in Daly Street is considered appropriate in order to manage future development on these sites.

Recommendations

Extend HO60 to include 19-23 & 20-24 Daly Street and 11A, 15 & 17 Pearson Street. 19 & 24 Daly Street are Non-Contributory, all other places are Contributory.

Amend the HO60 Dawson Street precinct citation, as shown in Appendix E.

HO75 Ewing Street, Brunswick

The potential precinct extension identified by the Stage 1 study comprises 113-117 and 112-116 Glenlyon Road.

Existing heritage listings

Nil.

Previous heritage assessments & Amendment C78

The *City of Moreland Heritage Review* 2001 assessed 100-110 & 107-111 Glenlyon Road to be of local significance as a separate precinct known as the Glenlyon Road precinct. The Glenlyon Road precinct was added to the heritage overlay as an extension to the HO75 Ewing Street precinct, as it immediately adjoined this precinct. This was implemented by Amendment C78.

In responding to a submission about property within the precinct extension (no.107) the Amendment C78 Panel (pp.53-4) made the following comments and recommendation:

The Panel inspected this precinct and had difficulty understanding why the boundaries were drawn so tightly. It considers that the four properties on the south side (112-118) and three properties on the north side (113-117) should also be included in this precinct, particularly as the precinct relates as much to Glenlyon Road as Ewing Street. It also considers that the inclusion of these properties would fit with the rationale for the precinct and the Statement of Significance as presented would equally apply if the precinct was so extended.

The City of Moreland should review the boundaries of this precinct, as soon as possible.

Thematic context

This precinct and the proposed extension are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland’s Houses; 6.4 Building houses in the twentieth century, Early Twentieth Century Estates

Significance

The HO113 Ewing Street precinct is of local architectural significance:

The Ewing Street Precinct is of local architectural significance for containing a number of relatively intact late Victorian and early Edwardian timber houses. As a group these houses demonstrate well the forms and details typical of the transition period.

Particular characteristics include Victorian timber villas that are symmetrical in form, though some adopt an asymmetrical plan and the more complex roof forms of the Edwardian period. Few retain original front fences.

Of architectural note is the substantially intact former shop on the south-west corner of Ewing and Edward Streets, a two storey rendered Italianate building.

Analysis

Research has confirmed that nos. 112-116 Glenlyon Road formed part of the same subdivision as the adjoining section of Ewing Street and developed at the same time in the first decades of the twentieth century. The three houses are of similar types (Victorian survival or Edwardian bungalows) to those found within the HO75 precinct and form part of a related group of early twentieth century houses that includes nos. 100-110 already within HO75. Accordingly, nos. 112-116 forms a logical extension to the HO75 Ewing Street precinct.

By comparison, nos. 113-117 Glenlyon Road did not form part of the same subdivision and the houses were built at different times. No. 113 is an altered late Victorian house (with a very dominant addition), whilst no.117 dates from the 1930s. Only no. 115 is an Edwardian house. Similarly, the houses already within HO75 at nos. 107-111 comprise two altered Victorian cottages, and a Victorian house completely remodelled during the interwar period in the Moderne style. As a consequence, the houses do not form a cohesive streetscape either on their own or as an addition to the existing HO75 section on the north side. Accordingly, nos. 113-117 Glenlyon Road has been excluded from the proposed precinct extension.

Recommendations

Extend HO75 to include 112-116 Glenlyon Road. All places are Contributory.

Amend the HO75 Ewing Street precinct citation, as shown in Appendix E.1.

HO110 Melville Road, Pascoe Vale South

The potential precinct extension identified by the Stage 1 study comprises 8-52 Melville Road (between Moreland Road and Lever Street/Woodlands Avenue), Pascoe Vale South.

At Stage 1, this section was identified as a potential extension to the HO207 Coonan’s Hill precinct as the houses on the opposite side of Melville Road to the precinct extension are all within HO207. However, on the basis of further research and analysis in Stage 2 it is considered that it should instead form an extension to the HO110 precinct.

Thematic context

This precinct and the proposed extension are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century, Early Twentieth Century Estates

Significance

The HO110 Melville Road precinct is of local architectural and historic significance:

... of local architectural significance as a representative precinct of the type of Inter-War and immediate Post-War housing that is typical of the western part of Coburg. The precinct is a particularly homogenous and intact group of the type, which is expressed by a limited palette of elements and materials. In addition, similar scale and setbacks within the area add to the precinct's homogeneity. Inter-War housing styles within the precinct include English Domestic Revival (with good examples at 190-198 Melville Road), Spanish Mission (with good examples at 101 and 120 Melville Road) and Bungalows (for example 104 Melville Road). There are a small number of Post-War brick houses, including the cream brick house with steel windows at 127 Melville Road.

... of local historic significance for its capacity to demonstrate the rapid suburban development of this part of Coburg after the Great Depression, which is reflected in the homogeneity of the precinct.

Analysis

The section of Melville Road (originally known as Imperial Avenue) between Moreland Road and Lever Street/Woodlands Avenue remained as vacant land well into the twentieth century, even as estates were subdivided and developed from the late nineteenth century onwards to the east (Gordon Park Estate), west (Coonan's Hill subdivision), and in Melville Road to the north (as part of the La Rose Estate).

However, given the remote location, little development occurred on these estates until the late 1920s following the extension in 1927 of the electric tram along Melville Road to the terminus at Bell Street. Oddly, a narrow section of land adjoining the tram reservation between Moreland Road and Lever St/Woodlands Ave remained vacant until the mid-1930s when it was finally subdivided and offered for sale. Development was swift: the first houses were constructed by 1937 and by the early 1940s both sides of the road were fully developed.

The proposed precinct extension comprises houses of the same style, quality and integrity as in the HO207 Coonan's Hill precinct, which applies to houses directly opposite at nos. 9-55 Melville Road, as well as in HO110 Melville Road precinct, which applies to both sides of Melville Road extending north from Lever Street/Woodlands Avenue until it terminates at Bell Street. The proposed extension area is highly intact, with all but one house assessed as Contributory. Most houses have high integrity, and some retain original front fences.

Accordingly, it is considered the precinct extension justifies inclusion in the HO. Given this section of Melville Road did not form part of the original Coonan's Hill subdivision it more logically forms part of the HO110 precinct that applies to Melville Road immediately to the north. For consistency, the western side containing nos. 9-55 Melville Road currently within HO207 should be made part of HO110 as well. Both sections equally satisfy the architectural and historic significance as set out in the HO110 precinct statement of significance.

Recommendations

Extend HO110 to include 8-52 Melville Road, Pascoe Vale South. No. 10 is Non-Contributory. All other places within this extension are Contributory.

Transfer 9-55 Melville Road from HO207 to HO110.

Amend the HO110 Melville Road and HO207 Coonan's Hill precincts citations, as shown in Appendix E. This includes the following changes to the heritage status of places currently within HO110:

- 73 Melville Road – change to Contributory, as it is a relatively intact interwar shop.

HO113 Methven Park, Brunswick East

The potential precinct extension identified by the Stage 1 study comprises 148-196 & 155-229 Glenlyon Road.

This potential precinct extension formed part of a larger area included in the Stage 1 study brief that included nos. 198-246 and 231-257B Glenlyon Road (on the south side east of Clarke Street and the north side east of Hutchinson Street). However, these were excluded from further analysis as they have low integrity and much more visually disruptive non-contributory buildings.

Existing heritage listings

Nil.

Previous heritage assessments

The *Moreland Local Heritage Places Review 2004* assessed part of the potential precinct comprising the houses and former shop at nos. 205-219 to be of local significance, and there is a Hermes record which contains a brief history, description and statement of significance for this small group.

Thematic context

This precinct and the proposed extension are associated with the following themes in the *City of Moreland Thematic History (2010)*:

- Theme 6: Building Moreland's Houses; 6.3 Building during the Boom, 6.4 Building houses in the twentieth century, Early Twentieth Century Estates

Significance

The HO113 Methven Park precinct is of local historic and architectural significance:

The Methven Park / Methven Street Precinct is of local historical significance for its associations with Methven's stone quarry.

Within the Methven Park / Methven Street Precinct, Methven Park is of local historical significance as one of Brunswick's first parks, established by the Council when the quarry became depleted and was filled in at the turn of the century.

The Methven Park / Methven Street Precinct is of local architectural significance as a predominantly Edwardian residential area, which also includes a row of 19th century terraces and some Inter-War Bungalows. The architectural qualities of the precinct are enhanced by a row of unusual brick attic-style terrace houses in Methven Street and by the former Dolphin House (1911-12, later a synagogue) in Lord Street.

Analysis

Research has confirmed that the section of the proposed precinct extension on the north side of Glenlyon Road was subdivided and developed at the same time as the adjoining streets within HO113. Typically, the streets were partially developed in the late nineteenth century with infill development during the early twentieth century. By the 1920s, the area was almost fully developed. The south side of Glenlyon Road had a similar pattern of subdivision and development.

Stage 2 fieldwork has confirmed that the northern section generally between Lygon Street and Methven Street (including the attached pair at nos. 191-93 on the east corner of Methven St) contains housing of similar quality and has comparable integrity and visual cohesion (all the houses are Contributory) to the adjoining streets within the HO113 precinct. This forms a logical addition to the precinct.

However, by comparison, the south side of Glenlyon Road has lower integrity and the visual cohesion has been adversely affected by several recent two-storey developments (e.g., nos. 180 and 186) that have replaced potentially Contributory places, and unsympathetic alterations to the Contributory houses. Similarly, the section of the north side comprising nos. 195-229 has poor cohesion, primarily due to unsympathetic alterations and additions, and lower integrity of the potentially Contributory places (this includes the section comprising 205-219 previously identified as a potential small precinct). Accordingly, these areas have been excluded from the proposed precinct extension.

Recommendations

Extend HO113 to include 155-193 Glenlyon Road and the bluestone laneway at the rear of these properties. All the places are Contributory.

Amend the HO113 Methven Park precinct citation, as shown in Appendix E.1. This includes the following changes to the heritage status of houses currently within HO113:

- 5 Methven Street – change to Non-contributory, as it is a post-war (c.1960s) house.

HO116 Dudley Street, Fitzroy North

The potential precinct extension identified by the Stage 1 study comprises 27-51 King Street, Fitzroy.

Thematic context

This precinct and the proposed extension are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century, Early Twentieth Century Estates

Significance

The HO116 Dudley Street precinct is of local aesthetic significance:

Of aesthetic significance as a remarkably intact and homogeneous streetscape of early twentieth century housing built between c.1910 and 1915, with all but one house extant by 1913. Although some houses have been altered in detail, there are no modern intrusions in the street.

Analysis

Research has confirmed that the allotments facing the west side of King Street were created as part of the same subdivision that created Dudley Street. The houses in Dudley Street were constructed first, and the houses in King Street followed about a year later. Inspection of the houses confirms that several have similar form and detailing to the Dudley Street houses, suggesting the same builder constructed them (e.g. nos. 39-45). Whilst the demolition and replacement of the original house at no.25 is unfortunate, as it is located at the south end of the street it has not adversely affected the streetscape in King Street, which remains very consistent and cohesive.

Overall, the houses in King Street are of similar intactness and integrity to the Dudley Street houses and are of similar quality. Apart from the new house at no.25 the only other Non-

contributory house is the much altered house at no.37. Accordingly, the houses at nos. 25 to 51 are considered to form a logical addition to the HO116 precinct.

Recommendations

Extend HO116 to include 27-51 King Street and the whole of the bluestone laneway between the houses in King and Dudley streets. No.37 is Non-Contributory. All other places are Contributory.

Amend the HO116 Dudley Street precinct citation, as shown in Appendix E.1.

HO130 Park Street, Brunswick

The potential precinct extension identified by the Stage 1 study comprises 226-256 Brunswick Road.

This forms part of a larger area identified at Stage 1 that also includes the houses on the north side of Brunswick Road at nos. 269-303. At Stage 1, two potential precinct extension options were identified: as an extension to the adjoining HO100 Brunswick Road East precinct (which applies to the south side of Brunswick Road, immediately to the east of the railway), or HO130 Park Street precinct (which applies to Park Street, immediately to the south).

On the basis of the research and detailed fieldwork in Stage 2 it has been decided that:

- The south side (226-256) should be assessed as a potential extension to the HO130 Park Street precinct; and
- The north side (269-303) should instead be assessed as a potential extension to the HO139 Phillipstown precinct (see below).

Existing heritage listings

Nil.

Previous heritage assessments

Nil.

Thematic context

This precinct and the proposed extension are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland’s Houses; 6.3 Building during the Boom, 6.4 Building houses in the twentieth century

Significance

The HO130 Park Street precinct is of local architectural significance:

The Park Street Precinct is of local architectural significance as a coherent and intact group of large 19th century houses, predominantly two-storey terraces and large Victorian and Edwardian villas, which reflect the prestige of this park –edge location. The materials of the buildings on Park Street reflect the building by-laws requiring fire-proof construction when this part of Park Street was in the control of the Melbourne City Council.

Analysis

The land between Brunswick Road and Park Street east of Sydney Road was subdivided in 1859 into narrow allotments with dual frontages. Development commenced by the early 1860s, but most of the development occurred during the 1880s boom when the lots were further subdivided creating separate lots facing each street. The location adjoining Royal Park made this a favoured location for wealthier citizens and this is reflected in the quality of the housing

along Park Street (within HO130), which predominantly comprises two storey terraces and large Victorian and Edwardian villas.

The houses within the proposed precinct extension on the south side of Brunswick Road west of the railway line are of the same era, style, and scale as the houses within the HO130 precinct. Historically, they were developed at the same time as a consequence of the subdivision of the original allotments between Park Street and Brunswick Road in the 1880s. They include two storey boom era terrace rows at nos. 246-250 & 252-256, and large villas such as 'Beaumont' at no.230. Although of lower integrity than many of the Park Street houses (visible alterations include changes to the verandahs and high brick fences to the two storey terraces), overall, the precinct extension has good visual cohesion and stands out within Brunswick Road (and Brunswick more generally) as a much grander group of houses (compared, for example, with the modest workers cottages directly opposite that is more typical of Brunswick housing). The houses within the precinct extension are also comparable to those found within the HO32 Brunswick Road Central Precinct.

There are only two Non-Contributory places: the very altered Victorian era house at no.232 (all details removed or modified, only the overall hipped form remains), and the contemporary infill building at nos. 244A & 244B.

Recommendations

Extend HO130 to include 226-256 Brunswick Road and the adjoining side and rear bluestone laneways. Nos. 232, 244A & 244B are Non-Contributory. All other places are Contributory.

Amend the HO130 Park Street precinct citation, as shown in Appendix E.1.

HO139 Phillipstown, Brunswick

This potential precinct extension comprises 269-303 Brunswick Road (north side of Brunswick Road between the railway and Mackay Street) identified by the Stage 1 study, as noted above, as well as a semi-detached pair of Federation houses at nos. 308 & 308A Barkly Street, identified following Stage 2 research and fieldwork.

Existing heritage listings

Nil.

Previous heritage assessments

Nil.

Thematic context

This precinct and the proposed extension are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland's Houses; 6.3 Building during the Boom, 6.4 Building houses in the twentieth century

Significance

The HO139 Phillipstown precinct is of local historic and architectural significance:

The Phillipstown Precinct is of regional historical significance as the oldest settled part of Brunswick with retention of elements of an early street pattern established from the late 1840s and for evidence of the small-scale brick industry established in the area in the same period. These industrial activities are evidenced both in the form of filled clay-holes and in the form of small timber and brick dwellings on small allotments built from the 1850s onwards, which were occupied by brickwork workers and proprietors and associated tradespeople.

The Phillipstown Precinct is of regional architectural significance for its small, single fronted timber and brick dwellings that date from as early as 1859 and are the oldest in the Brunswick area. Other significant buildings include the unusual one-storey Edwardian terraces at 26-34 Gray Street and the two-storey terraces with shops at ground level on the corner of Union and Barry Streets.

Analysis

The Phillipstown precinct mostly comprises modest, single storey cottages dating from the mid-nineteenth century to the early twentieth century, which surround areas such as Temple Park and the present Office of Housing estate that occupy land once used for claypits and brickworks. There are also several interwar factory buildings and complexes including some of individual significance. Many of the original residents were potters, brickmakers and other tradespeople employed at the brickworks, or were later employed in the clothing and textile mills established during the interwar period.

Research has confirmed that the land on the north side of Brunswick Road west of the railway was subdivided and developed at the same time as the Phillipstown precinct to the north. Consequently, the housing within the proposed precinct extension is of the same era, style, and scale as the houses within the HO139 precinct. The houses include relatively early Victorian cottages with undivided roofs such as nos. 273-275 & 277-279 Brunswick Road as well as later Edwardian houses such as the interesting semi-detached pair at nos. 308 & 308A Barkly Street, which are highly intact and retain an Victorian cast-iron front fence probably associated with an earlier house ‘Dapto’ shown on the 1896 MMBW plan. Like the Phillipstown precinct itself, there is some diversity and the streetscape is not completely intact.

Accordingly, the area is considered to form a logical extension to HO139.

In addition, although the individual significance of the terrace at 26-34 Gray Street is recognised within the precinct citation it is considered a more detailed assessment of the significance of this place is warranted due to the highly unusual architectural style, which is without precedent in Brunswick (and elsewhere in metropolitan Melbourne).

Finally, the former Contributory building at 136 Union Street has been demolished and replaced with a townhouse/apartment development. As this is at the edge of the precinct (and is unlikely to be redeveloped further) it may be removed from the precinct.

Consideration was also given to the removal of the Office of Housing properties, as they are not Contributory to the precinct significance. However, it is considered that they should remain within the HO as future redevelopment of these sites could impact upon the surrounding precinct.

Recommendations

Extend HO139 to include 308 & 308A Barkly Street & 269-303 Brunswick Road. Nos. 285, 287 & 293 Brunswick Road and 1A & 2 Watson Street are Non-Contributory. All other places are Contributory.

Remove 136 Union Street from HO139.

Amend the HO139 Phillipstown precinct citation, as shown in Appendix E.1.

Undertake a detailed assessment of the terrace at 26-34 Gray Street.

HO207 Coonan’s Hill, Pascoe Vale South

This potential precinct extension, identified during Stage 2 fieldwork and comparative analysis, comprises 1-23 Woodlands Avenue, 47 Carrington Street and 48 Walhalla Street, Pascoe Vale South.

Thematic context

This precinct and the proposed extension are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century, Early Twentieth Century Estates

Significance

The HO207 Coonan's Hill precinct is of local historic and social significance:

The Coonans Hill Precinct is of local historical significance for its association with the first colonial settlers and early farming in Coburg.

The Coonans Hill Precinct is of local historical significance as an area of substantially intact modest Inter-War housing constructed on late-19th century subdivisions, which represents the suburban expansion that occurred in Coburg following World War One.

The Coonans Hill Precinct is of local social significance as an area, which is commonly identified as a distinct precinct within Pascoe Vale South. Features which contribute to this identification include high levels of integrity of historical housing, consistency in scale and setbacks and a hilly topography, all of which create cohesive and homogeneous streetscapes.

Analysis

This section of Woodlands Avenue, comprising 12 properties on the south side between Carrington and Walhalla streets and two allotments at the rear of corner sites, is surrounded by the HO110 Melville Road precinct to the north (which applies to the houses at nos. 2-10 and the reserve at no. 20 Woodlands Ave), and the HO207 precinct to the east, south and west, including 25-99 Woodlands Avenue (that comprises the whole of the balance of the street between Walhalla and Rainer streets).

The exclusion of this section of Woodlands Avenue from the HO is anomalous as it was created as part of the original Coonan's Hill subdivision and fieldwork has confirmed that it contains houses mostly constructed during the late interwar period that are of comparable quality, integrity and intactness to those found in the section of Woodlands Avenue west of Walhalla Street currently within HO207 (as well as the broader precinct), and form a cohesive and consistent streetscape. Most are typical late 1930s timber bungalows, with some that retain original or early front fences (e.g., no. 17), and some with similar form and details suggesting they are the work of the same builder (e.g., nos. 17, 19 & 21). Overall, the street has good intactness, with only four Non-contributory places that are situated on corner allotments and are compatible with the streetscape.

Inclusion of this section within HO207 would ensure that the whole of the interwar section of Woodlands Avenue is consistently included within the HO.

Currently, there are two citations for the HO207 Coonan's Hill precinct: one for the original precinct and another for the precinct extension, which was added later. The two citations are very similar and so it is proposed that they are combined and amended, as required, to make reference to this extension.

Recommendations

Extend HO207 to include 1-23 Woodlands Avenue, 47 Carrington Street and 48 Walhalla Street. Nos. 1, 15, 13 & 23 Woodlands Avenue, 47 Carrington Street, and 48 Walhalla Street are Non-Contributory. All other places are Contributory.

As noted above, transfer 9-55 Melville Road to HO110.

Combine and update the HO207 Coonan’s Hill and Coonan’s Hill Extension precinct citations, as shown in Appendix E.1. This includes the following changes to the heritage status of houses currently within HO207:

- 20 Louisville Avenue – change to Contributory, as this is a Modernist house that contributes to the historic significance of the precinct as evidence of the housing constructed in the immediate post-war (c.1945-c.1955) era. It is also of potential architectural and aesthetic significance as a Modernist house and should be assessed to determine if it is of individual significance.

HO238 Sumner Estate, Brunswick East

This potential precinct extension comprises 2-28 & 1-27 Lowan Street identified by the Stage 1 study, as well as 271-283 Glenlyon Road, identified following Stage 2 research and fieldwork.

Peers Street was originally included in the proposed precinct extension but has been excluded due to low integrity (see below).

Thematic context

This precinct and the proposed extension are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland’s Houses; 6.4 Building houses in the twentieth century, Early Twentieth Century Estates

Significance

The HO238 Sumner Estate precinct is of local historic and aesthetic significance:

Of historic significance, as an example of an interwar housing estate created from the subdivision of a large nineteenth century farm, in this case the Stony Park Estate established by Theodotus Sumner. The subdivision of such estates opened up large parts of Brunswick for development during the interwar period and contributed to a significant growth in population in the first half of the twentieth century. The historic links with the Stony Park Estate, are reflected in the street names, while the southern section of Lowan Street follows, in part, the original coach drive from Glenlyon Street to the Sumner mansion.

Of aesthetic significance as a representative example of an interwar housing estate, which has a high degree of homogeneity. Rupert Street and Sumner Streets in particular are notable for the high degree of integrity, which includes many original low front fences that contribute to the unique character of the street.

Analysis

Research and fieldwork have confirmed that the houses at 2-28 & 3-27 Lowan Street, which were all constructed during the late interwar period, are of comparable quality, integrity and intactness to those found in the adjoining Rupert Street and form a cohesive and consistent streetscape. Most are typical late 1930s timber or brick bungalows, and there is one distinctive Mediterranean/Spanish Mission-influenced house at no.9. Several houses retain original or early front fences. Overall, the street has good intactness, with only three Non-contributory places. Like the adjoining Rupert Street, the very northern end of the precinct (nos. 29-35 & 30-36) comprises post-war houses, which have been excluded from the precinct extension.

The Stage 2 fieldwork has also identified a related group of houses facing Glenlyon Road on either side of Lowan Street. Also forming part of the original Sumner Estate subdivision, these houses form a visually cohesive group. They include a distinctive pair of mirror-image houses at nos. 271 and 273 that have Mediterranean style porches with arched openings, probably

constructed by the same builder, and another nicely detailed house at no.279, also with an arched porch and complemented by an original fence. The quality and integrity of these houses is also comparable to both Rupert and Lowan streets and justifies inclusion in the precinct.

By comparison, the integrity of Peers Street has been compromised by recent redevelopment and the surviving houses do not form a cohesive streetscape. Accordingly, it is not recommended for inclusion in the precinct.

Recommendation

Extend HO238 to include 2-28 & 1-27 Lowan Street and 271-283 Glenlyon Road, Brunswick East. No. 281 Glenlyon Road and nos. 1, 16, and 18 Lowan Street are Non-Contributory. All other places are Contributory.

Amend the HO238 Sumner Estate precinct citation, as shown in Appendix E.1.

5.3 Not recommended

HO68 Donald Street, Brunswick

The Stage 1 study identified 40-68 Mitchell Street, Brunswick as a potential extension to the HO68 Donald Street precinct. This includes two properties (nos. 62 and 64) that the study brief identifies as being of potential individual significance, and no.68, which is already individually listed in the HO (HO328).

The potential precinct extension was based on a comment made by the Panel appointed to consider submissions to Amendment C78 that included a number of individual heritage places and precinct in the HO. One of these was 68 Mitchell Street and in responding to a submission about no.68 the Amendment C78 Panel (pp.53-4) made the following comments and recommendation:

The Panel was perplexed as to why the properties at Nos 62 and 64 Mitchell Street were not also identified in this proposed amendment. They appear to have similar architectural merit and significance to that espoused for No 68.

The Council should consider including No's 62 and 64 Mitchell Street in the Heritage Overlay as part of a small precinct in a future amendment.

Note: the reference to no.62 (which is an altered Edwardian house) is believed to be an error and should instead refer to the double storey bi-chrome brick house at no.52.

Analysis

The potential precinct extension is on the south side of Mitchell Street. The opposite side of Mitchell Street within HO68 contains the landmark St Mary Margaret's Church and school complex at 47-55 (which incorporates a Victorian villa at no.53), a Victorian villa at no.57 and an altered single storey Victorian terrace row at 61-75. However, a school building at no.55, which has a deep setback, and a post-war house at no.59 disrupts the continuity of the streetscape.

At Stage 1, of the 14 properties within the potential extension, 9 (nos. 40-42, 50, 52, 58, 60, 62, 64 and the individually significant place at no.68) were identified as being potentially contributory to the precinct. However, on closer inspection during Stage 2 it was found that many of these houses have been altered reducing their integrity and the overall streetscape cohesion. The poor cohesion of this area together with the somewhat disjointed streetscape within HO68 on the north side means the area is not considered to form a justifiable extension to HO68.

The potential individual significance of the houses at nos. 40, 52 and 64 was also assessed. They are representative of their period, but are not outstanding (No.68, by comparison, is distinguished by the unusual castellated parapet to the projecting bay), and are less intact when compared to Significant places already within the HO (e.g., roof tiles are not original and verandah details have been altered). Accordingly, they do not satisfy the threshold for local significance.

Minor updates are recommended to the HO68 Donald Street precinct statement of significance to ensure it is consistent with the VPP Practice Note.

Recommendation

No change to the HO68 Donald Street precinct boundary.

Make minor updates to the HO68 Donald Street precinct statement of significance, as shown in Appendix E.

The following has been added to the Hermes place records for 40, 52 & 64 Mitchell Street and the heritage status has been changed to ‘Researched NOT recommended’:

Reviewed by the Moreland Heritage Gaps Study 2017 and found not to meet the threshold of local significance.

HO229 Stewart Street, Brunswick East

The Stage 1 study identified 147 Stewart Street, Brunswick East as a potential extension to the HO229 Stewart Street precinct. The preliminary analysis in Stage 1 recommended further analysis in Stage 2, particularly to establish the date of construction.

Analysis

The HO229 Stewart Street precinct is a nineteenth century subdivision that was partially developed before the 1890s depression halted development. About two-thirds of the houses within the precinct date from the nineteenth century, with the balance of the houses built from c.1915 to c.1925 (not 1910, as stated in the precinct history). The precinct is of local historic significance to the City of Moreland:

Of historic significance, as a largely intact collection of predominantly late nineteenth century houses that illustrate the speculative development in this area prior to the 1890s depression that was associated with the development of transport services. It is one of the few such nineteenth century residential precincts in this part of Brunswick, with most other areas not developing until the Edwardian or interwar periods.

Accordingly, the Victorian era houses are of primary significance within the precinct. Research has found that the house at no.147 was constructed by 1922 and so was constructed relatively late in the precinct’s development. The house has also been altered with the replacement of the front window. Interwar houses such as this are relatively common within Brunswick East and are well represented in other precincts.

Accordingly, inclusion of this house within the precinct is not recommended, as it is not associated with the nineteenth century period of development that is of primary significance to this precinct.

Minor updates are recommended to the HO229 Stewart Street precinct citation to clarify that the twentieth century houses within the precinct were built between c.1915 and c.1925, and to make some other corrections and additions.

Recommendation

No change to the HO229 Stewart Street precinct boundary.

Make minor updates to the HO229 Stewart Street precinct citation, as shown in Appendix E.

The following has been added to the Hermes place record for 147 Stewart Street and the heritage status has been changed to ‘Researched NOT recommended’:

Reviewed by the Moreland Heritage Gaps Study 2017 and found not to meet the threshold of local significance and, as an interwar house, does not justify inclusion in the HO229 precinct, which is of primary significance as a Victorian era precinct.

6. RECOMMENDATIONS

6.1 Introduction

This section provides the key recommendations arising from Stage 2. They are:

- Changes to the Moreland Planning Scheme to implement key findings of the study, and
- Other actions including updates to existing HO precinct citations, assessment of potential new places and precincts identified but not assessed by this study, and potential future updates to the thematic history.

6.2 Moreland Planning Scheme changes

It is recommended that the City of Moreland prepare and exhibit an amendment to the Moreland Planning Scheme to implement the findings of the study.

This amendment should:

- Update the references in the LPPF of the Moreland Planning Scheme to include specific reference to the *Moreland Heritage Gaps Study 2017*, as appropriate.
- Replace the existing HO schedule in the Moreland Planning Scheme with a new schedule that includes all of the individual places as listed in Table 1 in Appendix B and the three new serial listings and four new precincts (see descriptions below), makes the following changes to existing HO places:
 - Renames HO193 as the ‘Westbourne Street War Service Homes Precinct, Brunswick’,
 - Renames HO246 as ‘Latiner Hat Factory (former), 20 Dawson Street, Brunswick’, and
 - Deletes the Closer Settlement and War Service homes proposed to be included in the two new serial listings – see list below.
 - Deletes HO190, 49 Walsh Street, Coburg, as the Significant house has been demolished and replaced with a new dwelling.
- Amend the relevant Moreland Planning Scheme Heritage Overlay maps to:
 - Add the new individual heritage places (see list in Table 1, Appendix B). The extent of the HO for the new places of individual significance is the whole property as defined by the title boundaries with the exception of the following places, which should be included to the extent shown on the maps forming part of the citations (See Appendix F):
 - Millers Rope Works (former), 29 Dawson Street, Brunswick,*
 - Prestige Mill Complex (former), 159-165 Donald Street, Brunswick East,*
 - Moreland Baptist Church complex, 384 Moreland Road, Brunswick West,*
 - Concrete House (Ranche), 9 Waxman Parade, Brunswick West, and*
 - Bell Street Bridge, Bell Street, Coburg*
 - Add three serial listings, as follows:
 - Closer Settlement Houses*
 - 6 & 10 Allard St, 5 Balfe Cres, 46 & 47 Cumming St, 280 & 284 Hope St, 7 Hopetoun St, 30 Murray St, 19, 23 Passfield St & 18, 37, 43 & 51 Waxman Pde, Brunswick West.*
 - (Note: do not apply to non-significant townhouses at 45 Waxman Pde)*

War Service Homes (Brick)

42 & 50 Shamrock St, Brunswick West, and 17, 19, 25, 27, 29 & 31 Glenora Ave, Coburg.

War Service Homes (Timber)

2 & 5 Akeroa Ave, 1 Pareora Ave, 169, 183 & 230 Stewart St, 1 & 5 Timaru Ave, 1 Temuka Ave & 1 Waihi Ave, Brunswick East.

The extent of the HO for the places included within each serial listing is the whole property as defined by the title boundaries:

- Add four new precincts, as follows (see also maps in Appendix E.1):

Hickford Street Precinct

49-91 & 60-102 Hickford Street, Brunswick East,

Meaker Avenue Precinct,

1-9 & 2-10 Meaker Avenue, Brunswick West,

Tinning Street Precinct

82-136 & 95-155 Tinning Street, Brunswick, and

Waxman Parade Precinct

4-10 Waxman Parade, Brunswick West

- Change the boundaries of existing heritage overlay precincts HO56, HO60, HO75, HO110, HO113, HO116, HO130, HO139, HO207 and HO238, as follows (see also the maps in Appendix E.1):

Delete 9-55 Melville Road from HO207, and 136 Union Street from HO139

Extend HO56 to include 19-29 Pearson Street.

Extend HO60 to include 19-23 & 20-24 Daly Street and 11A, 15 & 17 Pearson Street.

Extend HO75 to include 112-116 Glenlyon Road. All places are Contributory.

Extend HO110 to include 8-52 & 9-55 Melville Road, Pascoe Vale South.

Extend HO113 to include 155-193 Glenlyon Road and the bluestone laneway at the rear of these properties.

Extend HO116 to include 27-51 King Street and the whole of the bluestone laneway between the houses in King and Dudley streets.

Extend HO130 to include 226-256 Brunswick Road and the adjoining side and rear bluestone laneways.

Extend HO139 to include 308 & 308A Barkly Street & 269-303 Brunswick Road.

Extend HO207 to include 1-23 Woodlands Avenue, 47 Carrington Street and 48 Walhalla Street.

Extend HO238 to include 2-28 & 1-27 Lowan Street and 271-283 Glenlyon Road, Brunswick.

- Extend the boundary of individual heritage place HO246 (former Latiner Hat Factory) to include the whole of 20 Dawson Street, Brunswick.
- Delete HO190 from 49 Walsh Street, Coburg, as the Significant house has been demolished and replaced with a new dwelling.

- Delete the following individually listed places which are proposed for inclusion in one of the new serial listings referred to above from both the HO schedule and maps:
 - HO263, 6 Allard Street, Brunswick West
 - HO10, 10 Allard Street, Brunswick West
 - HO54, 47 Cumming Street, Brunswick West
 - HO97, 7 Hopetoun Avenue, Brunswick West
 - HO337, 30 Murray Street, Brunswick West
 - HO136, 19 Passfield Street, Brunswick West
 - HO137, 23 Passfield Street, Brunswick West
 - HO176, 1 Timaru Avenue, Brunswick East
 - HO188, 1 Waihi Avenue, Brunswick East
 - HO191, 37 Waxman Parade, Brunswick West
 - HO192, 43 & 45 Waxman Parade, Brunswick West
 - HO232, 51 Waxman Parade, Brunswick West

6.3 Other actions

Existing HO precinct review

Review all early precinct citations to ensure that they meet present standards for heritage citations and provide appropriate information to guide the management and development of the precincts in the future. This review should include all precinct citations prepared for studies dating from 2004 or earlier. The exceptions are the more recent precinct citations prepared for the *Lygon Street Heritage Study* and the *Moreland North of Bell Street Heritage Study*.

Future work

HO56 Daly Street Precinct zoning review

Review the application of the MUZ to 61-63 Daly Street and RGZ to 57 & 59 Daly Street to determine whether it would be more appropriate to apply the Neighbourhood Residential Zone, as is applied to other parts of HO56 Daly Street precinct.

Potential heritage places and precincts

Assess the following potential heritage places and precincts:

- Page & Barrie Factory, 2A Charles Street, Brunswick. Intact two storey brick factory.
- House, 26-34 Gray Street, Brunswick. A very fine and unusually detailed late Victorian terrace. Potential architectural and aesthetic significance (Note: already within HO139 Precinct, but of potential individual significance).
- Federation Granolithic Factory, 37-39 Weston Street, Brunswick. Intact mid-twentieth century factory. Potential historic and representative significance.
- Jenkins Boot Factory, 118-122A Victoria Street, Brunswick East. An early example of a small boot factory. Potential historic and representative significance.
- St David's Uniting Church complex, 72-76 Melville Road, Brunswick West. Intact postwar church complex. Of potential historic, aesthetic and social significance.

- House, 20 Louisville Avenue, Pascoe Vale South. A good example of a post-war Modernist house. Potential architectural and aesthetic significance. (Note: already within HO207 Precinct, but of potential individual significance).
- Moreland Market, 68 Sydney Road, Coburg. A very intact interwar commercial building, constructed in 1932, with original shop fronts, and a distinctive parapet with original signage. Oddly, the status in the Hermes database implied that this place is included in the HO as part of the Sydney Road, Brunswick precinct, which is possibly why it hasn't been identified before. Potential historic, representative and aesthetic significance.
- Shop, 492 Sydney Road, Coburg. This c.1900s shop has a nice and quite intact upper façade, although ground floor has been altered. It requires research to establish a firm construction date - looks late nineteenth, but actually might be early 1900s. The shop next door at no.490 may be significant as well depending on construction date. Potential historic and aesthetic significance.
- Shops, 470-74 Sydney Road. Relatively intact interwar commercial building in the Streamlined Moderne style. Potential aesthetic significance.
- Precinct, 1-4 Dace Court, 40-56 Eastgate Street and 1-4 Eunice Court, Pascoe Vale South
An enclave of early post-war Modern houses in two adjoining cul-de-sacs apparently built at the same time and probably by the same builder as they share many details. Most of the houses are very intact and retain original front fences resulting in a high degree of visual cohesion. Potential historic, representative and aesthetic significance.
- Precinct, Sydney Road & Bell Street shops, 489-509 Sydney Road and 94-112 & 81-91 Bell Street. Mostly interwar shops, very intact upper facades and some shop fronts. Potential historic, representative and aesthetic significance.

Review of City of Moreland Thematic History

Review the structure and content of Section 6.4 of the *City of Moreland Thematic History*, as discussed in section 4.1.

REFERENCES

City of Moreland heritage studies and panel reports

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Context Pty Ltd, 1991, *Keeping Brunswick's heritage: a report on the review of the Brunswick Conservation Study*

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APPENDIX A – METHODOLOGY

A.1 Establishing a threshold of local significance

What is a threshold?

The Advisory Committee notes that the related questions of the application of appropriate heritage criteria and establishing ‘thresholds’ that provide practical guidance to distinguish places of ‘mere heritage interest from those of heritage significance’ have been the subject of continuing debate in recent times and the question of what establishes a threshold remains open to interpretation.

The Advisory Committee (p.2-41) defines ‘threshold’ as follows:

Essentially a ‘threshold’ is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is ‘Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision - making?’ Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.

Since the release of the Advisory Committee report, the VPP Practice Note has been updated to provide the following advice:

The thresholds to be applied in the assessment of significance shall be ‘State Significance’ and ‘Local Significance’. ‘Local Significance’ includes those places that are important to a particular community or locality. Letter gradings (for example, “A”, “B”, “C”) should not be used.

In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential State significance should undergo limited analysis on a broader (Statewide) comparative basis.

How is a threshold defined?

The Advisory Committee (p.2-32) cites the Bayside C37 and C38 Panel report, which notes that:

With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgment required to assess a place’s heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.

There is a wide range of matters that can be taken into account in making any assessment (e.g. a place’s value in relation to historic, social, aesthetic, cultural factors, its fabric’s integrity and so on), leading to further grounds for differences between judgments.

On this basis, the Advisory Committee (p.2-45) made the following conclusions:

As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless, the types of factors that might be deployed to establish local thresholds can be specified State - wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** (Emphasis added)*

This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.

Since the completion of the Advisory Committee Report Heritage Victoria has published and updated their own guidelines that outline key considerations in determining whether a place or object is of state level cultural heritage significance and could be included in the Victorian Heritage Register (VHR). The guidelines note that:

The act of determining whether a place is of cultural heritage significance is often criticised as being a subjective exercise. Views on cultural heritage significance can vary between individuals and also evolve over time. This variance reflects personal experience, values and history.

However, the process of assessing cultural heritage significance is a rigorous and objective one that is guided by the principles of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (2013) and has been developed and refined over many years of heritage practice in Victoria and Australia more broadly.

While the guidelines are intended for assessing places of potential State significance the approach, procedures and principles are also applicable for assessing places of potential local significance.

Intactness vs. integrity

The ‘intactness’ and ‘integrity’ of a building are often used as a threshold indicator.

A discussion on ‘Threshold indicators’ for Criterion D on p.48 of *Using the criteria: a methodology*, prepared by the Queensland Heritage Council (the equivalent guidelines prepared by the Heritage Council of Victoria cite the Queensland guidelines as one of the key sources used in their preparation), notes that:

A place that satisfies Criterion (D) should be able to demonstrate cultural heritage significance in its fabric and be representative of its type or class of cultural places. The degree of intactness of a place therefore is an important threshold indicator of this criterion. ... However, setting such a high threshold may not be applicable in all situations, especially if the class of place is now rare or uncommon.

This approach has been used for the assessments carried out for the Study and in doing so a clear distinction has been made between the concepts of ‘intactness’ and ‘integrity’. While interpretations of these terms in heritage assessments do vary, for the purposes of this Study the following definitions set out on pp.16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14 have been adopted:

For the purposes of this consideration, the Panel proposes the view that intactness and integrity refer to different heritage characteristics.

Intactness relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.

Integrity in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example, a place proposed as important on account of its special architectural details may be said to lack integrity if those features are destroyed or obliterated. It may be said to have low integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (Structural integrity is a slightly different matter. It usually describes the basic structural sufficiency of a building).

Based on this approach it is clear that whilst some heritage places may have low intactness they may still have high integrity – the Parthenon ruins may be a good example. On the other hand, a reduction in intactness may threaten a place’s integrity to such a degree that it loses its significance.

For the purposes of this study, ‘intactness’ within precincts was measured as percentage of Contributory places with ‘Low’ being less than 60%, ‘Moderate’ being 60-80% and ‘High’ being 80-100%. Generally speaking, a potential precinct would be expected to have at least ‘Moderate’ intactness and in some cases ‘High’ intactness.

For Contributory places within precincts the ‘integrity’ rather than ‘intactness’ was a primary consideration: that is, while the Contributory places may not be completely ‘intact’ (i.e., retaining all original fabric) any repairs or maintenance have been carried out using the same or similar materials, details and finishes, thus ensuring good ‘integrity’.

For potential individual places, on the other hand, the ‘intactness’ of the building was a primary consideration; however, comparative analysis would determine whether a building with lower ‘intactness’, but good ‘integrity’ could also be of local significance if, for example, it is rare.

What is the role of the thematic history?

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it would be expected that the majority of places of local significance would be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** (emphasis added)*

The C57 Panel Report also once again highlighted that thematic histories are not ‘static’ documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a ‘more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context’ (Warrnambool Planning Scheme. Amendment C57 Panel Report, December 2008, Jennifer A. Moles, Chair)

Conclusions regarding thresholds

In accordance with the Advisory Committee comments and the guidelines prepared by the Heritage Councils in Queensland and Victoria have been summarised to assist with determining whether a heritage place meets the threshold of local significance to the City of Yarra using the Hercon criteria. Heritage Victoria notes that local significance can mean significance to a locality and it is evident from the thematic history that the former Richmond municipal area has a distinctive history. Accordingly, local significance for this study can include places that are significant to the locality of Richmond as well as places that may be also significant at a municipal level. It is noted that a place need only meet one Hercon criterion in order to meet the threshold of local significance. Meeting more than one Hercon criterion does not make the place more significant: rather it demonstrates how the place is significant for a variety of reasons.

Places of local significance will therefore satisfy one or more of the Hercon criterion, as follows:

- The place is associated with a key theme identified in the thematic environmental history. It may have been influenced by or had an influence upon the theme. The association may be symbolic. The fabric of the place will demonstrate the association with the theme, and the place may be early, distinctive or rare when compared with other places (Criterion A).
- The place is associated with a way of life, custom, process, function, or land use that was once common, but is now rare, or has always been uncommon or endangered. The design or form may be rare: for example, it may contain or be a very early building/s or be of a type that is under-represented within the municipality or a locality (Criterion B).
- The place has potential to contribute further information about the history of the municipality or a locality and that may aid in comparative analysis of similar places (Criterion C).
- The fabric of the place exemplifies or illustrates a way of life, custom, process, function, land use, architectural style or form, construction technique that has contributed to pattern or evolution of the built environment of the municipality or a locality. It may demonstrate variations within, or the transition of, the principal characteristics of a place type and it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example – and will usually have relatively high integrity and/or intactness when compared to other places (Criterion D).
- It will have particular aesthetic characteristics such as beauty, picturesque attributes, evocative qualities, expressive attributes, landmark quality or symbolic meaning (Criterion E).
- The place is an exemplar of an architectural style, displays artistic value, or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality or a locality. The places will usually have a high degree of intactness and/or integrity when compared to other places (Criterion F).
- The place has strong social or historic associations to an area/community (Criterion G) or to an individual or organisation as a landmark, marker or signature, meeting or gathering place, associated with key events, a place or ritual or ceremony, a symbol of the past in the present, or has a special association with a person, group of people or organisation that have made an important or notable contribution to the development of the municipality or a locality (Criterion H) and, in particular:

- There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
- The association has resulted in a deeper attachment that goes beyond utility value.
- The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not demonstrated by the fabric because of low intactness, or
- The place is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a low proportion of Contributory buildings (i.e. low intactness), or if an individual place it has low intactness and/or integrity, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the locality or municipality.
- The social or historical associations are not well established or demonstrated.

A.2 What constitutes a precinct?

At present there are no definitive guidelines that provide assistance in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee, which made the follow comments in the final report (p.2-48) submitted in August 2007:

Various Ministerial Panels have considered the question of the conceptualisation of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.

The Advisory Committee considered a number of submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should take into account:

- the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.
- whether the place illustrates historic themes or a particular period or type of development.
- whether it is a defined part of the municipality recognised by the community.
- whether non-built elements such as the subdivision pattern contribute to its significance.

The Advisory Committee recognized that due to historic patterns of development, precincts may have either heterogeneous or homogeneous characters, and concluded that criteria suggested by the Hobsons Bay C34 Panel, ‘may be appropriate for inner urban, relatively

homogenous precincts but appear to us to be too prescriptive for application in other situations'. On this basis it suggested (p.2-55) that:

*Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to **be treated as a single heritage place and share a statement of significance and HO number.** (Emphasis added)*

This approach (referred to as 'Group, serial or thematic listings') was formalised in the 2012 update of the VPP Practice Note.

Finally, with regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, the Advisory Committee considered (p.2-54) that:

..the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.

Conclusions regarding precincts

For the purposes of this study, a precinct is considered to possess one or more of the following characteristics:

- They contain contributory places that are representative of themes set out in the thematic history. The places will usually have a common or related history. For example, houses built at the same time or within a defined period or periods on a common subdivision or estate (Historic significance)
- They may have associations with people, organisations or events, which are important in the history of Moreland. (Historic/associative significance).
- Elements such as subdivision layout, housing form, scale and materiality may be representative of particular types of historic development. For example, Victorian era precincts are typified by small cottages, often attached, on small allotments and narrow street layouts with rear laneways, whereas detached houses on garden allotments facing wider streets are characteristic of inter-war subdivisions. Some precincts, on the other hand, comprise a range of housing types and styles (Representative significance)
- They may possess distinctive aesthetic qualities. For example, cohesive historic streetscapes comprising houses of similar style, materials and detailing, landmarks, etc. On the other hand, the diversity of some streetscapes contributes to their aesthetic qualities (Aesthetic significance).
- There may be potential for social values. For example, a parkland area or other place known or used by the local community. (Social/associative significance)

APPENDIX B - INDIVIDUAL PLACES ASSESSED IN STAGE 2

Table 1 - Local significance

Name	Street	Suburb	Style & type
1. House (Lochiel)	9 Aberdeen Street	Brunswick	Federation/Edwardian House
2. Terrace houses	109 & 111 Albert Street	Brunswick	Federation/Edwardian Terrace
3. House	137 Albert Street	Brunswick	Federation/Edwardian House
4. Primitive Methodist Mission Hall (former)	170 Albert Street	Brunswick	Victorian community building
5. Shop (former) & residence	103 Albion Street	Brunswick	Victorian corner shop
6. House	5 Bank Street	Brunswick	Federation/Edwardian Residential House
7. Terrace houses & fences	134 & 136 Barkly Street	Brunswick	Victorian House
8. Terrace	163-169 Barkly Street	Brunswick	Victorian House
9. House	195 Barkly Street	Brunswick	Victorian House
10. Terrace houses	206-210 Barkly Street	Brunswick	Victorian Terrace
11. Shop (former) & residence	209 Barkly Street	Brunswick	Victorian corner shop
12. Terrace houses	211 & 213-219 Barkly Street	Brunswick	Victorian Terrace
13. House (Tyrone)	193 Brunswick Road	Brunswick	Victorian House
14. Terrace	233-239 Brunswick Road	Brunswick	Victorian Terrace
15. House	299 Brunswick Road	Brunswick	Victorian House
16. House	307 Brunswick Road	Brunswick	Victorian House
17. House (Lough Brae)	35 Cassels Road	Brunswick	Victorian House
18. Cottage	32 David Street	Brunswick	Victorian House
19. Cottage	38 David Street	Brunswick	Victorian House
20. Millers Ropeworks (former)	29 Dawson Street	Brunswick	Interwar Factory
21. W.T. Rawleigh and Co. (former)	60 Dawson Street	Brunswick	Interwar Factory
22. Terrace houses	140 & 142 Edward Street	Brunswick	Victorian Terrace
23. Terrace	183-187 Edward Street	Brunswick	Victorian Terrace
24. House	23 Evans Street	Brunswick	Federation/Edwardian House
25. Terrace houses	16 & 18 Glenlyon Road	Brunswick	Victorian Terrace
26. Attached houses	60 & 62 Glenlyon Road	Brunswick	Federation/Edwardian House
27. Attached houses	46 & 48 Gold Street	Brunswick	Federation/Edwardian House

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Name	Street	Suburb	Style & type
28. House (Oomah)	73 Hope Street	Brunswick	Federation/Edwardian House
29. Cottage	75 Hope Street	Brunswick	Victorian Terrace
30. Terrace houses & fences	76 & 78 Hope Street	Brunswick	Victorian Terrace
31. House	94 Hope Street	Brunswick	Federation/Edwardian House
32. House (Uxbridge)	16 Horne Street	Brunswick	Federation/Edwardian House
33. House	5 Laura Street	Brunswick	Victorian House
34. 'Forfarshire'	86 Laura Street	Brunswick	Victorian House
35. Attached houses	23 & 25 Luscombe Street	Brunswick	Victorian House
36. House	96 Lydia Street	Brunswick	Victorian House
37. House	112 Moreland Road	Brunswick	Federation/Edwardian House
38. House	46 Murdock Street	Brunswick	Federation/Edwardian House
39. House	683 Park Street	Brunswick	Victorian House
40. House	685 Park Street	Brunswick	Federation/Edwardian House
41. State Savings Bank of Victoria (former)	840 Sydney Road	Brunswick	Federation/Edwardian Commercial Building
42. Houses	63 & 65 Union Street	Brunswick	Victorian House
43. Shop (former) & residence	80 Union Street	Brunswick	Victorian corner shop
44. Bethany Gospel Hall (former)	235 Victoria Street	Brunswick	Interwar Community Building
45. Terrace houses	241 & 243 Victoria Street	Brunswick	Victorian Terrace
46. Scout Hall (former)	273 Victoria Street	Brunswick	Interwar Community Building
47. Victoria Hotel	380-382 Victoria Street	Brunswick	Interwar Commercial Building
48. House	8 Aintree Street	Brunswick East	Interwar Bungalow
49. Terrace houses (Albert House & Canaway House)	23 & 25 Albert Street	Brunswick East	Victorian Terrace
50. Attached houses (Glen Iris & Hazel Glen)	28 & 30 Albert Street	Brunswick East	Federation/Edwardian House
51. Fleming Park	47-51 Albert Street	Brunswick East	Open Space
52. House	19 Balmoral Avenue	Brunswick East	Interwar House
53. Prestige Hosiery (former)	159-165 Donald Street	Brunswick East	Interwar Factory
54. House	23 Holmes Road	Brunswick East	Federation/Edwardian House
55. Yorkshire Textile Mills (former)	2-4 Inverness Street	Brunswick East	Interwar Factory

Name	Street	Suburb	Style & type
56. House and fence	38 John Street	Brunswick East	Victorian House
57. Houses (Inverurie & Keithhall) and front fences	31 & 33 Lygon Street	Brunswick East	Victorian House
58. Shop	151A Lygon Street	Brunswick East	Interwar shop
59. Dairy & Milk Bar (former)	136A Nicholson Street	Brunswick East	Interwar shop
60. House and Canary Island Palm	255 Nicholson Street	Brunswick East	Interwar House
61. House	7 Parkview Avenue	Brunswick East	Postwar House
62. Faiman and Sons Warehouse (former)	443 Albion Street	Brunswick West	Interwar Commercial Building
63. House	31 Burnell Street	Brunswick West	Victorian House
64. House	22 Grantham Street	Brunswick West	Federation/Edwardian House
65. Concrete House	70 Heller Street	Brunswick West	Concrete House
66. HCV House	2 McLean Street	Brunswick West	Interwar Bungalow (HCV)
67. UFS Dispensary (former)	228 Melville Road	Brunswick West	Interwar shop
68. Moreland Baptist Church Complex	384 Moreland Road	Brunswick West	Interwar Community Building
69. House & front fence	33 Newman Street	Brunswick West	Interwar Bungalow
70. Concrete House	1 South Daly Street	Brunswick West	Concrete House
71. Concrete House ('Ranche')	9 Waxman Parade	Brunswick West	Concrete House
72. Houses & front fences	92 & 94 Whitby Street	Brunswick West	Postwar Houses
73. Bell Street Bridge	Corner of Bell Street and Nicholson Street	Coburg	Postwar Open Space
74. Coburg Police Station (former)	160-162 Bell Street	Coburg	Interwar Community Building
75. Corner shop (former) & residence	105 Munro Street	Coburg	Federation/Edwardian timber shop & residence
76. H.P.L. Morris Chemist (former)	153 Reynard Street	Coburg	Interwar shop
77. Shop	425 Sydney Road	Coburg	Victorian shop
78. Shops	431-433 Sydney Road	Coburg	Victorian shop
79. Bluestone outbuilding	2/197 The Avenue	Coburg	Outbuilding
80. House (Oamaru)	26 Walsh Street	Coburg	Victorian House
81. House	36 King Street	Fitzroy North	Interwar House
82. Rogers Reserve	109 Cumberland Road	Pascoe Vale	Open Space

Table 2 - Not significant at the local level

Name	Street	Suburb	Notes
1. House	6 Bank Street	Brunswick	Well represented in HO
2. House	197 Barkly Street	Brunswick	Low integrity/intactness
3. Terrace	5-13 Bennie Street	Brunswick	Low integrity/intactness
4. House	6 Bennie Street	Brunswick	Low integrity/intactness Well represented in HO
5. Shop (former) & residence	32-34 Blair Street	Brunswick	Low integrity/intactness
6. House	92-94 Brunswick Road	Brunswick	Low integrity/intactness
7. House	102 Brunswick Road	Brunswick	Low integrity/intactness
8. House	177 Brunswick Road	Brunswick	Low integrity/intactness
9. Cotton Palms	179 Brunswick Road	Brunswick	Typical, rather than outstanding
10. House	211 Brunswick Road	Brunswick	Low integrity/intactness
11. Terrace houses	272 & 274 Brunswick Rd	Brunswick	Typical, rather than outstanding
12. Terrace houses (Sandilli & Stanley)	5 & 7 Carnarvon Street	Brunswick	Low integrity/intactness
13. Cottages	22 David Street	Brunswick	Low integrity/intactness Well represented in HO
14. House	44 De Carle Street	Brunswick	Low integrity/intactness Typical, rather than outstanding
15. House	11 Donald Street	Brunswick	Low integrity/intactness
16. House	103 Donald Street	Brunswick	Typical, rather than outstanding
17. House	132 Donald Street	Brunswick	Well represented in HO
18. Attached houses	134-136 Donald Street	Brunswick	Well represented in HO
19. House	144 Donald Street	Brunswick	Low integrity/intactness. Well represented in HO
20. House	152 Edward Street	Brunswick	Low integrity/intactness
21. Cottage	17 Eveline Street	Brunswick	Low integrity/intactness Well represented in HO
22. House	5 Fraser Street	Brunswick	Typical, rather than outstanding
23. House	32 Holloway Street	Brunswick	Well represented in HO
24. House	39 Holmes Road	Brunswick	Typical, rather than outstanding
25. House	45 Holmes Road	Brunswick	Typical, rather than outstanding
26. House	47 Holmes Road	Brunswick	Typical, rather than outstanding
27. Terrace house	75 Hope Street	Brunswick	Typical, rather than outstanding
28. House	124 Hope Street	Brunswick	Low integrity/intactness Well represented in HO
29. Houses	126 & 128 Hope Street	Brunswick	Low integrity/intactness

Name	Street	Suburb	Notes
30. House	15 Howard Street	Brunswick	Typical, rather than outstanding
31. Terrace	17-25 Howard Street	Brunswick	Low integrity/intactness
32. House	22 Howard Street	Brunswick	Low integrity/intactness Well represented in HO
33. House	27 Merri Street	Brunswick	Low integrity/intactness
34. Jackson and Eckersell Factory	16 Michael Street	Brunswick	Low integrity/intactness
35. House	10 Mitchell Street	Brunswick	Low integrity/intactness Well represented in HO
36. House	101 Mitchell Street	Brunswick	Well represented in HO
37. House	103 Mitchell Street	Brunswick	Well represented in HO
38. Attached houses	41 & 43 Mountfield St	Brunswick	Typical, but not outstanding
39. House	21 Stanley Street	Brunswick	Low integrity/intactness
40. Shops	699 & 701 Sydney Road	Brunswick	Typical, rather than outstanding
41. Bank of NSW (former)	854-856 Sydney Road	Brunswick	Low integrity/intactness
42. Houses	38 & 40 Tinning Street	Brunswick	Well represented in HO
43. Shop (former) & residence	384 Victoria Street	Brunswick	Low integrity/intactness
44. Ingot Metals (former)	430-436 Victoria Street	Brunswick	Low integrity/intactness
45. House	6 Bellvue Street	Brunswick East	Demolished
46. House	102 Hickford Street	Brunswick East	Included within new Hickford Street Precinct
47. Surgery & residence	45 Nicholson Street	Brunswick East	Typical, rather than outstanding
48. Caledonia Hotel	211 Weston Street	Brunswick East	Low integrity/intactness
49. House	408 Brunswick Road	Brunswick West	Low integrity/intactness
50. House	459 Brunswick Road	Brunswick West	Well represented in HO
51. House	8 Fitzgibbon Avenue	Brunswick West	Well represented in HO
52. House	23 Grantham Street	Brunswick West	Low integrity/intactness
53. Houses (pair)	10-12 Hamilton Street	Brunswick West	Low integrity/intactness
54. Houses (pair)	15-17 Hamilton Street	Brunswick West	Low integrity/intactness
55. House	38 Heller Street	Brunswick West	Well represented in HO
56. House	66 Heller Street	Brunswick West	Well represented in HO
57. Closer Settlement House	284 Hope Street	Brunswick West	Included within Closer Settlement Houses serial listing
58. House	44 Shamrock Street	Brunswick West	Low integrity/intactness, Typical rather than outstanding
59. House	12 Wyuna Street	Brunswick West	Well represented in HO

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Name	Street	Suburb	Notes
60. Coburg Tennis and Bowling Club	26-38 Linsey Street	Coburg	Insufficient heritage fabric or tangible value
61. House	271 Glenlyon Road	Fitzroy North	Included within HO238 Sumner Estate precinct extension
62. House	273 Glenlyon Road	Fitzroy North	As above
63. House and fence	279 Glenlyon Road	Fitzroy North	As above

APPENDIX C – OVERVIEW OF HERITAGE PRECINCTS & PLACES

C.1 Heritage precincts

Type of precinct	Comments	Examples
Victorian	These are precincts that were subdivided and mostly developed before the economic depression of the 1890s halted development for a decade. They predominantly comprise Victorian era housing with a small proportion of Federation/Edwardian infill.	HO1 Albert Street, Brunswick East HO8 Barkly St West, Brunswick HO14 Barkly St East, Brunswick East HO32 Brunswick Road, Brunswick HO68 Donald Street, Brunswick HO73 Edward Street, Brunswick HO92 Hoffman & Hunter Sts (part), Brunswick West HO100 Brunswick Rd East, Brunswick HO129 Overend Street, Brunswick HO130 Park Street, Brunswick HO139 Phillipstown, Brunswick HO214 Manallack & Union Sts, Brunswick HO229 Stewart Street, Brunswick East HO255 Lygon Street, Brunswick East HO429 Rolland Street, Coburg HO430 Soudan Street, Coburg
Victorian/Edwardian	These are precincts that were subdivided and partly developed before the 1890s Depression with the balance of development in the early twentieth century prior to 1920. They comprise a mixture of Victorian, Federation and Edwardian housing, with a small amount of Inter-War infill	HO24 Blyth Street, Brunswick HO30 Brickworks, Brunswick HO55 Bruce Street, Brunswick HO56 Daly Street, Brunswick West HO66 De Carle St & Bishop St, Brunswick HO75 Ewing Street, Brunswick HO77 Frederick Street, Brunswick HO108 Lyle Street, Brunswick HO113 Methven Park, Brunswick East HO115 Moreland Station, Coburg HO145 Sheffield Street, Coburg HO194 Weston Street, Brunswick HO196 Whitby St, Brunswick West HO427 Main Street, Coburg
Federation/Edwardian	These are either nineteenth century subdivisions that saw little or no development before the 1890s Depression or early twentieth century subdivisions (often on former industrial or quarry sites) that developed quickly before World War I.	HO116 Dudley Street, Fitzroy North HO215 Marks Street, Brunswick HO251 Warburton Street, Brunswick HO336 Victoria St, Brunswick East HO384 Allan Street, Brunswick
Edwardian/Inter-War	These are often nineteenth century subdivisions that saw little development before the 1890s Depression. They may	HO51 Collier Cres, Brunswick West

Type of precinct	Comments	Examples
	<p>have a small number of Victorian houses that illustrate their origins, but most development occurred in the era between c.1910 and c.1930.</p> <p>In some examples that were further away from the public transport system as it then existed, development was slower, and they were not fully developed until the late interwar period (i.e. mid to late 1930s) or early post-war era.</p>	<p>HO60 Dawson Street, Brunswick West</p> <p>HO85 Glenmorgan St, Brunswick East</p> <p>HO92 Hoffman & Hunter Sts (part), Brunswick West</p> <p>HO93 Hope Street, Brunswick West</p> <p>HO200 Willowbank Rd, Fitzroy North</p> <p>HO428 May Street, Coburg</p>
Inter-War	<p>These are subdivisions that were almost completely developed during the intensive period of suburban expansion that followed World War I. They are often closely related to the expansion of the public transport system – the electrification of the railways and the development of the electric tramway network. Many of these quickly developed in the decade up to 1930 when another economic depression again halted development.</p> <p>The inter-war period also saw the subdivision of many of the large Victorian-era mansion estates as they became too expensive to maintain as well as former industrial or quarrying sites, which often created small pockets of later development (sometimes single streets) within earlier subdivisions.</p>	<p>HO33 Brunswick Road West, Brunswick West</p> <p>HO34 Bourke Street, Coburg</p> <p>HO48 Clarendon Street, Coburg</p> <p>HO76 First Avenue, Brunswick</p> <p>HO80 Gallipoli Parade (part), Pascoe Vale South</p> <p>HO82 Glencairn Avenue, Coburg</p> <p>HO87 Gordon St & Devon Ave, Coburg</p> <p>HO89 Grantham St, Brunswick West</p> <p>HO109 Marion Ave, Brunswick West</p> <p>HO123 Myrtle Street, Brunswick East</p> <p>HO132 French Ave, Brunswick East</p> <p>HO182 Lascelles Street, Coburg</p> <p>HO193 Westbourne Street, Brunswick</p> <p>HO203 Loyola Avenue, Brunswick</p> <p>HO207 Coonan’s Hill (part), Pascoe Vale South</p> <p>HO218 Reaburn Cres, Brunswick West</p> <p>HO220 Roberts St, Brunswick East</p> <p>HO238 Sumner Estate (part), Brunswick East</p> <p>HO249 Sunbeam Street, Pascoe Vale</p> <p>HO426 Fischer Street, Coburg</p> <p>HO431 Adler Grove, Coburg North</p> <p>HO432 Merlynston (Bain Ave), Coburg North</p> <p>HO433 Merlynston (Delta Ave & Lorensen Ave), Coburg North</p> <p>HO434 Merlynston (Station Heights Estate), Coburg North</p>
Late inter-War	<p>The period of growth during the 1920s was interrupted by the economic depression of the early 1930s and some estates commenced in the 1920s were only fully developed in the late 1930s and early 1940s before World War II once again halted development.</p>	<p>HO13 Balmoral Ave, Pascoe Vale South</p> <p>HO51 Collier Crescent (part), Brunswick West</p> <p>HO110 Melville Rd, Pascoe Vale South</p> <p>HO179 Turner Street, Pascoe Vale</p>

Type of precinct	Comments	Examples
		HO182 Lascelles Street (part), Coburg HO207 Coonan's Hill (part), Pascoe Vale South HO217 Olga Street, Coburg HO238 Sumner Estate (part), Brunswick East
Post-War	After World War II the recovery slowly gathered momentum and by the late 1940s the next important phase of suburban expansion began.	HO80 Gallipoli Parade (part), Pascoe Vale South HO124 HCV Newlands Estate, Coburg

C.2 Existing houses included within the HO

Name	Street Address	Suburb	HO
Victorian Houses			
1. Attached houses	247 & 249 Albert Street	Brunswick	HO3
2. Terrace Houses	361-365 Albert Street,	Brunswick	HO6
3. House	373 Albert Street,	Brunswick	HO7
4. Bluestone Cottage	130 Barkly Street,	Brunswick	HO17
5. Bluestone Cottage	151 Barkly Street,	Brunswick	HO18
6. Terrace Houses	216-218 & 220-222 Barkly Street	Brunswick	HO265
7. House	7 Brett Street,	Brunswick	HO29
8. Attached Houses	104 & 106 Brunswick Road,	Brunswick	HO277
9. Iron Houses	181-183, 187, 189 Brunswick Road,	Brunswick	HO37, HO38, HO39, HO40
10. Prestonia	357 Brunswick Road	Brunswick	HO44
11. Hazeldeane	359 Brunswick Road	Brunswick	HO44
12. Terrace	5-11 Burchett Street,	Brunswick	HO281
13. Charsfield (Former)	41 Cassels Road,	Brunswick	HO286
14. House	11 Davies Street,	Brunswick	HO58
15. Attached bluestone houses	189 & 191 Edward Street,	Brunswick	HO74
16. Bluestone Cottages & Former Moran & Cato Store	197-199 Edward Street & 119 Lygon Street	Brunswick	HO296
17. Moreland House	222-238 Moreland Road,	Brunswick	HO118
18. House	13 Rosser Street,	Brunswick	HO239
19. House	15 Rosser Street,	Brunswick	HO239
20. McGeorge's Terrace	14-24 Rosser Street,	Brunswick	HO240
21. House	33 Saxon Street,	Brunswick	HO142
22. House	10 South Audley Street,	Brunswick	HO361
23. House	120 Stewart Street,	Brunswick	HO147
24. Butcher's Shop (Former) & Dwelling	145-147 Union Street,	Brunswick	HO231
25. House	9 Aintree Street,	Brunswick East	HO321
26. House	326 Amess Street,	Brunswick East	HO11
27. Terrace	18-28 Brunswick Road,	Brunswick East	HO275

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Name	Street Address	Suburb	HO
28. House	38 Harrison Street,	Brunswick East	HO90
29. House	1 Maghull Street,	Brunswick East	HO321
30. House & Front Fence	76 Victoria Street,	Brunswick East	HO306
31. Cottage	193 Weston Street,	Brunswick East	HO195
32. Houses & Cast Iron Fence	176-180 Weston Street,	Brunswick East	HO380
33. Milano (The Harbour)	20 Cohuna Street,	Brunswick West	HO49
34. House	104 Melville Road,	Brunswick West	HO112
35. Superintendent's House (Former)	903 Park Street,	Brunswick West	HO135
36. House	905 Park Street,	Brunswick West	HO135
37. House	273 Union Street,	Brunswick West	HO372
38. Whitby House (Whitbyfield)	28 Whitby Street,	Brunswick West	HO197
39. House	57 Whitby Street	Brunswick West	HO199
40. The Grange	39 Belgrave Street,	Coburg	HO20
41. House & Palm	65 Bell Street	Coburg	HO269
42. Glencairn	6 Craiggrossie Avenue	Coburg	HO53
43. Manse (former)	1 Deans Street	Coburg	HO391
44. Capragh	3 Deans Street	Coburg	HO293
45. Antrim (Former)	11 Gaffney Street	Coburg	HO78
46. Terrace	5-15 Hudson Street	Coburg	HO98
47. Fitzroy Villa	1 McKay Street	Coburg	HO324
48. Moreland Park	130 Rennie Street	Coburg	HO359
49. Arundel	42 Ross Street	Coburg	HO242
50. Precinct - Soudan Street	35-49 Soudan Street	Coburg	HO430
51. Ormsby	11 The Grove	Coburg	HO172
52. Rose Ville	18 The Grove	Coburg	HO172
53. Holyrood	22 The Grove	Coburg	HO173
54. Koorali & Kalimna	23A & 25 The Grove	Coburg	HO174
55. Oak Hill & Waratah	45 & 47 The Grove	Coburg	HO175
56. Toxteth Park	3-5 Toxteth Park Street,	Coburg North	HO178
57. Rathmore (House)	781 Sydney Road,	Coburg North	HO403
58. House	53 King Street	Fitzroy North	HO101
59. Ingleside	44 Acacia Street	Glenroy	HO201
60. Greystanes	58 Belair Avenue	Glenroy	HO267
61. House	2 Churchill Street,	Glenroy	HO205
62. Glenlyn	34 Finchley Avenue	Glenroy	HO222
63. House	127 Glenroy Road	Glenroy	HO209
64. House	139 Glenroy Road	Glenroy	HO210
65. Minnawarra	149 Glenroy Road	Glenroy	HO211
66. Gowrie	63-65 Gowrie Street,	Glenroy	HO88
67. House	73 Plumpton Avenue,	Glenroy	HO237
68. Taringa	6 Salisbury Street,	Glenroy	HO225
69. Huntingtower (Former)	21 South Street	Glenroy	HO226
70. Buangor	11 Tudor Street	Glenroy	HO230

Name	Street Address	Suburb	HO
71. Wiseman House (Sawbridgeworth)	30 & 32 Widford Street,	Glenroy	HO236
72. Oak Park (Former)	7 Oak Park Court,	Oak Park	HO221
73. House	61 Cumberland Road,	Pascoe Vale	HO290
74. Mount Sabine (Former)	25 Lake Avenue,	Pascoe Vale	HO315
75. Wentworth House	22 Le Cateau Street	Pascoe Vale South	HO103
76. House	35 Pleasant Street,	Pascoe Vale	HO353
77. House	19 Pleasant Street,	Pascoe Vale	HO419
78. Tasma	28 Pleasant Street,	Pascoe Vale	HO420
79. House	38 Pleasant Street,	Pascoe Vale	HO421
80. House	53a Pleasant Street,	Pascoe Vale	HO422
81. House	25 Prospect Street,	Pascoe Vale	HO423
82. House	42 Prospect Street,	Pascoe Vale	HO424
Federation/Edwardian			
1. Harnett House	117-123 Albion Street,	Brunswick	HO9
2. House & Canary Island Palm	275 Albion Street	Brunswick	HO257
3. House & Peppercorn Trees	281 Albion Street	Brunswick	HO259
4. House	283 Albion Street	Brunswick	HO260
5. Attached houses	159-161 Barkly Street,	Brunswick	HO19
6. Attached houses	333 & 335 Brunswick Road	Brunswick	HO69
7. Chewton	27 Carnarvon Street,	Brunswick	HO283
8. House	29-33 Carnarvon Street	Brunswick	HO284
9. House	39 Cassels Road	Brunswick	HO285
10. House & Canary Island Palm	28 Crisp Avenue,	Brunswick	HO288
11. House	26 Davies Street,	Brunswick	HO59
12. House	28 Davies Street,	Brunswick	HO59
13. House	75 Davies Street	Brunswick	HO292
14. House	20 De Carle Street,	Brunswick	HO67
15. House	7 Donald Street,	Brunswick	HO69
16. Shop & Dwelling	88 Evans Street,	Brunswick	HO297
17. John Curtin House	2 Fallon Street,	Brunswick	HO298
18. Attached Houses	15-29 Ford Street,	Brunswick	HO131
19. House	87 Garnet Street,	Brunswick	HO302
20. House	7 Mountfield Street,	Brunswick	HO334
21. House, Garden & Front Fence	833 Park Street,	Brunswick	HO347
22. House	835 Park Street,	Brunswick	HO348
23. House	839 Park Street,	Brunswick	HO241
24. House	232 Victoria Street,	Brunswick	HO377
25. House	230 Victoria Street	Brunswick	HO376
26. House	1 Barkly Street,	Brunswick East	HO16
27. Valburn (House & Canary Island Palms)	210 Glenlyon Road	Brunswick East	HO304
28. Girgaree	32 Lord Street	Brunswick East	HO104
29. Houses & Cast Iron Fence	176-180 Weston Street,	Brunswick East	HO380

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Name	Street Address	Suburb	HO
30. Closer Settlement House	6 Allard Street	Brunswick West	HO263
31. Closer Settlement House	10 Allard Street	Brunswick West	HO10
32. House	160 Hope Street,	Brunswick West	HO95
33. Closer Settlement House	7 Hopetoun Avenue	Brunswick West	HO97
34. House	30 Murray Street,	Brunswick West	HO337
35. Closer Settlement House	19 Passfield Street	Brunswick West	HO136
36. Closer Settlement House	23 Passfield Street	Brunswick West	HO137
37. Closer Settlement House	37 Waxman Parade	Brunswick West	HO191
38. Closer Settlement House	43 Waxman Parade	Brunswick West	HO192
39. Closer Settlement House	51 Waxman Parade	Brunswick West	HO232
40. Whare-Ha	62 Barrow Street,	Coburg	HO266
41. Glencairn	6 Craigrossie Avenue,	Coburg	HO53
42. Victoriana	5 Deans Street	Coburg	HO294
43. House, Garage & Front Fence	20 Harding Street	Coburg	HO308
44. House	35 Hudson Street,	Coburg	HO99
45. Franklin	72 Munro Street,	Coburg	HO335
46. House	27 Rennie Street	Coburg	HO357
47. Latham Lodge	31 Shaftsbury Street	Coburg	HO144
48. House (NOTE: DEMOLISHED)	49 Walsh Street	Coburg	HO190
49. House & Canary Island Palm	97 Boundary Road	Coburg North	HO396
50. House	67 Major Road	Fawkner	HO406
51. House	9 Grandview Street	Glenroy	HO212
52. Loch Erne	10 Northumberland Road	Pascoe Vale	HO416
Interwar houses			
1. Attached houses	24 & 26 Barry Street	Brunswick	HO30
2. House & shop	356 Brunswick Road,	Brunswick	HO43
3. House & Front Fence	290 Moreland Road	Brunswick	HO332
4. Brimin	292 Moreland Road	Brunswick	HO333
5. Nalang	655 Park Street	Brunswick	HO134
6. House	2 Second Avenue	Brunswick	HO143
7. House & Front Fence	154 Blyth Street	Brunswick East	HO28
8. House, Garage & Front Fence	7 Cadman Street,	Brunswick East	HO282
9. House	225 Glenlyon Road	Brunswick East	HO305
10. House, Garage & Front Fence	7 Cadman Street	Brunswick West	HO282
11. Chaumont	49 Heller Street	Brunswick West	HO91
12. Harcourt	43 Whitby Street	Brunswick West	HO198
13. Houses	225-233 Bell Street	Coburg	HO272
14. House, Garage & Front Fence	75 Nicholson Street	Coburg	HO339
15. House, Garage & Front Fence	54 Rennie Street	Coburg	HO358
16. Latham Lodge	31 Shaftsbury Street	Coburg	HO144
17. House	1 Vincent Street	Coburg	HO187
18. House	773 Sydney Road	Coburg North	HO401
19. House	775 Sydney Road	Coburg North	HO402

Name	Street Address	Suburb	HO
20. House	811 Sydney Road	Coburg North	HO404
21. Dowling House (Former)	82 Major Road	Fawkner	HO323
22. House & Front Fence	151 Melbourne Avenue	Glenroy	HO325
23. House	16 Tudor Street	Glenroy	HO371
24. Blackburn House	16 Louisville Avenue	Pascoe Vale South	HO105
Postwar houses			
1. House & Front Fence	36 Alister Street	Brunswick East	HO262
2. Modernist House	1 Gaffney Street,	Coburg	HO392
3. Villa Italia	610 Sydney Road,	Coburg	HO169
4. Duplex	2 & 4 Langtree Avenue,	Pascoe Vale South	HO318
5. Myer House	659 Moreland Road,	Pascoe Vale South	HO120
6. House	55-57 Rainer Street,	Pascoe Vale South	HO355
7. House	54 Rainer Street,	Pascoe Vale South	HO354
8. Beaufort House	17 Fontaine Street,	Pascoe Vale South	HO425
9. Beaufort House	19 Gallipoli Parade,	Pascoe Vale South	HO425
10. Beaufort House	31 Gallipoli Parade,	Pascoe Vale South	HO425
11. Beaufort House	15 Moascar Street,	Pascoe Vale South	HO425
12. Beaufort House	13 Reynolds Parade,	Pascoe Vale South	HO425
13. Beaufort House	17 Reynolds Parade,	Pascoe Vale South	HO425
14. Beaufort House	15 Somali Street,	Pascoe Vale South	HO425

APPENDIX D – SERIAL LISTING CITATIONS

D.1 Amendments to existing citations

New or amended text is shown as *italics*, deleted text shown as ~~strikethrough~~.

HO263, 6 Allard Street, Brunswick West

No change to the history or description.

- Add the following to the ‘Comparative analysis’:

This house is one of only seventeen relatively intact surviving houses in Brunswick West associated with the Brunswick and Phoenix Closer Settlement estates. The others are: 476 Albion Street; 10 Allard Street; 5 Balfe Crescent; 46 & 47 Cumming Street; 280 & 284 Hope Street; 7 Hopetoun Street; 30 Murray Street; 19, 23 Passfield Street; 18, 37, 43 & 51 Waxman Parade.

- Change the statement of significance, as follows:

What is significant?

The house at 6 Allard Street, ~~West Brunswick West~~ *built c.1908 on the Phoenix Closer Settlement Estate is significant. is a single storey timber house with a hipped and gabled roof and picket fence and gate. It is an elaborately detailed late Victorian timber dwelling. In overall form it is symmetrical, with a central front door and paired windows either side. The front façade is timber blockwork, with weatherboards on the sides of the building. The hipped roof is corrugated iron with two red brick, stepped chimneys visible. A highly ornate, bull-nosed verandah extends across the front façade.*

Verandah detailing includes a centrally placed gabled entrance with carved barge boards, mouldings, and finial, and a deep timber frieze across the whole of the verandah. The timber posts are turned. Set into the gable is decorative pressed metal sheeting. The paired windows are double hung sashes with flat pilasters architrave to the side, and shaped boards below the sill. The front entry door has side and a highlight windows. Below the eaves are paired eave brackets separated by elongated diamond mouldings. Overall, the house is highly decorated and the degree of detailing is highlighted by the current paint scheme.

How is it significant?

The *Phoenix Estate Closer Settlement House at 6 Allard Street, West Brunswick West* is of local historical significance to the City of Moreland.

Why is it significant?

Of historical significance, as one of only two surviving Closer Settlement scheme houses in Allard Street, a part of the Phoenix Estate - the last stage of the Brunswick Closer Settlement scheme estates - designed as a response to the impacts of the 1890s depression on poorer urban dwellers. The development of the Phoenix Estate was a significant in the transformation of south-west Brunswick into a distinct local community with its own post office, churches and school. (AHC Criterion A.4)

HO10, 10 Allard Street, Brunswick West

- No change to the description. Change the history, as follows:

10 Allard Street was built *c.1910* on allotment 6 of the Phoenix Estate, ~~developed as a Closer Settlement Scheme in 1908, c.1910~~ by Paul Morgan, painter, and was later owned by Philip Morgan in the 1920s.

The Phoenix Estate, developed from 1906, was the second Closer Settlement scheme in Brunswick, the first being ~~1900~~ *the Brunswick Estate*, created in three sections from 1900-1905. *The Phoenix Estate* was developed on land previously owned by John Fleming, a Brunswick councillor for many years (1867-1905, and from 1908 to his death in 1919). These schemes were a response to the 1890s depression and aimed to give people of modest means an opportunity to purchase land and build their own house. Brunswick was hit hard by the 1890s depression, probably prompting the government's action in establishing a series of Closer Settlement schemes there. Other Closer Settlement Schemes in Melbourne closely followed the Brunswick Estate model, with several schemes being developed in 1906 including the Phoenix Estate and Penders Grove, and Thornbury Estate (both in Northcote).

- Add the following to the 'Comparative analysis':

This house is one of only seventeen relatively intact surviving houses in Brunswick West associated with the Brunswick and Phoenix Closer Settlement estates. The others are: 476 Albion Street; 6 Allard Street; 5 Balfe Crescent; 46 & 47 Cumming Street; 280 & 284 Hope Street; 7 Hopetoun Street; 30 Murray Street; 19, 23 Passfield Street; 18, 37, 43 & 51 Waxman Parade.

- Change the statement of significance, as follows:

What is significant?

The house at 10 ~~Allard~~ Allard Street, Brunswick West built *c.1910* on allotment 6 of the Phoenix Closer Settlement Estate is significant. ~~is a single storey timber house with a hipped and gabled roof and picket fence and gate.~~ *It is a single storey timber house, with*

a hipped and gabled corrugated iron roof. The front facade has a return verandah with a bullnose profile corrugated iron roof and cast-iron lacework and a bay window beneath the projecting gable, which itself has a timber finial. The chimney is of red brick with a corbelled top. There is a rear wing of brick. The original allotment has been subdivided, but the picket fence and gate appear to be original.

How is it significant?

The Phoenix Estate Closer Settlement House at 10 Allard Street, Brunswick West is of local historical significance to the City of Moreland.

Why is it significant?

Of local historical significance as one of only ~~three~~ six relatively intact examples of houses remaining from the Phoenix Estate, Brunswick's second Closer Settlement Scheme, one of several of the second wave of metropolitan schemes. (Criterion A)

H054, 47 Cumming Street, Brunswick West

- No change to the description. Change the fourth paragraph in the history, as follows:

The Brunswick Estate was the ~~second~~ fourth Closer Settlement in Victoria (~~the first being at Whitfield~~) and the first in metropolitan Melbourne. It was developed in three stages:

- Add the following to the 'Comparative analysis':

This house is one of only seventeen relatively intact surviving houses in Brunswick West associated with the Brunswick and Phoenix Closer Settlement estates. The others are: 476 Albion Street; 6 & 10 Allard Street; 5 Balfe Crescent; 46 Cumming Street; 280 & 284 Hope Street; 7 Hopetoun Street; 30 Murray Street; 19, 23 Passfield Street; 18, 37, 43 & 51 Waxman Parade.

- Change the statement of significance, as follows:

What is significant?

The house at 47 Cumming Street, Brunswick West built c.1907-1910 on the Dal Campbell Closer Settlement Estate is significant. It is a single storey timber house in the Queen Anne style with weatherboard wall cladding on the side and rear walls, and mock-ashlar cladding to the facade. The gambrel roof is clad in corrugated iron, has cast iron ridge capping and finials, and is penetrated by red brick chimneys with corbelled tops and terracotta chimney pots. The tripartite windows are timber-framed, and a small round window, probably leadlit, overlooks the verandah. The corrugated iron roofed return verandah, which has a corner gable, has turned timber posts and elaborate timber fretwork openings, exaggerated horseshoe arches in form. The projecting front gable has curved timber bargeboards, a decorative bracketed finial and two courses of scallop-edged weatherboarding. The window below the gable has carved timber surrounds and a bracketed canopy, the cladding of which has been removed. A side window has a similar canopy.

How is it significant?

The Dal Campbell Estate Closer Settlement House at 47 Cumming Street, Brunswick West is of local historical and architectural significance to the City of Moreland.

Why is it significant?

It is a particularly intact example of a house built on the Dal Campbell Estate, which formed part of the Brunswick Estate Closer Settlement Scheme, Victoria's ~~second~~ first such metropolitan scheme. (Criterion A)

Architecturally, the house is an excellent example of the fine timber fretwork and detailing which characterises the Queen Anne style. (*Criterion E*)

HO97, 7 Hopetoun Avenue, Brunswick West

- No change to the description. Change the first sentence in the fourth paragraph in the history, as follows:

The Brunswick Estate was the ~~second~~ *fourth* Closer Settlement in Victoria (~~the first being at Whitfield~~) and the first in metropolitan Melbourne.

- Add the following to the ‘Comparative analysis’:

This house is one of only seventeen relatively intact surviving houses in Brunswick West associated with the Brunswick and Phoenix Closer Settlement estates. The others are: 476 Albion Street; 6 & 10 Allard Street; 5 Balfe Crescent; 46 & 47 Cumming Street; 280 & 284 Hope Street; 30 Murray Street; 19, 23 Passfield Street; 18, 37, 43 & 51 Waxman Parade.

- Change the statement of significance, as follows:

What is significant?

The house at 7 Hopetoun Avenue, Brunswick West built c.1900 on the Brunswick Closer Settlement Estate is significant. It is a single storey timber Italianate house. It has a facade of imitation ashlar, and the plan is L-shaped. It has a hipped roof clad in corrugated iron, with a similarly clad verandah. The projecting bay, with paired double-hung sash windows, encloses the verandah which has square section timber columns and a cast iron frieze. The front door has stained glass side- and highlights and windows are generally double hung sashes. The house has red brick chimneys with corbelled tops.

How is it significant?

The Brunswick Estate Closer Settlement House at 7 Hopetoun Avenue, Brunswick West is of local historical ~~and architectural~~ significance to the City of Moreland.

Why is it significant?

*The timber house is one of only a few remaining from the Brunswick Estate, which was developed as part of the first metropolitan Closer Settlement scheme. (*Criteria A & B*)*

Architecturally, it is an intact example of a relatively simple and unadorned timber cottage from the turn of the century.

HO337, 30 Murray Street, Brunswick West

- Move the third paragraph in the description to ‘Comparative analysis’ and amend as follows:

*This house is one of only ~~nine~~ *seventeen* relatively intact ~~examples of Closer Settlement scheme housing that survives to mark the Brunswick Estate~~ surviving houses in Brunswick West associated with the Brunswick and Phoenix Closer Settlement estates. ~~Of these, six are largely intact namely~~ *The others are: 476 Albion Street; 6 & 10 Allard Street; 5 Balfe Crescent; 46 & 47 Cumming Street; 280 & 284 Hope Street; 7 Hopetoun Parade; 19, 23 Passfield Street; 18, 37, 43 & 51 Waxman Parade.**

- Change the fourth paragraph in the history, as follows:

The Brunswick Estate was the ~~second~~ *fourth* Closer Settlement in Victoria (~~the first being at Whitfield~~) and the first in metropolitan Melbourne. It was developed in three stages:

- Change the statement of significance, as follows:

What is significant?

The house at 30 Murray Street, Brunswick West built c.1907-1910 on the Dal Campbell Closer Settlement Estate is significant. It is a single storey weatherboard Federation house, with a corrugated iron hipped roof, two red brick chimneys and a hipped verandah. The timber paneled front door is flanked by paired double-hung sash windows. The main façade is block-fronted timber paneling and the other elevations are weatherboard. The verandah has simple timber brackets set onto replacement verandah posts. Two large Peppercorn trees are on the northern (side boundary).

How is it significant?

The Dal Campbell Estate Closer Settlement House at 30 Murray Street, Brunswick West is of local aesthetic, historical and social significance to the City of Moreland.

Why is it significant?

As a reasonably intact example of a Victorian house that is one of the small number of surviving dwellings within the Brunswick (Dal Campbell) Estate that demonstrate the execution of the Victorian Government's Closer Settlement Scheme, designed as a response to the devastating 1890s depression conditions in Victoria, in the early years of the twentieth century. In particular, 30 Murray Street demonstrates the common practice of subdivision of the original block by the owners to accommodate family members.

(Criteria A & D)

HO136, 19 Passfield Street, Brunswick West

- No change to the description. Change the history, as follows:

19 Passfield Street was built c.1910 on allotment 32 of the Phoenix Estate, ~~developed as a Closer Settlement Scheme in 1908, c.1910~~ by Frank Stringer. Stringer owned the property at least until the 1930s.

The Phoenix Estate, developed from 1906, was the second Closer Settlement scheme in Brunswick, the first being ~~1900~~ the Brunswick Estate, created in three sections from 1900-1905. The Phoenix Estate was developed on land previously owned by John Fleming, a Brunswick councillor for many years (1867-1905, and from 1908 to his death in 1919). These schemes were a response to the 1890s depression and aimed to give people of modest means an opportunity to purchase land and build their own house. Brunswick was hit hard by the 1890s depression, probably prompting the government's action in establishing a series of Closer Settlement schemes there. Other Closer Settlement Schemes in Melbourne closely followed the Brunswick Estate model, with several schemes being developed in 1906 including the Phoenix Estate and Penders Grove, and Thornbury Estate (both in Northcote).

- Add the following to the 'Comparative analysis':

This house is one of only seventeen relatively intact surviving houses in Brunswick West associated with the Brunswick and Phoenix Closer Settlement estates. The others are: 476 Albion Street; 6 & 10 Allard Street; 5 Balfe Crescent; 46 & 47 Cumming Street; 280 & 284 Hope Street; 7 Hopetoun Street; 30 Murray Street; 23 Passfield Street; 18, 37, 43 & 51 Waxman Parade.

- Change the statement of significance, as follows:

What is significant?

The house at 19 Passfield Street, Brunswick West built c.1910 on allotment 32 of the

Phoenix Closer Settlement Estate is significant. It is a single storey Edwardian timber house. Its walls are clad in weatherboard, and the hipped and gabled bay in corrugated iron. Windows are a combination of timber-framed double-hung sashes and awnings. There is a rectangular bay window beneath the gable. The house has a bullnose profile verandah with a corrugated iron roof, turned timber posts and a decorative timber frieze. The gable-end has carved timber barge-boards, and shingle-patterned weatherboard cladding. The rendered brick chimney has a moulded top.

How is it significant?

The Phoenix Estate Closer Settlement House at 19 Passfield Street, Brunswick West is of local historical and architectural significance to the City of Moreland.

Why is it significant?

The timber house is one of only ~~three~~ six relatively intact examples of houses remaining from the Phoenix Estate, Brunswick's second Closer Settlement Scheme, one of several of the second wave of metropolitan schemes. (Criterion A)

~~Architecturally, it is a typical example of a small Edwardian timber house.~~

HO137, 23 Passfield Street, Brunswick West

- No change to the description. Change the history, as follows:

23 Passfield Street was built *c.1910* on allotment 30 of the Phoenix *Closer Settlement Estate*, developed as a Closer Settlement Scheme in 1908, ~~c.1910~~ by Frank Stringer. Halliday occupied the house at least until the 1930s.

The Phoenix Estate, developed from 1906, was the second Closer Settlement scheme in Brunswick, the first being 1900 the Brunswick Estate, created in three sections from 1900-1905. The Phoenix Estate was developed on land previously owned by John Fleming, a Brunswick councillor for many years (1867-1905, and from 1908 to his death in 1919). These schemes were a response to the 1890s depression and aimed to give people of modest means an opportunity to purchase land and build their own house. Brunswick was hit hard by the 1890s depression, probably prompting the government's action in establishing a series of Closer Settlement schemes there. Other Closer Settlement Schemes in Melbourne closely followed the Brunswick Estate model, with several schemes being developed in 1906 including the Phoenix Estate and Penders Grove, and Thornbury Estate (both in Northcote).

- Add the following to the 'Comparative analysis':

This house is one of only seventeen relatively intact surviving houses in Brunswick West associated with the Brunswick and Phoenix Closer Settlement estates. The others are: 476 Albion Street; 6 & 10 Allard Street; 5 Balfe Crescent; 46 & 47 Cumming Street; 280 & 284 Hope Street; 7 Hopetoun Street; 30 Murray Street; 19 Passfield Street; 18, 37, 43 & 51 Waxman Parade.

- Change the statement of significance, as follows:

What is significant?

The house at 23 Passfield Street, Brunswick West built c.1910 on allotment 30 of the Phoenix Closer Settlement Estate is significant. It is a single storey Edwardian timber house. The walls are clad in weatherboard, and the roof hipped roof in corrugated iron with red brick corbelled chimneys. The front elevation has a polygonal projecting bay and a return verandah with a corner gable. Windows are timber-framed double-hung sashes.

How is it significant?

The Phoenix Estate Closer Settlement House at 23 Passfield Street, Brunswick West is of local historical and architectural significance to the City of Moreland.

Why is it significant?

The timber house is one of only three six relatively intact examples of houses remaining from the Phoenix Estate, Brunswick's second Closer Settlement Scheme, one of several of the second wave of metropolitan schemes. (Criterion A)

~~*Architecturally, it is a good example of a relatively intact Edwardian timber house.*~~

HO176, 1 Timaru Avenue, Brunswick East

- No change to the description. Delete the existing history and replace with the following:

In 1920 the Northern Timber Mills Pty Ltd purchased vacant land on the north side of Stewart Street adjoining the North Brunswick (now Brunswick East) State School. A year later, the company purchased the land directly opposite. The company then subdivided the land creating three short dead-end streets on the north side and four on the south and commenced building houses on the subdivision. The streets were given Maori names after New Zealand towns or districts: Temuka, Timaru and Taranaki on the north, and Waihi, Akeroa, Orari and Pareora on the south (LV, SM).

The houses on the north side in Temuka, Timaru and the west side of Taranaki were constructed first and were listed in the 1921 Directory as 'being built'. The first four houses on the north side of Stewart Street were also described as 'being built' in the same year. By 1922 all the houses on the north side were complete and occupied. Meanwhile, the houses on the south side first appeared in the 1923 Directory (SM).

The majority of the houses on the north side were constructed under contract to the War Service Homes Commission. The Federal Government established the Commission in 1919 to provide financial assistance to returned servicemen and their families to buy affordable houses and at least 22 of the 34 houses built on the northern side of Stewart Street were purchased with the assistance of the Commission (LV). This led to the area becoming locally known as the Stewart Street returned servicemen's estate (or settlement scheme). According to Barnes (1987:140) the Maori street names were given in 'deference to the Anzac spirit'.

However, not all the homes in the subdivision were purchased with the assistance of the Commission. The first owner of 1 Timaru Avenue was Mary Moriarity who purchased the property in September 1921, and she lived in the house with her husband who was an architect (LV, SM). She purchased the house with the assistance of a mortgage, registered in October, 1921 to Bertha Beard. Two years later, the property was sold to Margaret Beard, and she took out a mortgage to the State Savings Bank of Victoria on the day of purchase (LV). The house remained in the ownership of the Beard family until the 1970s (LV).

Note: Please refer to the War Service Homes Timber Houses serial listing Hermes record no. 200704 for further information about the history of this subdivision and the War Service Homes Commission.

References

Barnes, Les, Street names of Brunswick, 1987

Land Victoria (LV) Certificates of title Vol. 1716 Fol. 078, Vol. 4492 Fol. 240

Sands & McDougall Directory (SM)

- Delete the current statement of significance, and replace with the following:

This is a Contributory place within the War Service Homes Timber Houses serial listing. Please refer to the War Service Homes Timber Houses Hermes record no. 200704 for the statement of significance for the place. The contributory features are the house and the front fence.

HO188, 1 Waihi Avenue, Brunswick East

- No change to the description. Delete the existing history and replace with the following:

In 1920 the Northern Timber Mills Pty Ltd purchased vacant land on the north side of Stewart Street adjoining the North Brunswick (now Brunswick East) State School. A year later, the company purchased the land directly opposite. The company then subdivided the land creating three short dead-end streets on the north side and four on the south and commenced building houses on the subdivision. The streets were given Maori names after New Zealand towns or districts: Temuka, Timaru and Taranaki on the north, and Waihi, Akeroa, Orari and Pareora on the south (LV, SM).

The houses on the north side in Temuka, Timaru and the west side of Taranaki were constructed first and were listed in the 1921 Directory as 'being built'. The first four houses on the north side of Stewart Street were also described as 'being built' in the same year. By 1922 all the houses on the north side were complete and occupied. Meanwhile, the houses on the south side first appeared in the 1923 Directory (SM).

The majority of the houses on the north side were constructed under contract to the War Service Homes Commission. The Federal Government established the Commission in 1919 to provide financial assistance to returned servicemen and their families to buy affordable houses and at least 22 of the 34 houses built on the northern side of Stewart Street were purchased with the assistance of the Commission (LV). This led to the area becoming locally known as the Stewart Street returned servicemen's estate (or settlement scheme). According to Barnes (1987:140) the Maori street names were given in 'deference to the Anzac spirit'.

However, not all the homes in the subdivision were purchased with the assistance of the Commission. 1 Waihi Avenue was one of several houses on the south side of Stewart Street that remained unsold in 1928. In that year the prominent businessman and State parliamentarian, William Angliss MLC, purchased all of these houses, which were then gradually sold off to individuals over the next two decades. 1 Waihi Avenue was eventually sold in 1948 to Eric Rodda (LV).

Note: Please refer to the War Service Homes Timber Houses serial listing Hermes record no. 200704 for further information about the history of this subdivision and the War Service Homes Commission.

References

Barnes, Les, Street names of Brunswick, 1987

Land Victoria (LV) Certificates of title Vol. 1226 Fol. 058, Vol. 5604 Fol. 738

Sands & McDougall Directory (SM)

- Delete the current statement of significance, and replace with the following:

This is a Contributory place within the War Service Homes Timber Houses serial listing. Please refer to the War Service Homes Timber Houses Hermes record no. 200704 for the statement of significance for the place. The contributory features are the house and the front fence.

HO191, 37 Waxman Parade, Brunswick West

- No change to the description. Change the first sentence in the fourth paragraph in the history, as follows:

The Brunswick Estate was the ~~second~~ *fourth* Closer Settlement in Victoria (~~the first being at Whitfield~~) and the first in metropolitan Melbourne.

- Add the following to the ‘Comparative analysis’:

This house is one of only seventeen relatively intact surviving houses in Brunswick West associated with the Brunswick and Phoenix Closer Settlement estates. The others are: 476 Albion Street; 6 & 10 Allard Street; 5 Balfe Crescent; 46 & 47 Cumming Street; 280 & 284 Hope Street; 7 Hopetoun Street; 30 Murray Street; 19, 23 Passfield Street; 18, 43 & 51 Waxman Parade.

- Change the statement of significance, as follows:

What is significant?

The house at 37 Waxman Parade, Brunswick West built c.1905 on the Dal Campbell Closer Settlement Estate is significant. It is a single storey timber Edwardian house. It is asymmetrical in plan with a return verandah between two projecting gable ends, with a smaller gable on the corner. The roof and verandah are clad in corrugated iron, the latter being supported by chamfered timber posts and a simple timber frieze. The front door is situated on the return and the windows are predominantly casements. Detailing on the house includes half-timbered gable ends supported on carved timber brackets, oversized bargeboards and ornate window hoods.

How is it significant?

The Dal Campbell Estate Closer Settlement House at 37 Waxman Parade, Brunswick West is of local historical significance to the City of Moreland.

Why is it significant?

It is one of few relatively intact houses remaining from the Dal Campbell Estate, the second stage of the first metropolitan Closer Settlement Scheme. The house is largely intact and retains original garden elements. (Criteria A & B)

HO192, 43 Waxman Parade, Brunswick West

- No change to the description. Change the first sentence in the fourth paragraph in the history, as follows:

The Brunswick Estate was the ~~second~~ *fourth* Closer Settlement in Victoria (~~the first being at Whitfield~~) and the first in metropolitan Melbourne.

- Add the following to the ‘Comparative analysis’:

This house is one of only seventeen relatively intact surviving houses in Brunswick West associated with the Brunswick and Phoenix Closer Settlement estates. The others are: 476 Albion Street; 6 & 10 Allard Street; 5 Balfe Crescent; 46 & 47 Cumming Street; 280 & 284 Hope Street; 7 Hopetoun Street; 30 Murray Street; 19, 23 Passfield Street; 18, 37 & 51 Waxman Parade.

- Change the statement of significance, as follows:

What is significant?

Canowindra at 43 Waxman Parade, Brunswick West built c.1905 on the Dal Campbell Closer Settlement Estate is significant. It is a single storey timber Edwardian style

house, with an asymmetrical facade and verandah on two sides between two projecting gabled bays. The house is weatherboard, which is notched on the entire front (north) elevation, with a corrugated iron gabled roof with terracotta ridge capping and corbelled red brick chimneys. The bullnose profile corrugated iron verandah is supported by timber posts and has a carved timber fretwork frieze. The front door has leadlit side- and highlights while the windows have ornate timber window hoods.

How is it significant?

Canowindra, the Dal Campbell Estate Closer Settlement House at 43 Waxman Parade, Brunswick West is of local historical and aesthetic significance to the City of Moreland.

Why is it significant?

It is the most elaborate of the few relatively intact houses remaining from the Dal Campbell Estate, the second stage of the first metropolitan Closer Settlement Scheme. The retention of some of its original garden elements adds to its significance. (Criteria A, B & E)

HO232, 51 Waxman Parade, Brunswick West

- No change to the description. Change the first sentence in the fourth paragraph in the history, as follows:

The Brunswick Estate was the ~~second~~ fourth Closer Settlement in Victoria (~~the first being at Whitfield~~) and the first in metropolitan Melbourne.

- Add the following to the ‘Comparative analysis’:

This house is one of only seventeen relatively intact surviving houses in Brunswick West associated with the Brunswick and Phoenix Closer Settlement estates. The others are: 476 Albion Street; 6 & 10 Allard Street; 5 Balfe Crescent; 46 & 47 Cumming Street; 280 & 284 Hope Street; 7 Hopetoun Street; 30 Murray Street; 19, 23 Passfield Street; 18, 37 & 43 Waxman Parade.

- Change the statement of significance, as follows:

What is significant?

The house at 51 Waxman Parade, Brunswick West built c.1905 on the Dal Campbell Closer Settlement Estate is significant. It is a small double fronted weatherboard cottage. It has a corrugated galvanized steel gabled roof and bullnose profile verandah, which is supported by turned timber columns and bears the remnants of a timber frieze. The centrally placed door is flanked by double hung sash windows, which abut the roofline.

How is it significant?

The Dal Campbell Estate Closer Settlement House at 51 Waxman Parade, Brunswick West is of local historical significance to the City of Moreland.

Why is it significant?

It is a representative example of the smaller cottages, which, although not the predominant building type, were found on the Dal Campbell Estate, which was part of the first metropolitan Closer Settlement scheme. (Criteria A, B & D)

HO193, Westbourne Street

- Rename the precinct as ‘Westbourne Street War Service Homes’.
- Delete the existing description and replace with the following:

The Westbourne Street War Service Homes precinct comprises all the houses in Hall Street, the adjoining section of Westbourne Street, and the houses at 1-15 Newman Street. It is an interwar residential area comprising detached bungalows constructed of brick or timber, modest in scale and character, with similar form and architectural detailing displaying Arts & Crafts influences in a range of standard or similar designs.

The brick houses include those constructed by the War Service Homes Commission in a range of standard designs. These bungalows are relatively austere, of red brick with hip or gabled terracotta tiled roofs with deep eaves and visible rafters. Common design elements include timber double hung sash windows with multi-paned uppers, in singles or pairs or set within projecting bays with shingled hoods, shingled or timbered gable ends with louvered vents, tiled hoods supported on timber brackets above front windows (in some houses – e.g., 6 Hall, 18 Westbourne - this is continuous across the façade creating a 'floating' gable above), plain brick or render chimneys with terracotta pots, and entry porches or verandahs set under the main roof line with arched or square openings. Relatively intact examples include 6-12, 16, 17 & 18 Hall Street, and 5, 11A-17 & 16-20 Westbourne Street. There are also less intact examples at 9 & 13 Newman Street.

Most of the other houses are timber bungalows. These are usually gable fronted or have a transverse gable, with either a verandah or gabled porch, or have a hipped roof that extends to form a contiguous verandah beside a projecting gable bay. Gable ends are half-timbered or have shingles or roughcast, and the verandahs and porches are supported by timber posts or square or tapered rendered or brick columns and some have brick or render balustrades. Most retain plain brick chimneys. Windows are timber framed, either casement or sash. Most of these houses have relatively good integrity when viewed from the street. Common alterations include replacement of windows and alterations to (or replacement of) verandahs and porches. There are some visible car ports and some house have visible two storey additions.

The house at 2 Westbourne Street stands out as an Edwardian era house in the precinct. Asymmetrical in plan, it has a hipped roof with projecting gabled bays to the front and side that contain a return verandah with original frieze. Original decoration includes eaves brackets. The windows have been replaced and the chimneys removed.

Traditional street elements include bluestone kerb and channels in all streets.

Non-contributory houses are 11, 14 & 20 Hall Street, 3 Newman Street and 10, 1/24 & 2/24 Westbourne Street. These are either post-war houses or very altered Edwardian or interwar houses.

- Delete the existing history and replace with the following:

War Service Homes Commission

Due to an acute shortage of houses after the First World War the Commonwealth Government created the War Service Homes Commission in 1919 to assist returned servicemen and their families to buy affordable houses. A history of the Commission recalls:

The housing situation in Australia at that time left much to be desired. There was a shortage of houses and prices and rents were high. Few homes had been built during the war yet the population had increased by more than half a million. The Government faced the prospect of large numbers of demobilised ex-servicemen adding considerably

to the housing demand. Moreover the building industry was in difficulty. There was a shortage of skilled labour, and construction materials were also in short supply.

War service homes were intended by the Government as 'the counterpart to the land settlement portion of the repatriation policy' (WSH Jubilee, p.1), a policy commonly known as Soldier Settlement. The Commission provided low interest rate loans, which could be use to erect a new house, purchase or complete an existing house, or discharge an existing mortgage. However, the focus of the Commission during the first years of its operation was on the construction of new houses - a measure 'designed to help solve, and not accentuate the national housing problem' (The Argus, 18 January, 1921).

From 1919 to 1920 the Commission was assisted by the Commonwealth Bank, which considered individual applications, while the Commission set about building groups of houses in advance of applications. The Commission intended to buy large tracts of land and contract builders to erect the houses, however due to difficulty engaging contractors and finding sufficient material cheaply, the Commission was the builder for its first two years of operations. (WSH Jubilee, pp. 4-7). The houses built by the WSHC from 1919-22 were designed under the direction of their principal architect, Mr. E.R. Bradshaw (The Argus, 20 December 1919).

However, a series of enquiries into the Commission's activities (the first was in March 1921), which commented unfavourably on the management and operation of the scheme, led to radical changes to the structure and operations of the Commission. Most significantly, the Commission stopped building houses and began to contract out its building operations, and also began negotiations with State governments whereby State savings banks or housing boards would in future carry out the provision of War Service Homes. Consequently, in mid-1922 the Commission reached an agreement with the State Savings Bank of Victoria (SSBV) that the bank would, out of moneys made available by the Federal Government, provide homes upon the same terms and conditions as provided by the Commission. By 1927 the SSBV had assumed responsibility for all of the dwellings built by the bank in Victoria for returned servicemen and other persons eligible under the original War Services Homes Act and at least until 1940 all new war service homes in Victoria were designed and built by the SSBV (The Argus, 27 July 1922, 24 September 1929; WSH Jubilee).

Australia's first war service homes were completed in the Sydney suburb of Canterbury in September 1919 (WSH Jubilee, p.5) and Victoria's first war service homes were constructed in Preston soon afterward. The Preston houses were commenced late in 1919 and were occupied by May 1920. By 1921 the Commission had constructed over 600 homes in Victoria in suburbs such as Brunswick, Coburg, Preston, Northcote, Kew and Camberwell and Williamstown and country towns including Wonthaggi, Castlemaine and Seymour and in the decade to 1929 constructed over 20,000 homes throughout Australia of which about 4000 were in Victoria (WSH Jubilee, p.10). The Commission continued to play an important role in the provision of housing for returned servicemen well into the 1960s (WSC Jubilee, p.29).

Precinct history

Brunswick was surveyed in 1839 and between 1846 and 1865 the population grew from 146 to 3000 creating a demand for housing. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887 providing direct access to the centre of city encouraged the subdivision and development of land along these routes. This process accelerated during the 1880s a time of economic prosperity accompanied by a boom in

land prices and in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. However, all development was brought to a halt by the economic depression of the 1890s and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (MTH 2010:59-62).

Development recommenced during the early twentieth when houses began to be built on the vacant nineteenth century subdivisions. The development was slow at first, but another boom followed World War I. In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64).

Westbourne Street north of Newman Street was subdivided and offered for sale in 1888, but there was limited development only within the section to the north of Newman Street. A 1908 MMBW plan shows this area to the south of Newman Street as vacant land. Hall Street and the southern section of Westbourne Street had not been formed at that time.

The first house constructed in the southern section of Westbourne Street between Hope and Newman Streets was no.2, which was listed by 1915 as occupied by Adam J. Rigg. However, it appears that no further development occurred until 1920 when the War Service Homes Commission purchased seven allotments in Hall, Westbourne and Newman Streets. By 1923 the Commission had built 17 brick houses, each of four or five rooms: eight in Hall Street, seven in Westbourne and two in Newman.

Houses were quickly being erected on the remaining vacant lots at the same time and by 1925 all of the allotments within Westbourne Street and Hall Street, as well as those on the south side of Newman Street between Westbourne and Pearson streets had been built on (SM).

References

Barnes, Les, *It happened in Brunswick*, 1987

Historica, *City of Moreland Thematic History (MTH)*, 2010

Melbourne & Metropolitan Board of Works (MMBW) *Detail Plan No. 1909, dated 1908*

Sands & McDougall *Directory (SM)*

'War Services Homes Jubilee 1919-1969' (WSH Jubilee), issued by the Commonwealth Department of Housing, 1969

- Delete the current statement of significance, and replace with the following:

What is significant?

This precinct, comprising 1-17 & 2-20 Hall Street, 1-17 & 2-24 Westbourne Street and 1-15 Newman Street, Brunswick is an interwar residential area that was mostly developed from 1920 to 1925. More than a third of the houses were built by the War Service Homes Commission, which was created by the Commonwealth Government in 1919 to assist returned servicemen and their families to buy affordable houses.

The houses are detached brick or timber bungalows in garden settings, modest in scale and character, built with similar materials and architectural elements displaying Arts & Crafts influences in a range of standard or similar designs. Common design elements include:

- Hip or gable clay tile roofs. The deep eaves have visible rafters and are often supported by timber brackets.

- Timber casement or double hung sash windows with multi-paned uppers, in singles or pairs or set within projecting bays with shingled hoods.

- *Shingled, roughcast or half-timbered gable ends with louvered or latticed vents.*
- *Tiled hoods supported on timber brackets above front windows. In some of the War Service Homes, this is continuous across the façade creating a 'floating' gable above.*
- *Plain brick or render chimneys with terracotta pots*
- *In the War Service Entry porches or verandahs set under the main roof line with arched or square openings, and in the timber bungalows verandahs or gabled porches supported by timber posts or square or tapered brick or rendered piers.*

Non-original alterations or additions to the interwar houses and other buildings on the properties, and the houses at 11, 14 & 20 Hall Street, 3 Newman Street and 1/24 & 2/24 Westbourne Street are not significant.

How is it significant?

The Westbourne Street War Service Homes precinct is of local historic and aesthetic significance to Moreland City.

Why is it significant?

The precinct demonstrates the rapid development of Brunswick during the early interwar period. Of note within the precinct are the houses built as part of the important Commonwealth repatriation initiative to provide affordable housing for returned servicemen and their families after World War I. The War Service houses are of particular significance as representative examples of the standard designs used by the Commission from 1919 to 1922 and demonstrate how the Commission designed and built houses before responsibility was transferred to the State Savings Bank of Victoria, which went on to construct the majority of the War Service Homes in Victoria. Collectively, the houses demonstrate the approach of using standard designs to ensure the houses could be built economically and efficiently and to achieve visual cohesion when built as a group but varied in appearance to avoid repetition. (Criteria A & D)

The precinct has aesthetic significance as an enclave of interwar houses with similar form, materials and detailing. Of note within the precinct are the War Service Homes, which are in simple, austere designs that feature the restrained use of Arts & Crafts details to provide variety and visual interest. These include the deep eaves and window hoods with visible rafters supported in timber brackets, and use of materials such as brick and roughcast, and timber shingles. (Criterion E).

D.2 Closer Settlement Houses Serial Listing Citation

(Attachment 1)

D.3 War Service Homes Serial listings citations

(Attachment 1)

APPENDIX E – PRECINCT CITATIONS

E.1 Amendments to existing precinct citations

New or amended text is shown as *italics*, deleted text shown as ~~strikethrough~~.

Standard changes to all precinct citations

- For all precincts insert the thematic context, as appropriate:

Thematic context

This precinct and the proposed extension are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland’s Houses; 6.3 Building during the Boom

OR

Thematic context

This precinct and the proposed extension are associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 6: Building Moreland’s Houses; 6.4 Building houses in the twentieth century, Early Twentieth Century Estates

- For all precincts in Brunswick, insert the ‘Suburban development in Brunswick’ standard text, as follows:

Brunswick was surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a north-south track (now Sydney Road). They were quickly sold in three auctions, mostly to speculators, and re-subdivision began almost immediately. On the west side of Sydney Road James Simpson subdivided his allotment creating Albert (then Carmarthen) and Victoria (then Llandillo) streets. When Thomas Wilkinson purchased the allotment on the opposite side of Sydney Road he extended Victoria and Albert streets. This pattern was repeated many times, and each time the land was divided into smaller and smaller allotments (Context 1990:10).

The colony of Victoria was expanding rapidly during the 1850s in the wake of the gold rushes and in the twenty years between 1846 and 1865 Brunswick’s population grew from 146 to 3000 creating a demand for housing. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887 providing direct access to the centre of city encouraged the subdivision and development of land along these routes. This process accelerated during the 1880s a time of economic prosperity accompanied by a boom in land prices and in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were cottages and small villas to accommodate the growing number of workers employed in the expanding industries. However, all development was brought to a halt by the economic depression of the 1890s and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62).

Development recommenced during the early twentieth when houses began to be built on the vacant nineteenth century subdivisions. The development was slow at first, but another boom followed World War I. In 1905 the population had reached 24,000 and by

1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by expansion of employment opportunities and improvements to public transport. During the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6,000 workers (Historica, 2010:32).

During this time the nineteenth century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

- For all precincts in Coburg or Pascoe Vale South, insert the ‘Suburban development in Coburg’ standard text, as follows:

In the late nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. Outlying areas such as West and North Coburg, Pascoe Vale and Glenroy were characterised by small farms and vacant land well into the twentieth century (Broome, 1987:163).

After the cessation in development caused by the 1890s depression, building in Coburg began to pick up about 1910 (Broome, 1987:179) and accelerated after World War I. As noted by Broome (1987:202):

Suburban development depends on demand for housing, cheap vacant land, local employment, the availability of transport and basic services and the drive of entrepreneurs. By 1920 Coburg was ripe for the process.

In Coburg the demand for housing was created by returned soldiers and encouraged by improvements to transport, which included the re-opening of the railway north to Fawkner by 1914, the electrification of the line to Coburg by 1920 as well as the commencement of private bus routes in the 1920s. Industry was actively encouraged by Council, which designated three industrial areas, and the opening of the Lincoln Knitting Mills on a large site in Gaffney Street in 1919 provided employment for 500 workers, a figure that was doubled in 1920. Further mills followed (Broome, 1987:203-05).

As a result, by the mid-1920s new building was at 'fever pitch' (Broome, 1987:207) and the population of Coburg more than doubled in the decade from 1920 to 1930 from 17,000 to 40,000. It was the third-largest suburban rate of increase behind Caulfield and Camberwell and during 1923 and 1924 an average of three houses was built each day in Coburg (Broome, 1987:210).

H056, Daly Street, Brunswick West

- Change the history, as follows:

Insert the relevant thematic context and ‘Suburban development in Brunswick’ standard text, as above.

Precinct history

The eastern half of This area precinct was subdivided as the ‘Hoffman Phoenix Park Estate’ in 1888. This created over 200 lots in the area extending from Whitby Street to Smith Street between Pearson Street (then known as Margaret Terrace) and Daly Street. The auction plan indicates the only development being Mrs. Daly's house (east side of

Daly Street *between Hunter and Albert streets*), Mr. Barry's residence on the north side of Hunter Street (lot 68) and the 'Phoenix Park' mansion of Michael Dawson south of Smith Street. None of these three houses survive. ~~The estate was described as the 'late residence and grounds of J.M. Barry Esq.': presumably that of John MacKenzie Barry, co-founder of the Hoffman Patent Steam Brick Co. and original licensee of the Sarah Sands Hotel (SLV).~~

The estate and surrounding areas were only partially developed before the economic depression of the 1890s brought a halt to building activity and Melbourne & Metropolitan Board of Works plans show the extent of development in the early 1900s. The east side of Pearson Street between Victoria and Albert streets was lined with houses including the present nos. 40-48 and 58-66. Behind these houses were large clay holes associated with the Hoffman Brick & Pottery Works, situated further to the east. Also, within this block were several terrace houses on the north side of Albert Street including the present nos. 437-455 (MMBW). The west side of Pearson Street between Smith and Victoria streets on the other hand contained only one house (the present no.59) as well as the Grand View (or Grandview) Hotel, established in 1889 at the north corner of Hunter Street.

Designed by architect Harry Rendell, the Grand View was one of several grand three storey hotels built during the boom in Brunswick. Situated on a high point of land, the name was most appropriate, and a newspaper article described the 'magnificent panorama' from the flat roof of the building, which was intended for promenading:

The bay, Williamstown, the Sandridge shipping, Footscray, the valley of the Moonee Ponds Creek, backed by Essendon, Flemington, Ascot Vale and Temperance townships, in the near distance, while the idyllic country up to Mount Macedon may be taken in (Brunswick & Coburg Medium, 2 November 1889).

Elsewhere, Albert Street west of Pearson Street contained several terrace rows on the south side (these include the present nos. 388-396, 404-434 & 456-462) and a single house on the north side (since demolished). Hunter Street contained terrace rows (the present nos. 12-24 & 27-45) and a group of detached timber villas (the present nos. 46-56). Other streets were more sparsely settled. Daly Street contained ten houses between Whitby and Albert streets of which seven (55, 56, 58, 65-71) survive today. There were only three houses and one shop on the south side of Victoria Street. Of these, the house at no.468 and the former shop at no.480 survive today. The latter building was established by 1895 and in 1900 the occupant was T. Whiteside, a greengrocer (SM).

Development re-commenced in the early twentieth century and most of the remaining lots in the precinct were built on the years before and after World War I. For example, the west side of Pearson Street between Smith and Victoria streets contained only one house in 1910. By 1915 this had increased to six (two in each block) and 12 by 1925. Similar development occurred along the north side of Albert Street between Pearson and Daly streets where the number of houses increased from one in 1910 to eight in 1915 and 21 by 1925. Daly, Hunter, and Victoria streets all filled out in a similar fashion and by the late 1920s the precinct was almost fully developed (SM).

As well as houses, the period of growth saw the establishment of several shops to serve the local needs of residents. These included the general store established c.1910 by James Feeney at the northwest corner of Albert and Pearson streets, and a fruit shop on the north side of Albert Street (the present 505A) by 1915. Around the same time, John Perry, a butcher, established his shop at the northwest corner of Daly and Victoria

Streets and by 1925 a second butcher shop, owned by G.G. Griffiths had opened at the southwest corner of Albert and Pearson streets opposite Mr Feeney's store. Meanwhile, in the early 1920s two shops with residences/flats above were built immediately to the north of the Grand View Hotel, and in 1925 one of these was a confectionary and pastry shop run by Mrs. Eileen Donnell who lived above (SM).

Community formation within this area was marked by the opening of in 1889 of State School No. 2890 on a block extending from Victoria Street to Hunter Street. By 1890 the school had an enrolment of 500 and the school was expanded with the addition of an Infants' School as the surrounding streets filled out during the early twentieth century. To the west of the school, a Wesleyan Methodist Church was erected at the southeast corner of Daly Street. The old church was demolished in the 1950s and the present church is now used by the Independent Italian Pentecostal congregation, reflecting the influence of post-war migration.

In the early 1900s land to the west of Daly Street was purchased by the State Government, resubdivided into small allotments of one to two acres and offered for sale as the Brunswick Estate Closer Settlement Scheme. The increase in population following the settlement of this estate, and the continued growth of this precinct, led to the formation of the Moonee Vale Progress Association, later known as the West Brunswick Progress Association. In 1910, the Association built a hall on the south side of Victoria Street just to the east of the State School. As the population increased during the 1920s boom a larger hall was needed, which was opened in 1931. Soon after the erection of the new hall the City of Brunswick opened a model Baby Health Centre on the adjoining site.

~~Allotments along Hunter, Albert (south side) and Pearson street were developed in the 1880s, but the rest of the Precinct remained in larger allotments until the early years of this century.~~

~~The Precinct contains many of the elements of a small community: a hotel, shops, housing, school, public hall and later a Daly Street baby health centre. While the development of the Precinct predominantly dates from the 19th century, the subsequent settlement in West Brunswick during the 1900-1910s supported the development of community facilities within the Precinct.~~

References

Context Pty Ltd, Keeping Brunswick's Heritage. A report on the review of the Brunswick Conservation Study, Volume 1, 1990
Historica, City of Moreland Thematic History, 2010
Melbourne & Metropolitan Board of Works (MMBW) Detail plans nos. 1898, 1899 & 1900, all dated 1909
Sands & McDougall (SM) Directories
State Library of Victoria (SLV) Hoffman Phoenix Park Estate [cartographic material], 1888

- Change the description, as follows.

~~Address:~~ *The Daly Street precinct comprises the following properties:*

- 437-507 & 382-462 Albert Street
- 25-67 & 26-60 Daly Street
- 3-63A & 4-56 Hunter Street

~~–31 19-63 & 40-66 Pearson Street~~

~~- 464-494 Victoria Street~~

~~The Daly Street Precinct is a predominantly residential area, comprising mainly Edwardian and Victorian housing, and several commercial and community buildings including a number of local landmarks such as the Grand View Hotel, former shops, the former West Brunswick Primary School, and the former West Brunswick Progress Association Hall, and a commercial area in Pearson Street.~~

~~Albert Street contains a mix of Victorian terraces and Edwardian and inter-War houses, the majority in brick. East of Pearson Street is a row in Victorian terraces, and at No. 505 a brick Edwardian shop.~~

~~19th century buildings of particular interest within the Precinct include the terrace at 35-45 Hunter Street, the three storey rendered Italianate Grandview Hotel, the West Brunswick Primary school, and the timber shop (c. 1870?) with original shopfront and timber parapet at 480 Victoria Street. Of note from the 20th century are the West Brunswick Progress Association hall (1910) and the Baby Health Centre (1930s). An Edwardian shop and dwelling at 31 Pearson Street are also of interest.~~

~~Street plantings in the Precinct include Melaleuca, Prunus and various Eucalyptus in Albert Street, and Melaleuca, Prunus and Callistemon in Hunter Street. Few private gardens within the Precinct include original or traditional plantings.~~

~~The Victorian era housing predominantly comprises terrace houses in pairs or rows of three or more. Most are constructed of bi-chrome brick and have hipped roofs with brick and/or render chimneys. The earlier examples (e.g., 443-455 Albert St, 46 & 48 Pearson St) have shared hipped roofs with no separating walls, whilst nos. 40 & 42 Pearson Street have the less common steeply pitched transverse gable roof. Of note is the terrace at 35-45 Hunter Street, constructed of bi-chrome brick with the lighter bricks used to express decorative quoining around the openings and wall corners. The houses have alternating paired or single timber sash windows, and each retains the original rendered chimney.~~

~~Other nineteenth century houses include detached symmetrical villas in brick (65 Daly St, 58-66 Pearson St) or timber (59 Pearson St). No.468 Victoria Street stands apart as fine example of an Italianate villa, asymmetrical in plan with a projecting three-sided bay window. The asymmetrical timber house at 67 Daly Street also has Italianate characteristics.~~

~~The other Victorian era buildings in the precinct are the Grand View Hotel and the former shop at 480 Victoria Street. The Grand View is a three storey rendered brick building with exuberant Italianate detailing in the style of grand hotels of the late nineteenth century. Typically, it is built to both street boundaries with a chamfered corner and has a paneled parapet, which has been partially removed. The façade is divided vertically in bays by moulded pilasters that have banded rustication at first floor level to the Pearson Street elevation and for one bay along Hunter Street, and horizontally by deep cornices and street courses to both elevations. There is also a paneled frieze with brackets beneath a deep cornice and an arcaded recessed balcony with a rendered balustrade to the Pearson Street elevation. Other details include the elaborate mouldings to the window openings that are arched to the first level and rectangular above. The ground floor façade is less intact, but retains some original arched door openings.~~

The former shop at 480 Victoria Street has what appears to be an original timber shopfront and door framed by classical style pilasters. It has a timber parapet with a triangular pediment that conceals the hipped roof, and a (non-original) timber post street verandah. There is a corrugated iron clad skillion addition on the east side.

The Federation and Edwardian era housing includes several transitional 'Victorian survival' timber villas, which have characteristics of Victorian houses, but Federation details such as red brick and render chimneys, turned timber verandah posts and bullnose profile verandahs. Examples include the houses at 46-56 & 55 Hunter Street, 'Federal Villa' at 55 Daly Street, and 57 Pearson Street. These houses evolved into the more characteristic asymmetrical Edwardian bungalow, which usually have a hipped roof (sometimes with gablets) and projecting gabled bay (usually half-timbered or with timber trusswork) beside a verandah that is separate or in some cases is an extension of the roof. Most examples (e.g., 461, 463, 487 Albert, 3-7 Hunter, 21, 25 & 37 Pearson, etc.) are in timber, often with imitation Ashlar cladding. There are also several brick examples (e.g., 398, 465, 479, 485 Albert etc.).

The precinct also includes a small number of Queen Anne style brick villas. These are characterised by asymmetrical planning, dominant hip roofs clad in terracotta or slate with terracotta ridge capping with prominent projecting gables, half timbering to the gable ends, verandahs with ornamental timber frieze or valance, tall brick and render chimneys with terracotta pots, and casement sash windows (sometimes with coloured toplights). Examples include the residence attached to the shop at the northwest corner of Pearson and Albert streets, 57 Daly Street, and 472 Victoria Street.

There are also a small number of semi-detached gable-fronted cottages (e.g., 21 & 23, 57 & 59 Hunter St, 39 & 41, 43 & 45 Pearson St, etc.), which have typical Edwardian details. Of note is the unusual pair at 40 & 42 Daly Street that share a single steeply pitched gable-fronted roof divided in half by a brick wall. The gable front projects forward to create a verandah with a timber frieze with Art Nouveau detailing and there is hipped porch at the side.

Housing of the interwar period is represented by timber bungalows that are either gable fronted, or have a transverse gable roof, usually clad in terracotta tiles with plain brick chimneys. These typically have a projecting gabled porch supported on brick or render piers (13 & 15 Hunter Street have distinctive rendered porches with arched openings edged in face brick) and have half timbering to the gable ends. Windows are timber-framed casements or sash, sometimes arranged in bays (e.g., 457 & 459 Albert St, 13 & 15 Hunter St etc.).

The early twentieth century commercial buildings include the former shops at 61 Daly Street, 29 and 31 Pearson Street and 505A Albert Street. Of these, 31 Pearson Street and 505A Albert Street are relatively intact. 31 Pearson Street, constructed of red brick with cement moulding has a typical corner shop form with an entrance in the chamfered corner and a paneled parapet surmounted by a cornice. The timber shop windows appear to be original, as does the corner entrance door, and there are original tiles to dado height and to the angled stallboards, as well as faint traces of painted signage around the entrance. What was presumably a cantilevered verandah awning has been removed. The shop is attached to a fine Queen Anne villa.

505A Albert Street also retains the original metal framed shopfront window, with recessed entry and tiled surrounds. The rendered parapet is framed by brick piers and has an arched pediment, and the street verandah, which is supported by chamfered

timber posts may be early or a sympathetic reconstruction. The attached residence, set back at one side, has a bay window. The former butcher shop at 29 Pearson Street is less intact with the original shopfront replaced by a wall of glass bricks. Nonetheless, it retains the original metal parapet with faded painted signage framed by brick piers with pyramidal tops. 61 Daly Street, a brick corner shop, retains its original form, but much of the original fabric has been replaced (e.g. windows) or reconstructed (e.g., verandah).

The other corner shop and residence at 25-27A Daly Street dates from the late 1930s. Constructed of mottled cream and clinker bricks it demonstrates the influence of the Moderne style through the stepped 'skyscraper' motif in brickwork to the parapet facing Daly Street. It comprises a main shop at the corner, and a smaller second shop facing Smith Street. Overall, it is very intact, the shopfronts appear to be original, as does the cantilevered awning.

The other interwar commercial building is the pair of shops and flats at 49-51 Pearson Street, which is a two storey building with abstracted classical details in the interwar Stripped Classical style. This includes the banded parapet with triangular pediments featuring circular motifs above a cornice with moulded pilasters beneath. The shopfronts retain the original metal-framed windows with leadlight highlights and recessed entry doors, and highlight windows above the cantilevered awning. At first floor level, there are timber windows with multi-paned upper sashes and a balcony with a square opening (infilled at no.51).

In Victoria Street the Maternal & Child Health Centre, the former Progress Association Hall, and the former West Brunswick Primary School form a notable group of community buildings. The interwar Maternal and Child Health centre at no.482 has a typically residential appearance being a detached, symmetrical building with a hipped tile roof and rendered walls. The Moderne style is demonstrated by the central entry with its stepped parapet and the use of glass bricks to the windows on either side. To the west is the former Progress Association Hall, a two storey building in the interwar Mediterranean style, and the former West Brunswick School. (For detailed descriptions of the former hall and school please refer to the individual citations).

Early infrastructure includes the bluestone laneways at the rear and side of properties, while Albert, Daly, Hunter and Victoria streets retain some original street elements including bluestone kerbs or gutters (and crossovers, e.g. at the side of the Grand View Hotel, and to 29 Hunter & 450 Albert) and asphalt footpaths. The channel along Victoria Street is four pitchers deep and there is a bluestone crossover at the intersection with Daly Street. Kerb and channel in Pearson Street has been replaced with concrete, and all street plantings date from the post-war period.

~~The following buildings have individual citations in the Moreland Heritage Review: Building Citations (1998):~~

- ~~–West Brunswick Progress Association Hall, 484 Victoria Street (1931)~~
- ~~–Former Brunswick West Primary School, 490-492 Victoria Street (c.1889 onwards)~~

- Change the statement of significance, as follows:

What is significant?

The Daly Street Precinct, comprising ~~houses and buildings at~~ 437-507 and 382-462 Albert Street, 25-67 and 26-60 Daly Street, 1-63A and 4-56 Hunter Street, 19 ~~31-63 and~~

40-70 Pearson Street, and 464-494 Victoria Street, is significant. Building and other features that contribute to the significance of the precinct include:

- The houses constructed before 1945 throughout the precinct.
- The former shops and residences at 505A Albert Street, 25-27A & 57 Daly Street, 29 & 31 Pearson Street, and 480 Victoria Street.
- The shops and flats at 49-51 Pearson Street.
- The Grand View Hotel at 47 Pearson Street.
- The Maternal & Child Health Centre at 482 Victoria Street.
- The former Brunswick West Progress Hall at 484-486 Victoria Street*.
- The former Brunswick West Primary School No.2890 at 490-92 Victoria Street*.
- Bluestone kerb and channeling and crossovers, and bluestone laneways.

*These buildings are of local significance. They have individual citations and are listed separately in the heritage overlay as HO185 (Hall) and HO186 (School).

How is it significant?

The Daly Street Precinct is of local historical, *aesthetic* and architectural significance to the City of Moreland.

Why is it significant?

The Daly Street Precinct is of local historical significance *as evidence of the residential development in Brunswick West in the late nineteenth and early twentieth centuries. The housing, interspersed with former local shops, a large hotel, and community facilities including the maternal child health centre and a former school and hall demonstrates how self-contained communities formed in the period prior to World War II. (Criterion A) for its associations with Hoffman's Brickworks. The area, which was subdivided as the Hoffman Phoenix Park estate in 1888, is believed to have been the land containing the Daly Street residence of John MacKenzie Barry, one of the founders of Hoffmans' Brickworks.*

The Daly Street Precinct is of local *aesthetic and architectural* significance as a relatively intact area of Victorian, Edwardian and interwar housing, including a number of individual buildings of particular interest, which as a whole reflects the two major periods of development in West Brunswick. (Criteria D & E) ~~Buildings that represent the architectural significance of the area include the mix of Victorian terraces and Edwardian and Inter War houses predominately built of brick that are located on Albert Street. East of Pearson Street is a row of Victorian Terraces, and at 505 a brick Edwardian shop. Hunter Street, similarly, comprises Victorian Terraces, Edwardian Cottages and some Inter War Bungalows (the former predominately timber).~~

Apart from the former Progress Hall and School, which have individual citations, buildings of particular note within the precinct include:

- *The terrace at 35-45 Hunter Street, which is notable both for its length and original detailing, particularly the bi-chrome brickwork.*
- *The Grand View Hotel, which is a fine example of a grand late nineteenth century hotel with exuberant Italianate detailing typical of boom-style architecture. Prominently sited on a high point of land, it is a local landmark.*

- *The former shop at 480 Victoria Street, which retains a rare example of an original timber shopfront.*

- *The Maternal Child Health Centre at 482 Victoria Street, which is a fine and intact example of a model baby health centre. The simple domestic scale and design in the Moderne style is typical and represents the philosophy of the Victorian Baby Health Centres Association.*

HO60, Dawson Street, Brunswick West

- Change the history, as follows:

Insert the relevant thematic context and ‘Suburban development in Brunswick’ standard text, as above.

Precinct history

Some parts of Brunswick West were subdivided into housing allotments during the nineteenth century, but most of the area was too remote from transport and services and development was limited until the early twentieth century. The catalyst for the suburban development of Brunswick West was the opening of the electric tram from the City to West Coburg via Grantham Street, Dawson Street and Melville Road. The first section, which terminated at Albion Street, opened by October 1925 and the line was extended to the terminus at Bell Street by 1927.

The Dawson Street Precinct was part of Michael Dawson’s *Phoenix Park Estate* and was acquired by the Hoffman Co. probably in the 1880s. The Hoffman Brick and Potteries Ltd subdivided the land in the 1920s and offered it for sale as the *Tramway Estate*, promoting the ease of travel into the city on the new electric tram that ran along Dawson Street.

When the second section of the estate - 24 villa sites at the Pearson Street end - was offered for sale in 1927, the auction notice illustrated the fine Californian Bungalow houses that had already been built in Halpin and Dawson Streets.

Development of this area was swift. In 1925 there was one house listed in Daly Street between Dawson and Smith streets, while Dawson Street between Pearson and Daly streets on the north side contained three houses. Halpin Street, listed for the first time in the Directory, contained two houses on the north side and one on the south, whilst the west side of Pearson Street between Dawson and Smith streets contained no houses. By 1930, however, the area was much more developed: there were only five vacant sites in Daly Street (nos. 1, 3, 6, 16, 17) and two in Dawson Street. Halpin Street had filled out considerably too with only three vacant sites on the north side, and seven on the south. In Pearson Street two houses had been built south of Halpin Street, while a further three were ‘being built’ between Halpin and Smith (SM).

The depression of the early 1930s slowed development and only a small number of houses were built over the next few years. A second growth spurt began in the second half of the 1930s and by 1940 almost all of the remaining vacant sites had been built on (SM).

Sources

Sands & McDougall Directories (SM) 1920, 1925, 1930, 1935, 1940

- Change the description, as follows:’

~~Address:~~ *The Dawson Street precinct comprises the following properties:*

- 1-17 23 & 4-18 24 Daly Street
- 160-196 Dawson Street
- 1-41 & 2-44 Halpin Street
- 1-17 Pearson Street

The Dawson Street Precinct, to the west of Hoffman's brickworks (and in view of its chimneys), ~~comprises a residential area of predominantly single storey inter War bungalows~~ *is an interwar residential area predominantly comprising detached single storey bungalows in a range of styles. The housing in the precinct is very intact to the 1920-30s period and the consistency of scale (single storey), form (asymmetrical planning, prominent hip or gabled roofs), materials (weatherboard or brick with terracotta tile roofs), siting (detached with front garden setbacks) and low front fences (some of which are original) creates a cohesive 'garden suburb' character that is characteristic of interwar residential areas. Houses often have side driveways, with garages or carports located in the rear yard. The streets have either bluestone or concrete kerb and channel with narrow nature strips and small trees and there are bluestone rear laneways.* Uniform block sizes throughout the Precinct contribute to its homogeneity.

~~Architecturally, there are many good examples of intact inter War bungalows, and most retain original elements such as leadlit windows and verandah detailing. Notable examples in Halpin Street are Nos. 29 and Dingley Dell, No. 31, and in Dawson Street, No. 166.~~

~~Original (or traditional) garden elements appear to have been retained at 184-194 Dawson Street.~~

The bungalows generally fall into two distinct types – the hipped or gabled bungalows of the 1920s, and hipped roof bungalows of the 1930s.

The 1920s bungalows include those with a transverse gable or hipped roof with a projecting gable forming a porch (either off-set or placed centrally) or a projecting room placed at one side and flanked by a verandah that is separate or formed as an extension of the main roof. The hipped roofs include a number of variations such as gablets (32 Halpin St), and half-hip or 'Jerkinhead' (190, 192 Dawson St, 9, 22 Halpin St). The other main type is the gable-fronted house with minor gables forming a porch or projecting room. Roofs are generally clad in terracotta tiles and most houses retain plain brick chimneys.

Many of the 1920s houses have Arts & Crafts detailing including shingling or half-timbering to the gable ends, and single or paired timber posts or brick and render piers supporting the porch or verandah with brick and render balustrades. Other houses feature single or paired Tuscan style columns set on brick piers (e.g., 162 Dawson St, 9, 20, 32 Halpin St) or have arched openings (e.g., 4 Daly St, 186, 190 & 192 Dawson St, 29 Halpin St). Windows to the main elevations are side-hung casements or boxed double hung sash in singles, pairs or triples. Some have projecting bow or bay windows.

The similar detailing to many of the houses suggests they were constructed by the same builder/s and some (e.g., 164 Daly St, 9 Halpin St) appear to be standard State Savings Bank of Victoria designs. 164 Daly Street is distinguished by the continuous shingled frieze under the eaves and the corner porch with latticed posts.

Some notable examples include:

- 166 Dawson Street. This is a fine example of a gable-fronted attic bungalow where the upper storey projects forward and is supported on paired Tuscan columns on a brick balustrade. The gable end features timber strapping and shingling. Overall, it is very intact with the only visible change being the enclosure of the first-floor balcony. It is complemented by a brick and render front fence with wrought iron gate.

- 182-194 Dawson Street. This group of brick bungalows is distinguished by the deep garden setbacks and elevated siting of the houses, which means that many feature steps with low flanking balustrades that curve outwards leading up to the front entrances. The houses have similar details and two (nos. 190 & 192) are identical, suggesting they were constructed by the same builder and this along with some original garden elements such as driveways, pathways and some early plantings contributes to the aesthetic qualities of the group.

- 29 Halpin Street, which is distinguished by the gabled porch with arched openings and buttressed corners, and the circular bay window with a shingled hood set at the corner. It is also complemented by a low brick fence with chain links between the piers.

- 32 Halpin Street, which is highly intact and features a separate verandah that continues across the projecting bay and is supported on Tuscan columns set on brick piers, with curved brackets to the bay. It is complemented by an original brick and render fence and mild steel gates.

The 1930s bungalows have similar form, but are plainer and usually lack the Arts & Crafts details found in the earlier houses. Typically, they have a hipped roof with projecting hipped roof bay (rather than the gabled bay of the 1920s houses) with an adjoining verandah either as an extension of the main roof or separate. Verandahs are supported by paired round or square (and fluted) Tuscan style columns set on brick piers, as before (e.g., 172 Dawson St, 11A & 15 Pearson St) or square rendered piers (e.g., 3 & 5 Halpin St, 17 Pearson St). Windows are boxed, usually with a fixed central pane flanked by narrow sashes, often with geometric leadlight.

Some other 1930s houses demonstrate the influence of the new styles that emerged during the late 1920s and early 1930s including Old English (6, 16 & 17 Daly St, 34 Halpin St), Mediterranean (170 Daly St), and Moderne (23 Daly St, 28 Halpin St).

Of note is the very intact brick bungalow at 39 Halpin Street, which is distinguished by the finely detailed porch that features dwarf barley-twist columns set within the brick verandah piers and a rendered frieze decorated with panels and medallions. It is also complemented by an original rendered front fence.

Some of the houses are complemented by original or early front fences in various styles including a rare surviving example of a woven wire fence at 9 Halpin Street, an early cyclone wire fence (now partially hidden within a privet hedge) at 162 Dawson Street, and numerous examples of brick or brick and render fences with mild steel gates (e.g., 166 & 180 Dawson St, 3, 17 & 23 Daly St, 29, 32 & 44 Halpin St, etc.). Also contributory to the historic character of the precinct are the bluestone laneways, and bluestone kerb and channeling in some streets.

While there have been some alterations (e.g., replacement of windows, removal of chimneys, replacement of roof materials, overpainting of brickwork), the majority of houses are relatively intact when viewed from the street. Apart from the townhouses at the corner of Daly and Dawson streets and the flats at 9 and 24 Daly Street, the Non-Contributory houses have similar scale, form and siting and so are not overly intrusive.

Consequently, most of the streets have a relatively high degree of intactness to the original development periods and good visual cohesion.

- Change the statement of significance, as follows:

What is significant?

The Dawson Street Precinct, comprising ~~houses at 1-17~~ 23 and ~~2-18~~ 24 Daly Street, 160-196 Dawson Street, ~~and 1-41 and 2-44 Halpin Street, and 1-17 Pearson Street is significant. Building and other features that contribute to the significance of the precinct include:~~

- *The houses and front fences constructed before 1945 throughout the precinct.*
- *Bluestone kerb and channeling, and bluestone laneways.*

Non-Contributory properties are:

Daly Street: 2, 9, 13, 21 & 24

Dawson Street: 168, 168A & 196.

Halpin Street: 1, 2A, 11, 15, 26, 36 & 38.

How is it significant?

The Dawson Street Precinct is of local historical, *aesthetic and* architectural significance to the City of Moreland.

Why is it significant?

The Dawson Street Precinct is of local historical significance *as evidence of the suburban development of Brunswick West during the interwar period that followed the opening of the West Coburg tram in 1925. It also demonstrates* ~~as evidence of the influence of the Hoffman Company in the shaping of the suburb. Hoffman and Co. acquired the land in the 1880s and promoted the subdivision in the 1920s as the ‘Tramway Estate’. on the basis of the newly developed West Brunswick electric tramline. Bungalow style houses already built in Halpin and Dawson Street were used in illustrations for the promotion.~~

The Dawson Street Precinct is of local *aesthetic and* architectural significance as a representative area of ~~dominated by~~ interwar Bungalow style houses. *It is notable for the visually cohesive streetscapes created by the consistency of scale, siting, materials and form of the houses, which are often complemented by original or early front fences and early infrastructure such as bluestone kerb and channels and laneways. (Criteria D & E) Of note within the precinct are:*

- *166 Dawson Street. This is a fine and well-detailed example of a gable-fronted attic bungalow, which is complemented by a brick and render front fence with wrought iron gate.*
- *182-194 Dawson Street. This group of brick bungalows is distinguished by the deep garden setbacks and elevated siting of the houses and are complemented by original garden elements such as driveways, pathways and some early plantings.*
- *29 Halpin Street, which is distinguished by the gabled porch with arched openings and buttressed corners, and the circular bay window with a shingled hood set at the corner. It is also complemented by a low brick fence with chain links between the piers.*
- *32 Halpin Street, which is highly intact and features a separate verandah that continues across the projecting bay and is supported on Tuscan columns set on brick*

piers, with curved brackets to the bay. It is complemented by an original brick and render fence and mild steel gates.

- 39 Halpin Street, which is distinguished by the finely detailed porch that features dwarf barley-twist columns set within the brick verandah piers and a rendered frieze decorated with panels and medallions. It is also complemented by an original rendered front fence.

~~including some particularly good examples on large allotments at the western end of Dawson Street. Notable examples within the precinct include the high roofed bungalow at 166 Dawson Street and 29 and 31 Halpin Street.~~

~~Non-Contributory properties include:~~

~~Daly Street: 2, 9 and 13.~~

~~Dawson Street: 168, 168A and 1-3/196.~~

~~Halpin Street: 1, 1-4/11, 2A, 26, 36 and 38.~~

H075, Ewing Street, Brunswick West

- Change the history, as follows:

Insert the relevant thematic context and ‘Suburban development in Brunswick’ standard text, as above.

Precinct history

Edward Street is an early Brunswick Street, which dates from the 1850s and by the end of the nineteenth century the section between Sydney Road and Lygon Street was substantially developed. The terrace row at nos. 96-104 were constructed c.1885, while ‘Clifton House’, the shop and residence at no.106, was constructed in 1890. The land immediately to the east of the terrace row remained vacant in 1904 and the four semi-detached houses at nos. 88-94 were built c.1915. To the west of Ewing Street land on the south side was vacant in 1904 and the houses here were all built between 1910 and 1915, as were the two houses directly opposite (MMBW, SM).

Ewing Street, which extends from Brunswick Road to Glenlyon Road, is *another* early Brunswick street, first constructed in 1859 and often referred to as Ewen Street in the 1860s. It was named after Charles Ewing, an early landowner whose property was to the north of Edward Street.

The northern section of *Ewing Street between Edward Street and Glenlyon Road* was subdivided and offered for sale as part of the ‘Brunswick Reserve’ on 10 November 1888; it was a large estate extending from Garden Street to Lygon Street. *However, the area did not develop immediately and remained as vacant land on the 1904 MMBW plan. Development commenced soon afterwards and by 1910 only four vacant lots remained on the east side with a further five on the west. By 1916 the section of Ewing Street north of Edward Street was fully built up.*

The section of Glenlyon Road within the subdivision was slower to develop. In 1910 the houses at nos. 100 & 116 had been built and by 1915 they had been joined by the houses at nos. 102, 104, 112 & 114. The house at no.110 was constructed by 1920 and the two houses at 106 & 108 were listed as ‘being built’ in 1925 (SM).

The houses on the north side of Glenlyon Road within this precinct did not form part of the ‘Brunswick Reserve’ subdivision. The houses on these properties were constructed

in the late nineteenth century and are shown on the 1904 MMBW plan. No.107, identified as 'Glen Avon' was substantially remodeled in the 1930s (SM).

Sources

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans nos. 1867, 1868, 1869, all dated 1904

Sands & McDougall Directory (SM), 1885, 1890, 1900, 1910, 1915, 1920, 1925

- Change the description, as follows:

~~Address~~ *The Ewing Street precinct comprises the following properties:*

- 88-116, 141-143 Edward Street
- 23-51, 24-48 Ewing Street
- 100-116, 107-111 Glenlyon Road

The Ewing Street Precinct is a residential area, containing primarily single-storey late Victorian and early Edwardian timber houses *with a smaller number of early interwar houses. many of which demonstrate the stylistic transition from Victorian to Edwardian.*

The Victorian era buildings include the terrace row at nos. 96-104 Edward Street. This comprises five bi-chrome brick cottages (some now overpainted) with typical boom era detailing such as the tripartite windows, cast iron verandah frieze and highly modeled parapets with a cornice and frieze with eaves brackets and medallions, and pediments (the central house marked with an arched panel) featuring acroterions, vermiculated panels and scrolls.

Adjoining these houses at the corner of Ewing Street is 'Clifton House'. This is a two-storey former shop and residence of typical form built to both street boundaries with a splayed corner. The walls are rendered with a bluestone base course along the Ewing Street side. The low parapet above a cornice and string course features a pediment at the splayed corner flanked by scrolls with an arched panel surmounted by an acroterion and with the name and date of construction in raised letters (urns have been removed, as indicate by surviving bases). The windows at first floor level are double hung timber sash with keystones above and ledged sills below, with a 'blind' window in the corner splay. At ground floor the building retains what appear to be the original timber shopfront windows and entry doors and one other double timber sash window with keystone and a bluestone sill. Overall, the building has high intactness, the major visible changes being the removal of the street verandah, some of the parapet decoration, and the replacement of one ground floor window facing Ewing Street. Some faded painted signage is evident on the upper floor walls.

In Glenlyon Road there are two single fronted Victorian timber cottages at nos. 109 & 111. These have low integrity – the windows have been replaced, chimneys removed and verandahs altered. Adjoining these at no.107 is a former Victorian house extensively remodeled in the 1930s in the Moderne style. The symmetrical, parapetted façade is constructed of red brick and features a central Art Deco style pylon flanked by horizontal timber windows. The front door has a rendered ledge above and other details include the contrasting bands of brick at the tops of the wall corners. There is one surviving Victorian era rendered chimney.

The Federation era timber houses in the precinct demonstrate the stylistic transition from Victorian to Edwardian. ~~Most are Victorian timber villas, but some adopt an asymmetrical plan and.~~ Most are either villas in the 'Victorian survival' style (i.e.,

houses that have the simple symmetrical form typical of Victorian houses, but show the transition to the Federation/Edwardian style through details such as bullnose verandahs), or asymmetrical bungalows that have the more complex roof forms of the Federation/Edwardian period with a contiguous (i.e., as a continuous extension of the main roof) or separate verandah on one side of a projecting bay. Exceptions include the similar houses at nos. 33 & 35 Ewing Street that are symmetrical and have high hipped roofs with gablets that extend to form contiguous verandahs with central gablets, and several single fronted houses including the hipped roof cottage at 37 Ewing Street, and the gable-fronted semi-detached cottages at nos. 41-45 that have roughcast render to the upper walls.

Almost all the houses are detached with similar front and side setbacks and have roofs clad in corrugated iron or terracotta tiles, and brick (plain or corbelled) or render chimneys (some with terracotta pots). Walls are weatherboard or imitation Ashlar (with gable ends often decorated with shaped bargeboards, half timbering, notched weatherboards or pressed metal) and the verandahs have turned timber posts, with a cast iron or timber lattice frieze with brackets. Windows are timber frame and are either sash or casements, the former often paired and the latter usually with top lights of coloured or leaded glass and grouped in two or threes or as part of bow or box bays. Some of the houses have high quality detailing such as flat pilaster architraves to the windows and doors and shaped boards below the window sills, a frieze of paired eaves brackets separated by diamond and rectangular mouldings or a central verandah gablet with shaped bargeboards (e.g., 23, 29, 31 Ewing Street) and several appear to have been designed by the same builder.

In addition to the timber Federation/Edwardian houses there are several examples in brick: the attached pairs at 88-90 & 92-94 Edward Street and 102-104 Glenlyon Road, and the houses at 141 Edward Street and 40 Ewing Street. 141 Edward Street is asymmetrical in plan and has mostly typical Edwardian form and detailing with a hipped terracotta tile roof that extends to form a verandah at one side of the projecting gabled bay. However, the transition to the interwar bungalow style is demonstrated by the tapered rendered piers to the verandah and the flat roofed porch over the side entry. 40 Ewing Street is asymmetrical in plan and the projecting half-timbered gable with a wide bow window that demonstrates the Queen Anne influence, while the tapered render verandah pier again points toward the bungalow style. It also retains what appears to be an original or early brick front fence that matches in form in detail the verandah balustrade.

The attached houses in Edward Street and Glenlyon Road on the other hand are typically Edwardian in style. The identical pairs in Edward Street are constructed of face brick with rendered bands and have half timbered gable ends (slight variations in the half timber patterning being the only difference between the pairs) with window hoods over the casement windows and narrow recessed side entries with bullnose verandahs. The brick and render chimneys have terracotta pots. The examples in Glenlyon Road are slightly more elaborate in form and detailing. They are constructed of face brick with roughcast render to the upper walls and have hipped terracotta tile roofs with separate side verandahs, and a shared brick chimney with terracotta pots. The projecting gable fronts contain box bay casement windows with deep window woods supported by slatted timber brackets.

The interwar houses include the duplex at 106-108 Glenlyon Road and the bungalow on the opposite corner at no.110. Typical of the period, the duplex is designed to appear as

a single residence, asymmetrical in plan with a hipped roof and projecting gabled bay. The slightly projecting brick wall to one side of the bay is the only clue that this comprises two houses. The hipped terracotta roof extends to form the verandah, which has timber posts with blade brackets and a 'hit and miss' brick balustrade. The bungalow on the opposite corner has a gabled roof with a projecting gabled bay that incorporates a corner porch with arched openings. It has brick and render walls and there is timber shingling to the gable end and above the circular bay window, set into the corner.

The intactness and integrity of the houses varies. Common alterations include replacement of windows, new roof cladding and alterations to or replacement of verandahs. Many, however, remain very intact when viewed from the street. Apart from the brick fence to 40 Ewing Street and cyclone wire fence and gates to 100 Glenlyon Road, no other fences are original, although many are sympathetic (timber picket).

Historic infrastructure includes the bluestone laneways at the side and rear of the houses. The presumed original bluestone kerb and channel has been replaced with concrete in all streets and street plantings are recent.

~~Few retain original front fences. Of architectural note is the substantially intact former shop on the south-west corner of Ewing and Edward Streets, a two-storey rendered Italianate building.~~

~~The north terminus of the Ewing Street axis is a pair of interesting 19th-century brick residences with bichrome Moderne facades, presumably added in the 1940s.~~

~~Street planting in Ewing Street comprises newly planted Eucalyptus.~~

~~This precinct has been extended in the Moreland Local Heritage Places Review 2004 to include the following additional properties:~~

~~100-110, and 107-111 Glenlyon Road, Brunswick~~

~~A separate datasheet has been prepared for the precinct extension (HERMES No. 56030).~~

- Change the statement of significance, as follows:

What is significant?

The Ewing Street Precinct, comprising houses at 88-116 and 141-143 Edward Street and 23-51, 24-48 Ewing Street, 17-21 Cocoa Jackson Lane and 107-111 & 100-116 Glenlyon Road is significant. *Buildings and features that contribute to the significance of the precinct are:*

- The late Victorian, Federation, Edwardian and interwar houses, and the front fences at 40 Ewing Street and 100 Glenlyon Road.

- The Victorian era former shop and residence at 106 Edward Street.

- Bluestone laneways.

Non-Contributory properties are:

- Cocoa Jackson Lane: 17, 19 and 21

- Edward Street: 21A

How is it significant?

The Ewing Street Precinct is of local *historic and* architectural significance to the City of Moreland.

Why is it significant?

The Ewing Street Precinct is historically significant as evidence of the residential growth in Brunswick during the late nineteenth and early twentieth century, which was associated with the continuing development of industries in the nearby areas that increased employment and created a demand for housing. (Criterion A)

It has architectural and aesthetic significance ~~for containing a number of relatively intact as an enclave of late Victorian and early Edwardian timber houses. It is particularly notable for the early twentieth century houses that As a group these houses demonstrate well the forms and details typical of the transition in styles from the late Victorian to Federation/Edwardian and interwar periods and are related in terms of form, materials, siting, scale and detailing. (Criteria D & E) Particular characteristics include Victorian timber villas that are symmetrical in form, though some adopt an asymmetrical plan and the more complex roof forms of the Edwardian period. Few retain original front fences.~~

No.106 Edward Street is notable within the precinct as a substantially intact former shop and residence, which retains rare details such as the original timber shop windows and entry doors and forms a minor landmark within the local area. (Criteria D & E) ~~on the south west corner of Ewing and Edward Streets, a two-storey rendered Italianate building.~~

~~Non-Contributory properties include:~~

~~Cocoa Jackson Lane: 17, 19 and 21~~

HO110, Melville Road, Pascoe Vale South

- Change the history, as follows:

Insert the relevant thematic context and ‘Suburban development in Coburg’ standard text, as above.

Precinct history

The northern end of Melville Road, between Bell and Reynard streets, was originally called Imperial Avenue. It was subdivided by Munro & Baillieu as part of their extensive La Rose Park Estate c.1888 (4-SLV). While this determined the present street layout, *as the estate was then remote from transport and services* it was unsuccessful in terms of the sale of individual allotments and the majority of the street blocks were not developed until the 1920s and 1930s. This delay gave Coburg Council the opportunity to widen the road to 80 feet (24.2 metres) in the 1920s (*2 Hubbard, 1990:11-14*). ~~The vast majority of the houses in the area date from this time, with a large proportion being built in the years immediately after World War Two.~~

The catalyst for the development of this area was the establishment of the electric tram from the City to West Coburg via Grantham Street, Dawson Street and Melville Road. The first section, which terminated at Albion Street, Brunswick West, opened by October 1925 and the line was extended to the terminus at Bell Street by 1927.

In 1927, most of Melville Road between remained vacant. Development had commenced however in Lochinvar Street, which by then contained 10 houses (the present nos. 2-20), all on the north side. By 1930 there were a further four houses in Lochinvar Street (nos. 1-5 & 15), and one house in Woodlands Avenue at no.6 (MMBW). By 1935 almost all the vacant lots in these two streets had been built on (SM).

Development in Melville Road commenced by the early 1930s and by 1935 the section between Woodlands Avenue/Lever Street and Reynard Street contained several houses,

as well as the group of shops at the north corner of Woodlands Avenue. The shops included a grocer (Wm. Malley, no.61), butcher (J. Clifford, no.63), cakes (W.J. Beattie, no.67), fruiterer (S. Williams, no.69) and confectioner (Mrs. L. Hansen, no.71). One shop at no.65 was vacant. There were houses at nos. 79-87 & 109 on the west side and on the east side at nos. 78, 80 & 96-104. North of Reynard Street was more sparsely developed with only two houses on the east side and three on west (one of which was vacant) and another listed as 'being built'. Development continued apace after 1935 and by 1942 the whole of Melville Road north of Woodlands Avenue/Lever Street was almost fully developed. Melville Road was not exclusively residential. There was the Hillcrest Motor Garage at the northeast corner of Reynard Street, and a bread factory at no.146 while further north on the west side just before the intersection with Bell Street was another group of shops at nos. 219-233, which formed part of a larger centre extending into Bell Street that developed around the tram terminus (SM).

Oddly, the section of Melville Road south of Woodlands Avenue/Lever Street remained as unsubdivided land well into the 1930s (the 1927 MMBW plan shows the tramway passing through an open reservation) when it was finally subdivided and offered for sale. Development was swift: the first houses were constructed by 1937 and by the early 1940s both sides were fully developed (SM).

As the area grew Coburg Council established the West Coburg Gardens and Recreation Reserve in the early 1930s at the southwest corner of Melville Road and Reynard Street. At the behest of the West Coburg Progress Association a bandstand pavilion was erected in the reserve in 1933 (*The Age*, 5 June 1933, p.7).

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans nos. 2810 (dated 1927), 2817 (1930), 2818 (1927)

Sands & McDougall Directory (SM)

~~(1) State Library of Victoria (SLV), La Rose Park Estate Auction notice. Vale and Houghton Collection. State Library.~~

~~(2) Timothy Hubbard Pty Ltd, City of Coburg Heritage Conservation and Streetscape Study, Volume 1, 1990 pp 11-14~~

- Change the description, as follows:

~~Address:~~ *The Melville Road precinct comprises the following properties:*

- 1-17, 2-30 Lochinvar Street
- 9-233, 8-248 Melville Road
- 2-10 Woodlands Avenue
- West Coburg Gardens & Recreation Reserve (Shore Reserve), 223 Reynard Street & 20 Woodlands Avenue

The Melville Road Precinct is a *primarily residential area with pockets of local shops*. The housing stock in Melville Road itself comprises mainly single-storey *late Inter-War* bungalows and villas, interspersed with a *small* number of post-War houses. *The bungalows, constructed of brick, rendered brick or timber, are typically asymmetrical in plan usually with hipped and/or gable tile roofs, and often with corner porches (e.g., nos. 46-52 are typical brick examples whilst nos. 164-170 are typical timber types)*. Most have plain brick chimneys. Other Inter-War housing styles represented include English Domestic Revival ~~with good examples at~~ (e.g., nos. 111, 171, 179, 190-194 &

216), and Spanish Mission/Mediterranean with good examples at (e.g., nos. 22, 24, 101 & 120). ~~Simple weatherboard villas with parapeted brick porches also appear; the group at Nos. 164-170 is typical.~~ Also represented are brick bungalows, for instance, No. 104, a small number of early post-War brick houses, usually constructed of cream brick house with steel framed corner windows (e.g., nos. 93, 107-09, 127). There is a small number of maisonettes or duplexes, ~~some of which have adjoining garages (i.e., attached houses, see, for example, nos. 175-177, 196-198).~~ Most of the houses have original or early side or rear garages and many retain original low brick or timber and cyclone or woven wire front fences, and some have original or traditional garden plantings and layouts including original paths and driveways.

The housing in Lochinvar Street comprises predominantly single-storey 1920s gable-fronted timber bungalows, some of which retain their original rear garages with timber doors. There are two basic types: those with a projecting gabled room and gabled porch supported on tapered render and brick piers and those with a projecting gabled roof with separate skillion verandah supported on timber posts. These are complemented by 1930s hipped roof bungalows in brick and weatherboard, and there is one house with a Mediterranean style arched porch with barley twist columns at no.13.

Woodlands Avenue contains a brick duplex at nos. 2-4 (this retains the original timber and wire front fences with privet hedges), a finely detailed and highly intact gable-fronted bungalow at no.6, and two 1930s timber bungalows with hipped tile roofs and Mediterranean-style arched porches at nos. 8 & 10.

There are two *Inter-War* retail clusters in Melville Road. *One is the row of single-storey shops at Nos. 61-73A, north of the Woodlands Street intersection, which follow the curve of the street and retain original rendered parapets and some original shopfronts. Further north, near the intersection of Bell Street, there is a very intact shop and residence at no.219 (the shop retains the original shopfront, cantilevered awning and stepped rendered parapet), an altered two-storey shop at no.223 (the stepped parapet retains original Cordoba tiles), and is a short row of five two-storey inter-War shops at Nos. 225-233, which have a shared hipped tile roof and some original or early shopfronts (e.g. 227, 229). Other Inter-War commercial buildings include the former bakery at no.146, which is a two-storey building with a low triangular parapet framed by piers. The ground floor retains an early shopfront with a recessed entrance.*

For the major north-south thoroughfare of Brunswick West, Melville Road's street planting of Eucalyptus and small exotic trees is somewhat informal. The footpaths, kerbs and gutters in all streets are of concrete.

*The former West Coburg Gardens and Recreation Reserve (now known as the Shore Reserve) is an inter-War park and recreation reserve. The northern section is a semi-formal park that contains a central avenue of Elms (*Ulmus sp.*) leading off Reynard Street and other exotic trees including Elms (*Ulmus sp.*) Oaks (*Quercus sp.*) and Ash (*Fraxinus sp.*) planted as specimens within the lawned areas or along the east and west boundaries and bordering the sports ovals that are contained in the southern part of the reserve. Other typical inter-War features include the lava rock walls around the entrance at the corner of Melville Road and Reynard Street and there is a gabled red brick substation set into the embankment facing Reynard Street. The bluestone retaining wall along Reynard Street may be a later addition. The southern section contains the sports oval and there are recent (late twentieth century) buildings, a car park and playground/BBQ area at the southern end adjacent to Woodlands Avenue.*

- Change the statement of significance, as follows:

What is significant?

The Melville Road Precinct, comprising houses and buildings at 1-17 and 2-30 Lochinvar Street, 9-233 and 8-248 Melville Road, 2-10 Woodlands Avenue, 54 Lever Street and the Shore Reserve, *is significant. Buildings and features that contribute to the significance of the precinct are:*

- *The houses, associated outbuildings, garages and front fences dating from the inter-War and immediate post-war eras (c.1920 to c.1955).*
- *The Inter-War shops at 61-73A, 219, & 223-233 Melville Road.*
- *The Former Bakery at 146 Melville Road.*
- *The northern section of the Shore Reserve containing the mature exotic trees, lava rock walls, and early substation.*

Non-Contributory properties ~~include~~ are:

- Lochinvar Street: 1, 4, 5 and 30.
- Melville Road: ~~73, 10, 15, 43, 55, 126, 126A, 132-140, 200, 221, 236, 246A and 246B.~~

How is it significant?

The Melville Road Precinct is of local *aesthetic*, architectural and historical significance to the City of Moreland.

Why is it significant?

The Melville Road Precinct is of local *aesthetic and architectural* significance as a representative precinct of the type of *late* Inter-War and immediate Post-War housing that is typical of the western part of Coburg. The precinct is a particularly homogenous and intact group of the type, which is expressed by a limited palette of elements and materials. In addition, similar scale and setbacks within the area *and retention of original front fences and garages* add to the precinct's homogeneity. Inter-War housing styles within the precinct include English Domestic Revival (~~with good examples at 190-198 Melville Road~~), Spanish Mission/*Mediterranean* (~~with good examples at 101 and 120 Melville Road~~) and the *ubiquitous* Bungalow. (*Criteria D & E*) (~~for example 104 Melville Road~~). ~~There are a small number of Post War brick houses, including the cream brick house with steel windows at 127 Melville Road.~~

The Melville Road Precinct is of local historical significance for its capacity to demonstrate the rapid suburban development of this part of Coburg after the Great Depression, which is reflected in the homogeneity of the precinct. *The groups of shops demonstrate how small retail centres developed along transport routes to serve the local needs of residents. (Criteria A & D)*

The former West Coburg Gardens and Recreation Reserve (now the Shore Reserve) is representative of the parks and gardens established by the City of Coburg during the interwar period at a time of rapid growth. The informal layout of the northern section of the reserve is typical of interwar parks of the period and contributes to the historic character of the precinct. (Criteria D & E)

~~Non-Contributory properties include:~~

~~Lochinvar Street: 1, 4, 5 and 30.~~

~~Melville Road: 73, 126, 126A, 132-140, 1 2/200, 236, 246A and 246B.~~

HO113, Methven Park, Brunswick East

- Change the history, as follows:

Insert the relevant thematic context and 'Suburban development in Brunswick' standard text, as above.

Precinct history

~~This area was originally~~ *precinct developed around Methven's stone quarry. Land between the quarry and Glenlyon Road was subdivided in the late nineteenth century creating Methven Street, Jarvie Street, Lord Street and Leinster Grove and was partially developed before the economic depression of the early 1890s brought a halt to development.*

A 1904 MMBW plan shows the extent of development at that time surrounding what was described as the 'Old Quarry Hole'. The housing in Jarvie Street included the terrace rows or attached pairs along the south side at nos. 4-22, 28-34 and 42-44 with vacant sites between. Also, on the south side was the Police Station at no.2. On the north side there were two groups of houses, which included the present nos. 9-15 and 23-27, with vacant land between. Methven Street contained several houses along the east side including the present nos. 8-16, whilst the rest of the land remained vacant. The north side of Glenlyon Road there was the house at no.155 (then number 213) the adjacent terrace at nos. 157-165, the attached pair at nos. 169-171, and the house at no.185. Also shown was blacksmith's complex with a large pitched yard and stables between nos. 171 and 213. There were no houses in either Lord Street or Leinster Grove (MMBW).

The vacant sites shown on the MMBW plan were all built on in the early decades of the twentieth century. In Methven Street, for example, the three pairs of attached houses at nos. 18-28 were constructed by 1910, whilst in Glenlyon Road the house at no.189 and the attached pair at nos. 191-193 were built around the same time. In 1911-12 the first house in Lord Street was erected at the west end adjoining the newly established Methven Park (see below). The owner and resident was James Dolphin, a hosiery manufacturer. However, in Leinster Grove development did not commence until after World War 1 and it was not until 1920 that the first two houses had been built.

Development gathered pace in the early 1920s as the many new textile mills and clothing factories built along Lygon Street and in the surrounding area created a demand for housing. By 1930 the precinct was almost fully developed (SM).

With the depleting of the quarry at the turn of the century, the hole was used as a tip, however, following the outbreak of typhoid in the area the tip was closed and filled and leveled with street sweepings. In 1907, Council informed the East Brunswick Progress Association that they intended to fence the park, erect rockeries, and plant the area with grass as soon as the site was sufficiently filled. In 1911 the former quarry and tip was officially named Methven Gardens after Cr. Methven. In the following years hedges and garden beds were planted along the boundaries and a diagonal path lined with elms was laid down. A 1918 photo shows the reserve was well established by that time (BCHG 2005). ~~land was filled and was one of the first quarries to be converted into a park by Brunswick Council.~~

~~Single storey row houses were constructed in Jarvie Street during the 1880s and other houses in Jarvie and Methven Streets were built at the turn of the century.~~

The northern part of the Precinct, close to the quarry, was subdivided c.1910s and offered for sale as the Lygon Estate, possibly on several occasions, as one auction plan shows a number of allotments as already sold; several individuals owned several allotments including James Dolphin (in Methven and Lord Streets).

Dolphin's house (1911-12; later a synagogue), on the corner of Lord Street adjacent to the park, was one of the first houses in the street.

Sources

Brunswick Community History Group (BCHG) & Moreland City Council, Open Space Branch, Brunswick Green. Historic parks in Moreland, 2005

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1879, dated 1904

Sands & McDougall Melbourne Directory (SM), 1890-1930

- Change the description, as follows:

~~Address~~ *The Methven Park precinct comprises the following properties:*

- 111-193 Glenlyon Road
- 1-27, 2-44 Jarvie Street
- 1-15 Leinster Grove Street
- 24 & 32 Lord Street
- 1-5, 6-34 Methven Street
- Methven Park

The Methven Park Precinct is a ~~predominantly Edwardian~~ residential area containing predominantly Victorian, Edwardian and interwar housing. The Victorian era housing includes detached symmetrical villas (185 Glenlyon, 11, 15 Jarvie) single-fronted cottages (9, 13, 23, 32, 44 Jarvie, 8-16 Methven), attached pairs (169-71 Glenlyon, 4-6, 8-10, 20-22, 25-27, 28-30, 40-42 Jarvie) and terrace rows (157-165 Glenlyon, 12-18 Jarvie). Typically, the houses are constructed of timber (often with imitation Ashlar boards to the façade) or bi-chrome or rendered brick with hipped roofs clad in iron or slate, and render or brick chimneys, and have timber sash or tripartite windows and paneled front doors with toplights or sidelights. Most have verandahs supported by timber or cast-iron post with cast iron frieze. The terrace rows are distinguished by their elaborate cement-rendered boom style parapets and decoration, and the terrace at 157-165 Glenlyon Road also retains an original cast iron front fence on a bluestone base. Of note is 15 Jarvie Street, which has an unusual double gable front roof, with imitation Ashlar boards to the façade and notched weatherboards to the gable ends. The altered early 1900s brick house at 167 Glenlyon Road also has the symmetrical form and hipped roof of the Victorian villas. ~~Jarvie Street includes a row of 19th century terraces, and there is an~~

The Edwardian era houses include the row of unusual semi-detached brick attic-style houses on the east side of Methven Street, at nos. 18-28, overlooking Methven Park. Each pair of houses is symmetrical and feature a bullnose verandah supported on turned timber posts with a cast iron frieze and a steeply pitched skillion roof with a large central chimney with terracotta pots and two dormer windows. Each cottage has a single timber sash window flanked by arched wall niches with the entrance at the side. Other Edwardian houses include the more conventionally styled houses at 3, 19 & 24

Jarvie Street, 1 Leinster Grove, and along the north side of Glenlyon Road, these include single fronted cottages in timber (3 Jarvie, 181, 187 Glenlyon) or brick (191-193 Glenlyon), and double fronted symmetrical (179, 183 Glenlyon) or asymmetrical (19 & 24 Jarvie, 189 Glenlyon) timber bungalows. These have typical details such as brick and render chimneys often with terracotta pots, imitation Ashlar boards to the façade (3 Jarvie, 183, 189 Glenlyon) timber sash or casement windows (19 Jarvie and 189 Glenlyon feature a box bay casement window to the projecting bay), decorated gable ends (pressed metal to 181 and timber strapwork to 191-93 Glenlyon), and bullnose or skillion verandahs with cast iron or timber frieze or porches with timber lattice work. This housing is generally reasonably intact.

Interwar housing in the precinct is represented by gable-fronted timber bungalows including 173-177 Glenlyon Road, 1 Jarvie Street, 3-7 & 11 Leinster Grove and 1 & 3 Methven Street. The exceptions are 9 Leinster Grove, which has a transverse gable roof with a projecting gable, and the 1930s bungalow with a hipped roof at 30 Lord Street. Typical features include timber casement windows (1 & 3 Methven Street have pairs of three-sided bay windows), plain brick chimneys, verandahs or porches supported on timber posts or chunky render and brick piers, and half-timbered or shingled gable ends (173 & 175 Glenlyon Road are distinguished by their shingled gable ends with decorative vents).

~~Leinster Grove contains a number of inter-War bungalows.~~

Of particular architectural significance is the ~~former synagogue~~ house at 32 Lord Street, adjacent to the park. This building, with its distinctive Ionic porch and keyhole arched windows, terminates the axis north up Methven Street (*Please refer to the individual citation for a more detailed description*).

~~Street plantings include small natives in Jarvie Street; the mature trees in Methven Park forms the centerpiece of the precinct and the mature Elm Avenues contribute significantly to the streetscapes of both Leinster Grove and Methven Street, and are also visible from within Jarvie Street.~~ The only non-residential building is the Electricity Substation at the south-east corner of the park. *This small brick interwar building has a distinctive double-gable roof, timber doors and louvred vents in the gable ends.*

Traditional street elements retained include bluestone kerbs and guttering and asphalt footpaths in Jarvie and Methven Streets. ~~A Bluestone lanes run behind the houses on the south side of Jarvie Street and at the rear of Leinster Grove.~~

The following ~~buildings places~~ have individual citations: ~~datasheets in the Moreland Heritage Review: Building Citations (1998):~~

- House and former Synagogue, 32 Lord Street (1911-12)
- Methven Park ~~has an individual datasheet in the Moreland Heritage Review: Landscape Citations (1998).~~

- Change the statement of significance, as follows:

What is significant?

The Methven Park / ~~Methven Street~~ Precinct, comprising houses and buildings at 155-193 Glenlyon Road, 1-27 and 2-44 Jarvie Street, 1-15 Leinster ~~Street~~ Grove, 24 & 32 Lord Street, 1-5 & 6-34 and 1-5 Methven Street, Methven Park and ~~24 Lord Street~~ is significant. Buildings and features that contribute to the significance of the precinct are:

- *The houses and original front fences dating from the Victorian to inter-War eras (c.1885 to c.1935).*
- *Methven Park.*
- *The electricity substation in Methven Street.*
- *Historic infrastructure including bluestone kerb and channel and bluestone laneways.*

Non-Contributory properties are:

- *Jarvie Street: 5, 7A, 7B and 34-36.*
- *Leinster Grove: 15 and 15A.*
- *Methven Street: 5, 1-4/6, 30, 32 and 34.*

How is it significant?

The Methven Park ~~Methven Street~~ Precinct is of local historical and architectural significance to the City of Moreland.

Why is it significant?

The Methven Park ~~Methven Street~~ Precinct is of local historical significance *as evidence of the development of Brunswick East during the late nineteenth and early twentieth century and demonstrates how residential areas developed around the former stone quarry holes. (Criterion A) for its associations with Methven's stone quarry.*

~~Within the Methven Park / Methven Street Precinct,~~ Methven Park is of local historical significance as one of Brunswick's first parks, established by the Council when the quarry became depleted and was filled in at the turn of the century. *(Criterion A)*

The Methven Park ~~Methven Street~~ Precinct is of local architectural *and aesthetic* significance *as an area of late nineteenth and early twentieth century housing surrounding an Edwardian era park. a predominantly Edwardian residential area, which also includes a row of 19th century terraces and some Inter War Bungalows.* The aesthetic and architectural qualities of the precinct are enhanced *by the mature trees in Methven Park, a row of unusual brick attic-style terrace houses in at 18-28 Methven Street and by the former Dolphin House (1911-12, later a synagogue) in at 34 Lord Street. (Criterion D & E)*

~~Non-Contributory properties include:~~

- ~~Jarvie Street: 5, 7A, 7B and 34-36.~~
- ~~Leinster Grove: 15 and 15A.~~
- ~~Methven Street: 1-4/6, 30, 32 and 34.~~

HO116, Dudley Street, Fitzroy North

- Change the history, as follows:

Insert the relevant thematic context and 'Suburban development in Brunswick' standard text, as above.

Precinct history

In 1905 land on the west side of King Street, between Pleasant Place (now Pleasance Street) and Glenlyon Road Dudley Street was part of occupied by the Austral Glass Bottle Works site, which comprised a number of buildings on King Street and including the two storey mansion at the south corner of Glenlyon Road, with a large fenced paddock to the west.[1] which was built c.1883 for Joseph Gamble (MMBW, Hermes

59055). To the west of the buildings was a large fenced paddock that contained a quarry. Dudley Street did not exist at that time (MMBW).

The Austral Bottle Works site was subdivided c.1910 creating a total of 39 allotments along the west side of King Street, both sides of the newly created Dudley Street and the adjoining section of Glenlyon Road (LV). The area developed quickly and by 1911 there were a number of vacant blocks of land along the east side of Dudley Street, all owned by A.C. Clarke, and three or four timber houses as well as a number of vacant blocks of land on the west side of the Dudley Street (RB).^[2] In 1913 all of the vacant blocks of land in Dudley Street, with the one exception of No. 22 (east side), had been built upon and the final house at no.22 was completed by the following year (RB).^[3] By 1915, all houses had been erected along Dudley Street.^[4]

Meanwhile, the first houses on the west side of King Street appeared in 1913. Three were vacant and two were occupied. By the following year all the houses were complete and only one remained vacant (SM).

SOURCES-References

^[2] Brunswick Rate Book (RB), 1911 (Fiche 249, p. 43), ^[3] Brunswick Rate Book, 1913 (Fiche 270, p. 42), ^[4] Brunswick Rate Book, 1915 (Fiche 294)

^[1] Melbourne & Metropolitan Board of Works (MMBW) Detail Plan 95 no. 1936, dated 1905

Land Victoria (LV), LP 5713

Sands & McDougall Melbourne Directory (SM)

This history, revised in 2017, was written from history incorporates the history originally compiled by Lee Andrews, July 2004.

- Change the description, as follows:

~~Dudley Street~~ This is an early twentieth century residential precinct, which is notable for its remarkably high degree of homogeneity and integrity. The houses exhibit a remarkable uniformity in design suggesting that many were constructed by the same builder; all most are double-fronted and are apparently variations on two basic designs utilising either a symmetrical or asymmetrical layout, being constructed of timber featuring imitation Ashlar boards block-fronting to the façade, some with notched weatherboards at mid-wall height. ~~(with~~ The single exception of No. 2 Dudley Street, which is weatherboard.

The asymmetrical houses in both Dudley and King streets, which have steep hip and gable roofs (with a gable to the main roof), are distinguished by the fine details, which include the treatment of the gable end that feature decorative barge boards and trusswork, with either shingling or notched weatherboards or half timbering and roughcast, often jettied out from the wall. Eaves are decorated with brackets and round, square, rectangular or elongated timber mouldings. Front doors have an arched glass panel with a top light and sidelight (some retain what appear to be original leadlights). The casement windows in pairs or triples, usually with coloured toplights, are sometimes embellished with flat pilasters and shaped boards below the sill (see nos. 4-10 Dudley). Verandahs are supported on turned timber posts with either timber lattice (arched or straight) or cast-iron frieze. In comparison, the symmetrical double fronted houses at 1, 5, 9 & 13 Dudley Street are much simpler in form and detailing. All have corbelled brick chimneys.

The single fronted timber houses at 22 Dudley Street and 27, 29, 33 & 35 King Street have similar detailing. They have walls of roughcast or roughcast and weatherboard with half-timbered gable ends and half-return verandahs.

There are three brick houses within the precinct; a semi-detached pair at 47 & 49 King Street and a detached house at no.51. These have walls constructed of red brick with roughcast render to the upper section, and hip and gable roofs clad in terracotta tiles. The brick chimneys have terracotta pots. The semi-detached houses have distinctive semi-circular windows with arched label moulds under the verandah. Other details such as the casement windows with leadlight toplights, the timber trusswork to the gables, and the timber verandah frieze and posts are similar to the timber houses.

Fences are low, and many are sympathetic (e.g., reproduction timber picket or woven wire) and some appear to be early or are original. Overall, the intactness and integrity of the visible parts of most of the original houses is good. Common alterations include replacement of windows (13, 14, 18, 20 Dudley; 29, 39, 47 King), removal or replacement of verandah details (6, 13, 14, 16, 18, 19, 20 Dudley; 39 King) and non-original roof cladding (1 Dudley, 45 King). All of the houses in Dudley Street remain. In King Street, the house at no.25 has been demolished, while the house at no.37 has been completely altered and no longer retains any original details.

Original infrastructure within the precinct includes the bluestone kerb and channeling in Dudley Street and the bluestone laneway between the Dudley and King street houses.

(Note: The section of Glenlyon Road – nos. 286-294 - forming part of the original subdivision has been excluded from the precinct as, of the original five houses, three have been demolished or completely altered and consequently the group has poor integrity and low visual cohesion).

~~The houses are in various states of repair, however generally there is little evidence of external modification, apart from houses at Nos. 18-20, which have been altered in window detail. No demolition has occurred and no houses are present from any later periods. Accordingly, all properties within Dudley Street contribute to the significance of the precinct.~~

- Change the statement of significance, as follows:

What is significant?

~~The Dudley Street precinct, from Nos. comprising 1-19 and 2-22 Dudley Street and 27-51 King Street, East Brunswick Fitzroy North is a residential area that contains Edwardian houses built within a short period of time, many by the same builder. The majority of the original houses are asymmetrical timber villas, which have steep hip and gable roofs (with a gablet to the main roof), and are distinguished by the fine details, which include the treatment of the gable end and the timber decoration to the eaves, and casement windows. Verandahs are supported on turned timber posts with either timber lattice (arched or straight) or cast-iron frieze. The symmetrical timber houses at 1, 5, 9 & 13 Dudley Street are much simpler in form and detailing. Almost all have imitation Ashlar to the front wall and all have corbelled brick chimneys. The single fronted timber houses at 22 Dudley Street and 27, 29, 33 & 35 King Street have similar detailing. They have walls of roughcast or roughcast and weatherboard with half-timbered gable ends and half-return verandahs. There are three brick houses within the precinct; a semi-detached pair at 47 & 49 King Street and a detached house at no.51. These have walls constructed of red brick with roughcast render to the upper section, and hip and gable roofs clad in terracotta tiles. The brick chimneys have terracotta pots. The semi-~~

detached houses have distinctive semi-circular windows with arched label moulds under the verandah. Other details are similar to the timber houses.

Fences are low, and many are sympathetic (e.g., reproduction timber picket or woven wire) Original infrastructure within the precinct includes the bluestone kerb and channeling in Dudley Street and the bluestone laneway between the houses in Dudley and King Streets.

The house at 37 King Street is not significant.

How is it significant?

The Dudley Street precinct is of local *historic and* aesthetic significance to the City of Moreland.

Why is it significant?

Of historic significance as an illustration of the rapid residential development that occurred during the early twentieth century on the subdivisions of former industrial and quarry sites. (Criterion A)

Of aesthetic significance as a remarkably intact and homogeneous streetscape precinct of early twentieth century housing. It is especially notable for the finely detailed Edwardian timber villas, which have similar form and subtle variations in detailing creating cohesive and interesting streetscapes. ~~built between c.1910 and 1915, with all but one house extant by 1913. Although some houses have been altered in detail, there are no modern intrusions in the street. (AHC Criterion E.1)~~

HO130, Park Street, Brunswick

- Change the history, as follows:

Insert the relevant thematic context and ‘Suburban development in Brunswick’ standard text, as above.

Precinct history

This precinct includes the north side of Park Street, extending from Sydney Road to approximately halfway between Dollman Street and McVean Street, and a short section of the south side of Brunswick Road, west of the Upfield Railway Line.

Park Street was originally part of a large common, which extended south and included the area now known as Royal Park. Until 1870, Brunswick Road had formed the boundary between the municipalities of Brunswick and Melbourne. This border was shifted in 1870 to the centre of Park Street, at which time 18 occupiers were listed in *the* section between Sydney Road and Moonee Ponds Creek, to the west.

The allotments in Park Street originally extended through to Brunswick Road, which provided access. The construction of Park Street along the northern edge of Royal Park enabled the lots to be subdivided creating separate allotments facing each street. Most development occurred during the land boom of the late 1880s and 1890s when many large houses and two-storey terraces were built following the construction of the road. For example, in Brunswick Road in 1885 there were only two houses on the south side between the Railway line and Cope (now Dollman) Street. By 1890, all of the houses at the present 226-256 had been built. All were occupied, except for the terrace rows at nos. 246-50 & 252-256, which listed as ‘vacant’ (SM).

Melbourne & Metropolitan Board of Works plans show the precinct was almost fully developed by the early 1900s. The only vacant sites were at the present-day nos. 723,

725, 763, 779, 789 & 791 Park Street (MMBW). All of these were built on by the early 1920s (SM).

The opening of the railway in 1884 probably encouraged the development, and the setting opposite parkland made the area attractive to wealthier Brunswick residents. In the 1880s and 1890s, the residents of this stretch of Park Street included Evander McIver, noted architect and Brunswick City Council's surveyor (No. 745), C B Overend, a solicitor (No. 751) and William Strong, the Inspector of Works for Melbourne City Council (No. 765). *The house at No. 785, built in 1896, was occupied by Presbyterian ministers, including (briefly) the Rev. Allan McVean who, upon retirement, was replaced by the Rev. Thos. Tait. This house continued to be occupied by members of the clergy until at least the 1940s and is now a childcare centre.*

In the post-war era several of the nineteenth or early twentieth century houses in Park Street were demolished and replaced with flats or motels.

Sources

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans Nos. 1103 & 1104, dated 1902

Sands & McDougall Directory (SM), 1870-1920

- Change the description, as follows:

~~Address~~ *The Park Street precinct comprises the following properties:*

- 226-256 Brunswick Road
- 705-823 Park Street

~~The Park Street Precinct is a residential area to the west of Sydney Road and forms the southern boundary of the City of Moreland. It~~ *that contains predominantly late Victorian boom style housing interspersed with a smaller number of Federation/Edwardian houses.*

~~The Victorian era housing comprises~~ *contains both single and double two-storey terraces and detached villas. Constructed during the late 1880s boom most of the terraces are constructed of bi-chrome brick and are characterized by extravagant cement rendered decoration including highly decorated parapets and other details to end walls, as well as rich cast iron decoration to verandahs. Exceptions include the houses at 226-228 Brunswick Road and 731-733 Park Street, which have visible hipped roofs, but otherwise similar detailing. Most are double storey, but there are some single storey examples in both streets. Most of the Park Street examples are highly intact and many retain original cast iron front fences (some with massive rendered piers and wing walls) some with original tessellated tile paths and verandahs. The most intact stretch of the Precinct is* ~~Of note within the precinct is the section of Park Street at the eastern end, from No. 707 to No. 755, a series of very intact houses, mostly two-storey Victorian terraces and detached villas, bisected by the railway line with its associated Gatekeeper's Cabin and Gates.~~

The detached late nineteenth century houses are predominantly rendered Italianate style villas either asymmetrical or symmetrical in plan with projecting canted bay windows. Most have visible hipped roofs clad in slate or iron, a notable exception being 'Beaumont' at 230 Brunswick Road, which has a boom style balustraded parapet with arched pediments, urns, pinecones, scrolls and other details. The other exceptions include 'Lemplar' the double storey house at no.761, which is an early example of the

Queen Anne style (it was constructed prior to 1895) in red brick, and the former Presbyterian Manse at no.785, which is a large house constructed of red brick and a slate roof with twin gables (one set within the other) over the entry and 'jerkinhead' roofs to the other bays. The date of construction, 1896, is in raised letters in a triangular panel on the bay to the right of the entry.

~~which were constructed in the 1880s and 1890s, and some larger, detached housing from the early 1900s. In general, this housing remains substantially intact.~~ Of note are the two-storey Victorian terraces at Nos. 707-717 and 795-809

The Federation/Edwardian era houses are of similar scale and quality. Typically, they are constructed of red brick (sometimes with roughcast) and have picturesque form with complex hip and gable roofs clad in slate with ridge capping with dominant street-facing gables or dormers. Gable ends are often half-timbered or have timber screens and verandahs have turned and/or fretted woodwork. Windows are often casements, sometimes arranged in bays, or double hung with multi-pane upper sashes. All located in Park Street, they include the gable-fronted house at no.725, which has Arts & Crafts details such as the half-timbered and shingled gable end, the double storey terrace house at no.761, the double-storey attic style house at no.779, and the pair of single storey terrace houses with transverse slate roofs and original cast iron palisade front fences at nos. 803-805. ~~and the single-storey Edwardian house at no.785.~~

A number of houses were demolished in the 1960s-70s and *replaced by motels* (Nos. 759 and 815) or flats (Nos. 757, 787, 789 and 791-793) ~~built~~; despite these changes, the fabric of the Precinct remains predominantly *of the 19th and early twentieth centuries.*

~~Street planting is restricted to small natives along the median strip, but the landscape character of the Precinct is derived primarily from the~~ *The setting of the houses in Park Street is complemented by the mature plantings opposite in Royal Park, and traditional street elements retained in Park Street include bluestone kerbs on the south side, deep swale/spoon gutters on the north and asphalt footpaths on both.*

- Change the statement of significance, as follows:

What is significant?

The Park Street Precinct, comprising 226-256 Brunswick Road and 705-823 Park Street, Brunswick, *is significant. Buildings and features that contribute to the significance of the precinct are:*

- *The houses and original front fences and tiled pathways dating from the Victorian to Edwardian eras (c.1880 to c.1920).*
- *Historic infrastructure including bluestone kerb and channel and bluestone laneways.*

Non-Contributory properties are:

- *232, 244A & 244B Brunswick Road*
- *705, 723A-D, 757, 759, 787-793, 811 & 815 Park Street*

How is it significant?

The Park Street Precinct is of local historic, *aesthetic and* architectural significance to the City of Moreland.

Why is it significant?

The Park Street Precinct is significant as a rare example of grander housing erected during the late nineteenth and early twentieth centuries for wealthier residents within Brunswick, which was otherwise a predominantly working-class area. (Criterion A)

The Park Street Precinct is ~~of local architectural significance~~ significant as a coherent and intact group of ~~large 19th century houses,~~ predominantly two-storey terraces and large Victorian and Edwardian villas, which reflect the prestige of this park-edge location. *(Criteria D & E)* ~~The materials of the buildings on Park Street reflect the building by laws requiring fire proof construction when this part of Park Street was in the control of the Melbourne City Council.~~

Non-Contributory properties include:

Park Street: 705, 723A-D, 757, 759, 787-793, 811 and 815.

HO139, Phillipstown, Brunswick

- Change the history, as follows:

Insert the relevant thematic context and ‘Suburban development in Brunswick’ standard text, as above.

Precinct history

Phillipstown is one of the earliest areas of Brunswick settled after the subdivision of the municipality in 1839. An area in the southwest of Brunswick was settled by brickmakers in the late 1840s. Michael Dawson, who acquired one of the original allotments in 1843, gave the address of his ‘Phoenix Park’ estate as Phillipstown. An Irishman, Dawson is believed to have named his estate after a famous Dublin park and the locality after the location of a recent Repeal riot in Ireland. The spelling of the locality name later changed to Phillipstown.

Dawson's estate included the northern part of Phillipstown (to Wilson Street). It has been suggested that Phillipstown was surveyed as a village in 1852 (~~←~~Barnes, 1987:12), however it is more likely it was a subdivision as the land was already in private ownership.

The oldest streets in the Precinct are Union Street (first constructed by Council in 1859), Hodgson Street (1865), Gold Street (1868) and Gray Street (1873).

John Glew started his brickyard in Hodgson Street in June 1849; after six months he was employing two men, the first employer of labour in the brickmaking industry in Brunswick. Glew also introduced cream bricks from his works. By 1857, his claypit was worked out and Glew established new works in Barkly Street, east of Sydney Road.

Many other brickmakers came to the area, operating small works, most sharing the clay resources from the clayhole that is now Temple Park. William Gray established his works in the 1850s on the west side of what became Gray Street. The street started as a steel horse tram track from Gray's brickyard to Union Street. This works was later acquired by Luke Nolan who established the Gilbrook Pottery on this site, expanding the south side of Brunswick Road and continuing his operations until the early 1900s, the last of the clay industries to operate in the Phillipstown area.

The William Barnes works opened at the western end of Barkly Street in 1854; the works expanded as the Egerton Brick and Tile Works (with James and John Stroud as partners), finally closing in 1891. The Walkerden brothers ran a brickyard in the area bounded by Union, Gold, Trinity Streets, moving to Preston in the 1880s to start a new

works there. David Hill, son-in-law of John Glew, lived at 16 Hodgson Street, and had a brickyard at the rear of the property. Hill later had a brickyard in Essendon.

To support the growing Phillipstown community, two hotels opened: the Phillipstown Hotel (1855) and the Union Hotel (1859). The Carrington Hotel is on the site of the Phillipstown Hotel. John Heller opened a slaughteryard in Union Street (between Millward and Grantham Streets) in 1852, and later ran a butcher's shop at 145-147 Union Street. The two-storey shops on the corner of Barry and Union Streets were built in the 1880s. Phillipstown retained a separate identity and commercial centre.

Temple Park was created after the brickmakers' clayhole was filled between 1912 and 1922. The park was named after G F Temple, the Town Clerk, who in 1912 reputedly proposed the creation of a park on this site. The sites of the brickworks are now occupied by housing or industrial buildings.

Housing was developed in the surrounding streets from the 1850s, but most of what remains probably dates from the 1870s onwards. *For example, in Brunswick Road in 1880 there was only one house in the block between what are now Watson Street and Mackay Street. By 1885, this had increased to eight including Blenheim Cottages and 'Brighton Cottages' (the present nos. 273-75 & 277-79, respectively) (SM).* The rate books indicate that many occupiers were potters, brickmakers and other tradespeople also probably employed in the local brickworks. Most of those running the works also lived in the locality: James Hill and William Barnes were both residents of Hodgson Street.

Melbourne & Metropolitan Board of Works plans of the early 1900s show that the precinct was substantially developed by that time. In Barkly, Gold, Hodgson, Watson and Wilson streets and Brunswick Road, only a few vacant sites remained. Gray Street was only partially developed with most houses confined to the east side. These included the terrace row at nos. 26-34 and the house at no.33 at the northern end, and the house at no.2 and the terrace row at nos. 4-10 at the south end. The west side of Gray Street was still occupied by the Gillbrook Pottery (MMBW).

The buildings shown on the MMBW plans also included a 'Shirt Factory' situated between Gray and Hodgson streets. This was Stephens & Co., established in 1895, one of the first clothing manufacturers in Brunswick and the first stage of a large complex that would be progressively extended in the twentieth century to cover most of the block extending north to Temple Park. Other factories were built within the precinct during the interwar period included the R.J. Henderson Box Factory at 393 Barkly Street (Hendersons was a shirt manufacturer with a large factory at 337-339 Brunswick Road, refer to the citation for HO42), and the factory at 388-390 Barkly Street (SM).

Most of the remaining vacant sites were built on in the early twentieth century. Houses constructed during this time include 308 & 308A Barkly Street (replacing an earlier house 'Dapto' shown on the MMBW plans of 1902), 269, 271, 299, 301 & 303 Brunswick Road, and several houses in Barkly, Gold, Wilson and Union streets and along the west side of Gray Street (SM).

To the east of the Precinct, the block bounded by Barkly, Watson, Wilson and McKay Streets was redeveloped in the 1970s by the Housing Commission of Victoria, which constructed walk-up flats and a twelve storey high rise block, the first ~~and only~~ high rise building in Brunswick. The walk-up flats were replaced by single-storey medium-density housing fronting Wilson and Barkly Streets-and the newly-created Bakery Street-in the early 1990s.

Sources

(1) Barnes, L., *Street names of Brunswick*, 1987

Brunswick Rate Books

Brunswick Community History Group, Phillipstown History Walk

Cunningham, L, A history of the Union Hotel 1859-1989, 1990

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans nos. 1886 & 1887, dated 1904 and 1902, respectively

- Change the description, as follows:

The Phillipstown Precinct is a large residential and industrial Precinct in the south of Brunswick. It includes the following properties:

- 1-15 & 2-20 Bakery Street
- 357-419, 310-400 Barkly Street
- 269-303 Brunswick Road
- 129-143, 128-172 Gold Street
- 1-39, 2-34 Gray Street, including Temple Park at 24 Gray Street
- 1 Heller Street
- 1-29, 2-16 Hodgson Street
- 1 Mayfield Avenue
- 5-7 McKay Street
- 109-119, 126-134 Union Street
- 1A, 2 & 9 Watson Street

Vincent Street

- 33-133, 30-114 Wilson Street

Temple Park

An early potteries area, *the precinct* has narrow streets and much of the housing comprises small, single fronted timber or brick (*most constructed of bi-chrome brick*) dwellings dating from the 1870s to 1890s, interspersed with Edwardian and inter-War buildings. ~~Some post-war building has occurred in most of the streets within the Precinct. Gray Street contains a range of Victorian, Edwardian and later 20th century housing.~~ The densest development occurs in Wilson Street, particularly on the north side, where the small cottages back directly onto Gold Street, *and in Hodgson Street and the south end of Gray Street.* Some post war building has occurred in most streets within the Precinct, including dual occupancy development *in Wilson Street* ~~has occurred here,~~ with new houses fronting Gold Street. ~~Blocks on the south side of Barkly Street have wider frontages, and were developed later with predominantly Edwardian houses.~~

The Victorian era housing includes detached cottages in timber or brick, either gable-fronted or with hipped roofs, attached brick pairs or terrace rows. Of note are:

~~Of particular architectural note is a~~ - The highly unusual row of terraces-one double-fronted (No. 34) and two pairs of single-fronted dwellings (Nos. 26-28 and 30-32)-in Gray Street, which displays an unusual combination of Italianate, Edwardian Queen Anne and Gothic styles.

- The c.1870s terrace rows at 4-10 Gray Street (timber) and 1-7 (brick) & 9-15 (timber) Hodgson Street, each comprising four small cottages with undivided transverse gable roofs that demonstrate the lack of fire separation in early buildings. 4-10 Gray and 9-15 Hodgson are also rare examples of timber terrace rows. There are also several attached pairs with shared roofs including 324-26 & 384-86 Barkly Street, 273-75 & 277-79 Brunswick Road, 128-30 & 132-34 Gold Street, and 77-79 & 107-09 (a brick fire wall has been inserted later in this pair) Union Street.

- The very long row of nine terrace houses at 96-112 Wilson Street, which forms part of a larger group including 84-94.

- The attached pair 'Tintern House' and 'Clifton House' at 310 & 312 Barkly Street, which are very intact and notable for their highly decorated boom-style parapets.

The Edwardian houses comprise detached houses and cottages and semi-detached pairs. The detached houses include double-fronted examples in the 'Victorian survival' style (i.e., with similar form to Victorian housing, but with detailing such as bullnose verandahs and turned timber posts that are more characteristic of the Federation/Edwardian style – examples include 299, 303 Brunswick Rd, 23 & 39 Gray St, 111, 113 & 117 Union St), as well as asymmetrical Edwardian timber bungalows (e.g., 29 & 31 Gray St) and single fronted cottages. The single fronted cottages include the houses at 152-56 Gold Street, which have an unusual hipped roof with gablet and where the front verandah is contiguous with the main roof.

The semi-detached Edwardian pairs include a rare example in a terrace house form with a transverse gable roof (320-322 Barkly St), as well as the more conventional semi-detached type with hipped or gabled roofs (350-352 Barkly St, 133-139 Gold St, 9-11 & 19-21 Gray St, 127-29 Union St). Of note is the pair at 308 & 308A Barkly Street. Designed to appear as a single house, notable details include the semi-circular bay window and the verandah/porch with its circular openings and Classical style pilasters. The houses also retain a Victorian style cast iron front fence, which is likely associated with the earlier house on this site.

Non-residential buildings include the ~~factories on the west side of Hodgson Street, and the former Moreland City Council Nursery in Gray Street~~ and the two-storey rendered Victorian brick shops and hotel in Union Street, as well as the interwar factory buildings in Barkly, Gray & Hodgson streets. The former shops and residences at 126-34 Union Street have parapets with arched and paneled pediments flanked by scrolls. Each has three timber sash windows with label moulds and sills. No. 126 retains an interwar shopfront with metal framed windows, tiled stallboard and a recessed central entry. The other shopfronts date from the postwar period and the verandah is not original (The shops did not have verandahs when originally constructed.) The Union Hotel directly opposite, which has been altered in the early twentieth century has a plain parapet and rendered chimneys. The upper floor windows are timber sash and have sills. The ground floor windows and openings retain original Classical style entablatures and there is a tiled dado.

The factory complexes include the former Stephens & Co. complex in Gray/Hodgson streets and the former R.J. Henderson factory at 393 Barkly Street – please refer to the

individual citations for each of these places for a detailed description. The other factory complex at 388-390 Barkly Street is constructed of brick and has a sawtooth roof. The façade is divided into bays by pilasters and there are inset panels in the parapet. Windows are steel framed and there are concrete lintels above the openings. ~~The two brick inter-war factories at 17-29 Hodgson Street are also of interest.~~

The fine grain of the subdivision is also broken by Temple Park, between Gray and Wilson Streets, which includes many mature plantings. Traditional street elements retained include bluestone kerbs and guttering and asphalt footpaths in Barkly, Gold, Gray, McKay and Wilson Streets, and bluestone crossings at the intersections of Gray Street with Mayfield Avenue and Heller Street.

The following places of local significance have individual citations:

- *R.J. Henderson Factory (former), 393 Barkly Street (Hermes No. 57306)*
- *Stephens & Co. Clothing Factory (former), 20 & 22 Gray Street & 17-25 Hodgson Street (Hermes No. 57901)*
- *Temple Park, 24 Gray Street (Hermes No. 59157) ~~in the Moreland Local Heritage Places Review 2004.~~*

- Change the statement of significance, as follows:

What is significant?

The Phillipstown Precinct, comprising ~~houses and non-residential buildings~~ at 357-419 and 308-400 Barkly Street, 269-303 Brunswick Road, Spurway Lane, 1-15 and 2-20 Bakery Street, 39-143 and 128-172 Gold Street, 1-39 and 2-34 Gray Street, 1A and 1B Heller Street, 1-29 and 2-18 Hodgson Street, 1 Mayfield Street, 5-7 McKay Street, 105, 109-119 and 126-136 Union Street, Vincent Street and 33-133 and 30-114 Wilson Street, is significant. Buildings and features that contribute to the significance of the precinct are:

- *Houses and front fences dating from the Victorian to interwar periods (c.1870 to c.1940)*
- *The former shops and residences at 126-134 Union Street and the Union Hotel at 109 Union Street*
- *Factories dating from the late Victorian to interwar periods (c.1890 to c.1940)*
- *Temple Park and Gillbrook Park*
- *Bluestone kerb and channel, bluestone laneways and crossovers.*

The following places of local significance have individual citations:

- *R.J. Henderson Factory (former), 393 Barkly Street (Hermes No. 57306)*
- *Stephens & Co. Clothing Factory (former), 20 & 22 Gray Street & 17-25 Hodgson Street (Hermes No. 57901)*
- *Temple Park, 24 Gray Street (Hermes No. 59157)*

Non-Contributory properties include:

- Bakery Street: 1-15 & 2-20
- Barkly Street: 333-355, 354, 354A, 360, 362, 370, 376 & 403
- Brunswick Road: 285 & 293

- Gold Street: 53, 55, 65, 75, 81 & 140.
- Gray Street: 35 & 37.
- Heller Street: 1A & 1B.
- ~~- Union Street: 136-138.~~
- Watson Street: 1A, 2 & 9.
- Wilson Street: ~~Approximate No's: 33-51 (housing commission homes between McKay Street and Watson Street),~~ 78, 82, 113, 133, 112A and 114.

How is it significant?

The Phillipstown Precinct is of ~~regional~~ *local* historical, *aesthetic and* architectural significance to the City of Moreland.

Why is it significant?

The Phillipstown Precinct is ~~of regional historical significance~~ significant as the oldest settled part of Brunswick with retention of elements of an early street pattern established from the late 1840s and for evidence of the small scale brick industry established in the area in the same period. These industrial activities are evidenced both in the form of filled clay-holes and in the form of small timber and brick dwellings on small allotments built from the 1850s onwards, which were occupied by brickwork workers and proprietors and associated tradespeople. *It also contains several factories, which demonstrate the growth of manufacturing in Brunswick from the late nineteenth to mid-twentieth centuries (Criterion A)*

The Phillipstown Precinct is ~~of regional architectural significance~~ *significant as an area of predominantly Victorian and Edwardian housing. (Criterion E)* It is especially notable for the small, single fronted timber and brick dwellings that date from as early as 1859 and are *among the oldest in the Brunswick area. These include the early terrace rows at 4-10 Gray Street and 1-15 Hodgson Street. (Criterion D)* Other significant buildings include:

- *The attached pair 'Tintern House' and 'Clifton House' at 310 & 312 Barkly Street, which are very intact and notable for their highly decorated boom-style parapets.*
- *The attached pair at 308 & 308A Barkly Street, which are designed to appear as a single house and have unusual details such as the verandah/porch with its circular openings and Classical style pilasters. The houses also retain a Victorian style cast iron front fence, which is likely associated with the earlier house on this site.*
- ~~The unusual one-storey Edwardian~~ terraces at 26-34 Gray Street, which displays an unusual combination of Italianate, ~~Edwardian~~ *Queen Anne* and Gothic styles.
- The two-storey terraces with shops at ground level on the corner of Union and Barry Streets.

~~Non-Contributory properties include:~~

~~Barkly Street: 333-355, 354, 354A, 360, 362, 370, 376 and 403~~

~~Bakery Street: 1-15 and 2-20.~~

~~Gold Street: 53, 55, 65, 75, 81 and 140.~~

~~Gray Street: 35 and 37.~~

~~Heller Street: 1A and 1B.~~

~~Union Street: 136-138.~~

~~Watson Street: 9.~~

~~Wilson Street: Approximate No's: 33–51 (housing commission homes between McKay Street and Watson Street), 78, 82, 113, 133, 112A and 114.~~

HO207, Coonan's Hill, Pascoe Vale South

- Change the history, as follows:
- Insert the relevant thematic context and 'Suburban development in Brunswick' standard text, as above.
- Precinct history

Early history

The area now known as 'Coonan's Hill' was originally owned by Farquhar McCrae, physician and Justice of the Peace (4-SLV). McCrae was a member of the significant and influential McCrae family, the most famous member being Georgiana McCrae. He built the La Rose farmhouse c.1841, now known as 'Wentworth House', 22 Le Cateau Street (2 Broome, 1987:44). Later the area was farmed by Michael Coonan, an Irishman who is listed in the 1847 Melbourne Directory as a 'carter' (4 MD, 1847). Coonan owned forty acres, a holding which was typical of the district at that time (3 Broome, 1987:127). The land was part of the Moreland Estate, which was subdivided by the executors of Farquhar McCrae in 1858. ~~Coonan sold around 60 acres but retained five. This latter portion was subsequently sold by his widow and, in 1927, it became Langtree Avenue (5 Burchell, 1995).~~

In the later 19th century, highly speculative subdivision took place all over the municipality. The Coonan's Hill area was subject to at least two subdivisions. The 'Woodlands Estate', at the western end of the Precinct, was subdivided in 1888 into 594 lots by the Property Building Finance and Investment Society (6-Burchell, 1992/3). This area was bounded by Walhalla Street, Coonans Road, Woodlands Avenue and Moreland Road (7 Burchell 1992/3).

The 'Moreland Hill Estate' was a smaller area located to the east of the 'Woodlands Estate', bounded to the north by Woodlands Avenue and to the south by Moreland Road. This land, approximately 90 acres, had previously been owned by Thomas and Jane Saunders (8-Broome 1987:64. Broome states their Reynard Road farm was 120 acres). The 'Moreland Hill Estate' was sub-divided into 20 lots of one acre each and re-subdivided in the early 20th century (9 Burchell, 1992/3).

However, this area was too remote from transport and service and few houses were built before the economic depression of the early 1890s brought a halt to development for over twenty years.

Suburban development in the twentieth century

Historically, the Coonans Hill area developed from east to west, predominantly during the inter-War period. *The catalyst for the development of this area was the establishment of the electric tram from the City to West Coburg via Grantham Street, Dawson Street and Melville Road. The first section, which terminated at Albion Street, Brunswick West, opened by October 1925 and the line was extended to the terminus at Bell Street by 1927.*

The area was only sparsely developed in 1927. At that time Carrington Street contained about seven houses of which five were on the east side. Of the two on the west side one, named 'Avoca', appears to date from the early twentieth century (this is house at no.17). The houses on the east appear to have been constructed in the early 1920s (SM). By 1930 the number of houses in Carrington Street had increased to 24 and there were six houses in Woodlands Avenue. However, development remained sparse in the other streets: Graham Street contained nine houses, and there were two in Walhalla Street, one of which was 'Lyndhurst House', a pre-fabricated two-storey timber house constructed in the 1850s, and relocated to the present site between 1866 and 1870 (RNE). There were two houses each in Grandview Gve (now Ward Gve) and Salisbury Gve (now Grundy Gve), whilst all lots in Gladstone Gve (now Prendergast St), Disraeli Gve and Louisville Avenue remained vacant (MMBW, SM).

The economic depression of the early 1930s brought a halt to development. However, once building recommenced by the mid-1930s it proceeded rapidly and by the early 1940s much of the area was almost fully developed. The exceptions included the western side of Louisville Avenue and the western ends of Woodlands Avenue and Ward Grove, which were eventually built upon during the immediate post-War period (SM).

~~Three important factors affected the pattern of settlement: the proximity of the Moreland Railway Station, the cable tram in Sydney Road and the provision of sewerage. After World War Two, development extended west to Coonans Road, including the area along the cliff top in Moreland Road. The western boundary of Coonans Hill was altered by the construction of the Tullamarine Freeway in the late 1960s. Also constructed at this time was the combined church and school, Our Lady of Perpetual Succour, which opened in 1961.~~

Sources

~~(2) Broome, Richard, Coburg. *Between Two Creeks*, 1987 p.44.~~

~~(6) Burchell, Laurie (1992/3), Fiche 32.141 and Poster CHS. 'Coburg's Land boom Estates: 1882-1892' by Laurie Burchell. 1992/3, sourced from Coburg rate books, Coburg Council large municipal plans, and the Land Title Office of Victoria Cadastral and Lodge Plans~~

~~(5) Burchell, Laurie (2 June 1995), Telephone interview~~

~~(4) Melbourne Directory. 1847. Facsimile edition~~

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans nos. 2810 (dated 1927), 2817 (1930), 2818 (1927)

Register of the National Estate (RNE) Database. No. 009129.

Sands & McDougall Directory (SM)

~~(1) State Library of Victoria (SLV), 'Plan showing sub-division of the Moreland Estate. The Property of the late Doctor Farquhar McCrae. Executor's Auction', 1858. Vale and Houghton Map Collection~~

~~(3) Broome. p.127.~~

~~(7) Fiche 32.141 and Poster CHS. 'Coburg's Land boom Estates: 1882-1892'. by Laurie Burchell. 1992/3.~~

~~(8) Broome. p.64. Broome states that their Reynard Road farm was 120 acres.~~

(9) Fiche No. 25.42. ~~‘Coburg’s Land Boom Estates: 1882–1892’. Laurie Burchell. 1992/3.~~

- Change the description, as follows:

~~Address:~~ The Coonan’s Hill precinct comprises the following properties:

- 1-47, 2-58 Carrington Street
- 1-43, 2-52 Disraeli Grove
- 1-45, 2-44 Graham Street
- 1-51, 2-46 Grundy Grove
- 1-41, 2A-24 Louisville Avenue
- ~~9-55 Melville Road~~
- 1-53, 2-60 Prendergast Street
- 2-48 Walhalla Street
- ~~1-59 & 2-74 Ward Grove~~
- ~~1, 1A, 1B, 3-99 Woodlands Avenue~~

The Coonan’s Hill Precinct is a residential area comprising predominantly inter-War detached single-storey houses. Streets run east-west and north-south, with the exception of Louisville Avenue which is diagonally oriented. Situated on high ground relative to the rest of the municipality, the topography of Coonan’s Hill is a dominating characteristic, creating views into and out of the area.

The houses are a mix of weatherboard and brick construction, usually red, clinker or cream brick, in a variety of inter-War *and post-War* styles including bungalow ~~and~~ English Domestic Revival *and Moderne* style, most with hipped and gabled terracotta tiled roofs.

They are generally modest in scale, and many of the weatherboard houses have brick or rendered brick entrance porches. Some of these are identical in design, e.g. Nos. 49, 41 and 53 Prendergast Street. A number of semi-detached houses can be found on the south side of Prendergast Street.

The ‘Blackburn House’ at 16 Louisville Avenue, a large attic English Domestic Revival style residence of clinker brick construction, is atypical in the Precinct, *as is the two-storey Modernist style house at 20 Louisville Avenue.*

Garages are mostly located to the rear of the properties, with some occurring at the front to the side. Front gardens are usually exotic, and modest in scale, and many of the original low brick and woven wire front fences survive. The street trees are typically mixed deciduous and natives of no special distinction, generally post-dating the construction of the houses. Common varieties include Prunus and Melaleuca, which provide little canopy cover.

Surviving 19th century *houses* include ‘Lyndhurst Hall’, a pre-fabricated two-storey timber house ~~constructed in the 1850s, and relocated to 46 Walhalla Street between 1866 and 1870~~ (10) and ‘Avoca’, a double-fronted timber house with a bullnose corrugated iron verandah ~~constructed c.1900, remains~~ at 17 Carrington Street.

The following buildings have individual citations ~~datasheets in the Moreland Heritage Review: Building Citations (1998):~~

- Blackburn House, 16 Louisville Avenue (1936)
- Lyndhurst Hall, 46 Walhalla Street (~~1850s, relocated between 1866 and 1870~~)
(10) ~~Register of the National Estate Database. No. 009129.~~

- Change the statement of significance, as follows:

What is significant?

The Coonan's Hill Precinct, comprising houses at 1-47 & 2-58 Carrington Street, 1-43 & 2-52 Disraeli Grove, 1-45 & 2-44 Graham Street, 1-51 & 2-46 Grundy Grove, 1-41 & 2A-24 Louisville Avenue, ~~9-57 Melville Road~~, 1-53 & 2-60 Prendergast Street, 2-48 Walhalla Street, 1-59 & 2-74 Ward Grove, and *I, IA, IB* & 3-99 Woodlands Avenue is significant. Buildings and features that contribute to the significance of the precinct are the houses, associated outbuildings, garages and front fences dating from the inter-War and immediate post-war eras (c.1920 to c.1955).

The following buildings are of local significance and have individual citations:

- Blackburn House, 16 Louisville Avenue
- Lyndhurst Hall, 46 Walhalla Street

Non-Contributory properties include:

- Carrington Street: 3, 14, 21, 21A, 25A, 38, 39 ~~and~~ 41 & 47.
- Disraeli Grove: 24, 48 & 50.
- Graham Street: 13, 17, 33 & 44.
- Grundy Grove: 7, 7A, 14, 15 & 16.
- Louisville Avenue: 2A, ~~20~~ & 29A.
- ~~Melville Road: 15, 43, and 55-57.~~
- Prendergast Street: 6, 8, 13, 20, 21, 23 & 39.
- Walhalla Street: 34, ~~and~~ 40 & 48
- Ward Grove: 3, 8, 11, 21, 23, 24, 26 & 49.
- Woodlands Avenue: *I*, 15, 23, 37, 39, 59, 85, 87 & 95.

How is it significant?

The Coonan's Hill Precinct is of local historical and ~~social~~ *aesthetic* significance to the City of Moreland.

Why is it significant?

The Coonan's Hill Precinct is of local historical significance for its association with the first colonial settlers and early farming in Coburg. (*Criterion A*)

The Coonan's Hill Precinct is of local historical significance as an area of substantially intact modest Inter-War *and post-War* housing constructed on late-19th century subdivisions, which represents the suburban expansion that occurred in Coburg following World War One. (*Criterion A & D*)

The Coonan's Hill Precinct is of local ~~social~~ *aesthetic* significance as an area, which is commonly identified as a distinct precinct within Pascoe Vale South. Features which contribute to this ~~identification~~ include high levels of integrity of ~~historical~~ *interwar and*

postwar housing, consistency in scale and setbacks and a hilly topography, all of which create cohesive and homogeneous streetscapes. (*Criterion E*)

Non-Contributory properties include:

Carrington Street: 3, 14, 21, 21A, 25A, 38, 39 and 41.

Disraeli Grove: 24, 48 and 50.

Graham Street: 13, 17, 33 and 44.

Grundy Grove: 7, 7A, 14, 15 and 16.

Louisville Avenue: 2A, 20 and 29A.

Melville Road: 15, 43, and 55-57.

Prendergast Street: 6, 8, 13, 20, 21, 23 and 39.

Walhalla Street: 34, and 40.

Ward Grove: 3, 8, 11, 21, 23, 24, 25, 26 and 49.

Woodlands Avenue: 37, 39, 59, 85, 87 and 95.

H0229, Stewart Street, Brunswick East

- Change the history, as follows:

Insert the relevant thematic context and ‘Suburban development in Brunswick’ standard text, as above.

Precinct history

The Stewart Street Precinct appears to have been developed ~~mostly~~ between c.1885 and 1940 20.

Early history

Stewart Street was formed as early as 1859 (Council minutes, May 28 1859, cited in ‘~~Street Names of Brunswick~~’, compiled by Les Barnes, 1987), although it is not clear which part of the street this was. It went through many changes of name in its early years. By the 1860s it was known as Lobbs Lane, as it ran through the property of W.J. Lobb, and then in 1871 the name was changed to Couch's Lane in Sands and McDougall Directory, after Couch took over Lobb's farm. At this time it contained nine addresses (~~‘Street Names of Brunswick’~~, compiled by Les Barnes, 1987).

By 1872 when the Directory showed 16 addresses the street had extended to Nicholson Street and was renamed Stewart Street after Alexander Stewart, who had a farm on the Nicholson Street corner. A further temporary change came in 1883 when it was renamed Stewart Street East, as there was another street of the same name in the area (to the west of Sydney Road, now called Tinning Street) (~~‘Street Names of Brunswick’~~, compiled by Les Barnes, 1987).

Development of Stewart Street east of Lygon Street

The suburban development of Stewart Street east of Lygon Street appears to have begun c.1880s⁵ when an auction notice for ‘Manchester Park, Brunswick’ advertised ‘20 magnificent villa sites close to the Moreland tramway and railway station’. These included 15 allotments on the north side of Stewart Street, numbered 45 to 31 (corresponding to present day numbers 123 to 155). The south side of Stewart Street is not shown as being available for sale on this auction notice (‘Auction notice for Manchester Park’, n.d. held by Context Pty Ltd).

Consequently, the 1888 Brunswick Rate Book (Fiche 063, pp. 10, 11) recorded the presence of a few houses and many lots of building land on both the north and south sides of Stewart Street in this location, but no house or lot numbers were recorded, making it difficult to establish where this development occurred. The 1891 Brunswick Rate Book (Fiche 085) showed a similar situation, but still with no identifying allotment or house numbers recorded.

A clearer picture emerges by 1893 ~~Brunswick Rate Book~~ (RB, Fiche 099) when allotment numbers are included, which demonstrates that all of the houses on the south side at 136-62 Stewart Street (with the sole exception of No. 152, which remained as vacant land until the Interwar period) were developed for brick houses, which are extant today. On the north side of the street, the houses now at 125-27 were definitely extant by 1901 (~~Brunswick Rate Book~~ RB, Fiche 162) and may have been constructed earlier. The brick shop at 135 was listed by 1907 and may have been part of 2 brick houses listed in 1901. Similarly, the houses at 143-45 were extant by 1907 (~~Brunswick Rate Book~~ (RB, Fiche 216 p.28-29).

The remaining houses were mostly built by the early 1920s. The Methodist Church Hall was constructed c.1925 (SM).

Sources

Barnes, Les (1987) 'Street names of Brunswick'

Brunswick Rate Book (RB)

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1937, dated 1907

Sands & McDougall Melbourne Directory (SM)

This history, revised in 2017, incorporates the original history compiled by Lee Andrews, July 2004.

- Change the description, as follows:

Stewart Street is a late Victorian residential precinct. It comprises the following contributory properties:

- 136-162 Stewart Street
- 125-129, 133-145 Stewart Street

It comprises predominantly single and double fronted Victorian dwellings, which includes a brick terrace at 154-62.

There is an interesting interwar timber cottage at 152 and a former Victorian shop at 135. *The former Methodist church hall, a simple gabled timber building, is at 127A.*

This is one of the few late nineteenth century residential precincts in this part of Brunswick. Whilst other land in this area was subdivided in the nineteenth century, much of it was not developed until the interwar period

- Change the statement of significance, as follows:

What is significant?

The Stewart Street precinct, comprising 125-145 (~~excluding 131~~) and 136-162 Stewart Street, East Brunswick *is significant. The houses dating from the late Victorian to Edwardian periods (c.1885 to c.1925) and the former Methodist Church Hall contribute to the significance of the precinct.*

No. 131 Stewart Street is Non-Contributory.

How is it significant?

The Stewart Street precinct is of local historic significance to the City of Moreland.

Why is it significant?

Of historic significance, as a largely intact collection of predominantly late nineteenth century houses that illustrate the speculative development in this area prior to the 1890s depression *and the infill development during the early twentieth century* that was associated with the development of transport services *and industry*. It is one of the few such nineteenth century residential precincts in this part of Brunswick, with most other areas not developing until the Edwardian or interwar periods. (AHC Criterion A.4)

H0238, Sumner Estate, Brunswick East

- Change the history, as follows:

Insert the relevant thematic context and ‘Suburban development in Brunswick’ standard text, as above.

Precinct history

The Sumner Estate precinct ~~including Lowan, Peers, Rupert and Sumner Streets~~ is situated on land that once formed part of ‘Stony Park’, the estate established in the mid nineteenth century by prominent Brunswick citizen Theodotus John Sumner, who in 1852 purchased 120 acres of land on the west side of Merri Creek from one A. Rucker (*Penrose 1994:50, 61*). [H]

A 19075 MMBW ~~Melbourne & Metropolitan Board of Works Plan from 1905 (No. 95)~~ shows that the area now occupied by Rupert Street and Lowan Street was a fenced paddock abutting a large quarry (now Fisher Reserve). The coach drive to the Sumner mansion ran through the southeastern portion of the paddock to exit into Glenlyon Road.

The Sumner Estate was subdivided from 1921 onwards, and streets were named for people associated with the Estate (*Barnes 1987*). [2] In 1924 Lowan Street, named after the coachman of the estate, was constructed. This was followed by Rupert Street, which is likely to have been named after Rupert Ryan who was a Victorian Soldier and politician ~~and whose family were related by marriage to Governor General Lord Richard Casey~~. Rupert's sister was Ethel Marian Sumner (*ADB*). ~~Rupert Ryan has an entry in the Australian Dictionary of Biography. This was followed by Peers Street~~ (named for John Joseph Peers, Melbourne contractor and father-in-law of Theodotus Sumner) ~~and was next, followed by Sumner Street~~ (*Penrose 1994:300-303*). [3]

Development of the Estate commenced by the mid-1920s with the westernmost areas closer to the electric tram in Nicholson Street developing first. The Brunswick Rate Book for 1925 records some houses in Peers Street, while blocks of land were noted only on the west side of Rupert Street (*RB*). [4]

Rupert Street is first recorded in the Sands and McDougall Directory in 1927 when the first houses had been constructed on the west side of the street, and there was considerable development activity evident with numerous changes of ownership and new houses indicated by crossings out in the rate book (*RB*). [5] Sumner Street at this time contained 3 houses.

The east side of Rupert Street remained undeveloped in 1929, while Sumner Street showed considerable building activity; By 1930 the Brunswick Rate Book detailed the north side of Sumner Street as containing a weatherboard villa at Lot 53 (possibly house no. 3, and the date 29.11.1929), together with another 5 weatherboard houses of 4 and 5 rooms. On the south side of Sumner Street, the rate book noted 5 timber houses all of 4 rooms (RB). {6}

~~In 1932~~ After the Great Depression of the early 1930s brought a halt to building, development began to spread to the east side of Rupert Street, and by ~~The Brunswick Rate Book for~~ 1932 recorded ~~there were three houses situated at the east side of Rupert Street had only three~~ - Lot 9 (noted as house no. 7), Lot 15, and Lot 17 (noted as house number 23). These houses were 4 and 5-roomed timber dwellings. In contrast, the west side of Rupert Street was more developed, with 7 dwellings ~~noted listed~~ in the rate book. ~~These were detailed as house number~~ at nos. 6, 8, 10, 12, 14, 18, and 20. All except no. 6, which was brick, were constructed of timber (RB, 1932). *Little had changed by 1935, but by 1940 the west side of Rupert Street was fully developed between Glenlyon Road and Peers Street, whilst on the east side only vacant lots remained at nos. 9-13 & 33 (SM).*

At the same time, the west side of Lowan Street consisted of two timber houses, with the remainder as land owned by the Sumner Estate and Merri Creek Quarrying Company Pty Ltd (RB, 1932). There was only one further house in Lowan Street by 1935, but by 1940 the street had filled out considerably. On the west side there were houses at nos. 1-5, 9, 11, 15, 17, 23, 25, whilst the houses at nos. 13, 19 or 21 and 27 were described as 'being built'. The east side had also progressed with houses at nos. 2-12 and 20, 24 & 26. By 1942 the vacant lots between the houses on both sides had been on and only a few vacant lots remained at the north end of the street (SM).

The Sumner Estate was one of a number of the large nineteenth century estates in Brunswick to be subdivided during the early twentieth century. The breaking up of these estates released large areas of land for development and contributed to the rapid increase in Brunswick's population from 24,000 at the beginning of the twentieth century to 55,799 by 1928.

SOURCES

Australian Dictionary of Biography (ADB)

~~2.~~ Barnes, Les (1987) 'Street names of Brunswick'

~~4.~~ Brunswick Rate Book (RB) 1924 (Fiche 424 p. 94), 1927, (Fiche 452), 1930 (Fiche 496), 1932 (Fiche 526, p.73).

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1937, dated 1907

~~1.~~ Penrose, Helen (ed.) (1994) 'Brunswick: One History, Many Voices' pp. 50 & 61

~~3.~~ Penrose, Helen (ed.) (1994) 'Brunswick: One History, Many Voices' pp. 300-303

~~5.~~ Brunswick Rate Book

~~6.~~ Brunswick Rate Book Fiche 496

~~7.~~ Brunswick Rate Book Fiche 526 p. 73

Sands & McDougall Melbourne Directory (SM)

This history, revised in 2017, incorporates the original history compiled by Lee Andrews, July 2004.

- Change the description, as follows:

The Sumner Estate precinct is an interwar residential area that includes Rupert Street, and adjoining streets that formed part of the original Sumner Estate including Lowan, ~~Peers~~, and Sumner streets *and part of the north side of Glenlyon Road*. The original housing within the precinct, which was mostly developed from c.1921-40, is related in terms of scale (single storey), siting (detached, front garden setback), detailing, roof forms (multi-gabled terracotta tile, corrugated iron, incorporating porches and verandahs) and materials (predominantly weatherboard, with brick in sections and some stuccoed). Many are complemented by mature gardens and some have original front fences.

Rupert and Lowan streets comprise predominantly interwar *bungalows constructed of timber or brick housing*. The earlier housing on the west side of ~~the~~ Rupert Street ~~comprises mostly~~ *includes several* single storey timber bungalows with *transverse gable tile roofs and projecting gabled bays*. A notable example at No. 20 includes features such as bay leadlight windows, a projecting gabled porch supported on elaborate brick and render piers that form an arch and are supported by angled buttresses. The other houses on the west and on *east* side of Rupert Street *and in Lowan Street* appear to date mostly from the 1930s ~~and are mostly constructed of brick~~. ~~These houses~~ *Most are simple bungalows, with some* demonstrating the influences of the 'picturesque' interwar styles such as Old English (27 Rupert St), Georgian, Moderne (22 Rupert St) and Spanish Mission/Mediterranean (9 Lowan St), through the use of decorative devices such brick work around windows, curved brick walls, *and arched openings with* barley columns. The house at No. 27 Rupert Street is a rare two storey example. A notable feature *of Rupert Street* is the high number of original (or ~~very~~ early) low front fences in complementary materials to the house, which are an important unifying element throughout the street; original or sympathetic fences are found at Nos. 4, 6, 10, 14, 16 and 22, and Nos. 3-17 (inclusive), and 21-33 (incl.) Rupert Street. *There are also original or early fences in Lowan Street at nos. 2, 19, 20 & 27.*

Overall, *Rupert and Lowan Streets* are very intact with the non-contributory houses outside the interwar period being limited to ~~Nos. 12, then Nos 24 to 28 and No. 35~~ Rupert Street ~~at the northern end~~. and nos. 1, 16 and 18 Lowan Street.

Sumner Street comprises mostly timber interwar bungalows, with some original fences at Nos. 2, 3, 6 and 15. It is very intact and there are only three non-contributory dwellings at nos. 1, 4 and 8 ~~Sumner Street~~. ~~Peers Street is the least intact of all the streets with less than half the houses dating from the interwar period and is not included in the heritage overlay.~~

The section of Glenlyon Road within the precinct comprises a mostly intact group of interwar houses at nos. 271-283. The houses are all interwar bungalows except for 281 which was constructed in the 1950s. They include a pair of mirror-image houses at nos. 271 and 273 with distinctive Mediterranean-style porches with arched openings, probably constructed by the same builder, and another nicely detailed house at no.279, also with an arched porch and complemented by an original fence. There are also early or original low brick fences at nos. 277 and 279.

- Change the statement of significance, as follows:

What is significant?

The Sumner Estate precinct, comprising contributory buildings at 3-33 & 2-22 (excluding 12) Rupert Street, and 1-15 & 2-16 (excluding 4, 8, 9 & 11) Sumner Street, Brunswick East is significant. *The houses and associated front fences dating from the interwar period (c.1925 to c.1945) contribute to the significance of the precinct.*

Non-Contributory properties are 1, 16 and 18 Lowan Street, 12 Rupert Street, 1, 4 & 8 Sumner Street and 281 Glenlyon Road.

How is it significant?

The Sumner Estate precinct is of local historic and aesthetic significance to the City of Moreland.

Why is it significant?

Of historic significance, as an example of an interwar housing estate created from the subdivision of a large nineteenth century farm, in this case the Stony Park Estate established by Theodotus Sumner. The subdivision of such estates opened up large parts of Brunswick for development during the interwar period and contributed to a significant growth in population in the first half of the twentieth century. The historic links with the Stony Park Estate, are reflected in the street names, while the southern section of Lowan Street follows, in part, the original coach drive from Glenlyon Street to the Sumner mansion. (AHC-Criterion A-4)

Of aesthetic significance as a representative example of an interwar housing estate, which has a high degree of homogeneity. Rupert Street, Lowan and Sumner streets in particular are notable for the high degree of integrity, which includes many original low front fences that contribute to the ~~unique~~ historic interwar character of the ~~street~~ area. (AHC-Criteria D & E-1)

E.2 New precinct citations

(Attachment 1)

APPENDIX F – INDIVIDUAL PLACE CITATIONS

F.1 Amendments to existing place citations

HO246, Latiner Hat Factory (former), 20 Dawson Street, Brunswick

- Change the description, as follows:

The former Latiner Hat Factory at 20 Dawson Street, Brunswick is a large interwar factory in the Moderne style. The long Dawson street elevation comprises the three-storey office ‘tower’ at the eastern end, and the long single storey factory section extending to the west.

The office ‘tower’ has a stepped, cubic form with vertical fins reminiscent of a Sumerian temple. The only opening in monolithic façade to Dawson Street is the wide doorway under the central bay, while the eastern and western elevations contain several multi-pane metal-framed windows. On the east side, and set back from the street, is a single storey section with a continuous band of multi-paned metal-framed windows and incised horizontal bands to the parapet.

The key feature of the façade of the factory block extending to the west is an almost continuous band of metal framed windows, uninterrupted by piers and broken only by door and vehicle openings. The saw tooth roofs behind are hidden by the parapet. This building terminates at an internal roadway. On the opposite site is another building, again with multi-pane metal framed windows across the façade and saw tooth roofs behind, with fully glazed side walls facing the internal road.

The building is in good condition and appears to be intact, apart from the colour scheme.

- Replace the history, with the following:

Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

- Theme 8: Building Moreland’s industries and workforce; 8.3 Expanding a manufacturing capacity, 8.4 Textile manufacturing

The abundance of clay and bluestone in Moreland set its course from an early stage as an industrial centre for brickmaking and quarrying. By the end of the nineteenth century, Brunswick was being described as the nation’s new ‘Birmingham’. The opening of the Upfield railway in 1884, an established local labour market, accessible land and the availability of electricity from the early twentieth century attracted a host of diverse manufacturing enterprises, from ropemaking and textiles, engineering and metalworking to large-scale confectionery factories and other processing operations. Their activities expanded northwards into Coburg during the twentieth century and continued to grow in the post-war years when government immigration programs provided a ready workforce (Historica 2012:84).

During the 1920s and 1930s import duties placed on imported manufactured goods further stimulated the boom in the development of local manufacturing and created employment. In Brunswick in the latter half of the 1920s, ‘the pride of the suburb’s industry was to be in the burgeoning hosiery and textile sector’, with thousands of local

residents depending on it for their livelihood and by 1930 there were 300 factories in Brunswick employing over 6,000 workers (Historica 2012:91-2).

Place history

In the early twentieth century the land between Dawson Street and Phoenix Street west of the railway was vacant, apart from a ‘tramway’ that branched off the main line and travelled parallel to Phoenix Street to the Hoffman’s Pottery Kiln complex, which was situated to the west of Fallon Street (MMBW).

The site remained undeveloped until the early 1930s when the present factory was constructed for Latiners, milliners, of 316 Flinders Lane. Latiners had decided in about 1932 to ‘devote their attention to the development of an important secondary industry, in which employment in that short period has been found for some hundreds of men and women’. Designed by architects, Alder & Lacey, the factory was completed by the middle of 1934 and brought together all of their operations under one roof. An article about the new factory included an artist’s illustration with the caption:

The fine example of present-day factory design ... which is now nearing completion at Dawson-street, Brunswick is also a concrete instance of the advantages derived by Australia when protective duties are sufficiently high to exclude the products of countries with low standards of living.

The article described the architecture as following ‘Continental practice’ with ‘horizontal lines predominate in an elevation designed on ultra-modern principles’. An interesting feature was the absence of piers along the façade, with parapet supports being cantilevered from interior columns thus allowing an unbroken span of windows 300 feet long. Offices were housed in a ‘large executive block in the form of a tower’ at the eastern end, while the factory buildings, which included a dye house and boiler rooms, were contained within buildings with a saw tooth roof supported by structural steel columns and roof trusses that covered about two acres. Columns were spaced to form bays each 56 feet by 32 feet, and the roof trusses designed to carry shafting for the machinery (Age, 10 July 1934, p.15).

Today, the building is occupied by Victoria Police and is known as the Dawson Street Police Complex.

Sources

Historica, *City of Moreland Thematic History*, 2012

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans nos. 1895, 1896 & 1897, all dated 1905

- Replace the statement of significance with the following:

What is significant?

The former Latiner Hat Factory, designed by Alder & Lacey and constructed in 1933-34, at 20 Dawson Street, Brunswick is significant. This is a large interwar factory in the Moderne style. The long Dawson street elevation comprises the three-storey office ‘tower’ at the eastern end, and the long single storey factory section extending to the west. The office ‘tower’ has a stepped, cubic form with vertical fins reminiscent of a Sumerian temple. The only opening in monolithic façade to Dawson Street is the wide doorway under the central bay, while the eastern and western elevations contain several multi-pane metal-framed windows. On the east side, and set back from the street, is a single storey section with a continuous band of multi-paned metal-framed windows and incised horizontal bands to the parapet. The key feature of the façade of the factory

block extending to the west is an almost continuous band of metal framed windows, uninterrupted by piers and broken only by door and vehicle openings. The saw tooth roofs behind are hidden by the parapet. This building terminates at an internal roadway. On the opposite site is another building, again with multi-pane metal framed windows across the façade and saw tooth roofs behind, with fully glazed side walls facing the internal road.

How is it significant?

The former Latiner Hat Factory at 20 Dawson Street, Brunswick is of local historical and aesthetic significance to the City of Moreland.

Why is it significant?

It is significant as one of the large factories established in response to the introduction of tariff protection in the early twentieth century and illustrates the boom in manufacturing that made Brunswick a centre of industry in Melbourne. It is representative of the large modern architect-designed factory complexes that emerged during the 1930s and is notable as one of the most intact and complete surviving examples in Brunswick. (Criteria A & D)

It is significant as a fine example of the Moderne style applied to an industrial building. The Moderne style was popular for factories in the 1930s as it was seen as progressive and modern. This factory has all the hallmarks of the style including the strong horizontal emphasis of the factory section punctuated by the strong vertical tower at one end. The construction technique, which enabled the façade windows to be expressed as an almost continuous horizontal band uninterrupted by piers and the striking form and detailing of the office with its stepped cubic monolithic façade relieved by vertical fins are of particular note. (Criterion E)

F.2 New individual place citations

All new individual place citations are included in Volumes 2 and 3 of this report, as follows:

- Volume 2A contains the residential place citations for Brunswick.
- Volume 2B contains the residential place citations for Brunswick East, Brunswick West, Coburg & Fitzroy North
- Volume 3 contains the non-residential place citations.

HERITAGE CITATION REPORT

Name Closer Settlement Houses
Address 18, 37, 43 & 51 WAXMAN PDE, BRUNSWICK
WEST 19 & 23 PASSFIELD ST, BRUNSWICK
WEST 280 & 284 HOPE ST, BRUNSWICK WEST
30 MURRAY ST, BRUNSWICK WEST 46 & 47
CUMMING ST, BRUNSWICK WEST 5 BALFE
CRES, BRUNSWICK WEST 6 & 10 ALLARD ST,
BRUNSWICK WEST 7 HOPETOUN AVE,
BRUNSWICK WEST 9 MCCOLL CT, BRUNSWICK
WEST
Place Type House, Residential Precinct
Citation Date 2017



Closer Settlement House - 43 Waxman Pde

**Recommended
Heritage Protection** VHR - HI - PS -

Architectural Style Victorian Period (1851-1901),
Victorian Period (1851-1901)
Italianate, Federation/Edwardian
Period (1902-c.1918),
Federation/Edwardian Period
(1902-c.1918) Domestic Queen
Anne

History and Historical Context

Thematic context

This precinct is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

Theme Five: Farming the land

5.3 Farming in the Twentieth Century; Village farming schemes in Brunswick

Theme Six: Building Moreland's Houses

6.4 Building houses in the twentieth century, Settlement schemes

Closer Settlement in Victoria

After the 1890s economic depression, the government aimed to provide working people with greater opportunities to buy small farms, believing that this would provide a healthier life and add wealth to the community by increasing agricultural production. In the early 1890s the village settlement movement emerged in Australia and one of the leading exponents was the Reverend Horace Finn Tucker who mounted a public campaign, calling for the introduction of co-operative rural settlements on Crown land. The government responded quickly with the *Settlement of Lands Act* in 1893, to provide for the establishment of Village Communities, Homestead Associations and Labour Colonies (Hodgson et al, 1989:21). However, attempts to establish schemes were not always a success. For example, a proposal initiated in 1893 by F.J. Sincock, which aimed to create a village farming settlement on French Island for the Brunswick unemployed, failed, as did many other schemes begun during this lean economic period (MTH 2010:49).

Despite the failure of these early schemes the government and the public maintained a vision of more intensive land settlement and greater rural population. And so in 1898 the government introduced a revised Land Act providing for 'Closer Settlement'. The *Land Act* 1898 authorised the purchase of private land (negotiated with owners) to be bought under special purchase Acts that were required until the Government incorporated 'Closer Settlement' provisions in the *Closer Settlement Act* of 1904 (Hodgson et al, 1989:24).

The first land purchased was an area of 4,247 acres in rural Whitfield. Soon after, special Acts in 1900 and 1901 authorised the purchase of land at Wando Vale, Walmer, Brunswick and Eurack (Hodgson et al 1989:25).

The Brunswick Estate, purchased under the *Brunswick Land Purchase Act*, is of interest because it was the first scheme that promoted settlement within 'suburban areas'. According to Hodgson et al (1989:26) the need for suburban schemes could also be attributed to the enduring unemployment and depressed industry that still afflicted Melbourne in the early twentieth century following the depression of the 1890s that had resulted in significant amounts of unused lands on failed subdivisions surrounding the inner suburbs, which in turn had become more crowded as workers sought cheaper lodgings. The Land Minister at the time, the Honourable Mr. F. McColl recognised this need and said:

It is felt, however, that this movement cannot stop simply with country lands, but that the worker of the city has also the right to be considered.

Minister McColl believed the Act would 'do a great deal to bring into use, give the people permanent homes of their own, and to place them and their families in healthy and wholesome surroundings' (cited in Hodgson et al 1989:26-7).

Closer Settlement estates in Moreland

Early in the twentieth century, two estates were acquired in Brunswick as urban Closer Settlement Schemes. The Hopetoun Estate of 91 acres in Brunswick's north-west corner, later renamed the Brunswick Estate, included 56 allotments of between one and two acres. By 1905 the estate had been extended twice and covered a large area between Moreland Road and Hope Street, and Moonee Ponds Creek to Melville Road. The second stage, known as the Dal Campbell Estate (18 acres or 7.5 hectares), purchased in 1904, was divided into forty-two allotments, and the Cadman

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Estate (45 acres or 18.5 hectares), purchased in 1905, included sixty-three allotments. The other estate, the Phoenix Estate, centred on Passfield Street and comprising 47 allotments, was created in 1906 and offered for lease in 1907 (MTH 2010:49, *Age* 2 July 1907, p.4).

The allotments were allocated to 'workingmen' (with few exceptions, the applicants were almost always working men) on a purchase lease, which could be converted to freehold within six years, with a maximum of 31 years to pay. Applications could be made by any person over 21 years of age who was engaged in manual, clerical or other work and owned no more than 250 pounds in real or personal property, and essentially no other land. A dwelling house, to the value of at least 50 pounds had to be erected within the first year with substantial improvements to the value of a further 25 pounds before the end of the second year.

In order to meet the lease conditions, many of the applicants built their houses in stages, completing the minimum amount of rooms to satisfy the valuation and provide adequate accommodation to enable them to live on site. For example, Mr Samuel Smith in his application for allotment 36 in the Dal Campbell Estate (now 46 Cumming Street) made the following declaration:

I am a married man, residing 65 Church St Nth Richmond 5 rm brick house . I have no land nor has my wife. I want allotment applied for as a residence site, and am prepared to take possession at once and start building at the beginning of the year. I am a wood machinist and have 50 pounds with which to commence my improvements. I intend to start with two rooms and add another two in my leisure. (PROV)

Mr Smith had erected a two room timber villa by June 1906. It appears the house was complete by 1912 when it was described as containing five main rooms with bathroom. This staged building over several years appears to be typical of most houses in the estate and is sometimes reflected in their appearance. Further improvements were sometimes made when the freehold was obtained.

The lease requirements meant the estates were settled and developed relatively quickly. A 1905 newspaper article described the building activity on the Dal Campbell Estate as 'well nigh alarming':

Houses are being erected on the Dal Campbell settlement in a rapid manner. In Hope Street, two places are already occupied. A house was brought a week or two ago on wheels to Melville road, and three others are now being started in the street. On the main Government road running the whole length of the settlement ... Mr Atkins has secured contracts to build several houses, and the owners, naturally enough, required them to be erected sooner than possible ... Right away below the Railway Reserve, and on what will be the best land in the estate, seven or eight houses are being started. (Coburg Leader, 21 October 1905, p.4)

The estates developed a cohesive community, originally known as Moonee Vale and later as Brunswick West. A progress association, formed in 1902, erected a public hall in 1910 at 484 Victoria Street (this was replaced in 1931 with the present building) and actively sought improvements to the estate including tree planting, road and street making and laying of water mains (MTH 2010:64, Hodgson et al 1989:34).

When the property was converted to freehold the applicant/owner could apply to remove the 'Workman's Home Allotments' restrictions, which (amongst other things) prevented subdivision. By the time that most of the lease terms were completed the building boom that followed World War I had transformed the area surrounding the estates from farmland to suburban housing. Consequently, most requests to remove the restrictions were duly granted. In deciding to grant an application to remove the restrictions on 46 Cumming Street, for example, the Board's Valuer agreed 'the area in the immediate vicinity is now becoming too valuable owing to the large number of residences being erected thereon' (PROV).

Over time, most of the original allotments have been re-subdivided with new houses built on the new lots and, in many

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cases, the old house replaced. In the 1930s large parts of the Brunswick Estate were acquired by the Housing Commission of Victoria, which demolished the houses and re-subdivided the land to create new housing estates. As a result in 2017 there are only about 30 surviving Closer Settlement houses out of an estimated 230 originally built.

Brunswick Estate houses

The first houses on the Brunswick Estate were constructed c.1900 and most were complete by the beginning of World War I. The early development of the estate is shown on the MMBW plan of 1907. Whilst some subdivision of allotments occurred as the leases were paid out and the land converted to freehold, the estate remained largely intact until the beginning of World War II. The first major change occurred in the period from 1940 to 1943 when the Housing Commission of Victoria acquired large portions of the estate to the north and south of Albion Street. The first estate comprised 58 duplexes on land between Albion Street and Waxman Parade including the newly created Yarrabin and Wyatt Streets. In 1943 a further 38 houses were constructed on the north side of Albion Street. Further subdivision and development (including the construction of the Tullamarine Freeway in the late 1960s) resulted in the loss of many of the remaining original Closer Settlement houses.

Today, there are about 22 surviving houses from the Brunswick Estate of which 10 are included in this serial listing. Individual histories for these houses are provided below.

46 Cumming Street

Samuel Smith of 65 Church Street, Nth Richmond applied for Allotment 36, Section B of the Dal Campbell Estate on 24 November 1905. Mr Smith moved onto the allotment in January 1906 and by June of that year had erected a two-roomed timber villa with a gable and hip iron roof, 'blocked' front wall, weatherboard side walls and a hard wood frame. Other improvements included a wood and iron 'closet' (i.e. outside toilet), kitchen garden and timber and wire netting fencing (PROV).

By 1912 the house had increased to five main rooms and bathroom. The inside walls were panelled with steel lining (presumably Wunderlich or similar) to some of the ceilings. There was a verandah, and brick chimneys and the front fence was 'picket' with paling fences to other boundaries. The description of the house remained the same in 1921, but by then sewerage had been connected. That year, Mr Smith obtained the Crown Grant (PROV).

In 1926 Mr Smith applied to remove the 'Workman's Home Allotment' restrictions to enable him subdivide two lots facing Duggan Street. A hand drawn plan attached to his application shows the outline of the house with its projecting rooms to the front and side and return verandah between. This was subsequently granted in 1935 (the reason for the delay is unclear) (PROV).

47 Cumming Street

The house at 47 Cumming Street was built between 1907-1910 for Thomas Williams, an advertising agent, on allotment 36 of the Dal Campbell Estate, part of the Brunswick Closer Settlement Scheme. The house was described in the rate books as a wooden house of 5 rooms, on an allotment with a 208 ft 7 inch (62.5m) frontage. Williams continued to own the house until around 1920, when it was sold to Henry A Sandman, linesman. Williams appears not to have occupied the house for several years before renting it to others (Hermes record no. 59015).

280 Hope Street

This house was built c.1906 for William Fitzgerald. Mr Fitzgerald obtained the Crown Grant in September 1922 and he was still resident here in the early 1930s(Certificate of title Vol. 4663 Fol. 458, SM).

284 Hope Street

The first part of this house was built in 1906 for George Whittington, a painter. It was originally described as a three roomed weatherboard house, increasing in size to five rooms by 1914. This alteration almost doubled the property's valuation in the rate books (RB, 1905, 1906, 1914). Mr Whittington obtained the Crown Grant in December 1923 and

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continued to reside here until the late 1930s (Certificate of title Vol. 4880 Fol. 850, RB, *The Sun* 15 December 1935:16).

7 Hopetoun Avenue

The house at 7 Hopetoun Avenue was built by J Jobson, the original lessee of allotment 19 of the 1900 section of the Brunswick Estate. The allotment was originally slightly over 1 acre (0.5 hectares) and cost £72.10.0. Most of the houses on the estate were relatively simple in form and small in size. The original allotment was bounded by Moonee Ponds Creek to the west and a tributary stream to the south; the latter has since been enclosed. By 1907, the allotment had been divided and another timber house built on the northern section, which has since been demolished.

By 1925 John A. Peterson was the occupier; later occupiers included James A Speedie in the 1930s, followed by Mrs J A Speedie and, by 1950, Mrs Lucy Speedie.

9 McColl Court

Ernest Farrow, a traveller, of 75 Fraser Street, Brunswick West applied to the Board for four different allotments in March 1901. At the time he was married with two dependent children. He was subsequently granted a lease for Allotment 20 Section A of the Brunswick Estate. The lease was dated 1 January 1901 was issued by March 1902 (PROV).

By 1904 Mr McColl had been living at this allotment for two and a half years. In accordance with the terms of his lease he had erected a three-roomed weatherboard house and shed, planted 130 fruit trees, and enclosed his allotment with a post and barbed wire fence. His address was McColl Street, Moonee Vale.

In 1906 his family had grown to include four children and this necessitated extensions to the house, which was described as 'Double, block, front weatherboard of three rooms with two further rooms and back verandah in course of erection'. There was also a stable buggy shed and feed house, a fowl house and wash house.

In 1907 Mr Farrow applied for the Crown Grant, which was issued in July.

30 Murray Street

Murray Street, named after John Murray, Chief Secretary of Victoria at the time, was formed c.1905 as part of the extension of the Brunswick Estate. By 1907 a timber house of four rooms had been erected on the location of what is now No. 30 (allotment 72), which had a 125' frontage. The owner was noted as L. Lindsay.

By 1930 allotment 72 had been subdivided into two parts, the original timber house being listed as No. 30 plus another house at No. 32. Both were recorded as being owned and occupied by Bertha and Francis Holdsworth (Hermes record no. 56544)

18 Waxman Parade

James Hogan, a wheelwright, of 339 Franklin Street, West Melbourne applied for Allotment 57, Section A of the Dal Campbell Estate on 26 July 1905. The application was granted on 2 August 1905 and the lease was issued on 19 June 1906 (PROV). The 1907 MMBW plan shows a small rectangular timber house on this allotment, while a later MMBW plan shows the house with the rear addition including the projecting bay on the west side (but no verandah). He lived on the allotment with his wife, Margaret.

Mr Hogan obtained the Crown Grant in July 1927. In October of that year he subdivided his property, creating two allotments on the west side facing Waxman Parade and in 1940 a section of his land on the east side was acquired by the Housing Commission of Victoria. James Hogan died in 1930 and following Margaret's death in 1949 the house and remaining land was transferred to Ann and Owen Hogan (Certificate of title Vol. 5316 Fol. 025).

37 Waxman Parade

The house at 37 Waxman Parade was erected c.1906 on allotment 68 of the Dal Campbell Estate. The property was

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occupied by John Mooner in 1910, presumably the original lessee, and remained in that family until the 1940s. By 1907 the house appears to be largely in its present form (Hermes record no. 59133).

43 Waxman Parade (Canowindra)

'Canowindra' was erected c.1906 on allotment 69 of the Dal Campbell Estate. This house was occupied by Laurence McCann from c.1910 until the 1950s when it was listed as Mrs M. McCann, and in the 1970s as Miss U.M. McCann. The house appears to have been largely in its present form by 1907 (Hermes record no. 59134).

51 Waxman Parade

The single storey timber cottage at 51 Waxman Parade is sited on allotment 70 of the Dal Campbell Estate, valued originally at £65. The remainder of the allotment has been reclaimed for the Tullamarine Freeway. The house was probably originally built for James Power c.1910. It has been held by six people until 1970, the major occupant being Thomas Halliwell who remained there for around twenty years (Hermes record no. 59135).

Phoenix Estate houses

The Closer Settlement Board approved the subdivisional plan for the Phoenix Estate in December 1906 and over 260 applications had been submitted for the 47 allotments by July 1907 (*The Age*, 6 December 1906, p.7, 2 July 1907, p.4). The first houses were constructed by 1908 and the estate was fully developed by the beginning of World War I. The estate was divided in two by a diagonal reserve that was part of a former railway reservation.

In 2017 there are about nine surviving houses from the Phoenix Estate of which six are included in this serial listing. Individual histories for these houses are provided below.

6 Allard Street

The house at 6 Allard Street was constructed c.1908 for John Smith, a bricklayer (Hermes record no. 56160).

10 Allard Street

The house at 10 Allard Street was built c.1910 on allotment 6 of the Phoenix Estate by Paul Morgan, painter, and was later owned by Philip Morgan in the 1920s (Hermes record no. 58980).

5 Balfe Crescent

John Peacock of 9 Lonie Street, North Melbourne applied for Allotment 45, Section C of the Phoenix Estate on 24 June 1907. The lease dated 1 August 1907 was issued on 29 February 1908 (PROV).

Mr Peacock was employed as a 'gripman' by the Melbourne Tramways Co. Aged 32 years, he was married with one dependent child, a six year old girl. Attached to his application was a letter from an Kinnane & Smith timber merchants of Ascot Vale advising that if Mr Peacock was successful they were prepared to erect a dwelling to the cost of 100 pounds. In accordance with the terms of the lease Mr Peacock had erected a house and was living on the property by 1909. In 1914 Mr Peacock's house was described as a double fronted weatherboard house with 4 ft 6 inch deep verandah supported on five inch jarrah posts. The front fence was timber pickets with paling fences to the other boundaries. There was a cellar with cement walls and floors, a trellis and summer house, two sheds, 20 fruit trees and 25 ornamental trees (PROV).

In 1920 Mr Peacock transferred the allotment to Flora Low of Union Street, Brunswick. The reason given was the block was 'too far' from Mr Peacock's work. Consequently, it was Mrs Low who obtained the Crown Grant in 1921. At the time the house was described as containing 4 rooms, and no further improvements other than a kitchenette and sleep out had been made since it was sold by Mr Peacock (PROV).

19 Passfield Street

The house at 19 Passfield Street (originally No. 11) was built c.1910 on allotment 32 of the Phoenix Estate by Frank

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Stringer. Stringer occupied the property at least until the 1930s (Hermes record no. 59080).

23 Passfield Street

The house at 23 Passfield Street (originally No. 15) was built c.1910 on allotment 30 of the Phoenix Estate by William Halliday. Halliday occupied the house at least until the 1930s (Hermes record no. 59081).

According to his application, Collings was a bricklayer, employed by a Mr. Farnsworth for 8 years under his foreman, Mr T. Donald. He was 36 years of age and married with three dependent children. He proposed to build '2 or 3 rooms to start', adding 'I may require assistance later on to complete dwelling'. In 1911 Mr Collings had a serious accident, which restricted his ability to work and he considered selling his allotment, but decided to stay on.

A hand-drawn plan on the file of the first stage of the dwelling shows what appears to be two rear rooms marked 'kitchen' and 'bedroom', each with a central fireplace, and a small bathroom behind the kitchen. This first stage was complete by February 1909 and it had been extended by 1914 when it was described as a 'brick building with skillion roof, three rooms, bathroom, vestibule, one room plastered, three rooms lined ceilings, all valued at 158 pounds. There was also a brick out house with skillion roof, a picket fence in front and paling fences along the sides (PROV).

It appears the house was complete by 1922 when Mr Collings applied for the Crown Grant. The house was then described as containing six rooms, and valued at 800 pounds (PROV).

References

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Brunswick Rate Books (RB)

Hodgson, J., Holloway, E., Kirwan, A. & Thege, D., 'Heritage Significance of the Brunswick Estate', 1989, Student project, Footscray Institute of Technology

Johnston, Chris. 'Large estates to subdivision', in Penrose, H. (ed.) *Brunswick: one history, many voices*, 1994, South Melbourne

Melbourne Metropolitan Board of Works (MMBW) Plan No. 103 (1907)

Historica, *City of Moreland Thematic History* (MTH), 2010

Plan of subdivision for workmen's homes (Dal Campbell Estate), Town of Brunswick, Parish of Jika Jika, 1905, B755 B

Public Records Office of Victoria (PROV) VPRS 13926, P1 (Unit 3), Application no. 2884, VPRS 13926, P1 (Unit 2)

Application no. 2108 (These are the ledgers containing the details of all applications listed alphabetically by owner)

Public Records Office of Victoria (PROV): 5 Balfe Crescent, VPRS 5714, P0 (Unit 1341) Item 404/50; 46 Cumming

Street, VPRS 5714, P0 (Unit 1312) Item 133/50; 9 McColl Court, VPRS 5714, P0 (Unit 1310) Item 20/50

Sands and McDougall Melbourne Directory (SM, various years, as cited)

Description

Physical Description

This serial listing comprises the most intact examples of the surviving Closer Settlement houses, as follows:

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- 6 & 10 Allard Street
- 5 Balfe Crescent
- 46 & 47 Cumming Street
- 280 & 284 Hope Street
- 7 Hopetoun Avenue
- 9 McColl Court
- 30 Murray Street
- 19 & 23 Passfield Street
- 18, 37, 43 & 51 Waxman Parade

6 Allard Street

This is an elaborately detailed Federation timber dwelling. In overall form it is symmetrical, with a central front door and paired windows either side. The front facade is timber blockwork, with weatherboards on the sides of the building. The hipped roof is corrugated iron with two red brick, stepped chimneys visible. A highly ornate, bull-nosed verandah extends across the front facade. Verandah detailing includes a centrally placed gabled entrance with carved barge boards, mouldings, and finial, and a deep timber frieze across the whole of the verandah. The timber posts are turned. Set into the gable is decorative pressed metal sheeting. The paired windows are double hung sashes with flat pilasters architrave to the side, and shaped boards below the sill. The front entry door has side and highlight windows. Below the eaves are paired eave brackets separated by elongated diamond mouldings. A wrought iron pedestrian gate hanging on an original timber post appears to be early.

10 Allard Street

This is a single storey timber house, with a hipped and gabled corrugated iron roof. The front facade has a return verandah with a bullnose profile corrugated iron roof and cast iron lacework and a bay window beneath the projecting gable, which itself has a timber finial. The chimney is of red brick with a corbelled top.

5 Balfe Crescent

This is a timber cottage with double hip metal roof and a low brick chimney set in the valley between. The symmetrical facade has a front door with toplight flanked by timber sash windows and is clad in Ashlar boards that have an unusual pattern with implied quoining at the corners and long boards between. The bullnose verandah is supported by turned timber posts and has a roughcast balustrade that may have been added in the 1920s. Above the verandah are paired eaves brackets. Overall, the house has good intactness and integrity. The verandah frieze is not original. The low timber picket fence is sympathetic.

46 Cumming Street

This house is asymmetrical in plan and has a hipped roof with a contiguous return verandah set between projecting hipped bays. Originally built in stages from 1906 to 1912 and renovated c.1930 the Federation/Edwardian origins of the house are demonstrated by the asymmetrical form with a dominant spreading roof, the ashlar boards to the front walls, the casement windows with hoods supported by brackets with intricate Art-Nouveau detailing and the corbelled chimneys with terracotta pots. The porthole window may also be original. The interwar makeover has resulted in the square fluted Tuscan verandah columns on roughcast piers with a roughcast balustrade and the tiles to the roof and hoods. Overall, the house has good intactness and integrity with few visible changes since the 1930s renovation.

47 Cumming Street

This is a single storey timber house in the Queen Anne style. It has weatherboard wall cladding on the side and rear walls, and mock-ashlar cladding to the facade. The gambrel roof is clad in corrugated iron, has cast iron ridge capping and finials, and is penetrated by red brick chimneys with corbelled tops and terracotta chimney pots. The tripartite windows are timber-framed, and a small round window, probably leadlit, overlooks the verandah. The corrugated iron roofed return verandah, which has a corner gable, has turned timber posts and elaborate timber fretwork openings, exaggerated horseshoe arches in form. The projecting front gable has curved timber bargeboards, a decorative bracketed finial and

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two courses of scallop-edged weatherboarding. The window below the gable has carved timber surrounds and a bracketed canopy, the cladding of which has been removed. A side window has a similar canopy.

280 Hope Street

This is a symmetrical transitional late Victorian timber house. The facade is clad in imitation ashlar and has a central doorway with sidelights and highlights, which is flanked by tripartite windows. The skillion verandah is supported on turned posts and retains what appears to be most of the original cast iron frieze. Other details include paired eaves brackets separated by diamond and rectangular mouldings. There are two symmetrically placed brick chimneys, each with a string course and stepped cornice. The roof tiles are not original.

284 Hope Street

This is an Edwardian timber house, asymmetrical in plan with a hipped roof and projecting gabled bay. The facade is clad in imitation ashlar with elongated and square diamond mouldings at the eaves and pressed metal to the gable end, which also has a decorative barge board and timber trusswork. The entry door has a sidelight and highlights, and the windows to the main elevations are triple casements with toplights, with a skillion hood supported on timber brackets above the window in the projecting bay. The skillion verandah is supported on turned posts and has an intricate timber frieze and moulding to the fascia. There is one brick chimney with a stringcourse and stepped cornice. Overall, the house has good integrity and intactness. The privet hedge along the front boundary is a typical early garden planting and may encase an early woven wire fence.

7 Hopetoun Avenue

7 Hopetoun Avenue is a single storey timber Italianate house. It has a facade of imitation ashlar, and the plan is L-shaped. It has a hipped roof clad in corrugated iron, with a similarly clad verandah. The projecting bay, with paired double-hung sash windows, encloses the verandah which has square section timber columns and a cast iron frieze. The front door has stained glass side- and highlights and windows are generally double hung sashes. The house has red brick chimneys with corbelled tops. A modern addition has been made at the rear of the house.

9 McColl Court

This timber house shows two stages of building. The original house, built c.1900, has a M-hip roof with a symmetrical facade clad in imitation ashlar boards. To this has been added a c.1920s gabled porch with strapwork to the gable end, which is supported by fluted Tuscan columns on a low brick balustrade. The tripartite windows on either side of the front door are also a later addition, probably added at the same time as the gabled porch. There are two external brick chimneys along the west side.

19 Passfield Street

This is a single storey Edwardian timber house. Its walls are clad in weatherboard, and the hipped and gabled bay in corrugated iron. Windows are a combination of timber-framed double-hung sashes and awnings. There is a rectangular bay window beneath the gable. The house has a bullnose profile verandah with a corrugated iron roof, turned timber posts and a decorative timber frieze. The gable-end has carved timber barge-boards, and shingle-patterned weatherboard cladding. The rendered brick chimney has a moulded top.

23 Passfield Street

This is a single storey Edwardian timber house. The walls are clad in weatherboard, and the roof hipped roof in corrugated iron with red brick corbelled chimneys. The front elevation has a polygonal projecting bay and a return verandah with a corner gable. Windows are timber-framed double-hung sashes.

HERITAGE CITATION REPORT

18 Waxman Parade

Like other Closer Settlement Houses this home was built in stages and this is evident in the house today. The original hipped roof section has a symmetrical facade with a central front door with toplight flanked by sash windows and is clad in weatherboards. The added projecting bay on the west side on the other hand is clad in imitation ashlar and has a door in the side wall, whilst the window has a metal hood. The bullnose profile verandah, which returns along the west side, has turned posts and what appears to be a metal lattice frieze with brackets. There is one brick chimney. Overall, the house has good integrity. The roof tiles are not original.

37 Waxman Parade

37 Waxman Parade is a single storey timber Edwardian house. It is asymmetrical in plan with a return verandah between two projecting gable ends, with a smaller gable on the corner. The roof and verandah are clad in corrugated iron, the latter being supported by chamfered timber posts and a simple timber frieze. The front door is situated on the return and the windows are mostly casements. Detailing on the house includes half timbered gable ends supported on carved timber brackets, oversized bargeboards and ornate window hoods.

43 Waxman Parade (Canowindra)

Canowindra is a Edwardian style house, with an asymmetrical facade and verandah on two sides between two projecting gabled bays. The house is weatherboard, which is notched on the entire front (north) elevation, with a corrugated iron gabled roof with terracotta ridge capping and corbelled red brick chimneys. The bullnose profile corrugated iron verandah is supported by timber posts and has a carved timber fretwork frieze. The front door has leadlit side- and highlights while the windows have ornate timber window hoods. The allotment retains some early plantings, including a large oak.

51 Waxman Parade

51 Waxman Parade, Brunswick West, is a small double fronted weatherboard cottage. It has a corrugated galvanised steel gabled roof and bullnose profile verandah which is supported by turned timber columns and bears the remnants of a timber frieze. The centrally placed door is flanked by double hung sash windows which abut the roofline.

Comparative Analysis

Unlike some later Government-assisted settlement schemes, where standard house designs were provided, each successful applicant for the Closer Settlement estates was allowed to provide their own house design (subject to the approval of the Board's own architect). As a consequence, a range of house designs is evident.

Broadly speaking, the extant houses fall into two categories: simple cottages and more elaborate villas. The former are usually symmetrical and double fronted with a front door flanked by simple sash windows and contain two or four main rooms, sometimes with a rear skillion and often only one plain brick chimney. The roof is hipped or gabled with a separate skillion verandah. The cottage at 51 Waxman Parade (HO232) is a typical example of this type.

The more elaborate villas are either symmetrical or asymmetrical in layout and are distinguished by superior materials and detailing including imitation ashlar-look boards to the main elevations, timber fretwork or cast iron frieze to the verandahs, eaves brackets and other applied decoration, and corbelled brick chimneys. Some examples demonstrate the transition from the Victorian period (e.g. the Italianate style 7 Hopetoun, HO97), while others are more distinctively Federation/Edwardian in style with Queen Anne details such as pressed metal, rendering or half-timbering to the gable ends. 'Canowindra' at 43 Waxman Parade (HO192) and 47 Cumming Street (HO54) are particularly fine examples of this type.

Almost all the extant houses are weatherboard. The exceptions are one of reinforced concrete (9 Waxman). The latter house

HERITAGE CITATION REPORT

has, however, been excluded from this serial listing due to low intactness when compared to other Closer Settlement Houses, but is of individual significance as an early concrete house (please refer to the individual Hermes citation).

The houses proposed for inclusion in this serial listing have comparable intactness and integrity to the Closer Settlement houses already included in the HO. That is, the visible elevations retain original fabric and, where it has been replaced, this has been done in a sympathetic manner using 'like for like' materials and detailing. Where visible alterations have occurred (e.g. new roof tiles to 280 Hope and 18 Waxman), these are usually reversible. Also included are some houses (e.g. 46 Cumming, 9 McColl) that have alterations and additions carried out during the interwar period and are within the period of significance.

Closer Settlement houses that have been excluded from the serial listing have visible alterations that have changed the appearance of the house. These include replacement of original windows, replacement or removal of verandahs, removal of chimneys. Some also have been 'restored' with inappropriate details (e.g., reconstructed verandah to 8 Hopetoun Avenue). Others have visible and intrusive additions. Excluded houses include 450, 454, 460 & 476 Albion Street, 3 Balfe Crescent, 236 Dawson Street, 8 Hopetoun Avenue, 17 McLean Street, 89 Melville Road, 50 Murray Street, 36 Passfield Street, and 3 & 9 Waxman Parade.

Statement of Significance

What is significant?

Closer Settlement schemes were a response by the State Government to the 1890s depression, which had severe impact on Victoria and working class areas such as Brunswick in particular. The aim was to provide agricultural land on a lease purchase arrangement to enable those of limited means to establish a farm and a livelihood. The Brunswick Estate, established in 1900, was the fourth Closer Settlement scheme in Victoria and the first in metropolitan Melbourne. It was extended twice by the additions of the Dal Campbell Estate (1904) and Cadman Estate (1905), creating a total of 161 allotments. The final scheme in Brunswick, known as the Phoenix Estate and containing 73 lots, was established in 1907. Houses on the estates were constructed from 1900 and the estates were fully developed by the beginning of World War I.

Unlike some other Government-assisted settlement schemes, where standard house designs were provided, each successful applicant for the Closer Settlement estates was allowed to provide their own house design. As a consequence, a range of house designs is evident, but broadly speaking, the extant houses fall into two categories: simple cottages and more elaborate villas. The former are usually symmetrical and double fronted with a front door flanked by simple sash windows and contain two or four main rooms, under a hipped or gabled roof, sometimes with a rear skillion. There are one or two plain brick chimneys and a simple front verandah with no decoration (sometimes the verandah was an early addition).

The more elaborate villas are either symmetrical or asymmetrical in layout and are distinguished by superior materials and detailing including Ashlar-look boards to the main elevations, intricate timber fretwork or cast iron frieze to the verandahs, eaves brackets and other applied decoration, and corbelled brick chimneys. Some examples demonstrate the transition from the Victorian period, while others are more distinctively Federation/Edwardian in style with Queen Anne details such as pressed metal, rendering or half-timbering to the gable ends.

Almost all the houses in this serial listing are weatherboard.

It appears that around 230 Closer Settlement houses were constructed in Brunswick. However, the majority have been demolished and only about 30 survive today. This serial listing comprises the most intact examples of the surviving

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Closer Settlement houses, as follows:

- 6 & 10 Allard Street*
- 5 Balfe Crescent
- 46 & 47* Cumming Street
- 280 & 284 Hope Street
- 9 McColl Court
- 30 Murray Street*
- 19* & 23* Passfield Street
- 18, 37*, 43* & 51* Waxman Parade

*These houses have an individual citation and statement of significance.

How is it significant?

The Closer Settlement Houses serial listing is of local historic significance to the City of Moreland.

Why is it significant?

The houses provide tangible evidence of the Victorian government's Closer Settlement Scheme, designed as a response to the devastating 1890s depression conditions in Victoria, in the early years of the twentieth century. The Brunswick Estate is of significance as it was the first metropolitan Closer Settlement scheme and provided a model for the metropolitan estates that followed. Spread over a wide area, the houses collectively demonstrate the scale of the original schemes and the range of houses erected by the successful applicants. Whilst typical in style and detailing, the range of house designs is significant as a reflection of the differences in the financial means, skills and backgrounds of the original applicants and has research potential to reveal further information about the schemes. (Criteria A, C & D)

The development of the Closer Settlement estates was also significant in the transformation of southwest Brunswick into a distinct local community and laid the foundations for the suburban development that occurred during the interwar and postwar periods. (Criterion A)

Recommendations 2017

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name	War Service Homes Timber Houses	
Address	1 PAREORA AVENUE, BRUNSWICK EAST 1 TEMUKA AVENUE, BRUNSWICK EAST 1 WAIHI AVENUE, BRUNSWICK EAST 1 & 5 TIMARU AVENUE, BRUNSWICK EAST 169, 183 & 230 STEWART STREET, BRUNSWICK EAST 2 & 5 AKEROA AVENUE, BRUNSWICK EAST	Significance Level Local
Place Type	Residential Precinct	
Citation Date	2017	



War Service Timber Homes - 1 Pareora Ave

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
American Bungalow

History and Historical Context

Thematic context

This precinct is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

Theme Six: Building Moreland's Houses

6.4 Building houses in the twentieth century, War Service Homes Commission

HERITAGE CITATION REPORT

War Service Homes Commission

Due to an acute shortage of houses after the First World War the Commonwealth Government created the War Service Homes Commission in 1919 to assist returned soldiers and their families to buy affordable houses. A history of the Commission recalls:

The housing situation in Australia at that time left much to be desired. There was a shortage of houses and prices and rents were high. Few homes had been built during the War yet the population had increased by more than half a million. The Government faced the prospect of large numbers of demobilised ex-servicemen adding considerably to the housing demand. Moreover the building industry was in difficulty. There was a shortage of skilled labour, and construction materials were in short supply. (WSH Jubilee, p.2)

War service homes were intended by the Government as 'the counterpart to the land settlement portion of the repatriation policy' (WSH Jubilee, p.1), a policy commonly known as Soldier Settlement. Assistance for war service homes was given through low interest rate loans to erect a new house, purchase or complete an existing house, or discharge an existing mortgage. However, the focus of the Commission during the first two years was upon construction of new houses - a measure 'designed to help solve, and not accentuate the national housing problem' (*The Argus*, 18 January, 1921).

From 1919 to 1920 the Commission was assisted by the Commonwealth Bank, which considered individual applications, while the Commission set about building groups of houses in advance of applications. The Commission intended to buy large tracts of land and contract builders to erect the houses, however due to difficulty engaging contractors and finding sufficient material cheaply, the Commission was the builder for its first two years of operations (WSH Jubilee, pp. 4-7). The houses built by the Commission from 1919-22 were in standard designs prepared under the direction of their principal architect, Mr. E.R. Bradshaw (*The Argus*, 20 December 1919).

However, a series of enquiries into the Commission's activities (the first was in March 1921), which commented unfavourably on the management of the scheme led to radical changes to structure and operations of the Commission. Most significantly, the Commission stopped building houses and began to contract out its building operations, and also began negotiations with State Governments whereby State savings banks or housing boards would in future carry out the provision of War Service Homes. Consequently, in mid-1922 the Commission reached an agreement with the State Savings Bank of Victoria (SSBV) that the bank would, out of moneys made available by the Commonwealth, provide homes in Victoria upon the same terms and conditions as provided by the Commission. By 1927 the SSBV had assumed responsibility for all of the war service homes built for returned soldiers and other persons eligible under the original *War Services Homes Act* and at least until 1940 all new war service homes in Victoria were designed and built by the SSBV (*The Argus*, 27 July 1922, 24 September 1929; WSH Jubilee).

Australia's first war service homes were completed in the Sydney suburb of Canterbury in September 1919 (WSH Jubilee, p.5) and Victoria's first war service homes were constructed in Preston soon afterward. The Preston houses were commenced late in 1919 and were occupied by May 1920. By 1921 the Commission had constructed over 600 homes in Victoria in suburbs such as Brunswick, Coburg, Preston, Northcote, Kew, Camberwell and Williamstown and country towns including Wonthaggi, Castlemaine and Seymour, and in the decade to 1929 over 20,000 war service homes were constructed throughout Australia of which about 4000 were in Victoria (WSH Jubilee, p.10). After the Second World War the Commission resumed its role as manager of house construction and continued to play an important role in the provision of housing for returned servicemen well into the 1960s (WSH Jubilee, p.29). The Commission eventually became what is known today as the Defence Housing Authority.

Stewart Street War Service Homes

HERITAGE CITATION REPORT

Stewart Street was created in the nineteenth century out of land originally owned by Alexander Stewart. The western end closest to Lygon Street was subdivided into small allotments, some of which were built on in the 1880s. However, the eastern end closest to Nicholson Street remained as farming land until the early twentieth century, with part used as a Chinese market garden (Barnes 1987i:51).

In 1920 and 1921 the Northern Timber Mills Pty Ltd, which was situated on the north side of Stewart Street east of Nicholson Street, purchased two plots of vacant land on either side of Stewart Street including the old Chinese market garden site. The land was subdivided creating seven short, dead-end streets, three on the north side each containing eight lots, with a further four on the south each with six. Allotments were also created along the north side of Stewart Street (LV). The new streets were given Maori names after New Zealand towns or districts: Temuka, Timaru and Taranaki on the north, and Waihi, Akeroa, Orari and Pareora on the south (Barnes, 1987ii).

The houses on the north side streets were constructed first and were listed in the 1921 Directory as 'being built'. The first four houses on the north side of Stewart Street were also described as 'being built' in the same year. By 1922 all the houses on the north side were complete and most were occupied. Meanwhile, the houses on the south side first appeared in the 1923 Directory. However, unlike the north side, not all the lots were built on and several remained vacant (SM).

It appears that the Northern Timber Mills built many of the houses under contract to the War Service Homes Commission, as they were built at the time the Commission had abandoned the 'day labour' system of construction and begun awarding contracts by open tender. Under the original scheme the Commission purchased the land and then built the houses, retaining ownership until the loan was repaid by the applicant. Here, the houses were built under contract and were purchased by applicants who took out a mortgage to the Commission. Title records show that, on 16 June 1921, 22 of the 34 allotments on the north side were transferred to individual owners who then on the same day took out a mortgage to the War Service Homes Commission. These included 1 Temuka Avenue, which was first occupied by Lancelot Day, 169 Stewart Street (Roy & Cora McGregor) and 183 Stewart Street (George & Ellen Waterhouse) (LV, SM). Two men named George Waterhouse and another called Edward George Waterhouse enlisted to fight in the Great War and embarked at Melbourne in 1915, 1916 and 1917.

The remaining houses on the north side were purchased without the assistance of the Commission, although some owners took out mortgages to the SSBV. For example 1 Timaru Avenue was sold in September 1921 to Mary Moriarty, who was already living at the house. She took out a mortgage to Bertha Beard and two years later, when the property was sold to Margaret Beard, the new owner entered into a mortgage with the SSBV. Two doors along, William Yeates purchased no.5 in February 1921, which was financed by a loan to the SSBV (LV).

On the south side, however, it appears that the Commission did not provide financial assistance to any of the owners. Unlike the north side, lots on the south were much slower to sell: from 1922 to 1927 only seven house/lots were sold: two to the Standard Mutual Building Society in 1922 and the remaining five to private individuals. The remaining allotments remained unsold until 1928 when they, along with unsold lots on the north side, were all purchased by William Charles Angliss, MLC. Angliss then sold off the properties gradually over the next two decades. The properties acquired by Angliss included 2 Akeroa Avenue (sold to Hughie Rogers in 1936), 5 Akeroa Avenue (Ben Morris, 1936), 1 Pareora Avenue (Louisa Bateman, 1935), 230 Stewart Street (Maggie Oldfield, 1929), and 1 Waihi Avenue (Eric Rodda, 1948).

The involvement of the Commission on the north side, but not on the south is puzzling. One explanation is the timing of the construction of the south side houses (about a year after those on the north, i.e. about 1922) coincided with a major restructuring of the Commission prior to the transfer of authority to the SSBV, which commenced in July 1922. Under the terms of that agreement while the SSBV became responsible for providing new houses under the same terms as the Commission it was not required to complete the erection of any houses partly erected by the Commission. It's possible that, during this transitional period, the contract was either cancelled or the houses were simply constructed too late to qualify for mortgages from the Commission and, as previously constructed houses, were not eligible for assistance from the SSBV once it assumed the role.

HERITAGE CITATION REPORT

The involvement of William Angliss, a high profile businessman and State parliamentarian, in the purchase of many of the unsold houses is also intriguing. As a State parliamentarian he would have been aware of and possibly had access to information about the transfer of powers from the Commission to the SSBV. A wealthy philanthropist, one possibility is that he purchased the houses to provide affordable housing to the tenants who might have otherwise be eligible for assistance from the Commission.

References

- Barnes, Les & Brunswick Community History Group, *It happened in Brunswick*, 1987i, Brunswick Public Library
Barnes, Les, *Street names of Brunswick*, 1987ii, Brunswick Public Library
Land Victoria (LV) LP 8562, Certificates of title Vol. 1226 Fol. 058, Vol. 1716 Fol. 078, Vol. 5604 Fol. 738
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no.2068, dated 1909
Sands & McDougall Directory (SM, 1920-1935)
'War Service Homes Act - Reports of the War Service Homes Commission together with statements and balance-sheets' for the periods 6th March 1919 to 30th June 1921, 1st July 1921 to 30th June 1922, 1st July 1922 to 30th June 1923, 1st July 1923 to 30th June 1924, 1st July 1924 to 30th June 1925, 1st July 1925 to 30th June 1926, and 1st July 1926 to 30th June 1927
'War Services Homes Jubilee 1919-1969' (WSH Jubilee), issued by the Commonwealth Department of Housing, 1969

Description

Physical Description

The War Service Timber Houses serial listing comprises 2 & 5 Akeroa Avenue, 1 Pareora Avenue, 169, 183 & 230 Stewart Street, 1 Temuka Avenue and 1 & 5 Timaru Avenue. The houses are detached timber bungalows in garden settings, modest in scale and character, built with similar materials and architectural elements displaying Arts & Crafts influences in a range of standard designs. Common design elements include:

- Walls of weatherboard.
- Gable clay tile roofs. The deep eaves have visible rafters and are often supported by timber brackets.
- Timber double hung sash windows with multi-paned uppers, in singles or pairs. Feature leadlight windows to entry halls
- Use of timber shingles as a decorative feature, as an embellishment to gable ends and under eaves.
- Tiled hoods supported on timber brackets above front windows. In some designs, this is continuous across the facade creating a 'floating' gable above.
- Plain brick chimneys, some with terracotta pots.
- Entry via front verandahs set under the main roof line or gabled porches, or an inset porch located at the side. The verandahs or gabled porches are supported by single or paired timber posts, brick piers (169 Stewart Street) or fluted cement columns on brick piers (5 Timaru Avenue), while the inset porches have a single latticed post on a brick pier.

Most of the houses are relatively intact when viewed from the street. 1 Waihi Avenue retains an early cyclone wire steel fence and gates, with a scroll pattern along the top. Other early cyclone wire fences are at 1 Timaru Street and 230 Stewart Street.

Visible alterations include the synthetic cladding (and air conditioner) to 5 Akeroa Avenue, and an open car port at the side of 1 Pareora Avenue. There is a visible (but recessive) two storey addition at the rear of 1 Temuka Avenue, and additions at the side and rear of some other houses.

Comparative Analysis

HERITAGE CITATION REPORT

The houses built prior to 1922 in the standard designs of the Commission are comparatively rare and all known examples are constructed of brick. Outside of Moreland, there are two precincts in Darebin City that contain early Commission houses, all in brick: the HO170 Bell Railway Precinct and the HO186 War Service Homes Estate. The former is believed to be the first War Service Homes estate in Victoria and the second in Australia.

In Moreland City, the known brick houses in standard Commission designs include those within the HO193 Westbourne Street precinct. The relatively intact examples within the precinct include 6, 8, 10, 12, 16, 17 & 18 Hall Street, 11A, 15, 16, 17, 18 & 20 Westbourne Street, while there are less intact examples at 9 & 13 Newman Street. This study also recommends the inclusion in the HO of a 'serial listing' of brick Commission homes comprising 42, 46, 48 & 50 Shamrock Street, Brunswick West and 17, 19, 25, 27, 29 & 31 Glenora Avenue, Coburg.

Whilst several layout plans and elevations of standard Commission house plans have been found (several were published in *Building* magazine during the early 1920s), a complete 'pattern book' of all designs has not been located. Accordingly, it is not known how many designs the Commission used. However, an article in *Building* magazine provided a description of the house designs. The article noted that the houses were to be 'varied in appearance to prevent repetition of types' and 'each house will be individually designed to create a centre of interest to its owner'. Roofs were to be covered with terracotta or cement tiles and varied in treatment, some gabled and others hipped. The external wall treatments included face brick or roughcast, or weatherboards. External woodwork was to be painted or stained and stained shingles used to provide variation to the gables. All verandahs and 'outdoor rooms' were to be roofed and in some cases 'furnished with pergola timbers' to take climbing plants (*Building*, 12 November, 1919 pp. 59-60).

In the absence of original plans and comparative examples of other timber houses by the Commission (all the other known timber War Service houses in Moreland are those built by the SSBV from 1922 onwards) it is not certain that the houses found this serial listing are standard designs of the Commission. Nonetheless, they display some of the key features described in *Building* (e.g. consistent and varied use of timber shingles, the inclusion of lattice to some porches) and some are similar in form and detailing to the brick houses (e.g. the 'floating gable' type).

Like the brick War Service Homes, a defining characteristic of each house is the roof form, whilst details such as window arrangements, the use of verandahs or porches, and materials such as shingles are used to create variety and interest.

On the basis, the following broad types have been identified using the surviving examples currently in the HO and those assessed for this study:

- The 'Waihi' type. This is the design used for 1 Waihi. Asymmetrical in plan, it has a transverse gable roof that extends to form a verandah beside the projecting bay and continues as a hood supported on timber brackets across the front of the bay above the small leadlight window to the entrance hall and the window to the front bay. Multi-paned French doors open on to the verandah. This design is also used at 3 Pareora. (Note: 4 Pareora is a variation with a gabled porch instead of the verandah, but has been excluded due to alterations to the verandah.)

- The 'Timaru' type. This the design used for 1 Timaru. Symmetrical in plan with a transverse gable roof, here the entrance with its leadlight window is placed centrally between verandahs on either side. There is a continuous shingled hood across the front beneath the eaves and a shingled balustrade to the right of the entrance. Variants of this type are at 5 Timaru and 1 Temuka. It is gabled fronted and has a porch only on one side of the entrance.

- The 'Floating gable' type. This type is used at 5 Akeroa and 183 Stewart (5 Orari uses the same design, but has been excluded due to the non-original windows). This is gabled fronted with a continuous hood supported on large timber brackets across the front creating the distinctive floating gable (in a similar manner to the brick example described above) above a pair and single window. Entrance is at the side via an inset porch with a latticed post set on a brick pier. 183 Stewart, which is the most intact, has ship-lap weatherboards, whilst 5 Akeroa has synthetic weatherboard cladding. 230

HERITAGE CITATION REPORT

Stewart is a variant on this type, which lacks the floating gable, but is otherwise similar in form.

-The 'Gabled porch' type. This is the design used for 2 Akeroa. As the name suggests, it is distinguished by the prominent gabled porch supported on paired posts with full timber shingling that stands proud of the wall. (Note: this design is also used at 163 & 204 Stewart, which have been excluded as they are less intact.)

The final house in the listing is 169 Stewart. This has a transverse gable roof with a projecting gabled porch supported on full height brick piers with timber shingling that flares out at the base.

Statement of Significance

What is significant?

The Commonwealth Government created the War Service Homes Commission in 1919 to assist returned servicemen and their families to buy affordable houses by providing low interest loans to purchase homes built by or on behalf of the Commission, or existing houses. From 1919 to 1922 the Commission purchased large areas of land and built houses in advance of applications in a range of standard designs prepared by Commission's architect. However, due to mounting costs the Commission ceased building houses and from 1921 all new housing was built by others under contract issued after public tender.

The houses in this serial were all built from 1921 to 1924 by the Northern Timber Mills Pty Ltd and it appears about a third of the original houses were constructed under contract for the Commission. This serial listing comprises 2 & 5 Akeroa Avenue, 1 Pareora Avenue, 169, 183 & 230 Stewart Street, 1 Temuka Avenue and 1 & 5 Timaru Avenue. Of these, 169 & 183 Stewart Street and 1 Temuka Avenue were purchased with the assistance of the Commission.

All of the houses are detached timber bungalows in garden settings, modest in scale and character, built with similar materials and architectural elements displaying Arts & Crafts influences in a range of standard designs. Common design elements include:

- Walls of weatherboard.
- Gable clay tile roofs. The deep eaves have visible rafters and are often supported by timber brackets.
- Timber double hung sash windows with multi-paned uppers, in singles or pairs. Feature leadlight windows to entry halls.
- Use of timber shingles as a decorative feature, as an embellishment to gable ends and under eaves.
- Tiled hoods supported on timber brackets above front windows. In some designs, this is continuous across the facade creating a 'floating' gable above.
- Plain brick chimneys, some with terracotta pots.
- Entry via front verandahs set under the main roof line or gabled porches, or an inset porch located at the side. The verandahs or gabled porches are supported by single or paired timber posts, brick piers (169 Stewart Street) or fluted cement columns on brick piers (5 Timaru Avenue), while the inset porches have a latticed post on a brick pier.

Non-original alterations or additions to the houses and other buildings on the properties, and all fences are not significant.

How is it significant?

The War Service Homes Timber Houses are of local historic and aesthetic significance to Moreland City.

Why is it significant?

The houses demonstrate the important Commonwealth repatriation initiative to provide affordable housing for returned

HERITAGE CITATION REPORT

servicemen and their families after World War I and associated with the change to the scheme from 1921 when the War Service Homes Commission stopped building houses and instead had homes built under contract. Collectively, the houses demonstrate the approach of using standard designs to ensure the houses could be built economically and efficiently and to achieve visual cohesion when built as a group, but varied in appearance to avoid repetition. Together with the brick homes constructed by the Commission elsewhere in Moreland the houses demonstrate the range of house types provided by the scheme. (Criteria A & D)

The houses are aesthetically significant for the simple designs that feature the restrained use of Arts & Crafts materials and details to provide variety and visual interest. These include the deep eaves and window hoods with visible rafters supported by timber brackets, and consistent and varied use of timber shingles as a decorative feature. (Criterion E)

Recommendations 2017

External Paint Controls

-
-
-
-
-
-
-

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Other Recommendations

Recommended for inclusion in the Heritage Overlay

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HERITAGE CITATION REPORT

Name War Service Homes Brick Houses
Address 17, 19, 25, 27, 29 & 31 GLENORA AVENUE,
 COBURG 42, 46, 48 & 50 SHAMROCK STREET,
 BRUNSWICK WEST **Significance Level** Local
Place Type Residential Precinct
Citation Date 2017



War Service Homes - 46 and 48 Shamrock St

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period (1902-c.1918) Arts and Crafts, Interwar Period (c.1919-c.1940) American Bungalow

History and Historical Context

Thematic context

This precinct is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

Theme Six: Building Moreland's Houses

6.4 Building houses in the twentieth century, War Service Homes Commission

HERITAGE CITATION REPORT

War Service Homes Commission

Due to an acute shortage of houses after the First World War the Commonwealth Government created the War Service Homes Commission in 1919 to assist returned servicemen and their families to buy affordable houses. A history of the Commission recalls:

The housing situation in Australia at that time left much to be desired. There was a shortage of houses and prices and rents were high. Few homes had been built during the War yet the population had increased by more than half a million. The Government faced the prospect of large numbers of demobilised ex-servicemen adding considerably to the housing demand. Moreover the building industry was in difficulty. There was a shortage of skilled labour, and construction materials were in short supply. (WSH Jubilee, p.2)

War service homes were intended by the Government as 'the counterpart to the land settlement portion of the repatriation policy' (WSH Jubilee, p.1), a policy commonly known as Soldier Settlement. Assistance for war service homes was given through low interest rate loans to erect a new house, purchase or complete an existing house, or discharge an existing mortgage. However, the focus of the Commission during the first two years was upon construction of new houses - a measure 'designed to help solve, and not accentuate the national housing problem' (*The Argus*, 18 January, 1921).

From 1919 to 1920 the Commission was assisted by the Commonwealth Bank, which considered individual applications, while the Commission set about building groups of houses in advance of applications. The Commission intended to buy large tracts of land and contract builders to erect the houses, however due to difficulty engaging contractors and finding sufficient material cheaply, the Commission was the builder for its first two years of operations (WSH Jubilee, pp. 4-7). The houses built by the Commission from 1919-22 were in standard designs prepared under the direction of their principal architect, Mr. E.R. Bradshaw (*The Argus*, 20 December 1919).

However, a series of enquiries into the Commission's activities (the first was in March 1921), which commented unfavourably on the management of the scheme led to radical changes to structure and operations of the Commission. Most significantly, the Commission stopped building houses and began to contract out its building operations, and also began negotiations with State Governments whereby State savings banks or housing boards would in future carry out the provision of War Service Homes. Consequently, in mid-1922 the Commission reached an agreement with the State Savings Bank of Victoria (SSBV) that the bank would, out of moneys made available by the Commonwealth, provide homes in Victoria upon the same terms and conditions as provided by the Commission. By 1927 the SSBV had assumed responsibility for all of the war service homes built for returned servicemen and other persons eligible under the original *War Services Homes Act* and at least until 1940 all new war service homes in Victoria were designed and built by the SSBV (*The Argus*, 27 July 1922, 24 September 1929; WSH Jubilee).

Australia's first war service homes were completed in the Sydney suburb of Canterbury in September 1919 (WSH Jubilee, p.5) and Victoria's first war service homes were constructed in Preston soon afterward. The Preston houses were commenced late in 1919 and were occupied by May 1920. By 1921 the Commission had constructed over 600 homes in Victoria in suburbs such as Brunswick, Coburg, Preston, Northcote, Kew, Camberwell and Williamstown and country towns including Wonthaggi, Castlemaine and Seymour, and in the decade to 1929 over 20,000 war service homes were constructed throughout Australia of which about 4000 were in Victoria (WSH Jubilee, p.10). After the Second World War the Commission resumed its role as manager of house construction and continued to play an important role in the provision of housing for returned servicemen well into the 1960s (WSH Jubilee, p.29). The Commission eventually became what is known today as the Defence Housing Authority.

Glenora Avenue War Service Homes

In the late nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. Outlying areas such as West and North Coburg, Pascoe Vale and Glenroy were characterised by small farms and vacant land well into

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the twentieth century (Broome, 1987:163).

After the cessation in development caused by the 1890s depression, building in Coburg began to pick up about 1910 (Broome, 1987:179) and accelerated after World War I. As noted by Broome (1987:202).

Suburban development depends on demand for housing, cheap vacant land, local employment, the availability of transport and basic services and the drive of entrepreneurs. By 1920 Coburg was ripe for the process.

In Coburg the demand for housing was created by returned soldiers and encouraged by improvements to transport, which included the re-opening of the railway north to Fawkner by 1914, the electrification of the line to Coburg by 1920 as well as the commencement of private bus routes in the 1920s. Industry was actively encouraged by Council, which designated three industrial areas, and the opening of the Lincoln Knitting Mills on a large site in Gaffney Street in 1919 provided employment for 500 workers, a figure that was doubled in 1920. Further mills followed (Broome, 1987:203-05).

As a result by the mid-1920s new building was at 'fever pitch' (Broome, 1987:207) and the population of Coburg more than doubled in the decade from 1920 to 1930 from 17,000 to 40,000. It was the third-largest suburban rate of increase behind Caulfield and Camberwell and during 1923 and 1924 an average of three houses were built each day in Coburg (Broome, 1987:210).

Glenora Avenue was created by a failed 1889 subdivision of land between Harding and Rennie streets, on the east side of Nicholson Street. The subdivision was too remote and no lots were sold in the nineteenth century. In 1912 the unsold land was re-offered for sale and in 1920 the War Service Homes Commission purchased eight lots on the west side of Glenora Avenue. After re-subdividing the land to create 12 lots with 44 feet frontages the Commission had twelve brick houses erected, which first appeared in the 1920-21 Coburg rate book. The houses had identical Improved Capital Values of 680 pounds (LV, RB).

The occupiers of the houses were George Bunbury, a clerk (no.31), Wm. Reddie, compositor (no.29), John Makerham, clerk (no.27), Thomas Wilson (no.25), William Stevens, civil servant (no.23), Henry Palethorpe, clerk (no.21), William Thompson (no.19), Thos. Witherden, returned soldier (no.17), Thos Clausen (no.15), Richard Dowden, Captain (no.13), Gaston Domercarcrau, optician (no.11) and Norman Pattie, clerk (no.9).

According to title records, not all of the original occupiers would go on to become the owners of the houses. Those that did included George Bunbury (in 1927), Henry Palethorpe (1929), Norman & Ellen Pattie (1949), and Thomas & Emily Witherden (1955) (LV).

The houses were the first listed on the west side of Glenora Avenue. At the same time about 30 houses had been erected on the east side (RB).

Shamrock Street War Service Homes

Shamrock Street was created c.1889 as part of a subdivision known as the Royal Estate (Barnes, 1987:97). About 11 houses were built before development was halted by the 1890s depression. In 1892 five of the houses were vacant (SM).

Development slowly recovered in the early twentieth century, but much of the street remained vacant in 1920 when the War Service Homes Commission purchased five lots in two separate parcels on the east side of the street; one to the south of, and four others to the north of, an existing house. The Commission re-subdivided the four northern lots to create the present nos. 46-50 and immediately erected three houses thereon. The house on the other lot was erected soon after. In the 1922 Directory no.46 was listed as vacant, whilst Leo Hamilton occupied no.48 and William Ballingal was the resident at no.50. Title records show that Bartholomew Shea, a chain wire worker, became the owner of no.42 in 1946, whilst the eventual owners of the other houses included Darwin & Evelyn Robertson (no.50, in 1952), Alice Gibaud (no.48, in 1954). The Commission was still owner of no.46 in 1962 (LV).

HERITAGE CITATION REPORT

References

- Barnes, Les, *Street names of Brunswick*, 1987, Brunswick Public Library
- Broome, Richard, *Coburg. Between two creeks*, 1987
- Coburg rate Books (RB) 1920-21, nos. in rate 2237-2248
- Land Victoria (LV) Glenora Ave LP 2736, Certificates of title Vol. 3593Fol. 557, Vol. 4294 Fol. 557; Shamrock St, Vol. 4112 Fol. 220, Vol. 4204Fol. 800
- War Service Homes Act - Reports of the War Service Homes Commission together with statements and balance-sheets for the periods 6th March 1919 to 30th June 1921, 1st July 1921 to 30th June 1922, 1st July 1922 to 30th June 1923, 1st July 1923 to 30th June 1924, 1st July 1924 to 30th June 1925, 1st July 1925 to 30th June 1926, 1st July 1926 to 30th June 1927
- 'War Services Homes Jubilee 1919-1969' (WSH Jubilee), issued by the Commonwealth Department of Housing, 1969

Description

Physical Description

The War Service Homes are detached bungalows in garden settings, modest in scale and character, built with similar materials and architectural elements displaying Arts & Crafts influences in a range of standard designs. Common design elements include:

- Walls of face brick or face brick and render
- Hip or gable clay/cement tile roofs. The deep eaves have visible rafters and are often supported by timber brackets.
- Timber double hung sash windows with multi-paned uppers, in singles or pairs or set within projecting bays with shingled hoods.
- Shingled or timbered gable ends with louvered vents.
- Tiled hoods supported on timber brackets above front windows. In some designs, this is continuous across the facade creating a 'floating' gable above.
- Plain brick or render chimneys with terracotta pots
- Entry porches or verandahs set under the main roof line with arched or square openings.

Due to a fall in the land, the houses in Shamrock Street are elevated, giving them added prominence in streetscape, and access to the porches is via brick stairs with low balustrades.

Most of the houses are relatively intact. 27 Glenora Avenue is notable as it retains original unpainted render to the upper walls and the chimney. It also has a low brick fence of unusual design with castellated wall, dwarf buttresses and a mild steel gate, which may not be original but could date from the late inter-war or early post-war era. This front fence forms part of a series of related low brick fences to nos. 25-31 Glenora Avenue. There is a similar fence at 46 Glenora Avenue.

Visible alterations include installation of metal window shutters (42 & 46 Shamrock), enclosure of porch (50 Shamrock), and over-painting of face brick (17 & 25 Glenora). There are visible additions at sides of 29 Glenora and 48 Shamrock and there are non-original garages and carports (e.g., 25 & 31 Glenora).

Comparative Analysis

The brick houses built prior to 1922 in the standard designs of the Commission are comparatively rare. Outside of Moreland, there are two precincts in Darebin City that contain similar houses: the HO170 Bell Railway Precinct and the HO186 War Service Homes Estate. The former is believed to be the first War Service Homes estate in Victoria and the

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second in Australia.

In Moreland City, the only known brick houses in standard Commission designs currently in the HO are within the HO193 Westbourne Street precinct. The relatively intact examples within the precinct include 6, 8, 10, 12, 16, 17 & 18 Hall Street, 11A, 15, 16, 17, 18 & 20 Westbourne Street, while there are less intact examples at 9 & 13 Newman Street.

Whilst several layout plans and elevations of standard Commission house plans have been found (several were published in *Building* magazine during the early 1920s), a complete 'pattern book' of all designs has not been located. Accordingly, it is not known how many designs the Commission used. However, an article in *Building* magazine provided a description of the house designs. The article noted that the houses were to be 'varied in appearance to prevent repetition of types' and 'each house will be individually designed to create a centre of interest to its owner'. Roofs were to be covered with terracotta or cement tiles and varied in treatment, some gabled and others hipped. The external wall treatments included face brick or roughcast, or a combination with face brick up to sill level and roughcast above. External woodwork was to be painted or stained and stained shingles used to provide variation to the gables. All verandahs and 'outdoor rooms' were to be roofed and in some cases 'furnished with pergola timbers' to take climbing plants (*Building*, 12 November, 1919 pp. 59-60).

The features described in *Building* are in evidence in the houses in the Westbourne Street precinct, and in Shamrock Street and Glenora Avenue. It is possible that they have similar internal layouts, but different elevational treatments in order to provide individuality and variety. Other house-building authorities such as the State Savings Bank of Victoria, and the Housing Commission of Victoria have used a similar approach.

In the case of the War Service Homes, a defining characteristic of each house is the roof form, whilst details such as window form (flat or projecting bays), porch openings (half-circular or square) and use of materials such as brick, roughcast and shingling are used to create variety and interest.

On this basis, the following broad types have been identified using the surviving examples currently in the HO and assessed for this study:

- The 'hipped roof' type. This type has a simple hipped roof with broad eaves. Relatively intact examples include 25 & 29 Glenora Avenue, 8 & 16 Hall Street, 48 Shamrock Street, and 15 & 17 Westbourne Street.
- The 'floating gable' type. This type has a single gable-fronted roof with a broad hood, usually supported on timber brackets, that extends continuously across the facade creating a 'floating' gable above. Relatively intact examples include 27 & 31 Glenora Avenue (no.27 is also notable for retaining original unpainted roughcast to the upper walls and chimneys), 6 Hall Street, 40 & 46 Shamrock Street, and 11A, 16 & 18 Westbourne Street.
- The 'gable front' type. This has a simple gable-fronted roof. Some houses have hoods supported by timber brackets above the front windows that are almost (but not quite) continuous across the front, like the 'floating gable' type. Relatively intact examples include 18 Hall Street, 50 Shamrock Street (a partial hood), and 20 Westbourne Street (An almost continuous hood).
- The 'transverse gable' type. These have a transverse gable roof, sometimes with a minor projecting gable. Examples include 17 Glenora Avenue and 12 Hall Street (The latter has what appears to be a non-original gable on the north side).

There are also some apparent 'one off' or 'special' designs. Examples include:

- 10 Hall Street. This has main hip with the unusual combination of a projecting gable and a projecting half hip.
- 19 Glenora Avenue. This has a transverse gable with a large gable front, and a projecting front porch with a separate

HERITAGE CITATION REPORT

roof.

Several houses in Glenora Avenue have been altered, changing their original appearance and for this reason have been excluded from the proposed serial listing. They are: 9 (porch altered, windows replaced), 11 (massive additions or demolished/rebuilt), 13 (addition to front facade), 15 (porch altered), 21 (facade alterations) and 23 (windows replaced, roof and verandah altered or removed).

Statement of Significance

What is significant?

The Commonwealth Government created the War Service Homes Commission in 1919 to assist returned servicemen and their families to buy affordable houses by providing low interest loans to purchase homes built by or on behalf of the Commission, or existing houses. From 1919 to 1922 the Commission purchased large areas of land and built houses in advance of applications in a range of standard designs prepared by Commission's architect. However, due to mounting costs the Commission ceased building houses and from 1921 all new housing was built by others under contract issued after public tender. Then, from 1922, the Commission appointed the State Savings Bank of Victoria to provide homes on the same terms as the Commission and from then until at least 1940 all new War Service homes in Victoria were designed and built by or on behalf of the SSBV.

This serial listing comprises the houses designed and built by the Commission at 42, 46, 48 & 50 Shamrock Street, Brunswick West and 17, 19, 25, 27, 29 & 31 Glenora Avenue, Coburg. The Commission purchased the land in 1920 and the houses were constructed from 1920 to 1922.

The houses are detached bungalows in garden settings, modest in scale and character, built with similar materials and architectural elements displaying Arts & Crafts influences in a range of standard designs. Common design elements include:

- Walls of face brick or face brick and render
- Hip or gable clay/cement tile roofs. The deep eaves have visible rafters and are often supported by timber brackets.
- Timber double hung sash windows with multi-paned uppers, in singles or pairs or set within projecting bays with shingled hoods.
- Shingled or timbered gable ends with louvered vents.
- Tiled hoods supported on timber brackets above front windows. In some designs, this is continuous across the facade creating a 'floating' gable above.
- Plain brick or render chimneys with terracotta pots
- Entry porches or verandahs set under the main roof line with arched or square openings.

Non-original alterations or additions to the houses and other buildings on the properties, and all fences are not significant.

How is it significant?

The War Service Homes Brick Houses are of local historic and aesthetic significance to Moreland City.

Why is it significant?

The houses demonstrate the important Commonwealth repatriation initiative to provide affordable housing for returned servicemen and their families after World War I and are among the first houses built by the Commission in Melbourne. They are of particular significance as representative examples of the standard designs used by the Commission from 1919 to 1922 and demonstrate how the Commission designed and built houses before responsibility was transferred to the State Savings Bank of Victoria, which went on to construct the majority of the War Service Homes in Victoria.

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Collectively, the houses demonstrate the approach of using standard designs to ensure the houses could be built economically and efficiently and to achieve visual cohesion when built as a group, but with variations in appearance to avoid repetition. Together with the timber homes constructed by the Commission elsewhere in Moreland they demonstrate the range of house types provided by the scheme. (Criteria A & D)

The houses are aesthetically significant for the simple designs that feature the restrained use of Arts & Crafts details to provide variety and visual interest. These include the deep eaves and window hoods with visible rafters supported in timber brackets, and use of materials such as brick and roughcast, and clay/cement tiles and timber shingles. (Criterion E)

Recommendations 2017

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

Recommended for inclusion in the Heritage Overlay

<p>This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.</p>

HERITAGE CITATION REPORT

Name	Hickford Street	File No	6686
Address	49-91 & 60-102 HICKFORD STREET, BRUNSWICK EAST	Significance Level	Local
Place Type	Residential Precinct		
Citation Date	2017		



Hickford Street Precinct

Recommended Heritage Protection **VHR - HI - PS Yes**

Architectural Style Federation/Edwardian Period (1902-c.1918), Federation/Edwardian Period (1902-c.1918) Bungalow, Federation/Edwardian Period (1902-c.1918) Domestic Queen Anne, Interwar Period (c.1919-c.1940), Interwar Period (c.1919-c.1940) American Bungalow, Interwar Period (c.1919-c.1940)

History and Historical Context

Thematic context

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This precinct is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

Theme Six: Building Moreland's Houses

6.3 Building during the Boom, 6.4 Building houses in the twentieth century

Suburban development in Brunswick

Brunswick was surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a north-south track (now Sydney Road). They were quickly sold in three auctions, mostly to speculators, and re-subdivision began almost immediately. On the west side of Sydney Road James Simpson subdivided his allotment creating Albert (then Carmarthen) and Victoria (then Llandillo) streets. When Thomas Wilkinson purchased the allotment on the opposite side of Sydney Road he extended Victoria and Albert streets. This pattern was repeated many times, and each time the land was divided into smaller and smaller allotments (Context v.1 1990:10).

The colony of Victoria was expanding rapidly during the 1850s in the wake of the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000 creating a demand for housing. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887 providing direct access to the centre of city encouraged the subdivision and development of land along these routes. This process accelerated during the 1880s a time of economic prosperity accompanied by a boom in land prices and in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were cottages and small villas to accommodate the growing number of workers employed in the expanding industries. However, all development was brought to a halt by the economic depression of the 1890s and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica, 2010:59-62).

Development recommenced during the early twentieth when houses began to be built on the vacant nineteenth century subdivisions. The development was slow at first, but another boom followed World War I. In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by expansion of employment opportunities and improvements to public transport. In the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6,000 workers (Historica 2010:32). During this time the nineteenth century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context v.1 1990:12).

Hickford Street

Hickford Street is an example of a speculative nineteenth century subdivision where development was halted (or rather never really started) as a result of the 1890s depression. Most development occurred during the interwar boom after 1920, at a time when manufacturing was expanding and many new textile factories were opening along Lygon Street.

In September 1888 it was shown on a subdivisional map of the 'Centennial Estate' as McFarlane Street (Barnes, 1987), and by 1891 it was recorded as Hickford Street in the Sands and McDougall Directory. However, only a small number of houses were built before the onset of the 1890s depression. These included the row of four terrace houses at nos. 2-6 and another house almost directly opposite.

There had been no further building by 1907 when there were still only five houses on the south side of the street and only one house on the north side (MMBW, RB). Development recommenced after 1910 and by 1915 eight houses had been added on the north side, with a further 10 on the south, no doubt encouraged by the electric tramway along Lygon Street, which commenced operation in 1916. Building slowed during World War I, but by 1920 about half the lots contained houses and in the next five years almost all the remaining lots were built on. In 1930 only one vacant lot remained at

HERITAGE CITATION REPORT

no.86; a house was eventually built on this property by 1935 (SM).

The street was named after James Hickford, housepainter, living in Edward Street in 1860s (Barnes, 1987).

References

Barnes, Les (1987) 'Street Names of Brunswick'

Brunswick Rate Books (RB), 1920 (Fiche 243, p.18), 1920 (Fiche 362, pp. 18 & 19), 1930 (Fiche 498, pp. 20-22)

Context Pty Ltd, *Keeping Brunswick's Heritage. A report on the review of the Brunswick Conservation Study*, Volume 1, 1990

Historica, *City of Moreland Thematic History*, 2010

Melbourne & Metropolitan Board of Works (MMBW) 2066 & 2068, dated 1907

Sands & McDougall Directories (SM)

This history incorporates research compiled by Lee Andrews, July 2004

Description

Physical Description

Hickford Street is an early twentieth century residential precinct, which was developed from c.1910-30. It comprises predominantly double fronted single storey brick or weatherboard detached bungalows that illustrate the transition in styles from the Federation to the Interwar period. Almost all the houses are detached with similar front and side setbacks and have hip and/or gable roofs clad in corrugated iron or clay tiles, and brick or render chimneys. Windows are timber frame and are either sash or casements, the latter often with coloured top lights and grouped in two or threes or as part of bow or box bays and some in leadlight. Fences are low, many are sympathetic and some appear to be original or early (e.g., cyclone wire fences at nos. 61 & 71, low brick fence with mild steel gate at no. 65, crazy paving fence at no.80 and low brick and decorative steel fence at no.82). The house types include:

- Victorian survival. These have the symmetrical form of late Victorian houses, but with Federation/Edwardian details such as brick and roughcast render chimneys, casement windows, bullnose verandahs and turned timber posts. Examples include nos. 77, 85 & 91.

- Asymmetrical Edwardian bungalows. These typically have a hipped (sometimes with gables) or transverse gable roof with a contiguous (i.e., as an extension of the main roof) or separate verandah at one side of a projecting gabled bay, which is usually half timbered. Walls are clad in weatherboard or imitation Ashlar and the brick chimneys are heavily corbelled, sometimes with terracotta pots. Other details can include eaves brackets, bracketing to the gable ends, and decorative window hoods. Doors are often panelled with high waisted windows and sidelights and toplights. No.62 is a distinctive example with brick and render walls, a low-pitched verandah supported by tapered rendered piers and a bow window to the projecting bay beneath a flying gable. Other examples include nos. 55, 69, 70 (distinctive 'sunray' gable end), 75 (1920s or 30s Tuscan style columns on rendered brick piers with balustrade) 76, 78,87 (very altered), 90, 92, 94 (interesting paired verandah posts with carved brackets), 96 & 98 (an unusual semi-detached mirror-image pair) and 100.

- Gable fronted bungalows. These include attic bungalows (e.g., nos. 59, 72), single fronted (e.g., nos. 49, 57 & 84), or double fronted asymmetrical types with either a hipped or low pitch verandah (e.g. nos. 61, 80, 81) or gabled porch on one side of a projecting gabled bay (e.g. nos. 60, 65, 67, 71, 73 &88) or window (no.64). The porches or verandahs are variously supported by tapered render and brick piers or Tuscan style columns set on brick piers, and usually have brick and rendered balustrades. Gable ends are half timbered or shingled, sometimes with latticed or louvered vents. Notable examples include no.82, which is very intact and has a combination of gable end treatments, as well as

HERITAGE CITATION REPORT

buttressing to the porch piers and an early front fence.

- 1930s bungalows. These are distinguished by their hipped tile roofs, simple brick chimneys and horizontal sash windows with a fixed central pane. No.86 is notable for the hipped porch with a Mediterranean-style arched opening supported on dwarf Tuscan columns.

A house of individual design within the precinct is at no.102. Symmetrical in plan, this has an almost pyramidal hipped tile roof with a central projecting very deep hipped porch over the entrance supported on short timber posts set on tall square brick piers with a balustrade with 'hit and miss' brick patterning. On either side are bow casement windows.

The street retains bluestone kerbing, one early bluestone driveway to no.88, and bluestone laneways to the side and rear of the houses, which contributes to the historic character. Non-contributory elements include the post-war houses at 63, 66, 68, 68A, 74, 79, 89 & 89A and concrete driveways to several houses.

Comparative Analysis

While the earlier parts of Brunswick are often quite mixed in building styles and forms, the areas developed in the twentieth century are usually more consistent in style, reflecting their development as a unit and within a shorter period of time (Context 1990:15).

Hickford Street is an example of a nineteenth century subdivision that was mostly developed during the twentieth century boom and the majority of housing was built in the decade from c.1915 to c.1925. This is one of a relatively small number of residential precincts represented in the HO in Moreland that almost exclusively comprise Federation/Edwardian housing . The others are:

- HO116 Dudley Street, Fitzroy North;
- HO215 Marks Street, Brunswick;
- HO251 Warburton Street, Brunswick East; and
- HO336 Victoria Street, Brunswick.

Hickford Street compares well to the above precincts. It has a relatively high degree of visual cohesion because of the consistency of roof forms (gabled and hip roofs), materiality (mostly timber with some brick houses), and siting. Amongst the timber houses there are also several better quality brick villas (e.g. nos. 59, 62, 64, 88, 102). There are two 1930s hipped roof bungalows at nos. 53 and 86 - the latter is notable for its hipped porch with a Mediterranean inspired arched opening supported on dwarf columns. The integrity is good with approximately 83% of the houses assessed as Contributory. Moreover, the Non-contributory houses are not overly dominant and two (nos. 68 & 68A) are a contextual design that responds to the historic character of the streetscape.

The visual cohesion of the precinct is enhanced by the low front fences, many of which are sympathetic and some original. The setting of the housing is also enhanced by bluestone kerb & channel, one early bluestone driveway and the bluestone laneways.

Statement of Significance

What is significant?

The Hickford Street precinct, comprising 49-91 & 60-102 Hickford Street, Brunswick East. Hickford Street is an early twentieth century residential area, which was developed from c.1910-30. It comprises predominantly double fronted single storey brick or weatherboard detached bungalows that illustrate the subtle transition in styles from the Federation

HERITAGE CITATION REPORT

to the Interwar period. Almost all the houses are detached with similar front and side setbacks and have hip and/or gable roofs clad in corrugated iron or clay tiles, and brick or render chimneys. Windows are timber frame and are either sash or casements, the latter often with coloured top lights and grouped in two or threes or as part of bow or box bays. Fences are low, many are sympathetic and some appear to be original or early (e.g., cyclone wire fences at nos. 61 & 71, low brick fence with mild steel gate at no. 65, crazy paving fence at no.80 and low brick and decorative steel fence at no.82). The street retains bluestone kerbing, one early bluestone driveway to no.88, and bluestone laneways to the side and rear of the houses, which contributes to the historic character.

Non-contributory elements include the post-war houses at 63, 66, 68, 68A, 74, 79,89 & 89A and concrete driveways to several houses.

How is it significant?

The Hickford Street precinct is of local historic and aesthetic significance to the City of Moreland.

Why is it significant?

Of historic significance as evidence of the residential development in Brunswick East during the early twentieth century that was associated with the establishment of the electric tram and growth in industry and employment along Lygon Street. (Criterion A)

Of aesthetic significance as a representative example of an early twentieth century residential precinct comprising houses that are related in form, materials and detailing and illustrate well the transition in housing styles during the Edwardian to the Interwar periods. (Criteria D & E)

Recommendations 2017

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

Recommended for inclusion in the Heritage Overlay.

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name Meaker Street
Address 1-9 & 2-10 MEAKER AVENUE, BRUNSWICK WEST
Significance Level Local
Place Type Residential Precinct
Citation Date 2017



Meaker Avenue Precinct

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Interwar Period (c.1919-c.1940),
 Interwar Period (c.1919-c.1940)
 American Bungalow

History and Historical Context

Suburban development in Brunswick

Brunswick was surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a north-south track (now Sydney Road). They were quickly sold in three auctions, mostly to speculators, and re-subdivision began almost immediately. On the west side of Sydney Road James Simpson subdivided his allotment creating Albert (then Carmarthen) and Victoria (then Llandillo) streets. When Thomas Wilkinson purchased the allotment on the opposite side of Sydney Road he extended Victoria and Albert streets. This pattern was repeated many times, and each time the land was divided into smaller and smaller allotments (Context 1990:10).

HERITAGE CITATION REPORT

The colony of Victoria was expanding rapidly during the 1850s in the wake of the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000 creating a demand for housing. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887 providing direct access to the centre of city encouraged the subdivision and development of land along these routes. This process accelerated during the 1880s a time of economic prosperity accompanied by a boom in land prices and in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were cottages and small villas to accommodate the growing number of workers employed in the expanding industries. However, all development was brought to a halt by the economic depression of the 1890s and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (MTH 2010:59-62).

Development recommenced during the early twentieth when houses began to be built on the vacant nineteenth century subdivisions. The development was slow at first, but another boom followed World War I. In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by expansion of employment opportunities and improvements to public transport. During the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6,000 workers (MTH, 2010:32). During this time the nineteenth century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Meaker Avenue

Some parts of Brunswick West were subdivided into housing allotments during the nineteenth century, but most of the area was too remote from transport and services and little development occurred until the early twentieth century. The catalyst for the suburban development of Brunswick West was the opening of the electric tram from the City to West Coburg via Grantham Street, Dawson Street and Melville Road. The first section, which terminated at Albion Street, opened by October 1925 and the line was extended to the terminus at Bell Street by 1927.

Meaker Avenue is named after Francis Edward Meaker who, in 1908, purchased four acres of land on the south side of Union Street that contained a house situated within a large garden with outbuildings (LV, MMBW). In about 1919 Meaker subdivided his land into 26 suburban allotments facing Union Street, Meaker Avenue and a road that formed an northern extension to Fleming Street (LV).

In Meaker Avenue the first allotment (the present no.1) was sold to Mary Gillespie in August 1921 and the last (the present no.8) in 1928 to Alfred Dancocks and Henry Francis McLean. Dancocks and McLean, who were builders, purchased at least two allotments and it is likely that they constructed some of the houses that first appeared in the 1924 Sands & McDougall Directory. At least one house (no.9) was built with the assistance of the State Savings Bank of Victoria. By 1928 the street was fully developed (LV, SM).

References

- Barnes, Les (1987) 'Street Names of Brunswick'
Context Pty Ltd, *Keeping Brunswick's Heritage. A report on the review of the Brunswick Conservation Study*, Volume 1, 1990
Land Victoria (LV), LP 8425, Certificate of titles Vol. 3273 Fol. 538 (parent title), Vol. 5477 Fol. 241 (no.7)
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 1890, dated 1917
Sands & McDougall Directory (SM) 1920-1930

Description

Physical Description

Meaker Avenue is an enclave of interwar bungalows, all constructed during the 1920s and, with one exception (no.10) built of timber with terracotta tile or iron roofs and plain brick chimneys. With the exception of no.9, the houses are gable fronted and comprise a main gable roof with a projecting minor gable and either a gabled porch or skillion verandah. The porches are supported on heavy tapered render and brick piers (nos. 1, 7, 8, 10 - no.1 also has a projecting gabled porch to the side) or Tuscan columns set on piers (no.2), while the verandas have single or paired posts (4, 6) on brick piers, or turned posts with timber fretwork and brackets (no.3, which also has an inset porch with matching fretwork). The gable ends are half timbered or shingled, sometimes in combination with weatherboards.

Nos. 7, 8 and 10, which appear to have been constructed by the same builder, are notable for their detailing and high degree of intactness. Nos. 7 and 8, which are identical, but mirror-imaged, have shingled gable ends that are jettied and rest upon timber modillions and have diamond-shape vents. The gabled porch is supported by brick and render piers, tapered at the top, with a brick balustrade. The windows are tall narrow casement with leadlight glass, in a triple arrangement beside the front door and in a bow window with shingled skirt to the projecting bay. No. 7 retains an early or original cyclone wire fence and the original painted house sign 'Glen Ayr' by the double front door. No.10, constructed of brick, has similar form and detailing and a sympathetic, though not original, brick front fence.

No.9 is asymmetrical in plan and has a hipped roof with separate verandah to one side of the projecting gabled bay. The verandah is supported on paired posts set on brick piers. The present zincalume roof has replaced original clay tiles and there is a visible second floor addition and a car port within the front yard.

Most of the houses have good integrity and intactness. The exceptions include no.9, as described above, and no.5, which has been reclad in fake brick and has had the windows and verandah posts/piers replaced. There is also a car port in the front yard. There are also rear double storey additions to nos. 2 and 6, but they are not highly visible. Fences are low and most are sympathetic, with one early fence at no.7, as noted above.

Comparative Analysis

Not surprisingly, there are many examples of interwar residential precincts in the HO in Moreland and they range in size from small single street precincts to large areas covering multiple streets. In Brunswick West, development during the interwar period is demonstrated by several precincts, which include:

- HO33 Brunswick Road West;
- HO51 Collier Crescent;
- HO60 Dawson Street; and
- HO218 Reaburn Crescent.

Of the above precincts, HO51 and HO60 are larger precincts contain a broader range of eras spanning from late Edwardian period to the late 1930s. They are also less intact and so lack the visual cohesion found in Meaker Avenue. HO218 Reaburn Crescent is more comparable, but it also contains hipped roof bungalows of the 1930s and so is not as consistent as Meaker Avenue. The development period in HO33 is more contained to the 1920s, but the housing stock is quite different and contained to one side of the street only and is not directly comparable.

Another more pertinent comparison is HO34 Bourke Street in Coburg. Like Meaker Avenue this contains timber interwar bungalows in a small number of basic designs that appear to have been constructed by one builder. It has similar visual cohesion, but slightly lower integrity with two post-war dwellings.

Meaker Avenue compares well to the above precincts and provides a good representation of the suburban development that occurred in Brunswick West during the early interwar period. It is notable for its high degree of integrity and the visual cohesion due to the similar form and detailing of the houses.

Statement of Significance

What is significant?

The Meaker Avenue precinct, comprising 1-9 & 2-10 Meaker Avenue, Brunswick West. Meaker Avenue is an enclave of interwar bungalows, all constructed during the 1920s and, with one exception (no.10) built of timber with terracotta tile or iron roofs and plain brick chimneys. With the exception of no.9, the houses are gable fronted and comprise a main gable roof with a projecting minor gable and either a gabled porch or skillion verandah. The porches are supported on heavy tapered render and brick piers (nos. 1, 7, 8, 10 - no.1 also has a projecting gabled porch to the side) or Tuscan columns set on piers (no.2), while the verandas have single or paired posts (4, 6) on brick piers, or turned posts with timber fretwork and brackets (no.3, which also has an inset porch with matching fretwork). The gable ends are half timbered or shingled, sometimes in combination with weatherboards. Nos. 7, 8 and 10, which appear to have been constructed by the same builder, are notable for their detailing and high degree of intactness. Nos. 7 and 8, which are identical, but mirror-imaged, have shingled gable ends that are jettied and rest upon timber modillions and have diamond-shape vents. The gabled porch is supported by brick and render piers, tapered at the top, with a brick balustrade. The windows are tall narrow casement with leadlight glass, in a triple arrangement beside the front door and in a bow window with shingled skirt to the projecting bay. No. 7 retains an early or original cyclone wire fence and the original painted house sign 'Glen Ayr' by the double front door. No.10, constructed of brick, has similar form and detailing and a sympathetic, though not original, brick front fence. No.9 is asymmetrical in plan and has a hipped roof with separate verandah to one side of the projecting gabled bay. The verandah is supported on paired posts set on brick piers. Fences are low and most are sympathetic, with one early fence at no.7, as noted above.

All of the houses are contributory to the precinct. Non-contributory elements include non-original additions and other buildings including carports.

How is it significant?

The Meaker Avenue precinct is of local historic and aesthetic significance to the City of Moreland.

Why is it significant?

Of historical significance as evidence of the residential development in Brunswick West during the early twentieth century that was associated with the establishment of the electric tram along Dawson Street. (Criterion A)

Of aesthetic significance as an intact example of an interwar residential precinct comprising bungalows that retains all of the original houses, which are related in form, materials and detailing resulting in a cohesive streetscape. (Criteria D & E)

Assessment Against Criteria

This precinct was assessed in accordance with the principles and procedures in the Australia ICOMOS Charter for Places of Cultural Significance (the <!DOCTYPE HTML PUBLIC "-//W3C//DTD HTML 4.01//EN""http://www.w3.org/TR/html4/strict.dtd"> *Burra Charter*) using the Hercon criteria.

HERITAGE CITATION REPORT

Recommendations 2017

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Recommended for inclusion in the Heritage Overlay.

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name Tinning Street
Address 82-136 & 95-155 TINNING STREET,
 BRUNSWICK **Significance Level** Local
Place Type Residential Precinct
Citation Date 2017



Tinning Street Precinct - nos. 110 and 112

Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901), Federation/Edwardian Period (1902-c.1918), Interwar Period (c.1919-c.1940)

History and Historical Context

Suburban development in Brunswick

Brunswick was surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The allotments each had a frontage together the Moonee Ponds or Merri Creeks and to a north-south track (now Sydney Road). They were quickly sold in three auctions, mostly to speculators, and re-subdivision began almost immediately. On the west side of Sydney Road James Simpson subdivided his allotment creating Albert (then Carmarthen) and Victoria (then Llandillo) streets. When Thomas Wilkinson purchased the allotment on the opposite side of Sydney Road he extended Victoria and Albert streets. This pattern was repeated many times, and each time the land was divided into smaller and

HERITAGE CITATION REPORT

smaller allotments (Context 1990:10).

The colony of Victoria was expanding rapidly during the 1850s in the wake of the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000 creating a demand for housing. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887 providing direct access to the centre of city encouraged the subdivision and development of land along these routes. This process accelerated during the 1880s a time of economic prosperity accompanied by a boom in land prices and in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were cottages and small villas to accommodate the growing number of workers employed in the expanding industries. However, all development was brought to a halt by the economic depression of the 1890s and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (MTH 2010:59-62).

Development recommenced during the early twentieth when houses began to be built on the vacant nineteenth century subdivisions. The development was slow at first, but another boom followed World War I. In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by expansion of employment opportunities and improvements to public transport. During the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6,000 workers (MTH, 2010:32). During this time the nineteenth century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Tinning Street

Tinning Street, originally known as Stewart Street, was created as a result of 1850s subdivision and was renamed in about 1887 (Barnes, 1987). The street was partially developed during the nineteenth century for industry and housing. Much of the development was concentrated in the eastern section of the street between La Rose Street and Sydney Road and the section to the west of La Rose Street remained largely undeveloped until the early twentieth century.

On the north side, the Brunswick (later Sampson) Rope Works at the west corner of La Rose Street was established c.1885 by Andrew Jack & William McLean. The business changed hands in 1893 and was operated by George McCarthy until 1898. The factory was then vacant until 1901 when the land and buildings were purchased by A.C. (Allan) and J.W.C (John) Downs who took over the business and rebuilt and expanded the factory in 1907 (Hermes record no. 59120, LV). The property then included the site of the Rope Works and all of the vacant land between the factory and Garnet Street. In 1903 the land to the west of the factory was subdivided into building allotments and offered for sale, and by 1906 nine houses had been built including nos. 82-88 and 98. The house at no.98 was the residence of Albert Downs. In about 1907 the balance of the vacant land was offered for sale and by 1919 almost the whole of the north side between the Rope Works and Garnet Street had been built on (LV, MMBW, SM).

Development on south side commenced in the late nineteenth century and some houses were built prior to 1900: In 1906 there was one house between La Rose and Walters Street (since demolished, this faced toward, and had a long driveway leading to, Albion Street), followed by one at the west corner of Walters Street (the present no.111), a group of six around the intersection with Ormond Street (including the present nos. 123-131) and finally three houses separated by vacant allotments in the block between Paterson and Garnet Street (nos. 145, 151 & 155). Like the north side, the vacant lots between these houses were almost all built on by 1919. The exceptions were nos. 95 and 149, which were built on in the 1920s (MMBW, SM).

References

Barnes, Les (1987) 'Street Names of Brunswick'
Context Pty Ltd, *Keeping Brunswick's Heritage. A report on the review of the Brunswick Conservation Study*, Volume 1,

HERITAGE CITATION REPORT

1990
Land Victoria (LV), Certificate of titles Vol. 1637 Fol. 293, Vol. 3249 Fol. 654 (north side)
Melbourne & Metropolitan Board of Works (MMBW) Detail plans nos. 1913 (dated 1906), 1914 (dated 1906), 1915 (dated 1919) & 1916 (dated 1919)
Sands & McDougall Directories (SM) 1890-1930

Description

Physical Description

The Tinning Street precinct, comprising 82-136 & 95-155 Tinning Street, Brunswick is a residential area, that comprises predominantly double fronted single storey weatherboard Federation and Edwardian bungalows. Almost all the houses are detached with similar front and side setbacks and have hip and/or gable roofs clad in corrugated iron, and brick or render chimneys. Walls are weatherboard or imitation Ashlar and verandahs have turned timber posts, usually with a cast iron frieze. Windows are timber frame and are either sash or casements, the former often paired and the latter usually with top lights of coloured or leaded glass and grouped in two or threes or as part of bow or box bays. Most are either symmetrical in the Victorian or 'Victorian survival' (i.e., houses that have the form and some detailing of Victorian houses, but with detailing such as bullnose verandahs with turned timber posts that show the transition to the Federation/Edwardian style) style with hipped roofs and separate bullnose verandahs, or asymmetrical bungalows with a contiguous (i.e., as a continuous extension of the main roof) or separate verandah on one side of a projecting bay. Many of the houses are notable for their high quality detailing and several appear to have been designed by the same builder. Of note are:

- The symmetrical 'Victorian survival' villas with distinctive recessed entrances and rich timber detailing (flat pilaster architraves to the windows and doors and shaped boards below the window sills, a frieze of paired eaves brackets separated by diamond and rectangular mouldings) at nos. 94, 98, 99, 106, 110, 112, 137 & 139. The best of these is no.98, which is distinguished by a central verandah gablet with cast-iron decoration. This was the residence of one of the owners of the Brunswick Rope Works.

- The asymmetrical bungalows with equally fine timber detailing (frieze with eave brackets and mouldings) and decorated gable ends (timber trusswork or half-timbering) at nos. 86, 97, 101, 126, 130 (porthole window in side of projecting bay), 132 (gablet above verandah), 141 & 143.

Exceptions include the attached pair of Queen Anne style houses at nos. 134 & 136 and the gable fronted bungalows at nos. 95 & 149. The Queen Anne style houses have hipped terracotta tile (with ridge capping and finials) roofs with a projecting gable. There is a 'flying' half timbered gable over a shallow bay window (this has been removed from no. 134) with casements and top lights, while the side verandah has a timber frieze, chamfered tapered posts and the high and miss balustrade. The brick and render chimneys have terracotta pots. Of the two bungalows, no.149 has a gabled porch supported on tapered rendered piers to one side of projecting gabled bay, whilst no. 95 is a simple gable front.

Most of the houses have good integrity when viewed from the street. Some have alterations that include replacement of windows, removal of chimneys, modifications to verandahs and replacement of roof materials.

Non-contributory elements include the houses and flats at 90-92, 96, 103-109, 104, 114, 115, 116, 120, 124, 125, 133 & 153, and concrete driveways to several houses.

Comparative Analysis

HERITAGE CITATION REPORT

While the earlier parts of Brunswick are often quite mixed in building styles and forms, the areas developed in the twentieth century are usually more consistent in style, reflecting their development as a unit and within a shorter period of time (Context 1990:15).

This is one of a relatively small number of residential precincts represented in the HO in Moreland that almost exclusively comprise Federation/Edwardian housing . The others are:

- HO116 Dudley Street, Fitzroy North;
- HO215 Marks Street, Brunswick;
- HO251 Warburton Street, Brunswick East; and
- HO336 Victoria Street, Brunswick.

Of the above precincts, the HO116 Dudley Street precinct stands out as a highly intact enclave of houses. However, whilst it includes some 'Victorian survival' houses they lack the decorative features that distinguish many of the houses within Tinning Street. 'Victorian survival' houses are found in HO215 and HO251, but they comprise only one or two examples comparable to those found in Tinning Street. HO336 on the other hand comprises a small group of mostly brick single-fronted Edwardian houses that are not directly comparable.

Tinning Street compares well to the above precincts. Overall, the integrity of the precinct is moderate with approximately 73% of the properties assessed as Contributory. However, the Non-contributory (NC) places are not overly intrusive within the precinct as they are related in scale (single storey), form (most have hipped roof forms) and siting (usually, similar front and side setbacks). Three (nos. 103, 107 & 125) are very altered examples of Federation/Edwardian dwellings. Moreover, visual cohesion is as good due to the consistency of form, materiality and detailing of the Contributory places and the finely detailed 'Victorian survival' and Edwardian houses elevate the aesthetic qualities of the precinct. Whilst some of the Contributory houses have been altered, they have potential to be restored. The other houses mostly have very good integrity, although not all details may be original or authentic (e.g. verandah and iron ridge cresting to no.84).

Statement of Significance

What is significant?

The Tinning Street precinct, comprising 82-136 & 95-155 Tinning Street, Brunswick. Tinning Street is residential area, which was developed in the late nineteenth and early twentieth centuries with most of the houses dating from c.1910-1920 and a smaller number of nineteenth century houses. It comprises predominantly double fronted single storey weatherboard late Victorian and Federation houses and Edwardian bungalows. Almost all the houses are detached with similar front and side setbacks and have hip and/or gable roofs clad in corrugated iron, and brick or render chimneys. Verandahs have turned timber posts, usually with a cast iron frieze. Windows are timber frame and are either sash or casements, the latter often with coloured top lights and grouped in two or threes or as part of bow or box bays and some in leadlight. Most are either symmetrical with hipped roofs and separate bullnose verandahs or asymmetrical with a contiguous or separate verandah on one side of a projecting bay. Exceptions include the gable-fronted bungalows at nos. 95 and 149, and the Queen Anne style attached pair at nos. 134 & 136. Notable within the precinct are the symmetrical 'Victorian survival' villas with distinctive recessed entrances and rich timber detailing at nos. 94, 98, 99, 106, 110, 112, 137 & 139, and the asymmetrical bungalows with equally fine timber detailing and decorated gable ends at nos. 86, 97, 101, 126, 130, 132, 141 & 143. Fences are low, many are sympathetic, but none are original. The street retains bluestone kerbing, and bluestone laneways to the rear of some of the houses on the south side, which contributes to the historic character.

Non-contributory elements include the houses and flats at 90-92, 96, 103-109, 104, 114, 115, 116, 120, 124, 125, 133 & 153, and concrete driveways to several houses.

HERITAGE CITATION REPORT

How is it significant?

The Tinning Street precinct is of local historic and aesthetic significance to the City of Moreland.

Why is it significant?

Of historical significance as evidence of the residential development in Brunswick during the early twentieth century that was associated with the continuing development of industries in the nearby areas that increased employment and created a demand for housing. (Criterion A)

Of aesthetic significance as a representative example of an early twentieth century residential precinct comprising houses that are related in form, materials and detailing and is especially notable for the fine timber detailing of several houses including the 'Victorian survival' villas and the asymmetrical Edwardian bungalows. (Criteria D & E)

The house at no.98 is significant within the precinct as the residence of Albert Downs, whose family owned the nearby Rope Works, and as a fine and well-detailed example of a 'Victorian survival' style. One of several examples in the precinct, this house is distinguished by the gablet to the verandah and overall high degree of intactness. (Criteria A & E)

Assessment Against Criteria

This precinct was assessed in accordance with the principles and procedures in the Australia ICOMOS Charter for Places of Cultural Significance (the <!DOCTYPE HTML PUBLIC "-//W3C//DTD HTML 4.01//EN""http://www.w3.org/TR/html4/strict.dtd"> *Burra Charter*) using the Hercon criteria.

Recommendations 2017

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

Recommended for inclusion in the Heritage Overlay.

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

Name	Waxman Parade	File No	6799
Address	4-10 WAXMAN PARADE, BRUNSWICK WEST	Significance Level	Local
Place Type	Residential Precinct		
Citation Date	2017		



Waxman Parade Precinct

Recommended Heritage Protection **VHR - HI - PS Yes**

Architectural Style Interwar Period (c.1919-c.1940),
Interwar Period (c.1919-c.1940)
American Bungalow

History and Historical Context

Suburban development in Brunswick

Brunswick was surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a north-south track (now Sydney Road). They were quickly sold in three auctions, mostly to speculators, and re-subdivision began almost immediately. On the west side of Sydney Road James Simpson subdivided his allotment creating Albert (then Carmarthen) and Victoria (then Llandillo) streets. When Thomas Wilkinson purchased the allotment on the opposite side of Sydney Road he extended Victoria and Albert streets. This pattern was repeated many times, and each time the land was divided into smaller and smaller allotments (Context v.1 1990:10).

HERITAGE CITATION REPORT

The colony of Victoria was expanding rapidly during the 1850s in the wake of the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000 creating a demand for housing. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887 providing direct access to the centre of city encouraged the subdivision and development of land along these routes. This process accelerated during the 1880s a time of economic prosperity accompanied by a boom in land prices and in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were cottages and small villas to accommodate the growing number of workers employed in the expanding industries. However, all development was brought to a halt by the economic depression of the 1890s and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (MTH 2010:59-62).

Development recommenced during the early twentieth when houses began to be built on the vacant nineteenth century subdivisions. The development was slow at first, but another boom followed World War I. In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by expansion of employment opportunities and improvements to public transport. During the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6,000 workers (MTH, 2010:32). During this time the nineteenth century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context v.1 1990:12).

4-10 Waxman Parade

Some parts of Brunswick West were subdivided into housing allotments during the nineteenth century, but most of the area was too remote from transport and services and little development occurred until the early twentieth century. The catalyst for the suburban development of Brunswick West was the opening of the electric tram from the City to West Coburg via Grantham Street, Dawson Street and Melville Road. The first section, which terminated at Albion Street, opened by October 1925 and the line was extended to the terminus at Bell Street by 1927.

Waxman Parade, originally known as Hopetoun Avenue, formed part of a failed nineteenth century subdivision known as the Hopetoun Estate. In 1900 the State Government acquired the still undeveloped land, which was re-subdivided into small farming lots of between one to two acres and offered for sale as the Brunswick Estate, the first metropolitan Closer Settlement in Victoria. The lots were offered on a lease-purchase arrangement with a maximum of 31 years to pay, and could be converted to freehold within six years. Once a lot was converted to freehold, most owners chose to subdivide their land, and the next phase of subdivision and redevelopment began during the interwar period following the opening of the electric tramway along Melville Road. Slowly, the estates were transformed into suburban areas from the late 1920s onwards (Context v.3 1990:5-6).

The east side of Waxman Parade, immediately to the south of Albion Street, was originally contained within two Closer Settlement allotments: Allotment 59 at the southeast corner of Albion Street, and Allotment 57 immediately to the south. William Graham obtained the Crown Grant for Allotment 59 in 1917. The lot was sold in 1918 to John Gardiner and then, in 1922, to Euphemia White who, in 1927, subdivided the allotment into 8 suburban lots after having the Closer Settlement restrictions removed. Meanwhile, James Hogan obtained the Crown Grant for Allotment 57 in 1927 and in that year he excised two allotments immediately to the south of Allotment 59 (LV).

The houses, now numbered 4 to 10 Waxman Parade, were constructed c.1929 and first appeared in the Directory in 1930. No.4 (then 100 Hopetoun Avenue) was listed as vacant, while the occupants of the other houses were Norman Taggart (No.6, 98 Hopetoun Ave), Augustus McCarthy (No.8, 96 Hopetoun Ave) and James Moran (No.10, 94 Hopetoun Avenue) (SM).

References

HERITAGE CITATION REPORT

Barnes, Les (1987) 'Street Names of Brunswick'

Context Pty Ltd, *Keeping Brunswick's Heritage. A report on the review of the Brunswick Conservation Study*, Volumes 1-3, 1990

Land Victoria (LV), LP Certificate of titles Vol.4091 Fol. 033 (Allotment 59), Vol.5316 Fol.025 (Allotment 57)
Sands & McDougall Directories (SM)

Description

Physical Description

This is a small group of four detached single storey interwar bungalows. The weatherboard houses at nos. 4-8 are of identical design. Symmetrical in plan, they have a transverse gable tile roof that extends to form a verandah with a central gablet. The entrance doorway is recessed and is flanked on the left by a triple sash window and on the right by a bow window. Both have leadlights to the upper sash. The verandahs are supported on tapered rendered piers with balustrades, and there is one plain brick chimney. The fourth house at no.10, constructed brick, is asymmetrical in plan with a hip tile roof that extends to form a verandah at one side of the projecting gabled bay, which is half timbered and has a bow window. Beside the double entrance doors is a quadruple sash window. The verandah is supported on tapered brick and render piers and has a brick balustrade. There is one brick chimney.

The houses are all very intact - there are sympathetic fences at nos. 6 & 8, whilst the low brick and wrought iron fence to no.10 could date from the late interwar period. Visible additions at the side of the houses include the carport to no.6, a gabled addition to no.8 and a garage to no.10.

Comparative Analysis

Waxman Parade is within the western extremity of Moreland City in one of the last parts of Brunswick to be developed and there are no precincts or individually listed houses of the interwar period within the immediate vicinity. Nearby individually listed HO places in Waxman Parade are all Closer Settlement houses: nos. 37 (HO191) and 43 (HO192) (both Edwardian style houses) and the simple double fronted cottage at no.51 (HO232).

The closest precincts of interwar houses include:

- HO92 Hoffman & Hunter Street; and
- HO109 Marion Avenue.

Both of these precincts are to the east of the Freeway, close to Melville Road. HO92 contains predominantly interwar houses, with a smaller number of late nineteenth and early twentieth century houses, whilst HO109 almost exclusively contains interwar houses.

Within larger precincts of two or more streets there is more leeway for a certain percentage of houses to be Non-contributory, as well as for some of the Contributory houses to be less intact. However, in very small precincts or groups of houses such as this the intactness and integrity of the houses is of greater importance.

The high integrity and intactness of all the dwellings in this group compares well with small residential precincts such as HO8 Barkly Street West (10 Victorian boom-era houses in two groups on either side of a large post-war factory), HO32 Brunswick Road, HO255 Lygon Street (a group of about 10 boom-era houses and shops on one side of Lygon Street), and HO336 Victoria Street (nine Edwardian era houses on the south side of Victoria Street).

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As a small group of intact houses that have similar or identical designs they are also akin to single place HOs that apply to terrace house rows such as HO98, which applies to six freestanding two storey terrace houses at 5-15 Hudson Street, Coburg, or HO118 & HO119, which apply to the terrace rows at 222-238 and 241-253 Moreland Road, respectively.

Statement of Significance

What is significant?

The houses at 4 to 10 Waxman Parade, Brunswick West are significant. This group of four detached single storey interwar bungalows were all built c.1928 on allotments excised from the small farms established here in the early 1900s on the Brunswick Closer Settlement Estate. The weatherboard houses at nos. 4-8 are of identical design. Symmetrical in plan, they have a transverse gable tile roof that extends to form a verandah with a central gablet. The entrance doorway is recessed and is flanked on the left by a triple sash window and on the right by a bow window. Both have leadlights to the upper sash. The verandahs are supported on tapered rendered piers with balustrades, and there is one plain brick chimney. The fourth house at no.10, constructed brick, is asymmetrical in plan with a hip tile roof that extends to form a verandah at one side of the projecting gabled bay, which is half timbered and has a bow window. Beside the double entrance doors is a quadruple sash window. The verandah is supported on tapered brick and render piers and has a brick balustrade. There is one brick chimney. The houses are all very intact - there are sympathetic fences at nos. 6 & 8, whilst the low brick and wrought iron fence to no.10 could date from the late interwar period. .

Non-original additions to the houses are not significant.

How is it significant?

The Waxman Parade precinct, comprising 4 to 10 Waxman Parade, Brunswick West is of local historic and aesthetic significance to the City of Moreland.

Why is it significant?

The houses are associated with the development boom of the 1920s and are of historic significance as evidence of the first phase of suburban development of this remote part of Brunswick West that began following the subdivision of the Brunswick Closer Settlement Estate. (Criterion A)

The houses are of aesthetic significance as an intact group of interwar bungalows that stand out in an area otherwise predominantly characterised by post-war housing. The distinctive qualities of the group are enhanced by the identical houses at nos. 4-8. (Criterion E)

Assessment Against Criteria

This precinct was assessed in accordance with the principles and procedures in the Australia ICOMOS Charter for Places of Cultural Significance (the <!DOCTYPE HTML PUBLIC "-//W3C//DTD HTML 4.01//EN""http://www.w3.org/TR/html4/strict.dtd"> *Burra Charter*) using the Hercon criteria.

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Recommendations 2017

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

Recommended for inclusion in the Heritage Overlay.

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.