

# CONTEXT

## MORELAND HERITAGE GAP STUDY ~~2017~~2019

### VOLUME 2A: RESIDENTIAL PLACE CITATIONS Brunswick

~~24 OCTOBER 2018~~ 13 March 2019

Prepared for  
City of Moreland



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## HOUSE (LOCHIEL), 9 ABERDEEN STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 200902	<b>Survey Date:</b> April 2017
<b>Name:</b> 'Lochiel'	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1917
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1902-c.1918)	



### History

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south

track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

This block, along with the larger area bounded by Lygon Street, Victoria Street East, South Audley Street and Blyth Street, was almost entirely devoid of buildings in 1906 save for one residence on South Audley Street and six houses on the south side of Blyth Street (MMBW 1906). Considerable development would have taken place over the subsequent ten years.

The double-fronted Edwardian timber residence at 9 Aberdeen Street, Brunswick, was built in 1917 for William McGregor Dawson and his wife Elizabeth (née Beer). Dawson, who was the son of the successful Brunswick steel founder John McGregor Dawson, was listed as a labourer (probably in the employment of his father) and also owned other properties around Brunswick. Dawson had purchased the property as Allotment 37, when it was vacant land, at least two years before he built the house (RB 1915-1917).

William and Elizabeth Dawson owned and occupied 9 Aberdeen Street for over sixty years, although several tenants are noted sporadically throughout the rate books (RB 1917-1978/79). The house name, 'Lochiel', is presumably an expression of the Dawson family's Scottish background.

### References

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- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.
- City of Brunswick Rate Books (RB), 1917, 1920, 1925, 1930, 1940, 1950, 1958/59
- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. Royal Historical Society of Victoria, Melbourne.
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- Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.
- McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne.
- Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1920 dated 1906 (State Library of Victoria)
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

### Description

'Lochiel' is a double fronted, symmetrical Federation/Edwardian timber house, located on the west side of Aberdeen Street. Like many houses in Brunswick, which date from this period, it has a small setback from the street boundary, and modest side setbacks.



‘Lochiel’ is clad in imitation Ashlar boards to the façade with weatherboards to the other walls. The symmetrical façade has a typical arrangement with a central front entrance flanked by narrow double hung sash windows grouped in pairs. The timber door with a central pane appears to be original, with intact leadlight sidelights and a highlight. This symmetrical form is given Edwardian expression by the high-hipped roof and is enhanced by the two tall, corbelled brick chimneys with terracotta pots. The dramatic pitch of the roof is accentuated by its unbroken roofline, which sweeps down to incorporate the verandah, which is supported by turned timber posts and has incised ends. The verandah features a central gabled portico over the entrance, which is finely detailed with a scalloped bargeboard, vertical timber straps and pressed metal, and is supported by ornate timber brackets.

### **Intactness and integrity**

Viewed from the street, ‘Lochiel’ has good integrity with some alteration. The timber verandah floor has been replaced, and it appears as if the side posts to the verandah have been replaced but done so sympathetically to match those of the central gablet. The verandah has also lost its frieze, which is likely to have been timber. The modern timber picket fence is a later addition but sympathetic in style.

### **Comparative analysis**

Most Federation/Edwardian houses included in the Heritage Overlay (HO) of the Moreland Planning Scheme are Contributory places within heritage precincts, while approximately 49 are of individual significance.

Despite the style often being characterised by red brick exteriors and terra cotta clad roofs with cresting, in Moreland, Edwardian houses are predominantly weatherboard, commonly with imitation Ashlar boards to the façade, and corrugated iron roofs, demonstrating the more modest incomes and aspirations of the working-class population of Brunswick in this period.

The most common form of the Edwardian timber house in Moreland is asymmetrical, with a steeply pitched hip roof with projecting gables to the front and (in some cases, particularly on corner blocks) one side. The verandah (either separate or as a continuation of the main roof) is usually embellished with frieze typically in a ladder (timber) or geometric (cast iron) pattern and supported by turned timber posts, and superior examples have Queen Anne style detailing such as half-timbering to the gable ends. There are both double-fronted and single-fronted types.

Symmetrical Edwardian houses are less common and the majority of the examples within the HO are in the ‘Victorian Survival’ style. That is, buildings with Victorian form and detailing including a M-hip roof and separate verandah, but with details (e.g., bullnose verandah with turned timber posts, and paired double sash rather than tripartite windows, corbelled red brick chimneys rather than render or bi-chrome brick) that mark the transition to the Federation/Edwardian style.

‘Lochiel’ is distinguished as a symmetrical dwelling, but with a more characteristic Federation/Edwardian form demonstrated by the tall almost pyramidal roof with gablets, which sweeps down to form a verandah with incised ends. The paired corbelled chimneys with terracotta pots and the finely detailed central gablet accentuate the symmetry. The only visible change to the façade is the presumed loss of the verandah frieze.

The dominant pyramidal roof shows the influence of the Indian Bungalow style that emerged during the Federation period. According to Butler (1992:6-7) this style had origins in large hipped roof houses with encircling verandahs constructed by the British on estates in India during the mid-nineteenth century:

*The hipped roof form progressed through the 19<sup>th</sup> century known as a Colonial Bungalow, a simple pyramid-hipped roof form plus verandah. It was the typical early dwelling form in Australia – Elizabeth Farm Cottage at Parramatta is a good example – and it eventually became the Indian or Federation bungalow of the early 20<sup>th</sup> century. The other gabled form developed in America, with strong Japanese influences, into the Pasadena Californian bungalow.*

Indian Bungalows are therefore characterised by their dominant roof form (a gabled hip or hip), which continues over the wide verandah. While the Federation versions of this style often had projecting gables, the interwar examples have strong, simple rooflines.

There are fewer examples of this style in Moreland when compared to other types of bungalows. One example is 9 Grandview Street, Glenroy (HO212), which has a broad hipped roof that extends to form the return verandah. There is a projecting gable at one side. The influence is also seen at ‘Chewton’, 27 Carnarvon Street, Brunswick (HO283). Although described in the heritage citation as asymmetrical, ‘Chewton’ is actually symmetrical in form with a steeply pitched pyramidal roof that extends to form a deep verandah, which returns on both sides. The symmetry is emphasised by the centrally placed box bay window. ‘Chewton’ retains the original finely detailed verandah details that include a ladder frieze with dentilling along the fascia.

‘Lochiel’ is one of two similar houses assessed by this study; the other is 46 Murdock Street, Brunswick. While they lack the return verandahs of the above examples, they are both distinguished by the almost pyramidal hip roofs and the central portico gables to the verandahs that show how local builders adapted characteristics of the Indian Bungalow style.

These houses represent the different ways the symmetrical house type evolved and developed during Federation/Edwardian period, breaking away from the ‘Victorian Survival’ style houses that had characterised the early 1900s.

## **Statement of significance**

*What is significant?*

‘Lochiel’ the house at 9 Aberdeen Street, Brunswick, built in 1917 for William and Elizabeth Dawson, is significant.

Non-original alterations and additions are not significant. The timber picket front fence is sympathetic but is not significant.

*How is it significant?*

‘Lochiel’ at 9 Aberdeen Street, Brunswick, is of local representative and aesthetic significance to the City of Moreland.

*Why is it significant?*



‘Lochiel’ is significant as a representative example of a house, which demonstrates how the symmetrical house type evolved and developed in the latter part of the Federation/Edwardian period, breaking away from the ‘Victorian Survival’ houses that had characterised the early 1900s. In ‘Lochiel’ the symmetrical house form is given Federation/Edwardian expression by the steeply pitched pyramidal hip roof and contiguous verandah with incised ends, and the tall red brick corbelled chimneys with terracotta chimney pots. It is also notable for the finely detailed central verandah gablet with a scalloped bargeboard, vertical timber straps and pressed metal and ornate timber brackets, and the high-pitched hip roof which sweeps down to encompass the verandah, emphasising the height of the roof. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

Encourage accurate re-instatement of the verandah frieze on the basis of physical or documentary evidence.

# TERRACE HOUSES, 109 & 111 ALBERT STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 61778	<b>Survey Date:</b> April 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential Terrace	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1910
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1902-c.1918)	



## History

### Locality history

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Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

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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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

At the beginning of the 1900s, there was only a scattering of houses on the northern side of Albert Street, Brunswick, between George Street and Lygon Street. At that time, the south side of the street was more densely settled, with a predominance of single-fronted terrace housing as well as several double-fronted freestanding homes (MMBW 1905).

The pair of brick cottages at 109 and 111 Albert Street, Brunswick, was built c.1910 for Arthur W. Lawrence, who was a builder and a bricklayer (ER 1914, 1919). These were amongst the earliest residences to be constructed in the then relatively sparsely built section of the northern side of Albert Street, between Trafford and Lygon Streets (SM 1910; MMBW 1905).

Arthur Lawrence was an enterprising builder who erected other houses in the street. He most likely used locally made bricks and did the bricklaying himself for these houses, which incorporated decorative Victorian-style brickwork, such as rounded brick pediments and bi-chromatic pattern work to the pediments. Together with these four-roomed brick terraces at 109-111 Albert Street (initially numbered 177 and 179), Lawrence also owned the houses then numbered as Nos. 181-185 (all four-roomed brick houses), No. 187 (a five-roomed brick house), and the land at No. 189 Albert Street (RB 1910, 1911). Arthur Lawrence and his wife Bessie were briefly living at No. 189 (now probably No. 121) Albert Street in 1914 before settling in Pearson Street, West Brunswick.

Lawrence sold the pair of houses at 109 and 111 Albert Street to R.A. Sharp shortly after their construction around 1911–1912, together with two of the adjoining brick houses (at what was then 181–183 Albert Street) (RB 1912), indicating that the buildings were constructed speculatively for return.

House numbers changed c.1927–28, with the terraces becoming 153 and 155 Albert Street. It was during this time that long-term owner–occupier Mrs C.V. Lloyd, a music teacher, resided at 111 Albert Street (SM 1927–1950; RB 1930, 1940). The properties were renumbered 109 and 111 Albert Street c.1959–60 (SM 1959, 1960).

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- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.  
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## Description

109-111 Albert Street, Brunswick, is a pair of terrace houses with a mix of Victorian and Federation era form and detailing. Situated on the north side of the street, the houses are built close to the frontage behind small front gardens.

Constructed of red brick, the houses have a typical terrace house form with a high parapet (with arched central pediment) that conceals the hipped roofs, and verandahs enclosed by wing walls. The main roof and the verandah roofs are clad with corrugated iron. The terraces have a number of details typical of Victorian Italianate terraces, including cast iron frieze to the verandah, and the ornate parapet, while the Federation style is demonstrated by the red brick construction with rendered bands, the paired double hung sash windows to no.109 (replaced at no.111), and the front door, which has an arched leadlight window (infilled at no.111).

The pair is distinguished by the rich detailing and ornamentation, which includes the vermiculated bands and panels to the parapets and wing walls of both houses, and as skirts beneath the front windows and bands to the lower façade of No. 109, and the diaper pattern bi-chrome brickwork, a series of moulded string courses and the arched pediments surmounted by acroterions and flanked by volutes to both parapets.

## Intactness and integrity

Viewed from the street, No. 109 is more intact than No. 111, which has undergone some modifications, which include rendering of the lower façade, infilling of the glass pane of the front door, replacement of the cast iron frieze, and replacement of the paired double-hung sash windows with a Victorian style tripartite window. However, it appears to retain the original bullnose profile verandah roof, whereas no.109 has been replaced with a straight profile roof.

## Comparative analysis

Terraced houses in pairs or rows of three or more are found throughout Moreland but are most common within Brunswick and Coburg. Some have hipped roof profiles while others have decorated parapets. Typical features include cast iron verandah friezes, verandah posts



and balustrades to upper-storey balconies; bi-chromatic face brickwork; tripartite windows; wooden four-panel entry doors, often with sidelights and/or highlights.

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

In Brunswick, few houses were built during the depression years 1893-1900. In the twentieth century, the Victorian style transitioned into the Federation period, co-existing with the Federation style. Terraces of three or more houses fell out of favour as they were perceived as being cold and dark, and while construction of semi-detached pairs continued they were usually set back from one side boundary rather than built to both boundaries.

109 & 111 Albert Street, Brunswick is a late example that still uses the typical Victorian terrace form, rather than the semi-detached form that emerged during the Federation/Edwardian period. In this way, it is most comparable to 15-29 Ford Street, Brunswick (HO131), built c.1912-13. This is a row of four identical attached brick terrace pairs. Like 109 & 111 Albert Street, these houses combine typical Victorian terrace form and detailing (the ornate rendered parapet) with Federation/Edwardian details such as the paired double sash windows, panelled timber doors with glass inserts, turned timber posts to the verandahs and cast-iron frieze in a simplified Federation design. The integrity of most of the houses is relatively high.

The quality of the detailing to 109 & 111 Albert Street is comparable, and both examples include the use of rich cement ornamentation included vermiculated panels and bands. The extensive use of vermiculated mouldings at 109 & 111 Albert Street is a distinctive feature and includes less common details such as vermiculated rendered bands to the lower façade, and beneath the window sills, which is not seen in the Ford Street houses.

109 & 111 Albert Street is also distinguished by the use of bi-chromatic brick as a decorative device to the parapet. While bi-chrome brick was used extensively in Victorian era houses in Brunswick it was rarely used for parapets, which in terrace house examples were typically rendered. See, for example, 'Oxford Terrace', 48-68 Donald Street, Brunswick (HO71). Oxford Terrace comprises two groups of houses with 48-52 Donald Street being a row of three terrace houses with bi-chrome facades and ornate rendered parapets.

While 111 Albert Street has undergone a series of alterations, including rendering to the façade and a replaced window, it still retains the very distinctive parapet and justifies inclusion in the HO along with its more intact pair at no.109.

## **Statement of significance**

### *What is significant?*

The terrace houses at 109 & 111 Albert Street, Brunswick, constructed c.1910 are significant. The houses were built for, and most likely by, the first owner, Arthur W. Lawrence, who was a bricklayer.

Non-original alterations and additions and the front fences are not significant.

### *How is it significant?*

The terrace houses at 109 & 111 Albert Street, Brunswick, are of local representative and aesthetic significance to the City of Moreland.

*Why is it significant?*

The houses are significant as a very late example of the Victorian Italianate style applied to a terrace pair of cottages that demonstrates the transition to the Federation style. This is demonstrated by the Victorian terrace form and detailing including the ornate parapet, combined with the red brick with banded render and paired double hung windows still evident at no.109. Aesthetically, the houses are distinguished by the rich detailing and ornamentation, which includes the vermiculated bands and panels to the parapets and wing walls of both houses, and as skirts beneath the front windows and bands to the lower façade of no.109, and the diaper pattern bi-chrome brickwork, a series of moulded string courses and the arched pediments surmounted by acroterions and flanked by volutes to both parapets. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified.

# HOUSE, 137 ALBERT STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 56124	<b>Survey Date:</b> April 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1915
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1902-c.1918)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south



track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear

industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

The timber house at 137 Albert Street, Brunswick, was constructed c.1915 for owner-occupier William John Hurford, a tailor. An improvement on the smaller workers' cottages of the late nineteenth century, it was typical of homes in the area built at that time for the tradesman and artisan class.

The four-roomed house was initially recorded as 151 Albert Street (RB 1915, 1916). Renumbered as 127 Albert Street c.1927–28, the property was purchased around 1929 by Mrs Grace M. Rachford (RB 1930, 1940; SM 1927, 1928). By the time it was renumbered 137 Albert Street in the 1950s, the Johnston family owned and resided there, and they continued to do so for at least another thirty years (RB 1950–1974).

### References

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### Description

137 Albert Street, Brunswick, is a single-fronted, asymmetrical Edwardian timber house. Like many houses in Brunswick, which date from this period, it has a shallow setback from the street boundary, and modest side setbacks.

Typically, 137 Albert Street has a main hipped roof with a projecting gabled bay, which dominates the façade. The roof is clad with corrugated iron, pierced by two typical tall brick chimneys, corbelled, with rendered bands and terracotta chimney pots. The gable end is pressed metal and has a decorative timber bargeboard, collar tie and timber finial, and is supported by decorative brackets.

The verandah, with a corrugated iron roof, runs across the front of the gabled bay and returns around the side of the residence above the main entrance. It is supported by turned timber posts and has an arched and splayed ladder back timber frieze, which, despite its simplicity, is a striking design, and appears to an interpretation of the 'rising sun' motif that was popular during the Edwardian period. The façade is clad in imitation Ashlar board, while the timber front door appears to be original with symmetrical sidelights and a highlight, with leadlight still intact. The three-casement window of the projecting bay also has intact leadlight highlights. Both the front door and the window have ornate timber surrounds.

### **Intactness and integrity**

Viewed from the street, this residence appears to be highly intact, distinguished by its many original timber details and characteristic pressed metal gable end. The modern timber picket fence is a recent but sympathetic addition.

### **Comparative analysis**

Most Federation/Edwardian houses included in the Heritage Overlay (HO) of the Moreland Planning Scheme are Contributory places within heritage precincts, while approximately 49 are of individual significance.

Despite the style often being characterised by red brick exteriors and terra cotta clad roofs with cresting, in Moreland, Edwardian houses are predominantly weatherboard, commonly with imitation Ashlar boards to the façade, and corrugated iron roofs, demonstrating the more modest incomes and aspirations of the working-class population of Brunswick in this period.

The most common form of the Edwardian timber house in Moreland is asymmetrical, with a steeply pitched hip roof with projecting gables to the front and (in some cases, particularly on corner blocks) one side. The verandah (either separate or as a continuation of the main roof) is usually embellished with frieze typically in a ladder (timber) or geometric (cast iron) pattern and supported by turned timber posts, and superior examples have Queen Anne style detailing such as half-timbering to the gable ends. There are both double-fronted and single-fronted types.

In form and overall detailing, many of these houses are almost identical in form and layout. They are distinguished by level of integrity and intactness, and/or the quality of the detailing, particularly to features such as the verandahs and gable ends.

Almost all the individually significant asymmetrical Edwardian houses in Moreland are double fronted. Currently, there is only one comparable example of a single fronted Edwardian timber residence individually listed in the HO. This is 72 Munro Street, Coburg (HO335), which is notable for its high degree of intactness and features such as the painted stucco panels and decorative carved timberwork to the front gable end, while the verandah features a typical ladder frieze with panels with Art Nouveau floral motifs, supported by turned timber posts with carved brackets.

Of the double fronted examples within individual HOs, good examples include:

- 275 Albion Street, Brunswick (HO257), built by 1906: An asymmetrical timber Edwardian residence, with ornate timberwork to the gable end and return verandah

- 28 Crisp Avenue, Brunswick (HO288), built by 1913. Fine carved timberwork to the gable end and mature Canary Island Palm. Verandah frieze missing.
- 29-33 Carnarvon Street, Brunswick (HO284, 1911-12): Three identical Edwardian houses with unusual half-timbering detail to gable ends. Typical cast iron frieze.
- 5 Deans Street, Coburg (HO294). Typical form and detailing, but highly intact.
- 87 Garnet Street, Brunswick (HO302) built by 1914: An asymmetrical timber Edwardian residence with a complex roof form, half-timbered gable ends and a return verandah with an arched ladder back timber frieze.
- 27 Rennie Street, Coburg (HO357). Typical form and detailing, but highly intact.

137 Albert Street, Brunswick, compares well to the above examples in terms of both detailing and intactness. It is of especial note for the distinctive arched and splayed ladder back timber frieze, which is not found in any other example. This unusual frieze is possibly the builder's interpretation of the 'rising sun' motif, which was a highly popular design treatment in domestic architecture in Victoria during the Edwardian period.

## Statement of significance

### *What is significant?*

The house at 137 Albert Street, Brunswick, constructed by 1915 for William Hurford is significant.

Non-original alterations and additions to the house are not significant. The timber picket front fence is sympathetic but is not significant.

### *How is it significant?*

The house at 137 Albert Street, Brunswick, is of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant as a fine and intact example of a small, single-fronted, Edwardian timber residence, displaying the typical features of this type such as the asymmetrical form, the hip and gable roof with tall chimneys, the verandah with turned timber posts, a timber frieze and brackets, and the decorative timber and pressed metal details to the gable end. Aesthetically, it is notable for the distinctive arched and splayed ladder back verandah frieze, which in combination with the ornate decorative timber bargeboard, collar tie and timber finial to the gable end distinguishes this house from comparable examples. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations the HO schedule:

<b>External Paint Colours</b>	No
Is a permit required to paint an already painted surface?	
<b>Internal Alteration Controls</b>	No

Is a permit required for internal alterations?	
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified.



# HOUSE, 5 BANK STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 56178	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1910
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1902-c.1918)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments

each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers

(Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

Bank Street in Brunswick was part of the 1888 boom period subdivision of 'Brunswick Reserve – O'Connors Paddock'. The area was marketed as being close to both Sydney Road trams, and the soon to be tramline along Lygon Street, which subsequently was not opened until 1914 (SLV). Following a common pattern in Brunswick and elsewhere, the development of the late 1880s subdivision was halted by the collapse of the land boom in the 1890s, and many lots were not developed until the early twentieth century. The MMBW detail plan of the area, dated 1904, shows an empty Bank Street, with no houses being built along the street prior to 1905 (MMBW 1904).

John Keenan, a carpenter, purchased the vacant allotment No. 17 in Bank Street, Brunswick, from Kate Gaffney in 1910, where he erected a single-fronted four-roomed timber dwelling. As a carpenter, Keenan may have been involved in the building of the house, and this could account for the ornate detailing to the verandah (see Description).

Keenan added two rooms to the rear of the house in c.1922 (RB 1910–1923; S&M 1911–1920) prior to selling the later that year to William McGirvan, a confectioner, who was the owner–occupier for another twenty years. He sold the property in the mid-1940s and afterwards there was a succession of owners until at least the mid-1970s (RB 1922–1974).

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- City of Brunswick Rate Books (RB) 1922, 1923, 1925, 1930, 1935, 1940, 1950–72
- Context Pty Ltd 1990, 'Keeping Brunswick's Heritage', prepared for City of Brunswick
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- Dingle, Tony 1984, *Settling*, Fairfax Syme & Weldon, McMahons Point (NSW)
- Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>
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- Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.
- McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne.
- MMBW Detail Plan No. 1868, dated 1904 (State Library of Victoria)
- Sands & McDougall, *Melbourne & Suburban Directories* (S&M), 1910, 1911, 1915, 1920, 1922, 1923, 1930, 1935, 1940, 1944/45, 1950, 1955, 1960, 1970, 1974
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>



## Description

5 Bank Street is a picturesque Edwardian timber house, situated on the west side of the street. Like many houses in Brunswick, which date from this period, it has a shallow setback from the street boundary and modest side setbacks.

The house has a symmetrical cross gable form with a bullnose verandah across the front projecting gable, returning around both sides. The roof is clad with corrugated iron and there is shiplap timber cladding to the walls of the projecting front section, with weatherboards to the rear walls. The main entrance, to the left, has sidelights and a highlight set within an ornate timber frame in a more traditional Victorian style. On the opposite side, there are paired multi-paned coloured glass doors with highlights. The coloured glass panes are characteristic of the Queen Anne revival style and are mirrored in the highlights of the front bay window. This three-sided window containing four-casement window also has a decorative timber boards under the sill. The south (side) elevation features a second bay window, although simpler in style.

The return verandah has turned timber posts, and an arched ladder back timber frieze, which is distinguished by the timber panels with Art Nouveau motifs, and the unusual brackets with medallions. The front gable is decorated with elaborate fretwork and notched timber boards. All these details presumably reflect the skill of the original owner/builder who was a carpenter. The verandah also has a tiled floor, which may be original.

## Intactness and integrity

Viewed from the street the house is relatively intact, with the only visible change being the presumed loss of the chimney/s. Otherwise much of the original detailing appears to be intact. There is a skillion addition at the rear, which is believed to be the two additional rooms added in c.1922 (although this has not been confirmed through inspection, which only took place from the public realm). A later, contemporary, addition is built at the rear, however it is single story and is not visible from the street. The picket fence is not original but is sympathetic to the style of the house.

## Comparative analysis

Most Federation/Edwardian houses included in the Heritage Overlay (HO) of the Moreland Planning Scheme are Contributory places within heritage precincts, while approximately 49 are of individual significance.

Despite the style often being characterised by red brick exteriors and terra cotta clad roofs with cresting, in Moreland, Edwardian houses are predominantly weatherboard, commonly with imitation Ashlar boards to the façade, and corrugated iron roofs, demonstrating the more modest incomes and aspirations of the working-class population of Brunswick in this period.

The most common form of the Edwardian timber house in Moreland is asymmetrical, with a steeply pitched hip roof with projecting gables to the front and (in some cases, particularly on corner blocks) one side. The verandah (either separate or as a continuation of the main roof) is usually embellished with frieze typically in a ladder (timber) or geometric (cast iron) pattern and supported by turned timber posts, and superior examples have Queen Anne style detailing such as half-timbering to the gable ends. There are both double-fronted and single-fronted types.

Symmetrical Edwardian houses are less common and the majority of the examples within the HO are in the 'Victorian Survival' style. That is, buildings with Victorian form and detailing including a M-hip roof and separate verandah, but with details (e.g., bullnose verandah with turned timber posts, and paired double sash rather than tripartite windows, corbelled red brick chimneys rather than render or bi-chrome brick) that mark the transition to the Federation/Edwardian style.

5 Bank Street, Brunswick is notable for its less common cross gable form, which is not represented amongst the other individually significant Federation/Edwardian houses in Moreland. It is also distinguished by the fine detailing to the verandah and gable end, which may reflect the skill of the original carpenter owner/builder, and the less common shiplap cladding. While it has presumably lost the original chimney/s, the detailing and timber decorative features have a high degree of integrity to the original design, exceeding other comparable examples.

The fine timber decoration is comparable to other Edwardian residences such as:

- 275 Albion Street, Brunswick (HO257), built by 1906: An asymmetrical timber Edwardian residence, with ornate timberwork to the gable end and return verandah.
- 87 Garnet Street, Brunswick (HO302) built by 1914: An asymmetrical timber Edwardian residence with a complex roof form, half-timbered gable ends and a return verandah with an arched ladder back timber frieze.

The Art Nouveau verandah detailing is also comparable to 22 Grantham Street, Brunswick, which is also recommended for inclusion in the HO by this study.

In conclusion, 5 Bank Street, Brunswick, is a good representative example of the Edwardian style in Brunswick, which is notable for its less common symmetrical cross gable form and the fine detailing to the verandah and gable ends.

## **Statement of significance**

### *What is significant?*

The house at 5 Bank Street, Brunswick, constructed by 1910 for (and presumably by) John Keenan, a carpenter, is significant.

Non-original alterations and additions are not significant. The timber picket front fence is sympathetic but is not significant.

### *How is it significant?*

The house at 5 Bank Street, Brunswick, is of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant as a representative example of an Edwardian timber house that is notable for the less common symmetrical cross-gable form and the fine quality timber detailing, which presumably reflects the skill of the original owner, who was a carpenter. Materials and details of note include the shiplap cladding, the rare verandah details including the Art Nouveau

panels and unusual scroll timber brackets, the three-sided bay window with shaped timber boards beneath the sill, and the elaborate fretwork to the gable end. In combination with its unusual form and the use of coloured glass to the bay window and the side entrance, this creates a highly picturesque composition. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified.

## TERRACE HOUSES & FENCES, 134 & 136 BARKLY STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 56180	<b>Survey Date:</b> March 2017
<b>Name:</b> Houses	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1889-90, c.1905-06
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901), Federation/Edwardian Period (1902-c.1918)	



*The houses at 134 (top) and 136 Barkly Street, Brunswick (Context 2017)*

## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative ‘boom style’ examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson’s ‘Dawsonhurst’ built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers’ housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers’ rental accommodation.



Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

The dwellings at 134 and 136 Barkly Street Brunswick were both built on land owned by Alexander Sturrock, gentleman, possibly as housing for people employed in his timber yard, which was situated on an adjoining property.

The two-storey dwelling at 136 (originally no.208) Barkly Street was constructed c.1889 and is shown on the 1904 Melbourne & Metropolitan Board of Works Detail Plan. The present no.134 is vacant, while Alexander Sturrock's timber yard is on the adjoining site to the east. The single storey dwelling at no.134 (originally no.210) was constructed by 1905. Both dwellings were consistently tenanted from the date of their construction, probably by those working in the timber yard (RB 1906–1910).

Alexander Sturrock, a stonemason by trade, was born in Forfar, Scotland. In 1854 he married and that same year he and his wife migrated to Victoria. Sturrock became a successful local manufacturer, operating as a timber merchant and case manufacturer (*Colac Herald*, 7 October 1904, p.2). He is also remembered, along with Ben Douglas, as leaders of the movement to divide the day into three equal portions: eight hours for labour, eight hours for recreation and eight hours for sleep (*Coburg Leader*, 24 March 1906, p.4).

Sturrock had extensive land holdings on which he built worker's cottages that he leased. The holdings included land on the south side of this section of Barkly Street, which included the timber yard shown on the MMBW plan as well as these two houses. In 1904 Alexander Sturrock and his wife Grace and some of their children were living at 'Guilford', a large timber residence in Albion Street, Brunswick (SM 1904; Sturrock, Probate papers, 1906).

Upon Alexander Sturrock's death in 1906 his real estate passed to his widow Grace Sturrock. The brick dwellings at 134 and 136 Barkly Street continued to be tenanted. Following Grace's death in 1914, the houses were passed to two of her sons. Arthur Sturrock inherited 210 Barkly Street, and Richard Sturrock inherited 208 Barkly Street. The properties were described at that time as 'two brick and weatherboard cottages containing six and five rooms respectively and an old iron shed' (Grace Sturrock, Probate papers, 1914, VPRS, PROV).

By 1921, Reginald G. Dickson, a railway employee, was the owner and occupier of 134 Barkly Street. The Dickson family resided there until at least the 1970s (SM 1927–1970; RB 1921–1930; CT: Vol. 04171 Fol. 171).

2. All that piece of land having a frontage of 34 feet 9 ins to the south side of Barkly St Brunswick by a depth of 146 feet 6 ins on which are erected the following:—	
(a) 1 Two-story Brick house containing 6 rooms slate roof brick partitions and known as No 208 Barkly St Brunswick occupied by Mr Yonner at a Rental of 12/- per week	
Valued at	425 0 0
(b) 1 Brick house containing 5 rooms iron roof lath and plaster partitions and known as No 210 Barkly St Brunswick occupied by P Corrigan at a rental of 12/- per week	
Valued at	425 0 0
3 An allotment of land having a frontage of 62 ft 10 ins to south side of Barkly St Brunswick by a depth of 303 feet 3 1/2 ins through to Brunswick Road east and having a frontage of 64 ft 10 ins to the latter road, occupied by Alex Sturrock Junr as a Timber Store yard at a rental of 1/- per week	
Valued at	440 0 0
Carried forward £	1905 0 0

Extract of Alex Sturrock Probate Papers (Source: PROV)

## References

- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.
- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. RHSV, Melbourne
- City of Brunswick Rate Books (RB), 1906, 1907, 1910, 1921, 1923, 1925, 1930
- Context Pty Ltd 1990, 'Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study', Volume 1, prepared for the City of Brunswick.
- Davison, Graeme 1978, *The Rise and Fall of Marvellous Melbourne*. Melbourne University Press, Carlton
- Dingle, Tony 1984, *Settling*, Fairfax Syme & Weldon, McMahon's Point (NSW)
- Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>
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- Johnston, Chris and Lynne Oliver 1994, 'Brunswick House Styles' in Helen Penrose (ed.), *Brunswick: One history, many voices*. City of Brunswick, pp. 77–82.
- Land Victoria, Certificate of Title (CT), Vol. 04171 Fol. 171.
- Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.
- McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne.
- Melbourne & Metropolitan Board of Works (MMBW), Detail Plan No. 1871, dated 1904, State Library of Victoria.
- Public Records Office of Victoria (PROV) Sturrock, Alexander, Gentleman, Probate papers, 1906, VPRS 28/P2 unit 792, item 101/830; Sturrock, Grace, Widow, Probate papers, 1914,

VPRS 28/P3 unit 466, item 135/143; Sturrock, Grace, Widow, Probate papers, 1914, VPRS 7591/P2 unit 514, item 135/143  
 Sands & McDougall Directories (SM), 1903, 1927, 1928, 1929, 1930, 1941, 1950, 1970  
 Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

It appears that while 136 Barkly Street was built some 15 years prior to no.134, there was a deliberate attempt to represent the two buildings as a 'pair' by emulating the characteristics typical of the terrace typology in the 'new' (1905) building to ensure consistency with the 'original' (c.1889) dwelling. These include: using the same materials and decorative detailing (including 'old fashioned' Victorian detailing to the single storey residence), applying the same a modest street setback, with small garden behind a consistently applied palisade iron front fence, zero side setbacks with double brick walls on either end of the pair and a party wall between the two houses and verandahs running between a central fin wall.

On no.134, a plain parapet with a simple run cornice conceals the roof form, while no.136 has a visible hipped roof with eaves brackets. The end walls to both were originally rendered (those to no.136 are in poor repair and have lost some of the render) and are chamfered and have corbels with sawtooth detailing above three small circles, while the build date, '1905', is embossed in the top of the end wall to the left at no.134. The sawtooth detail is repeated on the timber verandah beams of both houses. Number 136 retains the cast iron frieze and timber dentils to verandah beams on both levels. Both houses have a face brick finish (now painted), with evidence of bi-chrome brickwork, visible in the eaves of no.136. The original timber French windows to the first floor of no.136 and the front doors of both buildings have stop chamfer reveals. The front door of no.134 has one sidelight and a highlight window, while no.136 has a highlight window only.

The side walls extend to the street as shaped garden walls. An intact iron palisade fence with iron stays and gate remains on each house. Fence piers are of solid bluestone, with tapered tops and fine edge detailing worked into the stone. No.136 retains what appears to be an original tiled garden path, placed centrally.

To this Victorian form is overlaid Federation/Edwardian era details. At no.134 this includes the timber verandah frieze and brackets, decorated with a distinctive Scottish thistle pattern, and the boxed bay window enclosed within the verandah space with timber framed casement windows with small panes of coloured glass to the upper sections.

Federation/Edwardian era modifications to no.136 include the distinctive wrought iron bow window inserted at the ground level in place of the original squared Victorian window, the upper section of which is still visible above. The unusual and elaborate design features small diamond panes to the upper section, and vertical panes with a decorative curved transom to the lower section. A band of coloured leadlight separates the upper and lower sections. Decorative brackets sit below the window. The panelled front door has been modified or replaced and features a multi-pane coloured glass window.

## Intactness and integrity

Both dwellings have good integrity and intactness. The main visible change has been the overpainting of the presumed original face brickwork to both dwellings. As noted above, some of the original rendered details to no.136 are missing.



## Comparative analysis

Large numbers of terraced houses were built in response to the rapid development of Brunswick in ‘Boom’ years of the 1880s. As industry and commercial activity in the suburb expanded quickly, it was common for a single landowner/contractor to build a row or group of houses to be let out as accommodation for working people. Typically, an owner would build a row of simple houses to be let out, sometimes with a larger house at the end of the row or group for his or her own use. Terrace houses were an efficient way of building multiple houses and of using land at a time when the suburb was growing rapidly.

The pair of houses at 134 & 136 Barkly Street is unusual in that they were built 15 years apart, but the later building was designed to have a similar terrace form and some shared detailing with the original, which was modified at around the same time.

The only known comparison is 211-219 Barkly Street, which is also recommended by this study for inclusion in the HO. This comprises the double storey terrace house at no.211, which was constructed c.1878, and four single storey terrace houses at nos. 213-219, which were constructed c.1889. The very ornate boom-style parapet to no.211 (far too elaborate for the c.1878 build date) suggests that it was remodelled at the time the single storey houses were constructed.

This pair of houses is also distinguished by the fine and uncommon detailing associated with the c.1905 remodelling that includes the timber verandah frieze and brackets, which are decorated with a distinctive Scottish thistle pattern (a reference to the Scottish heritage of the original owner) and the box bay window to no.134, and the rare wrought iron bow window to no.136. Both houses are enhanced and further unified by the iron palisade fence with intact gates, stays and finely worked solid bluestone piers. The fine quality of the bluestone piers presumably reflects Mr Sturrock’s original profession as a stonemason.

## Statement of significance

### *What is significant?*

The houses and the front fences at 134 and 136 Barkly Street, Brunswick, both erected for Alexander Sturrock are significant. The house and front fence at no.134 were constructed in 1905 while the house and front fence at no.136 was constructed c.1889 and modified c.1905.

Later alterations and additions made to the houses (post c.1910) are not significant.

### *How is it significant?*

The two houses at 134 & 136 Barkly Street, Brunswick are of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

The houses are significant as a highly unusual example of two houses built 15 years apart but designed and constructed with similar terrace house form and detailing. They are notable for the fine and uncommon detailing associated with the c.1905 remodelling that includes the timber verandah frieze and brackets, which are decorated with a distinctive Scottish thistle pattern (a reference to the Scottish heritage of the original owner) and the box bay window to no.134, and the rare wrought iron bow window to no.136. Both houses are enhanced and

further unified by the iron palisade fence with intact gate, stays and finely worked solid bluestone piers. (Criteria B, D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	Yes – front fences
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

Encourage removal of paint from the face brickwork by an approved method.  
Encourage restoration of the original render details to the end walls of no.136.  
Encourage repair of the tiled verandah floor to no.136.

# TERRACE, 163-169 BARKLY STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 56183	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential Terrace	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1882-85
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north-south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

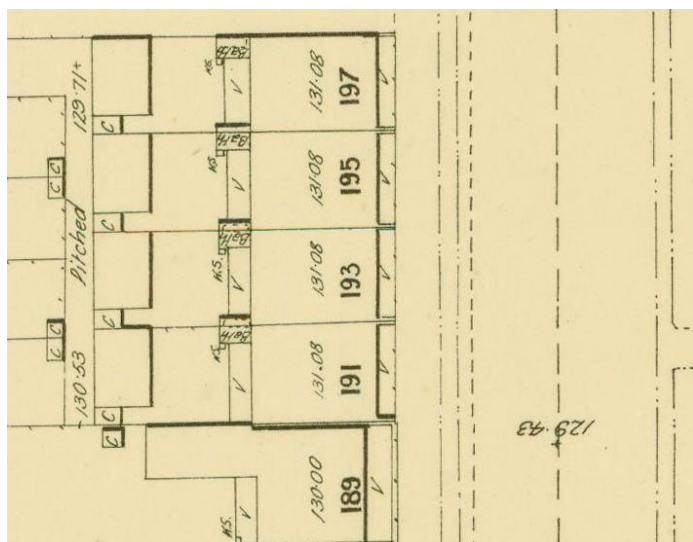
### Place history

The four single-storey brick terrace houses at 163-169 Barkly Street, Brunswick, were constructed by 1885 on a site described as ‘building land and kennels’ that was owned by Dr Edward M. James. The first houses on the land were recorded as comprising ‘8 brick houses in building’ in the rate assessment of 16 January 1884, however the Brunswick rate books the following year described four brick houses with tenants for the first time: John Backman, a painter; George Hodginson, gentleman; Richard West, a bricklayer; and Eliza Sinclair (RB 1882/83–1884/85). The 1886 rate books listed the four houses as each made up of four-rooms (RB 1886).

This terrace row was a typical example of modest suburban housing for working-class accommodation during Melbourne’s speculative building boom of the 1880s. The terrace housing was designed to provide small but separate dwellings, primarily as rental accommodation for workers. It is likely that the terrace row was constructed of locally produced bricks.

Dr Edward James was a surgeon, with rooms in Spring Street, Melbourne (SM 1892). It is possible that Dr James fell into difficulty following the financial collapse of the early 1890s as by 1893 he had fallen behind in paying the rates due on his property in Barkly Street. That year, Mr W.A. Zeal (possibly his solicitor) inquired as to how the interest that James was being charged by the Council was calculated (*Coburg Leader*, 30 September 1893: 2).

The MMBW detail plan of 1905 shows the four dwellings joined with a party wall. Each small dwelling was laid out in an identical manner, with a narrow front verandah flush with the footpath and no front garden. Each cottage had its own front fence. A deeper rear verandah on each house adjoined a small bathroom, which had the added luxury of a bath. Each dwelling had an outside toilet that faced the rear pitched laneway, allowing access by the nightsoil man, and an adjacent outbuilding built to the rear boundary fence, most likely a separate washhouse (MMBW 1905). By the early 1900s, the street would have been sewered.



163-169 Barkly Street, Brunswick (formerly number 191-197) as depicted in the MMBW Detail Plan No. 1870, dated 1905 (source: State Library of Victoria)

The terraces at 163–169 Barkly Street were originally numbered 191–197 Barkly Street until the late 1920s, then 125-131 Barkly Street, before changing in 1964 to their current numbering (RB 1891–1940; MMBW 1905; S&M 1927–1964).

Dr James owned the four terraces until around 1920, during which time a number of different occupants leased these premises. The Rate Book of that year amended the name of the owner of the terraces from Dr E.M. James to Frederick Wambach. Wambach owned the properties for at least twenty years (RB 1891–1940). Over the following decades, a number of occupants resided in the terraces, some for extended periods including William H. Stott, who lived at number 169 Barkly Street for more than thirty years (S&M 1927–1970).

## References

- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick
- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. RHSV, Melbourne
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- Davison, Graeme 1978, *The Rise and Fall of Marvellous Melbourne*. MUP, Carlton.
- Dingle, Tony 1984, *Settling*, Fairfax Syme & Weldon, McMahons Point (NSW)
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- Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne
- McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne
- Melbourne & Metropolitan Board of Works (MMBW), Detail Plan No. 1870, dated 1905, State Library of Victoria.
- Sands & McDougall Directories (SM) 1892, 1927, 1928, 1929, 1930, 1941, 1944-45, 1950, 1960, 1962, 1963, 1964, 1966, 1970

Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

This row of four simple terraced houses is located on the northern side of the street. The houses are built to the street frontage, with the front wall set back behind the verandah and a low timber picket fence (nos. 163, 165 & 169 each have a similar fence with a top rail, while no.167 has no top rail).

The terrace has the less common transverse gabled roof, punctuated by brick party walls with rendered capping at the boundary of each house (capping covered with metal boxing on no.165). The main roofs of nos. 163-167 and the verandah roofs (slight concave profile) to all are clad in corrugated iron, while no.169 has a tiled main roof. With the exception of no.163, each has a dark brick chimney with cream brick corbelling to the upper edge. Precast cement console mouldings to the fin walls and the cast iron frieze to nos. 165 & 167 are the only decorative features on the cottages.

Each house has simple timber double hung sash windows with bluestone sills to either side of a central entry door. However, unlike the usual symmetrical arrangement, these houses have unusual asymmetrical facades due to the lack of a central hallway with the front door instead opening straight into one of the front rooms. This is reflected in the positions of the chimneys, also placed slightly off-centre.

## Intactness and integrity

The key visible changes have been overpainting of the face brickwork, changes to the roof cladding and the removal of one chimney, as described above. Bluestone sills have been painted on nos. 165 and 167, while modern skylights have been inserted into the roof of no.163.

## Comparative analysis

Large numbers of terraced houses were built in response to the rapid development of Brunswick in 'Boom' years of the 1880s, and it was common for a single landowner/contractor to build a row or group of houses to be let out as accommodation for working people. Typically, an owner would build a row of simple houses to be let out, sometimes with a larger house at the end of the row or group for his or her own use. Terrace houses were an efficient way of building multiple houses and maximising the use of land at a time when the suburb was growing rapidly.

There are approximately 87 Victorian era houses of individual significance in Moreland. Of these, about eleven are terrace pairs or rows and most were constructed in the late Victorian 'Boom' period (c.1888 onwards) in the Italianate style with highly decorated parapets. There are examples of single storey and double storey and the level of detail and decoration varies. Most are of masonry construction, many with bi-chrome brickwork.

This terrace row, constructed by 1885, is on the other hand, typical of the simpler architecture that characterises houses of the pre-Boom period. It also has the less common transverse gable roof, also seen in the pair of houses at 104 & 106 Brunswick Road, constructed c.1884 (HO277), but rarely seen in later examples (Oxford Terrace, HO71, constructed c.1892 at 54-68 Donald Street, Brunswick being a notable exception).

While this terrace row has a typical form, it is of note for the unusual asymmetrical façade arrangement, which demonstrates the lack of a central hallway with the front door opening straight into one of the front rooms. Given the rate book evidence that originally records eight houses under construction, this suggests a change in the design to form four houses, which were still too narrow to accommodate a central hallway. As such it is an interesting illustration of how the need to maximise the number of houses in speculative developments such as this sometimes led to compromised internal layouts, in this case the lack of an internal hallway.

## Statement of significance

### *What is significant?*

The row of terrace houses at 163-169 Barkly Street, Brunswick, constructed by 1885, is significant.

Non-original alterations and additions to the houses are not significant. The front fences are sympathetic, but not original.

### *How is it significant?*

The row of terrace houses at 163-169 Barkly Street, Brunswick is of local representative significance to the City of Moreland.

### *Why is it significant?*

It is a representative example of a row of Victorian terrace houses, which demonstrates the simple transverse roof form and restrained detailing of the worker's housing built prior to the boom years of the late 1880s. The houses are also of note for the unusual asymmetrical facades, which demonstrate how the need to maximise the number of houses in speculative developments such as this sometimes led to compromised internal layouts, in this case the lack of an internal hallway. (Criterion D)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No

<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

Encourage removal of paint from the face brickwork and bluestone sills by an approved method.

Encourage replacement of the roof tiles to no.169 with galvanised steel.



# HOUSE, 195 BARKLY STREET, BRUNSWICK

Prepared by Context Pty Ltd

<b>Hermes no:</b> 56188	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1877-78
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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

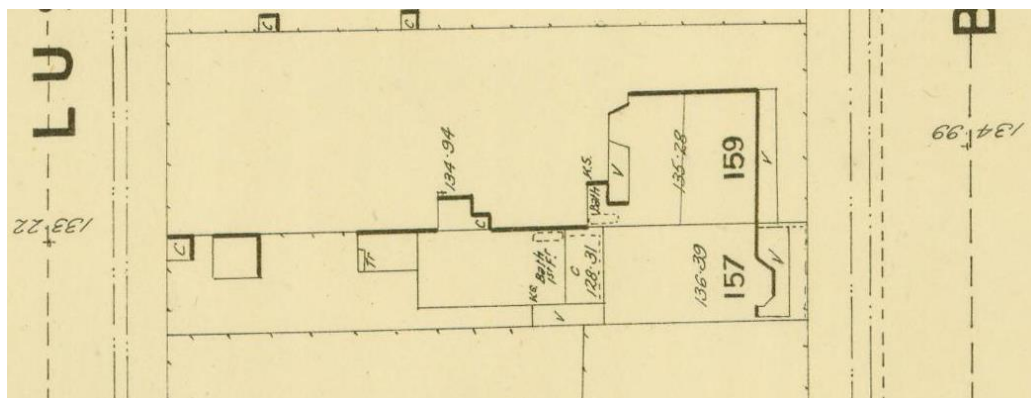
once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

The double-storey dwelling at 195 Barkly Street, Brunswick was built c.1877–78 for David Beattie, a tailor's cutter (RB 1877–78). Beattie owned and occupied, what was described in the rate books as a six-roomed stone and brick house until 1900 (RB 1879/80–1891). The house was initially numbered 159 Barkly Street, and then renumbered as 99 Barkly Street from c.1928 until 1964.

In 1884 Beattie was in business as a tailor and outfitter with Sterling, who together occupied a shop in Sydney Road, indicating a level of commercial success (*Argus*, 14 April 1884: 7).

The MMBW detail plan of 1905 shows the house on a deep allotment that extended through to Luscombe Street at the rear. At this time, the north side of Barkly Street, between Edward Street and Ewing Street, contained predominantly larger detached residences; as opposed to the groups of smaller terraced housing that were common elsewhere in the street.



Number 159 (now 195) Barkly Street, Brunswick, as depicted in the MMBW Detail Plan No. 1870, dated 1905 (source: State Library of Victoria)

After 1900, the house had a succession of owners and occupants (RB 1879/80–1930; SM 1927–1964).

### References

- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.
- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. Royal Historical Society of Victoria, Melbourne.
- City of Brunswick, Municipal Rate Books (RB), 1879–80, 1880–81, 1881–82, 1882–83, 1883–84, 1884–85, 1886, 1887, 1888, 1888–89, 1889–90, 1891, 1895, 1897, 1900, 1901, 1910, 1920, 1925 & 1930.

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Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1870, dated 1905, State Library of Victoria

McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne

Sands & McDougall, *Melbourne and Suburban Directories* (SM), 1927, 1928, 1930, 1941, 1950, 1961, 1963, 1964

Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

The house at 195 Barkly Street, Brunswick is a double storey rendered brick and stone dwelling. The house is set back from the street behind a narrow garden and recent but sympathetic timber picket fence. The freestanding house is built to the western boundary and has an open garden space (with simple recent carport) between the house and the eastern boundary.

The house is symmetrical in form with a transverse gabled roof, now clad in corrugated iron. The house is mostly constructed of brick and rendered on the front facade. From the eastern edge, it is apparent that the lower storey is of a rough stone construction (now painted). The upper section of the east wall is face brick (now painted) with metal 'S' ties visible. An upper storey balcony and a lower storey verandah run the full width of the house.

Window and door openings across the front of the house are symmetrical and simple in styling. On both levels, double hung, four-paned sash windows sit either side of a door. At the upper level, glazed French doors lead to the balcony. At ground level, a four-panelled timber door has a highlight above. The simple styling of doors and windows is consistent with a relatively early build date for the house.

Detailing is more characteristic of the early 'Italianate' style and includes, a simple parapet with moulded cornice and ball finials, rendered brick chimneys at either end of the transverse roof form; and squared timber verandah posts and simple cast iron frieze panels, brackets and balustrade.

## Comparative analysis

Large numbers of terraced houses were built in response to the rapid development of Brunswick in 'Boom' years of the 1880s. As industry and commercial activity in the suburb expanded quickly, it was common for a single landowner/contractor to build a row or group of houses to be let out as accommodation for working people. Typically, an owner would build a row of simple houses to be let out, sometimes with a larger house at the end of the



row or group for his or her own use. Terrace houses were an efficient way of building multiple houses and of using land at a time when the suburb was growing rapidly.

There are approximately 87 Victorian era houses of individual significance currently within the Heritage Overlay (HO) in Moreland. Of these, about 66 were constructed in the late Victorian period (c.1875 onwards), while about 21 date from the early to mid-Victorian period (prior to c.1875).

The majority of individually significant houses that date from prior to c.1875 are either simple cottages constructed of timber, stone or iron, or mansions (some of the former and most of the latter are included on the Victorian Heritage Register). Exceptions include:

- House, 326 Amess Street, Brunswick East (HO11). Built 1873. Not visible from the street, this is described as a two-storey bi-chrome brick house with a slate roof.
- Former Hoffman Brickworks' manager's house, 373 Albert Street, Brunswick (HO7), constructed c.1875. This is a simple, single-storey symmetrical brick house.

This house, constructed c.1877, has comparable integrity and intactness to the other early- to mid-Victorian houses. The early construction date is demonstrated by the simple form and detailing, and also by the partial stone construction.

## Statement of significance

### *What is significant?*

The house at 195 Barkly Street, Brunswick, constructed c.1877 for David Beattie, is significant.

Non-original alterations and additions and the front fence are not significant.

### *How is it significant?*

The house at 195 Barkly Street, Brunswick is of local and historical and representative significance to the City of Moreland.

### *Why is it significant?*

It is of historical significance as a rare example of a house erected prior to the 'Boom' years of the 1880s. Barkly Street was one of the early streets in Brunswick and this is one of several examples of houses dating from the 1850s to the 1870s in the street. (Criterion A)

It is significant as a representative example of a freestanding, double-storey Victorian residence of the 1870s. When compared to the more elaborate houses built during the 'Boom' period of the 1880s, this earlier construction date is demonstrated by the partial rough stone construction and simpler form and detailing including the four-paned timber sash windows, the four panel timber door with simple highlight window at the ground level, the transverse roof form visible behind a simple low parapet with moulded cornice and ball finials and rendered brick chimneys at either end; and separate balcony/verandah with hipped roof and squared timber posts and simple cast iron frieze panel, brackets and balustrade. (Criterion D)

## Recommendations

### Moreland Planning Scheme



Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

#### Other recommendations

None specified

# TERRACE, 206-210 BARKLY STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 200904	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1886-87
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north-south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

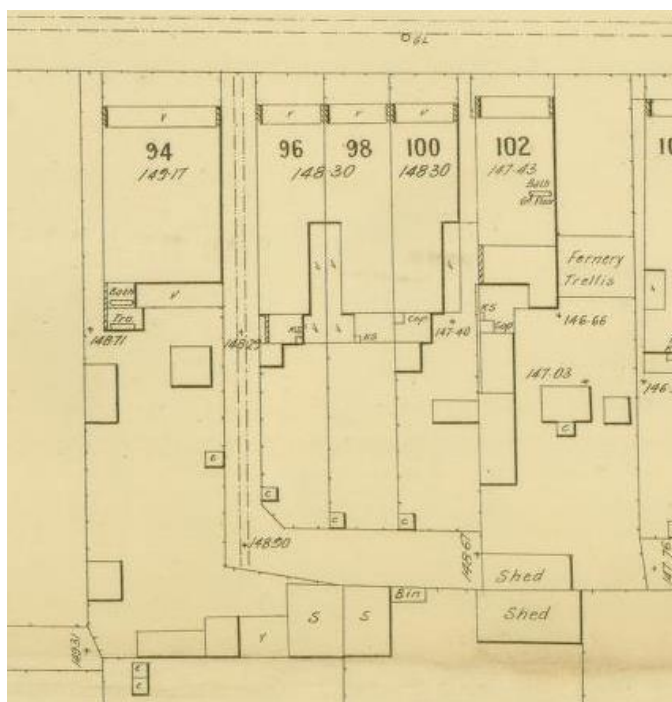
### Place history

This terrace of three single-fronted brick houses was constructed in c.1887 by Charles Barningham, a successful local brickmaker and dairyman. It is likely that the houses were constructed of locally made bricks from Barningham's brickyard. The Brunswick Brick Works, with Barningham and Lacey as proprietors, made 'Red and White Press Bricks and Moulded Bricks of all descriptions [which were] always on hand at lowest figures' (*Age* 18 April 1874:3).

Two of the four-roomed dwellings were immediately tenanted in 1887 — by William Snowden, a surveyor, and Henry Pope, a blacksmith — while the third was initially vacant (RB 1887). Charles Barningham owned and lived in the adjacent six-roomed brick house, known as 'Flamboro' (*Argus*, 23 March 1903: 1), while his Barningham and Lacey Brickyard, which he had previously lived next door to, was located on the northern side of Barkly Street, a short distance east of Sydney Road (RB 1879/80–1887).

The houses were initially numbered 96–100 Barkly Street, then 56–62 Barkly Street in 1928, and changed to their current numbering in 1964 (RB 1888/89, 1891, 1901; MMBW 1895; S&M 1927–1964).

The MMBW detail plan, dated 1895, shows the houses, each with a small front garden and front and rear verandahs. On the rear fenceline each has its own toilet, serviced by a rear laneway (MMBW 1895). The street would have been sewered by the MMBW by the early 1900s.



Extract from MMBW Detail Plan No. 1866, dated 1895 (source: State Library of Victoria)

Charles Barningham was an enterprising individual, with diverse business interests as both the owner of a brickyard, with his partner Sterling, and a dairyman. When Barningham died suddenly in 1902, he left an extensive property portfolio worth over £2000, with property both in Brunswick and the Bellarine Peninsula. His group of terrace houses in Barkly Street were described in 1902 as ‘three four-roomed brick cottages’. His widow Elizabeth Barningham owned the three brick cottages, which continued to be tenanted until c.1920 when they were purchased by Robert Charles Whittaker (RB 1910–1930).

## References

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- Barningham, Charles, Probate papers 1902, VPRS 28/P2, Unit 626, Item 84/679, PROV.
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- Sands & McDougall, *Melbourne and Suburban Directories* (S&M), 1927, 1928, 1963 & 1964.
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

This is a terrace of three cottages constructed of bi-chrome brick, with a shared hipped roof clad in slate. The cottages are set behind low, non-original fences and a narrow front garden.

Numbers 208 and 210 have bi-chrome brick chimneys located centrally over each house, a concave verandah between the wing walls with a simple cast iron verandah frieze (different for each house), dark Hawthorn brick walls with pale cream bricks forming decorative quoins around the window and door openings, and diaper patterns to the main façade and under the eave line. A simple double hung sash window is located on the front of each house and an entry door has a highlight above. There are paired eaves brackets with a cement string course below.

## Intactness and integrity

Number 206 has been substantially altered with changes including: rendering or overpainting of face brick work, removal of verandah, removal of the chimney and removal of the original



window and door. The other houses are relatively intact, as viewed from the street, with the exception of the verandah details.

### **Comparative analysis**

Large numbers of terraced houses were built in response to the rapid development of Brunswick in the 'Boom' years of the 1880s and it was common for a single landowner/contractor to build a row or group of houses to be let out as accommodation for working people. Typically, an owner would build a row of simple houses to be let out, sometimes with a larger house at the end of the row or group for his or her own use. Terrace houses were an efficient way of building multiple houses and maximising the use land at a time when the suburb was growing rapidly.

In Brunswick, many of these houses were built by local brickmakers using their own bricks, sometimes to provide housing for their workers, but evidently it seems also to promote their product.

There are approximately 87 Victorian era houses of individual significance in Moreland. Of these, nine are terrace pairs or rows and all but one were constructed in the late Victorian period (c.1888 onwards), most in the 'Italianate' or 'Boom' style with highly decorated parapets. There are examples of single storey and double storey and the level of detail and decoration varies. All are of masonry construction, many with bi-chrome brickwork.

The level of intactness is generally good, although is often not consistent across the whole row, with some houses having more alterations than others. Most common alterations occur to roofs, verandahs and fences, and painting of face brickwork.

This group of houses is of interest for the shared hipped roof, which demonstrates the lack of fire separation that characterised buildings outside the control of the *Melbourne Building Act*. The *Melbourne Building Act*, passed in Sydney in 1849, took effect from the first day of 1850. It applied to Central Melbourne between the Yarra River and Victoria Street, and to what is now known as South Fitzroy, and required buildings to have a permit, to be made of non-combustible material (unless it was isolated by setbacks from the boundaries of the site), and to separate different occupancies by fire walls passing through the roof, markedly altering the appearance of terrace housing and shop rows. By the 1870s the *Melbourne Building Act* had been extended to other areas of the municipality such as Carlton, and, mainly in the 1880s, equivalent controls were introduced by other urban municipalities (Miles Lewis).

It is unclear when such controls were introduced to Brunswick but based on physical and documentary evidence of the places included in the HO it appears that whether by regulation or fashion most terrace houses constructed from c.1885 onwards had separate roofs or firewalls constructed between them.

Consequently, comparatively few examples survive today and of those that do most are pairs, while rows of three or more are even less common. Examples of individually significant terrace rows with shared roofs are:



- 216-222 Barkly Street, Brunswick (HO265). Constructed from 1886 to 1891, this comprises two pairs of two storey bi-chrome brick houses with shared hip slate roofs. One house has been overpainted/rendered, while the others remain relatively intact.
- 104-106 Brunswick Road, Brunswick (HO277). Constructed c.1884, this pair of single-storey brick houses has a shared slate roof with a hip profile at one end and gable at the other. The verandah has been altered in the 1920s and the roof slates have been renewed.
- 54-68 Donald Street, Brunswick (HO71). Constructed c.1892, this is a very late example. It comprises two groups of four bi-chrome brick houses, each with a shared transverse gable roof, clad in slate, with a single wall between the two groups. Some chimneys have been removed, but the row is otherwise intact.

206-210 Barkly Street is comparable to the above examples and as a row of three with a shared hip roof it is a rare example of this type. While the integrity of the row has been reduced by the alterations to no.206, the common hipped roof clad in slate to all three enables it to be understood as an original part.

## Statement of significance

### *What is significant?*

The terrace houses at 206-210 Barkly Street, Brunswick, constructed in 1886-87 by Charles Barningham, a local brickmaker, are significant.

Non-original alterations and additions are not significant.

### *How is it significant?*

The terrace houses at 206-210 Barkly Street, Brunswick are of local historical and representative significance to the City of Moreland.

### *Why is it significant?*

They are of historical significance as evidence of speculative housing erected as rental accommodation for working-class people during the 'Boom' era of the 1880s, which was a period rapid development of Brunswick. Many of these houses were built by local brickmakers using their own bricks, sometimes to provide housing for their workers, but evidently it seems also to promote their product. These houses were built and owned by local brickmaker Charles Barningham of the Barningham and Lacey Brickyard, which was located on the north side of Barkly Street. (Criterion A)

It is significant as a representative example of a terrace row with a shared hip roof that demonstrates the lack of fire separation that characterised most of the terrace houses constructed in Brunswick prior to the late 1880s. Most of the surviving examples are in pairs and this is one of the few examples of three houses or more. (Criteria B & D)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

#### Other recommendations

Encourage restoration or reconstruction of the missing details to no.206 based on the evidence provided by the other houses, if the opportunity arises.

Encourage reinstatement of front fences appropriate to the style and era of the houses.

## TERRACE HOUSES, 211-219 BARKLY STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 56192	<b>Survey Date:</b> March 2017
<b>Name:</b> 213 - Ethel, 215 – Edith, 217 – Alice, 219 – Betty	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 211: 1877-78, c.1890 213-219: 1889-90
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901), Italianate	



### History

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local

governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative ‘boom style’ examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson’s ‘Dawsonhurst’ built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers’ housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers’ rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

The brick house at 211 Barkly Street (first numbered 139 Barkly Street in the 1890s, then 83 Barkly Street between c. 1928 and 1963) was built c.1877-78 for owner-occupier Robert J. Hillard (or Hilliard as his surname is also spelt) (RB 1877-87 & 1891; SM 1927, 1928, 1963 & 1964). Hillard, an engineer, also owned the adjoining building land (RB 1878-80, 1880-81, 1881-82, 1882-83 & 1883-84).

In 1884-85, ownership of the both the six-roomed brick house and garden (numbered 139 Barkly Street at that time) and the adjacent land transferred to Henry Tempany, publican (RB 1884-85).

Tempany, his wife Sophia and their family resided in the house at no. 211 before developing the vacant land. The four brick terraces at 213-219 Barkly Street were constructed c.1889-1890 (RB 1888-89 a & 1888-89 b) and named after Henry and Sophia's four daughters Henrietta (Betty), Alice, Edith and Ethel. The four houses were originally numbered 131-137 Barkly Street, then 75-81 Barkly Street in 1928, and finally 213-219 in 1964 (MMBW Detail Plan no. 1867, 1905; SM 1927, 1928, 1963 & 1964).

At the same time, Tempany erected a two-storey shop and residence on the other portion of vacant land, at the corner of Ewing Street. This was completed by 1891 and the first occupant was Mrs Glover, a grocer (refer to the separate citation for the shop and residence at 209 Barkly Street, Brunswick). Lewis A. Lamon, an architect is also listed in rate books as the 'person rated' for the buildings owned by Mr. Tempany and so it is possible he was the designer of the houses and shop.

Henry Tempany continued to reside at no.211 until his death in 1924. His wife, Sophia, remained until she passed away in 1940 at the age of 86 (*The Age*, 25 June 1940, p.1).

Tempany, and later his executors following his death in 1924, was listed as the owner of the other four houses until at least 1930, during which time a number of occupants resided at these properties (RB 1891, 1901, 1910, 1920, 1925 & 1930; *The Age* 5 February 1924, p.16).

### Description

The five terrace houses at 211-219 Barkly Street, located on the northern side of Barkly Street, are set back behind small gardens and original iron palisade fences with bluestone plinths (spearheads have been removed on number 211) and bi-chrome brick piers with rendered tops.



The double storey house at number 211 was built earlier (1877-78) than the row of four single storey houses, but given the ornate detailing was likely altered at the same time that the adjacent houses were built. The upper level balcony has a simple cast iron frieze and balustrade (with altered rail). A flat verandah roof runs between the wing walls and double French doors lead onto the balcony. At ground level, the verandah has a simple frieze. The ornate entry has arched highlight windows with (non-original) patterned glass. The entry door has both glazed and timber panels and to the right is a tripartite window with a bluestone sill. Tessellated tiles remain on the verandah floor but are in poor condition. The parapet features a broken pediment with large ball/orb finial and garland moulding and a draped urn finial at one end of the parapet (the one at the opposite end has been removed). A row of smaller garland motifs alternating with eaves brackets forms the deep frieze below the balustrade and there are further decorative mouldings on the wing walls. At ground level, an ornate entry has a semi-circular arch with arched highlight windows.

The four single storey terraces were built as two mirrored pairs with features consistent across the four houses. An ornate balustraded parapet distinguishes the row and features a similar broken pediment, this time with an urn finial, with ball finials at each end. Each of the pediments is inscribed with the name of one of the Tempany daughters (no. 213 - Ethel, no. 215 - Edith, no. 217 - Alice, no. 219 - Betty). Below the parapet, rendered panels with a vermiculated finish are spaced along the length of the terrace between eaves brackets and further cast cement details enrich the parapet and end walls.

Walls are of face brown brick with a contrasting cream brick detailing around the door and window openings. A bullnose verandah roof runs between the wing walls of each house and is decorated with a simple iron frieze. An arched recess wall is notable on each dwelling. Each dwelling has a tripartite window and a timber four panel entry door with highlight window detailed with an offset timber frame.

The houses, along with the corner shop building also constructed by Tempany, which abuts the eastern end of the terrace row, form a distinctive grouping of Victorian era buildings in this part of Barkly Street.

### **Integrity**

The verandah to No.211 has been altered, as described above, and the face brickwork has been overpainted. The houses at nos. 213-219 are more intact. Alterations include varying paint finishes to the parapet, the overpainting of the brick walls to no.213, and the loss of the ball finial from the pediment of no.219. Window and door details are largely intact, but this varies slightly between the four houses. A visible addition has been made to the rear of no.217, but the front façade remains relatively intact.

### **Comparative analysis**

Large numbers of terraced houses were built in response to the rapid development of Brunswick in the 'Boom' years of the 1880s and it was common for a single landowner/contractor to build a row or group of houses to be let out as accommodation for working people. Typically, an owner would build a row of simple houses to be let out, sometimes with a larger house at the end of the row or group for his or her own use. Terrace houses were an efficient way of building multiple houses and maximising the use of land at a time when the suburb was growing rapidly.



There are approximately 80 Victorian era houses of individual significance in Moreland. Of these, nine are terrace pairs or rows and all but one were constructed in the late Victorian period (c.1888 onwards), most in the 'Italianate' or 'Boom' style with highly decorated parapets. There are examples of single storey and double storey and the level of detail and decoration varies. All are of masonry construction, many with bi-chrome brickwork.

The level of intactness is generally good, although is often not consistent across the whole row, with some houses having more alterations than others. Most common alterations occur to roofs, verandahs and fences, and painting of face brickwork.

The houses in this terrace row are notable for the ornate parapet, which features the less common 'broken pediment' detail. The only other known example of this pediment type is also seen at McGeorge's Terrace, 14-24 Rosser Street, Brunswick (HO240). All other terraces have the more traditional triangular (e.g., 735-741 and 747-755 Park Street, within HO130 precinct), or segmental/arched (e.g., 222-238 Moreland Road, HO118; 48-52 Donald Street, HO71) pediments.

More unusual pediment designs are seen at 'Estherville' and 'Elizaville', 727 & 729 Park Street, and 807 & 809 Park Street (all Contributory within HO130 precinct). Here, the almost broken pediment form is composed of scrolls with a garland between and surmounted by smaller, triangular pediment (727 & 729) or arched pediment surmounted by acroterion (807 & 809). There is also 'Tintern House' and 'Clifton House', 310 & 312 Barkly Street (within HO139 precinct), which have high unusual extended ogee profile pediments flanked by pinecones/pineapples.

213-219 Barkly Street compares well to the examples above. The ornate parapet runs the width of the terrace and is largely intact. While there have been some changes to No.211, overall the integrity is good, and it retains the palisade iron fence across the whole terrace, unlike some of the above examples.

## **Statement of significance**

### *What is significant?*

The terrace house at 211 Barkly Street (built 1877-78 and altered c.1890) and the single storey terrace row at 213-219 Barkly Street (built 1889-90), Brunswick, are significant. The front fence is also significant.

Later alterations and additions are not significant.

### *How is it significant?*

The terrace house at 211 Barkly Street and the terrace row at 213-219 Barkly Street, Brunswick are of local historical, representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

Together, the terrace houses are representative of the pattern of development that occurred in Brunswick in the 'Boom' years of the 1880s when it was common for a single landowner/contractor to build a row or group of houses to be tenanted. Typically, an owner would build a row of simple houses to be let out, often with a larger house at the end of the row or group for their own use. In this case, the owner remodelled the earlier double storey

house at number 211 and built and rented the single storey houses at numbers 213-219. (Criterion A)

Together, they are representative of late Victorian terrace row houses with typical form, materiality (bi-chrome brick walls) and Italianate detailing, but which are notable for the ornate balustraded parapets and rich ornamentation. At 211 Barkly Street this features a broken pediment with large ball/orb finial and garland moulding and a draped urn finial at one end of the parapet. A row of smaller garland motifs alternating with eaves brackets forms the deep frieze below the balustrade and there are further decorative mouldings on the wing walls. At ground level, an ornate entry has a semi-circular arch with arched highlight windows. The broken pediment detail (this time with an urn finial and ball finials) is also used at 213-219 Barkly Street and other details include the house name within each panel, a frieze of eaves brackets and vermiculated panels beneath the parapet, bi-chrome brickwork (over-painted on one house), and an iron palisade fence with bluestone plinth and bi-chrome brick piers with rendered caps. Together with the double storey shop at the corner of Ewing Street the houses form a distinctive grouping of Victorian era buildings in this part of Barkly Street. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified.

# HOUSE (TYRONE), 193 BRUNSWICK ROAD, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 61755	<b>Survey Date:</b> March 2017
<b>Name:</b> Tyrone	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1902-03
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation Period (1902-c.1918), Italianate	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

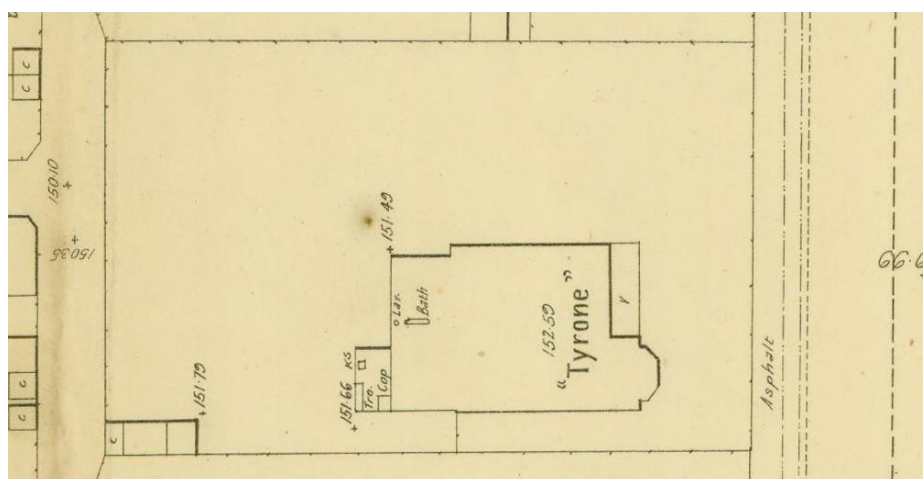
### Place history

The double-fronted brick villa at 193 Brunswick Road, Brunswick, was built between 1902 and 1903 for Patrick George Stone (1870–1958). Stone was born in Melbourne in 1869 to an Irish-immigrant father. In the 1890s he was described as an ironworker and by the early 1900s he carried the more elevated position of engineer (ER 1903).

In 1903, the brick house was numbered 97 Brunswick Road, and was rated as having 9 rooms and an allotment of 89 feet (RB 1902, 1903). The land had previously been owned by the Commercial Bank of Australia (RB 1900, 1902).

The Melbourne & Metropolitan Board of Works detail plan of 1904 indicates that the house was named ‘Tyrone’, presumably after the county in Ireland. At that time the house occupied a substantial suburban block and had an indoor bathroom with bath and a rear washhouse with copper and trough (MMBW 1904).

Stone occupied the house until c.1905, at which time he tenanted the property, and did so for the remainder of his ownership (RB 1903-1920).



*Extract from MMBW Detail Plan No. 1866, dated 1904 (source: State Library of Victoria)*

John Richardson purchased the house in 1919 (RB 1920, 1922) but had a very short ownership. James Mooney purchased the house in the early 1920s but passed away by 1930 (RB 1920–1930). Teresa Lindsay then bought the property and owned it for the next three decades. (RB 1935-1950; SM 1932–1950).

The site was subdivided around the c1930s–40s, and a single-storey detached house was erected at this time on the excised parcel of land to the east of the earlier dwelling.

## References

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## Description

Built in the first few years of the twentieth century, this is an example of a transitional Federation era villa with Victorian 'Italianate' form and detailing.

The house is asymmetrical in form with a canted bay projecting to one side. The M-profile hipped roof is clad in slate, with cast iron cresting and brick chimneys with rendered tops. The face red brick façade is enriched by rendered bands, decorative plaster rosettes on either side of the canted bay, and simple eaves brackets are grouped in pairs. Three arched window openings are located around the canted bay. Deep mouldings run around the top of the windows and keystones are located over each. Leadlight is notable to the highlight windows. The verandah has a bullnose roof, a tessellated tiled floor, cast iron posts and a deep iron lace frieze with a semi-circular motif to the frieze and brackets. The entry door has highlights and sidelights.

The tripartite window under the verandah has the less common arrangement where the panels are not grouped in one frame, as often is the case, but are separated as individual windows. All three windows are double hung, with narrow windows located either side of a central wider window.

## Intactness and integrity

The house is largely intact, as viewed from the street. The front fence is not original.

## Comparative analysis

There are approximately 80 individually significant Victorian houses in Moreland included in the Heritage Overlay (HO). Of these, approximately 29 are in the 'Italianate' in style or show its influence. Characteristics of this style typically include an asymmetrical form with squared or canted bay projecting to one side, a front verandah with cast iron posts and frieze



and tessellated tiled floor, an M-profile, hipped roof clad in slate, brick or rendered chimneys, rendered or face brick façade (sometimes with bi-chromatic detailing), cast cement decorative elements applied to the façade, and rectangular or round-headed double-hung sash windows.

Although it is a style associated with the Victorian era, it lingered on into the early years of the twentieth century, most commonly in symmetrical, timber examples of which there are many examples in Moreland.

Examples of individually significant Italianate style houses in Moreland include:

- 41 Cassels Road, Brunswick HO286. Built c.1898. Asymmetrical villa, rendered, with a hipped slate roof. In relatively intact condition with an early front fence.
- 11 Davies Street, Brunswick HO58. Built 1889-90. Asymmetrical villa constructed of red brick with a rendered façade, hipped slate roof with three chimneys. Ornate detailing to windows. Partly reclad roof.
- 57 Whitby Street, Brunswick HO199. Built 1886. A finely detailed and intact example of asymmetrical villa with rendered walls featuring ornate detailing.

This house at 193 Brunswick Road is a rare example of a brick villa, which adopts the asymmetrical Italianate form with a canted bay to one side, a M-profile hipped slate roof with cast iron cresting and detailing such as the eaves brackets but combined with Federation materiality and details such as the red brick with rendered bands and the bullnose verandah profile.

In terms of the quality of detailing, the house at 193 Brunswick Road, Brunswick, compares favourably to the Victorian era examples cited above. The form and detailing is highly characteristic of the 'Italianate' style, and here has been skilfully combined with Federation materiality and details, making it a distinctive example of the transitional style. Like the examples cited, it has very high integrity and intactness.

## Statement of significance

### *What is significant?*

The house at 193 Brunswick Road, Brunswick, formerly known as 'Tyrone' and built c.1902 for Patrick Stone, is significant.

The front fence and non-original additions are not significant.

### *How is it significant?*

The former 'Tyrone' at 193 Brunswick Road, Brunswick, is of local historical, representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is historically significant as a representative example of a villa residence of the type that was constructed for the emerging middle class in Brunswick in the early 1900s. This style of housing, favoured by the middle class, was typically found on the main roads close to the Carlton/Parkville border, including Brunswick Road. (Criterion A)

It is significant is a fine and intact example of a transitional villa where typical characteristics of the Italianate style including the asymmetrical form with projecting canted bay to one side and verandah to the other; an 'M' profile hipped roof form; arched double-hung sash windows to the bay, with deep cornices above; tripartite window to the front verandah and a timber panelled entry door with side lights have been combined with Federation characteristics such as the red brick walls with rendered bands, and the bullnose profile verandah with cast iron frieze and brackets. The house is notable for its high degree of integrity and fine details, which include the slate roof with cast iron cresting, leadlights to the arched upper sections of the bay windows, deep cornices with keystone over the arched windows, and a moulded cornice at the spring line of the arches, unpainted bluestone sills, brick chimneys with rendered tops, decorative plaster rosettes at either side of the canted bay, tessellated tiled floor to the verandah, and the deep cast iron verandah frieze with a semi-circular motif to the frieze and brackets. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

Encourage construction of a front fence that is more appropriate to the style and era of the house.

# TERRACE, 233-239 BRUNSWICK ROAD, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 56227	<b>Survey Date:</b> March 2017
<b>Name:</b> Terraces	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential Terrace	<b>Builder:</b> Henry Chivers
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1888
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901), Italianate	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

This row of four double-storey brick terraces at 233–239 Brunswick Road, Brunswick, was built in 1888 at the height of the land boom by local building contractor Henry Chivers, in partnership with Gorer. A tender notice appeared in the *Age* newspaper in June 1888, calling for joiners to work as ‘stair hands’ at a property in Brunswick Road, Brunswick, for Chivers & Gorer, contractors (*Age*, 16 June 1888:5; RB 1888, 1888/89). The same year, Chivers was undertaking the construction of the Orrong Hotel in Armadale (*Age*, 23 October 1888: 5). In 1888/89, with the terrace row in Brunswick Road completed, Henry Chivers was the person rated for one terrace, whilst the other three were tenanted (RB 1888/89).

In early 1889, faced with heavy losses on contracts, totalling around £6000, Henry Chivers was declared insolvent (*Argus*, 8 February 1889: 7); a large number of those declared insolvent in Melbourne in 1889 were agents, contractors, and builders and labourers, who had over-extended their level of debt during the land boom in Melbourne due to inflated prices and frenetic speculative development (*Age*, 7 January 1889: 5).

By 1891, the Metropolitan Bank (formerly the Metropolitan Building Society) was the owner of all four terraces, suggesting that the bank (as lender) had foreclosed on Chivers. At that time, the terrace houses were numbered 25, 23, 21 and 19 (RB 1891–1900). A note in the Brunswick rate books of 1894 suggests that Chivers and an associate (possibly Gorer) were connected with the Metropolitan Bank / Building Society, possibly as shareholders rather than simply as borrowers, but no further details have been found to verify this. A few years after Chivers becoming insolvent, the Metropolitan Bank and its associated building society suffered the same fate and went into liquidation (Cannon 1973: 102).

The Metropolitan Building Society, which had been established in Melbourne in 1854, was an enterprising and successful building society that had provided the means of thousands of artisans to own their own cottages in the working-class suburbs of Melbourne. In a heady move during at the peak of the boom in 1889, the Metropolitan Building Society had formed the Metropolitan Bank. The assets of the building society were transferred to the new institution, with the directors borrowing unscrupulously to purchase shares in the new bank. After the financial crash of 1891, the Metropolitan Bank was unable to remain afloat (Cannon 1973: 101-02). The Metropolitan Bank and its associated building society were forced to cease operations in December 1891 and in 1893 faced liquidation. A large number of workers’ cottages owned by the Metropolitan Bank were placed on the market, the majority having been repossessed from unemployed workers who were no longer able to honour their payments (Cannon 1973: 103).

The Metropolitan Building Society was one of many Melbourne-based building societies that flourished in the latter part of the nineteenth century. These societies were chiefly involved in the business of lending money to would-be homeowners and charged moderate interest rates that were particularly attractive to artisans and working people. Building societies played a critical part in housing development in Brunswick and other working-class suburbs from the late-nineteenth to the early-twentieth century; they were often more favourable than banks for working people who sought to borrow money to purchase their own homes. After the bank

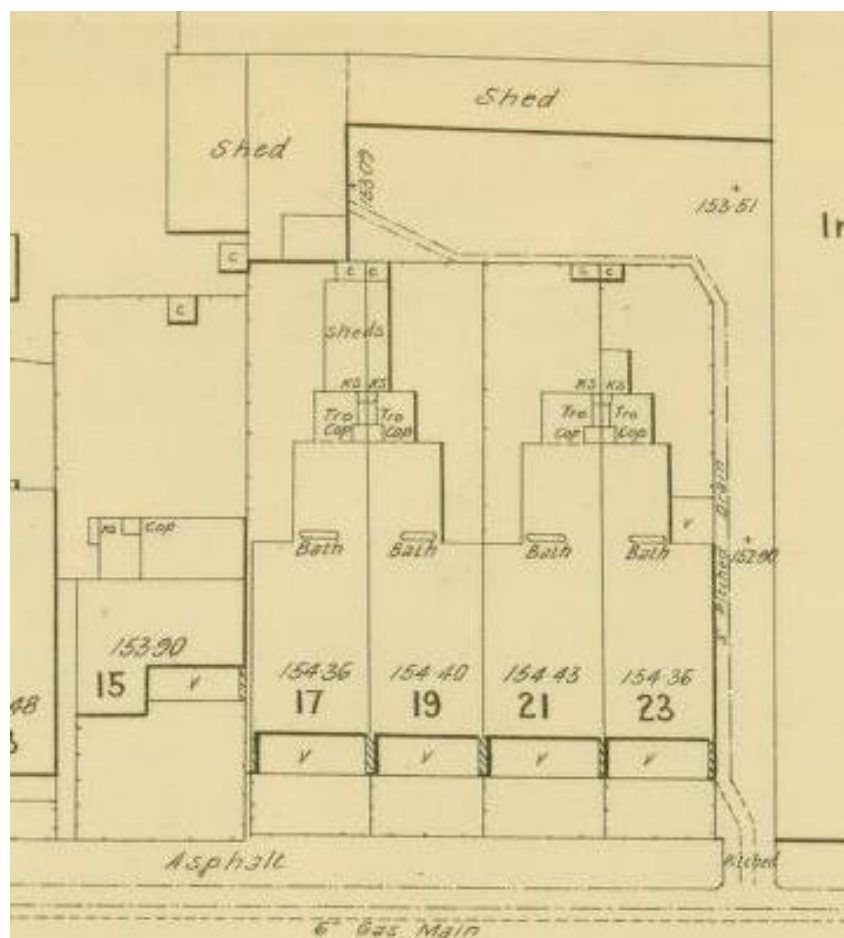


crash of 1891 many workers became unemployed and were unable to pay off their loans, and hence a large number of properties were repossessed.

The four brick terraces at 233–239 Brunswick Road were sold soon after the Metropolitan Bank went into liquidation. There was a glut of properties on the market through the 1890s and sales were slow. By 1904, Eugenie Comber was listed as the owner of all four terraces; Eugenie and her husband Edmund Comber, a traveller, resided at No 19. By the following year, J.J. Dowling was rated as the owner of Nos. 21 and 23, whilst Eugenie Comber was only rated for Nos. 17 and 19 (RB 1904, 1905).

In 1896, No. 237 Brunswick Road was the scene of an attempted murder when boot salesman James Adams fired gunshots at his estranged wife Sidney Adams when she was living at an address described as ‘No. 19 Chivers terraces’ in Brunswick Road. No. 19 refers to the dwelling now numbered as No. 237 Brunswick Road (*Coburg Leader*, 1 February 1896: 1).

The MMBW detail plan, dated 1904, shows the terrace row comprising four identical dwellings, arranged in two matching pairs and occupying narrow allotments on the north side of Brunswick Road. Each has a front verandah set behind a small front garden. Each residence is serviced with washing facilities in a rear washroom as well as a plumbed bath, and an outside toilet sits on the rear boundary fence of each block (MMBW 1904).



MMBW Detail Plan No. 1866, dated 1904 (source: State Library of Victoria)

After Comber and Dowling took over ownership, all four terraces were occupied by various tenants (RB 1905–1920). All four terraces changed owners between 1910 and 1920, and many different owners and tenants are recorded until the late 1950s (RB 1910–1958/59; S&M 1930–1960).

As with all houses located in Brunswick Road, the street numbers changed in both c.1927 and c.1958. In c.1927 the terraces changed from Nos. 17–23 to Nos. 7–11 and 11a. In c.1958 these numbers were changed again to Nos. 233–239 (RB 1927–1958/59).

## References

- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. RHSV, Melbourne
- Cannon, Michael 1973, *The Land Boomers*. MUP, Carlton
- City of Brunswick, Rate Books (RB) 1888, 1888/89, 1891, 1895, 1900, 1904, 1905, 1909, 1910, 1915, 1920, 1925, 1927, 1928, 1930, 1935, 1940, 1950 & 1958/59
- Commonwealth Electoral Rolls (ER), 1914
- Context Pty Ltd 1990, 'Keeping Brunswick's Heritage', prepared for City of Brunswick
- Davison, Graeme 1978, *The Rise and Fall of Marvellous Melbourne*, MUP, Carlton
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- Johnston, Chris and Lynne Oliver 1994, 'Brunswick House Styles' in Helen Penrose (ed.), *Brunswick: One history, many voices*. City of Brunswick, pp. 77-82.
- Lewis, Miles, *Australian Architectural Index* (no listing).
- Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.
- McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne.
- MMBW Detail Plan No. 1866, dated 1904 (State Library of Victoria).
- Morning Bulletin* (Rockhampton), 18 May 1900: 4.
- Sands & McDougall Directories (SM) 1884, 1892, 1930, 1940, 1950, 1960.
- Victorian Building Societies Association 1981, *Homes for Victorians: The role of the building societies*. Victorian Building Societies Association, Melbourne.
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

This terrace row of four double storey masonry dwellings is located on the north side of Brunswick Road in Brunswick. The row is set back from the street behind small gardens and varying front fences (all non-original).

Each house has identical features, mirrored as two pairs. Projecting wing walls separate each house and are decorated with rendered scroll brackets at each level and a ball finial at the top of each wall. An ornate balustraded parapet runs across the whole terrace, with a decorated arched pediment centred over each dwelling flanked by ball finials. A dentil cornice runs below the parapet. The parapet conceals a hipped roof on each house.

The two-level cast iron verandahs have corrugated iron roofs (nos. 237 & 239 retain what appear to be the original ogee profile, while the others are convex profile) retain the original delicate cast iron verandah friezes, panel balustrades (some missing, see below) and verandah posts (fluted, with Corinthian capitals), and tessellated tile floors.

The walls are rendered, and the ground floor features banded rustication, and deep hood moulds and impost moulds to the segmental arch windows and deeply recessed entrance doors. Each dwelling has a four-panelled timber door with side and highlight windows.

### **Intactness and integrity**

As a row, the terrace displays a relatively high level of intactness. Alterations and missing details include:

- 233: Missing sections of balcony balustrade and missing frieze to balcony. Convex profile to verandah
- 235: Convex profile to verandah. First floor verandah balustrade and frieze partially missed (though some pieces appear to be stored on the balcony).
- 237: Glass around entry door replaced with non-sympathetic glass, balcony balustrade replaced/missing, some balusters missing from parapet.
- 239: Missing finial to top of arched pediment.
- All: front fences replaced, glass in front door sidelights and highlights mostly replaced

### **Comparative analysis**

Large numbers of terraced houses were built in response to the rapid development of Brunswick in the 'Boom' years of the 1880s and it was common for a single landowner/contractor to build a row or group of houses to be let out as accommodation for working people. Typically, an owner would build a row of simple houses to be let out, sometimes with a larger house at the end of the row or group for his or her own use. Terrace houses were an efficient way of building multiple houses and maximising the use of land at a time when the suburb was growing rapidly.

There are approximately 80 Victorian era houses of assessed individual significance in Moreland. Of these, nine are terrace pairs or rows and all bar one were constructed in the late Victorian period (c.1888 onwards), most in the 'Italianate' style, some with highly decorated parapets associated with the 'Boom' era. There are examples of single storey and double storey and the level of detail and decoration varies. All are of masonry construction, either with bi-chrome brickwork or rendered walls.

The level of intactness is generally good, although is often not consistent across the whole row, with some houses having more alterations than others. Most common alterations occur to roofs, verandahs and fences, and painting of face brickwork.

As noted in the History, most of Brunswick's wealthier residents lived in the southern part of the municipality, close to the parklands and the more desirable suburbs of Parkville and North Carlton and it is here, along Brunswick Road and Park Street in particular, that many of the grander terrace rows and villas in Moreland are to be found.

This terrace row compares to those found within the HO130 Park Street precinct, which comprises several grand terrace rows and houses at 735-739, 741, 747-755, 765 & 767, 769-775, 795-797 and 799-801 Park Street, all identified as Contributory. These are all highly ornate and very intact two-storey terrace rows with Italianate detailing. Most retain original front fences, and some have what appear to be original tiled paths in addition to tiled verandahs.

While the terrace rows in Park Street are in better condition and most have better integrity overall, 233-239 Brunswick Road nonetheless comparable in terms of the quality of the original detailing and intactness. Notable features include the use of banded rustication to the ground floor, not found in any of the Park Street examples, the grand recessed entrance doorways, and the hood and impost moulds to the segmental arch windows and entrance. The terraces are also notable for retaining most of the original delicate cast ironwork (while some is missing, it has not been replaced), whereas it appears that at some of the Park Street examples the iron work has been renewed or replaced, and other details such as the tiled verandah floors. While some of the details are missing, they could be readily restored.

## Statement of significance

### *What is significant?*

The terrace at 233-239 Brunswick Road, Brunswick, constructed by Chivers & Gorer in 1888 for John Chivers is significant.

The front fences and non-original alterations and additions are not significant.

### *How is it significant?*

The terrace at 233-239 Brunswick Road, Brunswick, is of local historical, representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant as evidence of the speculative housing erected in Brunswick during the 'Boom' period of the late 1880s and especially of the grander houses built in the more salubrious southern end of Brunswick on the main thoroughfares of Brunswick Road and Park Street, close to the Carlton/Parkville border and parklands. (Criterion A)

It is significant as fine and well-detailed example of a Victorian era terrace row in the Italianate style. The terrace has typical form and detailing including the ornate balustraded parapet, with a decorated pediment centred over each dwelling and ball finials; a dentil cornice below the parapet and a two-level cast iron verandah, which retains much of the original delicate cast iron frieze and brackets, and cast iron fluted verandah posts with Corinthian capitals, and tessellated tile floors. Of note is the treatment of the ground floor façade, which features banded rustication, deep rendered hood moulds and impost moulds around window and door openings, and deeply recessed four panelled timber entry doors with side and highlights. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b>	No
Is a permit required to paint an already painted surface?	
<b>Internal Alteration Controls</b>	No

Is a permit required for internal alterations?	
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

Encourage accurate restoration/reconstruction of missing features (for example, verandah details) on the basis of physical and documentary evidence.

Encourage replacement of unsympathetic front fences with fences appropriate to the period.

Encourage appropriate colour schemes, with preference for a unified scheme for the whole row.



# HOUSE, 299 BRUNSWICK ROAD, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes number:</b> 201976	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1905
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1901-c.1918), Italianate 'survival'	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over

three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many

of 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).

### Place history

The area to the north of Brunswick Road, west of the railway, originally known as Phillipstown, is one of the earliest settled areas of Brunswick and contained some of the first brickworks, beginning with the brickyard established in June 1849 by John Glew. He was followed by several others, most sharing the clay resources from the clayhole that is now Temple Park. Housing for workers was built from the 1850s and by the late 1880s the area was almost fully developed.

Brunswick Road formed the southern boundary of the area and by 1904 contained one of the few areas of vacant land, at the east corner of Mackay Street. This land, with a 120-foot frontage, was owned by William Prowse. Prowse subdivided his land into three lots, each with a 40-foot frontage, and a seven-roomed timber house was constructed by 1905 on this property for Emily Jane Beattie (née McNamara), who was married to Frederick Horatio Beattie, bricksetter. The house was originally numbered 76 Brunswick Road west (MMBW 1904; RB 1904, 1905; SM 1905).

Frederick (later described as an upholsterer) and Emily Beattie and their sons, Fred and Trevor, lived at this address for around twenty years (RB 1905–1925; SM 1905–1920; ER 1925). The property changed hands c.1926, with Adelle Margaret Jenkins becoming the owner-occupier; it had a number of other owners and tenants over following decades (RB 1927–1950; SM 1928–1935).

### References

- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. Royal Historical Society of Victoria, Melbourne.
- City of Brunswick, Rate Books (RB), 1904, 1905, 1906, 1920, 1925, 1927, 1935, 1940, 1950
- Context Pty Ltd 1990, 'Keeping Brunswick's Heritage', prepared for City of Brunswick
- Davison, Graeme 1978, *The Rise and Fall of Marvellous Melbourne*. MUP, Carlton
- Dingle, Tony 1984, *Settling*, Fairfax Syme & Weldon, McMahons Point (NSW)
- Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>
- Historica 2010, 'City of Moreland Thematic History', prepared for the City of Moreland
- Johnston, Chris and Lynne Oliver 1994, 'Brunswick House Styles' in Helen Penrose (ed.), *Brunswick: One history, many voices*. City of Brunswick, pp. 77-82.
- Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.
- McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne.
- MMBW, Detail Plan No. 1886, dated 1904 (State Library of Victoria)
- Sands & McDougall, *Melbourne and Suburban Directories* (SM), 1904, 1905, 1906, 1907, 1910, 1920, 1928, 1930, 1935
- Victorian Births, Deaths and Marriages (VBDM), via Ancestry.com.
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

Built in 1906, this single-storey timber house could be described as ‘Victorian Survival’ or ‘Italianate Survival’ as it has characteristics associated with both the Victorian era ‘Italianate’ style and the Federation/Edwardian era styles more closely associated with the new century.

Characteristics associated with the ‘Italianate’ style include the symmetrical form with central entry door with sidelights and highlights, the M-profile hipped roof form clad in (non-original) corrugated iron with separate verandah with cast-iron classical style posts and frieze featuring a semi-circular motif, paired eaves brackets separated by medallions and elongated timber panels, and imitation Ashlar boards to the facade. Characteristics associated with the Federation/Edwardian styles include the paired timber windows on either side of the entry door; deep timber architraves around the windows and front door, with vertical edges resembling pilasters with capital mouldings; curved timber aprons below the paired windows, the corbelled brick chimney, and the bullnose profile of the verandah.

A distinctive feature of the verandah is the arched portico, which projects slightly forward. The portico is supported by paired columns and has a timber bargeboard with pronounced circular lobes and a finial.

## Intactness and integrity

The house appears to be largely intact, with sympathetic alterations including a new metal sheet roof. The bargeboard to the portico could be a sympathetic replacement. Possibly, one chimney has been removed.

## Comparative analysis

Few houses were built in Brunswick during the depression years (1893-1900). At the beginning of the twentieth century, construction began again. Some houses described as ‘Victorian Survival’ reflected the transition between the Victorian era ‘Italianate’ style and the Federation/Edwardian styles associated with the new era. ‘Italianate’ features such as the symmetrical double fronted form, the M-profile hipped roof and imitation Ashlar boards co-existed with Federation/Edwardian era features such as front windows in pairs with deep timber architraves, red brick chimneys with narrower tops, and turned verandah posts and other timber details to the front verandah.

Superior examples of the style are distinguished by fine timber detailing to the windows and doors and central porticos to the verandah. Perhaps the best or most fully realised example of the latter feature is at 7 Donald Street, Brunswick (HO59). Built c.1905, this is designed as projection of the façade and features an arched opening with a keystone supported by chamfered piers, imitation Ashlar block walls, eaves brackets and mouldings, and cast-iron cresting around the parapet. Other examples include:

- 6 Allard Street, Brunswick East, HO263. Built c.1908. Bullnose verandah features a deep timber ladder frieze and a finely detailed centrally placed gabled portico with carved barge boards, mouldings, and finial. Set into the gable is decorative pressed metal sheeting. Very intact.
- 1 Barkly Street, Brunswick East, HO16. This unusual transitional house has a rare gambrel roof and features a particularly ornate cast iron verandah with a bullnose profile

roof and a central gabled portico with return eaves supported by paired barley sugar columns. A cast iron lacework frieze sits beneath a narrow timber moulding.

- 28 Davies Street, Brunswick, HO59. Built c.1915. Features particularly ornate cast iron verandah with a bullnose profile roof and a central gabled portico inset with a cast iron motif and supported by paired turned timber posts. M-profile hipped roof clad with slates. Very intact.

(Another comparison is 2 Fallon Street, Brunswick, HO298, built c.1906. However, the verandah with central has been completely reconstructed in recent times, c.2015)

The house at 299 Brunswick Road, Brunswick, compares favourably with the above examples in terms of its detailing and has a high level of intactness and integrity. Of note is the arched profile of the portico, which is the only known example.

## Statement of significance

### *What is significant?*

The house at 299 Brunswick Road, Brunswick, constructed by 1905, is significant.

Non-original alterations and additions and the front fence are not significant.

### *How is it significant?*

The house at 299 Brunswick Road, Brunswick, is of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant as a representative example of a 'Victorian Italianate Survival' house with form, materials and detailing that reflects the transition in housing styles that occurred around the turn of the century. Here, the 'Italianate' style including the symmetrical form, the M-profile hipped roof form with separate front verandah with classical-style cast iron posts and frieze, timber brackets and other eaves decoration, and imitation Ashlar boards to the façade is combined with Federation/Edwardian style paired timber windows on either side of the entry door and the corbelled red brick chimney. (Criterion D)

It is of aesthetic significance for the fine timber detailing to the windows and front door, and the arched central entry portico, which projects slightly from the line of the verandah. The architraves to the windows and doors are in the form of pilasters with capital mouldings while the windows have curved timber aprons below the sills. The portico is supported by paired columns and has a timber bargeboard with pronounced circular lobes. (Criterion E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b>	No
Is a permit required to paint an already painted surface?	



<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified.

# HOUSE, 307 BRUNSWICK ROAD, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56231	<b>Survey Date:</b> March 2017
<b>Name:</b> House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction date:</b> c.1891-92
<b>Extent of overlay:</b> To title boundaries	
<b>Architectural style:</b> Victorian Period (1851-1901), Italianate	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local

governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative ‘boom style’ examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson’s ‘Dawsonhurst’ built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers’ housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers’ rental accommodation.

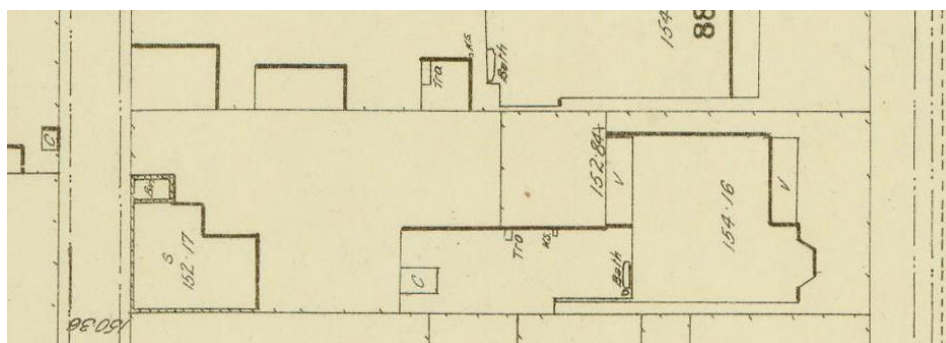
Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

The house at 307 Brunswick Road, Brunswick, constructed for Thomas Edwin Bunn (1865-1942) in c.1891-92, was originally described as containing eight rooms (RB 1891, 1892). Constructed of brick, it is highly likely that local bricks were used in its construction. Thomas and his wife Emily, whom he had married in 1890, had moved into the house by 1893. Their son was born at the home that year (*Leader*, 4 March 1893: 44; BDM via Ancestry.com).

In 1903 Bunn was described as a ‘carrier, wood and coal merchant of Sydney Road, Brunswick’ (*Argus*, 28 Dec 1903: 6). His work would have necessitated the relatively substantial brick stables, which were recorded in the rate books and shown on the Melbourne & Metropolitan Board of Works Detail Plan of 1904. This plan shows a double-fronted residence with a front verandah and front bay window and like the other houses along this section of Brunswick Road the property extends to a rear unnamed laneway (now Spurway Lane), which provided access to the stables at the rear, which had an adjoining feed bin.



*Extract from MMBW Detail Plan No. 1886, dated 1904 (source: SLV)*

The Bunn family owned the property for decades, sometimes residing there themselves and at other times renting it out to a number of tenants (RB 1905-1950; SM 1900-1974).

### References

Ancestry.com

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 Historica 2010, 'City of Moreland Thematic History', prepared for the City of Moreland.  
 Johnston, Chris and Lynne Oliver 1994, 'Brunswick House Styles' in Helen Penrose (ed.), *Brunswick: One history, many voices*. City of Brunswick, pp. 77-82.  
*Leader*, 4 March 1893: 44.  
 Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.  
 McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne.  
 Melbourne & Metropolitan Board of Works (MMBW), Detail Plan No. 1886, dated 1904, State Library of Victoria.  
 Sands & McDougall Directories (SM), 1893, 1896, 1900, 1910, 1920, 1930, 1935, 1940  
 Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

The house at 307 Brunswick Road, Brunswick is a Victorian Italianate villa of characteristic asymmetrical form with a canted bay to one side. The M-profile hipped roof is clad in corrugated iron and the convex profile verandah has cast iron posts with classical capitals and a delicate cast iron verandah frieze set within a timber frame, with separate brackets and dentil detailing to the verandah beam. The white tuck pointed polychromatic brick walls feature three colours of brick, with bands of cream or cream and brown brick used as feature courses against the red brick, over the arched window openings, and under the eave line and at mid and lower wall height, and in diaper patterns and bands in the two chimneys, which have rendered cornices. There are paired eaves brackets with a moulded stringcourse below. The three-segmented arched timber sash windows to the canted bay and the two narrow French timber sash windows under the verandah have ovolo profile stop-chamfered reveals. The verandah floor is tiled and has bluestone edging.

Until recently (c.2014) the property contained what appeared to be the remains of the stables within the rear yard. These have since been demolished.

The bluestone and iron front fence is not original.

## Intactness and integrity

The house is relatively intact. The roof and verandah cladding has been replaced (possibly, the house originally had a slate roof).

## Comparative analysis

There are approximately 35 Victorian Italianate style houses of individual significance in Moreland and most of these are single-storey, asymmetrical in plan and of masonry construction with either bi-chrome brick or rendered walls. There are fewer symmetrical examples of individual significance.

Not surprisingly, given Brunswick's history as a brickmaking area, many of the houses are constructed of bi-chrome (two colour) brick, usually comprising dark brown bricks for the main walls with pale cream bricks used for details such as imitation quoining to openings and wall corners, diaper or geometric patterning, or simple banding. There are fewer examples of polychrome (three colour) brick houses and most of these are grander, architect-designed double-storey villas or mansions such as those by architect T.J. Crouch built c.1887 in the



Moreland Park Estate at 23a & 25, The Grove (HO174) 45 & 47 The Grove, Coburg (HO175).

307 Brunswick Road is a fine and relatively intact example of a Victorian Italianate polychrome villa of the superior type built for middle class residents in the more desirable southern part of Brunswick, close to parklands and the border with Carlton and Parkville. It exhibits typical features of this type including the asymmetrical form with a canted bay projecting to one side, a M-hip roof with bracketed eaves and separate front verandah, and brick chimneys with deep moulded cornices. Of note are less common details such as the French windows under the verandah, which has the cast iron frieze set within a timber frame with separate cast iron brackets, the ovolo profile stop chamfers to the window reveals, and the fine and delicate cast ironwork.

The use of polychrome brickwork, which combines less common red brick with contrasting bands of cream and dark brick is also notable. Of the examples in the HO, only the houses designed by T.J. Crouch and constructed in the Moreland Park Estate, as noted above have polychromatic brickwork. This suggests the involvement of an architect or skilled designer-builder in the design of this house.

Other examples of polychrome brick houses assessed by this study include the terrace houses at 76 & 78 Hope Street, Brunswick, and the house (with front fence) at 38 John Street, Brunswick East.

## **Statement of significance**

### *What is significant?*

The house at 307 Brunswick Road, Brunswick, built 1891-92, is significant.

Non-original alterations and additions, and the front fence are not significant.

### *How is it significant?*

The house at 307 Brunswick Road, Brunswick, is of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant as a fine and intact example of a Victorian Italianate polychrome villa of the superior type built for middle class residents in the more desirable southern part of Brunswick, close to parklands and the border with Carlton and Parkville. It exhibits typical features of this type including the asymmetrical form with a canted bay projecting to one side, a M-hip roof with bracketed eaves and separate front verandah, and brick chimneys with deep moulded cornices. Of note are less common details such as the French windows under the verandah, which has the cast iron frieze set within a timber frame with separate cast iron brackets. (Criterion D)

It is of aesthetic significance for the less common use of polychrome brickwork, which combines red brick with contrasting bands of cream and dark brick for both the façade and the chimneys, the ovolo profile stop chamfers to the window reveals, and the fine and delicate cast ironwork. (Criterion E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified.

# HOUSE (LOUGH BRAE), 35 CASSELS ROAD, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 56521	<b>Survey Date:</b> March 2017
<b>Name:</b> 'Lough Brae'	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1888-89
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901), Italianate	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments

each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers

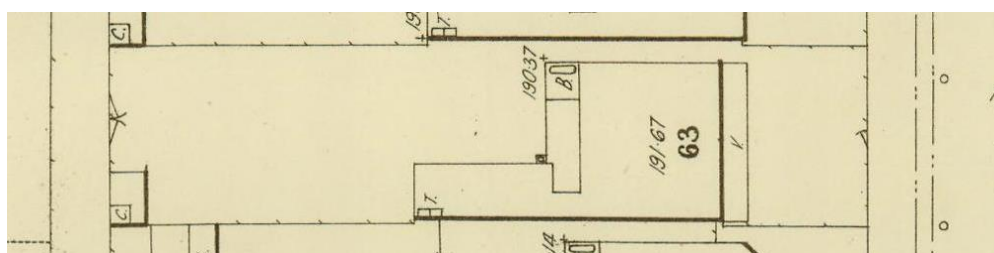


(Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in 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).

### Place history

The house at 35 Cassels Road (originally 63 Cassels Road) was built by Robert Planner, a building contractor and property speculator, between 1888 and 1889, at the peak of the Melbourne land boom (RB 1888/89). Built on Allotment 59, this six-roomed brick home was one of four similar houses owned by Robert Planner on Cassels Road during the 1880s and 1890s, which he tenanted (RB 1889/90–1895). Planner, then a resident of Prahran, invested in a number of housing developments in Melbourne during the 1880s. A family history account claims that Planner had initially prospered in the land boom but later lost money (Ancestry.com).

The MMBW plan of 1908 shows the double-fronted villa with a reasonable setback and a shallow front verandah. There is an internal bathroom, with a bath, and an outside toilet on the rear boundary fence. Double gates from the rear laneway provide access to the backyard (MMBW 1908).



*MMBW Detail Plan No. 1917, dated 1908 (source: State Library of Victoria).*

During the early twentieth century, 35 Cassels Road passed through several short-term ownerships, until the house was purchased by the Burkett family in the late 1920s (RB 1901–1925). Several generations of the Burkett family owned and lived in the house for at least another fifty years (RB 1925–1978/79; S&M 1950–1974).

### References

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- City of Brunswick, Municipal Rate Books (RB), 1888/89, 1889/90, 1891, 1892, 1893, 1894.
- Context Pty Ltd 1990, 'Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study', Volume 1, prepared for the City of Brunswick.
- Davison, Graeme 1978, *The Rise and Fall of Marvellous Melbourne*. MUP, Carlton.
- Dingle, Tony 1984, *Settling*, Fairfax Syme & Weldon, McMahon's Point (NSW).
- Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>
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Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.

McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne

MMBW, Detail Plan No. 1917, dated 1908 (State Library of Victoria)

Sands & McDougall, *Melbourne and Suburban Directories* (S&M), 1884, 1892, 1950, 1960  
'Recollections from Frank' (re: Robert Planner), Posted 22 Sep 2012 by Richard Phillips via Ancestry.com

Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

The house at 35 Cassels Road, Brunswick, now known as 'Lough Brae', is a Victorian Italianate house, which is constructed of white tuck pointed red brick with pale cream bricks used to create decorative quoining around the openings and at walls corners, diaper patterns under the windows, and as single or paired bands across the wall. The typical M-profile hipped roof is clad with slates and has paired eaves brackets separated by medallions and elongated panels with a moulded cement stringcourse below (now overpainted). There are two rendered chimneys with moulded cornices and a stringcourse. The separate front verandah has a convex profile and is supported on round timber verandah posts with a Corinthian style capital and cast-iron frieze. The verandah floor has traditional cream and red tiles laid in a diamond pattern with bluestone edging. The symmetrical façade has a central front entrance with an original panelled timber door with sidelights and highlights, which is flanked by timber framed tripartite double-hung sash windows with bluestone sills. The door highlights and sidelights contain what may be original or early leaded glass.

## Intactness and integrity

Viewed from the street, the house is relatively intact with good integrity, with only minor modifications such as the overpainting of the frieze below the eaves. The verandah may have been sympathetically reconstructed and features such as the ogee profile gutters also appear to be sympathetic replacements. The picket fence is sympathetic, but not original.

## Comparative analysis

There are approximately 35 Victorian Italianate style houses of individual significance in Moreland and most of these are single-storey, asymmetrical in plan and of masonry construction with either bi-chrome brick or rendered walls. There are fewer symmetrical examples of individual significance.

Not surprisingly, given Brunswick's history as a brickmaking area, many of the houses are constructed of bi-chrome (two colour) brick, usually comprising dark brown bricks for the main walls with pale cream bricks used for details such as imitation quoining to openings and wall corners, diaper or geometric patterning, or simple banding. There are fewer examples of polychrome (three colour) brick houses and most of these are grander, architect-designed double-storey villas or mansions such as those by architect T.J. Crouch built c.1887 in the Moreland Park Estate at 23a & 25, The Grove (HO174) 45 & 47 The Grove, Coburg (HO175).

While Italianate style houses are relatively common, very few remain completely intact, with common alterations including changes to front verandah (removal/replacement of decorative elements and posts, or entirely rebuilt), changes to roof or verandah cladding, and overpainting of face brickwork. This is true even of some of the individually significant

examples, such as ‘Iona’ at 31 Donald Street, Brunswick (HO70). This is a symmetrical bi-chrome brick villa that is similar to ‘Lough Brae’; however, it has lower intactness, as the roof cladding has been replaced with tiles.

‘Lough Brae’ is a typical example of the style, which is notable for its higher degree of intactness and integrity. In this regard, it is comparable to 38 Pleasant Street, Pascoe Vale (HO421), another symmetrical example constructed of bi-chrome brick, and is also comparable to most of the asymmetrical examples such as 41 Cassels Road (HO286) and 11 Davies Street (HO58).

## Statement of significance

### *What is significant?*

The house at 35 Cassels Road, Brunswick, built by Robert Planner in 1888-89 is significant. The timber picket front fence is sympathetic, but not original.

Non-original alterations and additions are not significant.

### *How is it significant?*

The house at 35 Cassels Road, Brunswick, is of local representative significance to the City of Moreland.

### *Why is it significant?*

It is significant as representative example of a symmetrical Victorian Italianate residence with typical form and detailing including the M-hip roof clad in slate with bracketed eaves, white tuck pointed bi-chrome brick walls, a separate front verandah with a convex profile supported on round timber verandah posts with a Corinthian style capital and cast iron frieze and traditional cream and red floor tiles laid in a diamond pattern with bluestone edging, and an original central panelled timber door with sidelights and highlights (that contain what may be original or early leaded glass), which is flanked by timber framed tripartite double-hung sash windows with bluestone sills. Overall, it is notable for the good integrity and intactness when compared to similar examples in Moreland. (Criterion D)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b>	No

Does an Incorporated Plan apply to the site?	
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified.

## HOUSE, 32 DAVID STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Address:</b> 61769	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1870
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



### History

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments



each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers



(Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

David Street is an area of early residential development in Brunswick; other early pockets were around Phillipstown and further east near the quarries. David Street, along with Eveline Street, Blair Street, Laura Street and Lydia Street, and some lots facing Glenlyon Road, was subdivided in 1868 by the Melbourne merchant David Blair (CT V247/F322). It appears he named both David and Blair streets after himself, Lydia Street after his wife (née Harford), and Laura and Eveline Street after his daughters, born 1860 and 1865 respectively (BDM).

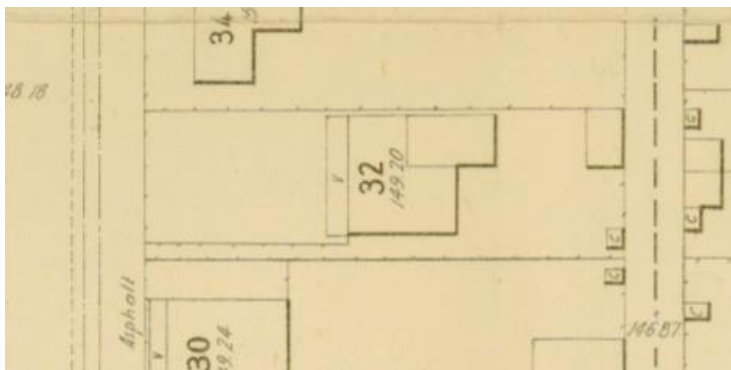
David Street is first listed in the Brunswick rate book of 1871–72. However, as the rate records for the periods 1867/68, 1868/69 and 1869/70 are unavailable, it may be that some houses had been erected earlier on what was then an unnamed road. While street or allotment numbers were not recorded for David Street in the rate books before 1892, what is now known as 32 David Street appears to be the house first described as a two-roomed brick house, owned and occupied by Thomas Delahunty in 1871/72. The fact that there is no plumbing to the house, according to the MMBW plan of 1905, raises the possibility that the house was erected prior to the reticulation of the Yan Yean water supply to this part of Brunswick in the late 1860s (MMBW 1905)

Thomas Delahunty, a labourer and brickmaker, was the owner-occupier of the property at 32 David Street from at least 1871/72. Delahunty was employed as a labourer and brickmaker, which makes it likely that he built the house using locally made bricks. He lived here with his wife Johanna née Conlon (1841–1879), whom he had married in 1867 (BDM via Ancestry.com). They had a son, born at Brunswick, in 1869. In 1871/72 this house was one of only two brick houses (together with 12 timber houses) on the east side of David Street (RB 1871/72).

When Thomas's wife Johanna died in 1879, the newspaper noted that the funeral departed from his home at 26 David Street (*Age*, 9 January 1879: 4). There is No. 26 David Street on the MMBW plan of 1905; but it can be assumed that No. 32 was formerly allocated as No. 26. Thomas Delahunty lived at this address until 1880–81 (RB 1873/74–1880/81).

Edmund Casey purchased the property in 1881, and around 1886 it was first described as having four rooms, so presumably two additional rooms had been added at the rear at some stage between 1880 and 1886. Various tenants occupied the house during the 1880s, including John Lawson (a baker), John Matthews (a tobacco maker), George Hodgson (a plasterer), George Hawke (a labourer), Colin Pentland (a carrier), John Newton (a dealer) and George Abson (a labourer) (RB 1881/82–1891).

The MMBW detail plan of 1905 shows a simple dwelling set well back from the street, in striking contrast to the neighbouring homes which have a much smaller set-back. There is an outside toilet located on the rear boundary fence. The rear outbuilding facing the laneway could be stables, were not identified as such (MMBW 1905).



Extract from MMBW Detail Plan No. 1882, dated 1905, showing 32 David Street, Brunswick (source: State Library of Victoria)

The house retains its deep setback and a timber-framed carport has been erected in front of the house.

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Sands and McDougall Melbourne Directory (SM) 1860–1882

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Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

The modest cottage at 32 David Street, Brunswick, is set well back from the street alignment, unlike the majority of other cottages in David Street. It is a single storey brick, gable-roofed cottage with a simple skillion roof verandah across the front façade. The transverse gable roof is clad with corrugated iron. The brickwork on the front façade appears early and to have been previously rendered, with the render now removed. There is a simple brick chimney on the south side, presumably serving a rear section such as a kitchen.

The cottage is symmetrical with a centrally placed door and single double-hung sash windows either side, with timber louvered shutters (non-original) and stone window sills. The verandah retains cast iron lacework set onto stop-chamfered timber posts with a timber

capital. The top of the posts has been made broader with the addition of timber panels to each side of the post, assumed in conjunction with the addition of the cast iron lace frieze.

### **Intactness and integrity**

Viewed from the street, the main form of the house appears intact, with some alterations and modification of details, although close inspection is difficult as the house is hard to see. The front door, which has two central panes, is not original to the house. The verandah posts have been altered.

A freestanding timber framed carport is located towards the front of the lot, between David Street and the brick cottage.

### **Comparative analysis**

The Victorian era houses in Moreland 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 only about 16 known surviving examples of early to mid-Victorian houses (c.1875 or earlier) in the Heritage Overlay (HO) in Moreland. These fall mostly into two broad groups:

- Simple cottages.
- 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.

Despite the predominance of Brunswick's brickmaking and quarrying industries, the majority of the simple cottages built during the early period of 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 increasingly working-class suburb. Some early cottages of local bluestone also survive, which became important as a building material within the municipality when quarries opened along the Merri Creek. As noted in the *City of Moreland Thematic History* (2010), early brick houses, built prior to the 1870s, are underrepresented in the HO.

Of the known individually significant examples of simple cottages (other than the VHR-listed iron houses at 181-189 Brunswick Road), three are bluestone, two are brick, and there are two rows of timber cottages, as follows:

- 247-249 Albert Street, Brunswick (HO3): c.1865 semi-detached timber pair
- 361-365 Albert Street, Brunswick (HO6): c.1861 terrace row of three timber cottages with shared roof
- 373 Albert Street, Brunswick (HO7): c.1875 brick house
- 151 Barkly Street, Brunswick (HO18): c.1860s bluestone cottage
- 130 Barkly Street, Brunswick (HO17): c.1860s bluestone cottage
- 189-191 Edward Street, Brunswick (HO74): c.1860s bluestone cottage
- 145 Union Street, Brunswick (HO231), c.1866 brick cottage

There are also the following early cottages in Brunswick assessed as part of this study:

- 38 David Street, Brunswick: c.1870 timber cottage
- 63 & 65 Union Street Brunswick: c.1870 brick cottages

Most of the above have a standard form of a transverse gable or hip roof, double fronted, with a front verandah on timber posts, and little or no decoration. Because of their early construction date, none are completely intact, with changes to verandahs (or, in some cases, complete reconstruction), removal of chimneys, and overpainting of brickwork being common alterations.

32 David Street is typical of these early cottages, being one of few brick examples of this early building typology in Brunswick. Like the other examples at 373 Albert Street and 63 & 65 Union Street, it was constructed for (and likely by) a local brickmaker/layer, probably using local bricks. While it has been altered, 32 David Street also compares in intactness to these other examples, where alterations of the verandah are most common. In conclusion, 32 David Street is a representative example of an early brick cottage in Brunswick, which are currently underrepresented in the Heritage Overlay.

## Statement of significance

### *What is significant?*

The house at 32 David Street, Brunswick, built c.1870 for (and probably by) Thomas Delahunty, a brickworker and labourer, is significant.

The timber front fence, the timber framed carport and post 1950 additions to the cottage are not significant.

### *How is it significant?*

The house at 32 David Street, Brunswick, is of local historical and representative significance to the City of Moreland.

### *Why is it significant?*

It is historically significant as one of the oldest surviving houses in Brunswick and provides tangible evidence of the early development of this part of Brunswick, which was part of merchant David Blair's 1868 subdivision that created David Street and neighbouring Blair, Eveline, Lydia and Laura streets. It was one of a series of early dwellings built in David Street prior to 1871 and is now one of only few to survive. It is also significant as a rare representative example of the brick cottages constructed for (and probably by) owners employed in the local brickmaking industry, using local bricks. The simple, unpretentious gabled form is characteristic of these early cottages. (Criteria A, B & D)

The house has significance for the potential to provide further information about the early bricks produced in Brunswick and the vernacular building techniques used by the original owner/builders. (Criterion C)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

## Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

Encourage accurate restoration/reconstruction of missing features on the basis of physical and documentary evidence.

Encourage replacement of unsympathetic front fences with fences appropriate to the period.

Encourage appropriate colour schemes.



## HOUSE, 38 DAVID STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 61768	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1870
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



### History

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments

each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers

(Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

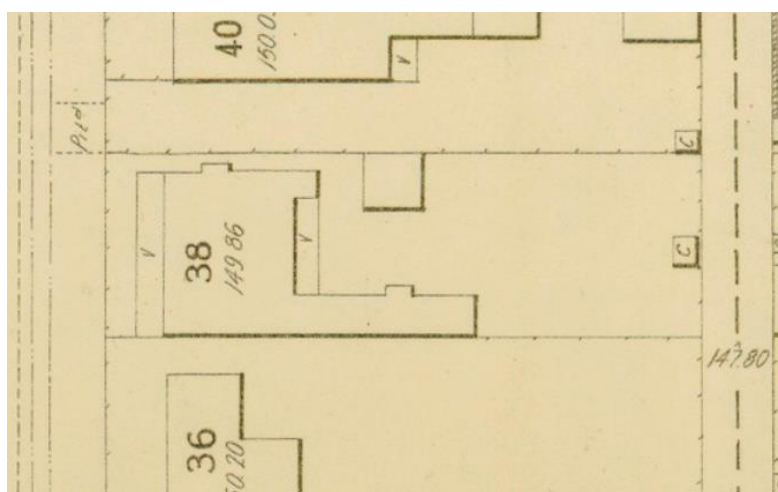
### Place history

David Street is an area of early residential development in Brunswick; other early pockets were around Phillipstown and further east near the quarries. David Street, along with Eveline Street, Blair Street, Laura Street and Lydia Street, and some lots facing Glenlyon Road, was subdivided in 1868 by Melbourne merchant David Blair (CT: V247/F322). It appears he named both David and Blair streets after himself, Lydia Street after his wife (née Harford) and Laura and Eveline Street after his daughters, born 1860 and 1865 respectively (BDM).

David Street is first listed in the Brunswick rate books of 1871/72, however as those covering the years 1867/68, 1868/69 and 1869/70 are unavailable, it may be that houses appeared on the street earlier. While street or allotment numbers were not recorded for David Street in the rate books before 1892, what is now known as 38 David Street appears to be the house first described as a four-roomed timber house, owned and occupied by J.S. Edwards (RB 1871/72).

Edwards, a painter, owned and resided in the property until 1889-90 (RB 1873/74-1889/90). Frederick Reynolds purchased the property around 1891 and lived at 38 David Street until at least 1895 (RB 1891, 1895).

The MMBW detail plan of 1905 shows the double-fronted dwelling with a small set-back on David Street. There is an outside toilet on the rear boundary fence, which was serviced from the rear lane (MMBW 1905).



*MMBW Detail Plan No. 1882, dated 1905 – detail showing 38 David Street, Brunswick (source: State Library of Victoria)*

### References

Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. Royal Historical Society of Victoria, Melbourne.

City of Brunswick, Municipal Rate Books (RB), 1871/72, 1873/74, 1874, 1874/75, 1875/76, 1876/77, 1877/78, 1878/80, 1880/81, 1881/82, 1882/83, 1883/84, 1884/85, 1886, 1887, 1888 & 1889/90.

Context Pty Ltd 1990, 'Keeping Brunswick's Heritage', prepared for Brunswick City Council.

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Sands and McDougall. Melbourne Directories.

Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

The modest timber cottage at 38 David Street, Brunswick, sits on a small lot, built close to the street and the side boundaries. The main form is a transverse gabled roof with a simple skillion verandah, while the original verandah would have had the same placement, the current one appears to be a replacement. The roof cladding is corrugated iron (recently reclad). Like many Victorian houses in the area it has imitation Ashlar blocks to the façade. The side walls are weatherboards. The cottage is symmetrical with a central door, with a highlight, and a double-hung timber framed sash window to either side.

## Intactness and integrity

Viewed from the street, the main form of the house appears intact, with some alterations and modification of details. The front door appears to have been replaced. The verandah posts have been altered, being large square timber posts, replacing what would most likely have been stop-chamfered timber posts. The concrete verandah floor has replaced the original (most likely timber) floor. The north (side) elevation has an added window. Two brick chimney breasts are exposed on the southern walls, but the chimneys have gone. The picket fence with an iron gate is not original.

## Comparative analysis

The Victorian era houses in Moreland 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 only about 16 known surviving examples of early to mid-Victorian houses (c.1875 or earlier) in the Heritage Overlay (HO) in Moreland. These fall mostly into two broad groups:

- Simple cottages.
- 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.



Despite the predominance of Brunswick's brickmaking and quarrying industries, the majority of the simple cottages built during the early period of 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 increasingly working-class suburb. Some early cottages of local bluestone also survive, which became important as a building material within the municipality when quarries opened along the Merri Creek. As noted in the *City of Moreland Thematic History* (2010), early brick houses, built prior to the 1870s, are underrepresented in the HO.

Of the known individually significant examples of simple cottages (other than the VHR-listed iron houses at 181-189 Brunswick Road), three are bluestone, two are brick, and there are two rows of timber cottages, as follows:

- 247-249 Albert Street, Brunswick (HO3): c.1865 semi-detached timber pair
- 361-365 Albert Street, Brunswick (HO6): c.1861 terrace row of three timber cottages with shared roof
- 373 Albert Street, Brunswick (HO7), brick house built c.1875
- 151 Barkly Street, Brunswick (HO18): c.1860s bluestone cottage
- 130 Barkly Street, Brunswick (HO17): c.1860s bluestone cottage
- 189-191 Edward Street, Brunswick (HO74): c.1860s bluestone cottage
- 145 Union Street, Brunswick (HO231), c.1866 brick cottage

Other later examples of simple timber cottages are:

- 7 Brett Street, Brunswick (HO29): c.1880s timber cottage with a transverse gable roof
- 38 Harrison Street, Brunswick (HO90): 1883 timber cottage with a transverse gable roof

There are also the following early cottages in Brunswick assessed as part of this study, all built for (and likely by) people employed in the local brickmaking industry, using local bricks:

- 32 David Street, Brunswick: c.1870
- 63-65 Union Street Brunswick: c.1870

38 David Street is typical of these early cottages, with a simple double-fronted form, transverse gable form and a simple verandah. The imitation Ashlar cladding may be an early alteration/improvement, and this can also be seen at 247-249 Edward Street. While it has been altered, 38 David Street also compares in intactness to these other examples, where alterations of the verandah are most common. In conclusion, 38 David Street is a relatively intact example of a modest timber cottage in Brunswick, representing the early development of this area.

## Statement of significance

*What is significant?*

The house at 38 David Street, Brunswick, constructed c.1870, is significant.



The front picket fence and non-original alterations and additions to the house are not significant.

*How is it significant?*

The house at 38 David Street, Brunswick, is of local historical and representative significance to the City of Moreland.

*Why is it significant?*

It is historically significant as one of the oldest surviving houses in Brunswick and provides tangible evidence of the early development of this part of Brunswick, which was part of merchant David Blair's 1868 subdivision that created David Street and neighbouring Blair, Eveline, Lydia and Laura streets. It was one of a series of early dwellings built in David Street prior to 1871 and is now one of only few to survive. The simple, unpretentious gabled form and timber construction is characteristic of these early cottages. (Criterion A, B & D)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

Encourage accurate restoration/reconstruction of missing features (for example, verandah details) on the basis of physical and documentary evidence.

Encourage replacement of unsympathetic front fence with a fence appropriate to the period.

Encourage an appropriate colour scheme.

# TERRACE HOUSES, 140 & 142 EDWARD STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 56308	<b>Survey Date:</b> February 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential Terrace	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1888-89
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901), Italianate	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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

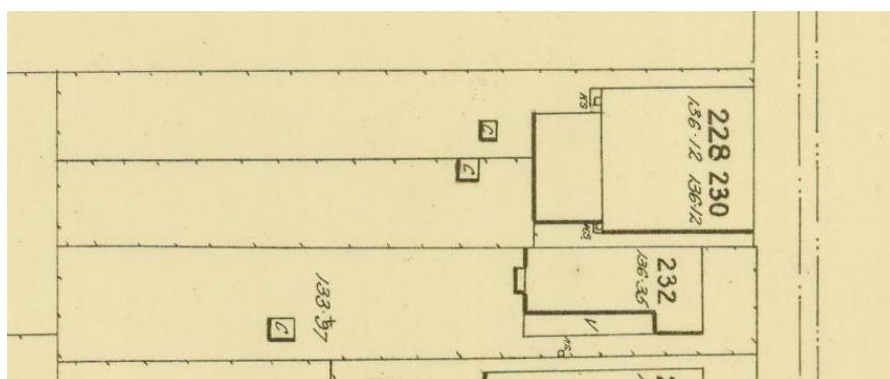
once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

The pair of four-roomed double-storey brick terrace houses at 140 and 142 Edward Street, Brunswick, was built for R. Stuart and John McMahon in 1888 to 1889 on land described as 'old quarries'. The houses were originally numbered 228-230 Edward Street.

John McMahon owned an adjacent three-roomed timber house, and by the following year he was recorded as the owner of all three properties, which he tenanted (RB 1888–1889/90, MMBW 1905). A number of owners who rented premises at 140–142 Edward Street were recorded over the following decades (RB 1890–1930).

The MMBW plan of 1904 shows the terrace pair occupying a deep block and built flush with the front property boundary. Each has a rear service area, which was possible single storey, given each house only had four rooms (MMBW 1904).



MMBW Detail Plan No. 1870, dated 1904 (source: State Library of Victoria)

### References

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 Melbourne & Metropolitan Board of Works (MMBW), Detail Plan No. 1870, dated 1904, State Library of Victoria.  
 Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

The terrace at 140 and 142 Edward Street, Brunswick, located on the south side of the street, is a Victorian two-storey semi-detached pair. Notably, it is built to the street frontage with minimal side setbacks and without a verandah, which is a relatively unusual form in Brunswick. The front elevation of the masonry house is finished with smooth render. The façade is symmetrical with a decorated parapet, two central front doors with bluestone steps and flanked by sash windows on both levels. The doors appear to be original. The windows, originally timber framed, have been altered in various ways. The windows of No. 142 have been replaced with new timber frames at both levels, the ground level window of No. 140 has been replaced with a metal frame, whereas the window of the first floor appears to be original with an added flyscreen.

Above the front doors and windows at ground level are moulded crossheads supported by console brackets, featured also underneath the parapet. The parapet motif is symmetrical above each pair, with an arched pediment containing a shell flanked by volutes and surmounted by acroterions to either side. The ornate precast Victorian motifs are typical of the Boom period of the late 1880s.

The side elevations are rendered brick and left undecorated. The roof is a combination of the hipped and gabled form, with a central valley dividing the pair. It is clad with Marseille pattern terra cotta tiles (presumably having replaced original slate or corrugated iron). The roof is pierced by two rendered corbelled chimneys.

## Intactness and integrity

The key visible changes to the houses have been the alterations to the windows and recladding of the roof, as noted above. A rear brick addition is visible from the side, although it is set back from the street and is not intrusive.

## Comparative analysis

In Brunswick, the Victorian houses are of four main types: terraces, detached cottages, symmetrical double fronted residences, and asymmetrical double fronted residences (usually with a projecting bay). The level of intactness of the Victorian houses in Brunswick already on the Heritage Overlay is moderate to high, with alterations to the front verandah commonly seen (removal of decorative elements and/or replacement of posts, or entirely rebuilt).

Of the Individually Significant Victorian dwellings in the Heritage Overlay, many are terraced houses of one or two stories, or semi-detached pairs. These are typically set behind small gardens and, iron palisade fences. The number of identical houses in a row varies. But groups of two and four are common. Some have hipped roof profiles while others have decorated parapets. Typical features include cast iron verandah friezes, verandah posts and balustrades to upper story balconies; bi-chromatic brickwork; tripartite windows, wooden four panel entry doors, often with side lights and/or highlights.



It is distinguished by its unusual siting and fine ornamentation. Of the individually Victorian terrace rows and semi-detached pairs in Brunswick, none are comparable in form to 140-142 Edward Street. Built right to the street frontage with no front setback and no front verandah, it is an unusual form in Brunswick. More common are the two storey terraced houses with both a verandah and upper storey balconies, heavily decorated with cast iron lacework, such as 216-222 Barkly Street, (HO265) and 222-238 Moreland Road (HO118).

The decorated parapet and ornate concrete moulding details are comparable to those already in the HO, in particular the decorated parapet with a round-arched pediment, where variants of the design can be seen at the previously mentioned 222-238 Moreland Road (HO118), as well as on one storey examples at 5-11 Burchett Street (HO281) and 48-52 Donald Street (HO71). 140-142 Edward Street also compared favourable in intactness to these above-mentioned examples, where altered details are common – such as over painting, or loss of parapet details (seen at both 5-11 Burchett Street and 222-238 Moreland Road).

## Statement of significance

### *What is significant?*

The double-storey terrace pair at 140 and 142 Edward Street, Brunswick, built in 1889-90, is significant.

Non-original alterations and additions are not significant.

### *How is it significant?*

The double-storey terrace pair at 140 and 142 Edward Street, Brunswick, is of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant as a representative example of a Victorian Italianate terrace pair, displaying the typical features of this type, such as the pre-cast ornaments adorning the façade, the decorated tall parapet concealing the M-profile hipped roof, and the moulded chimneys. It is of note for the less common siting built hard on the frontage with no setback, which has resulted in detail such as the moulded crossheads above the windows and doors. This imposing form is relatively unusual in Brunswick and distinguishes the building in the streetscape. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b>	No

Is a permit required to remove a tree?	
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified.

## TERRACE, 183-187 EDWARD STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 200906	<b>Survey Date:</b> February 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential Terrace	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1889
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



### History

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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

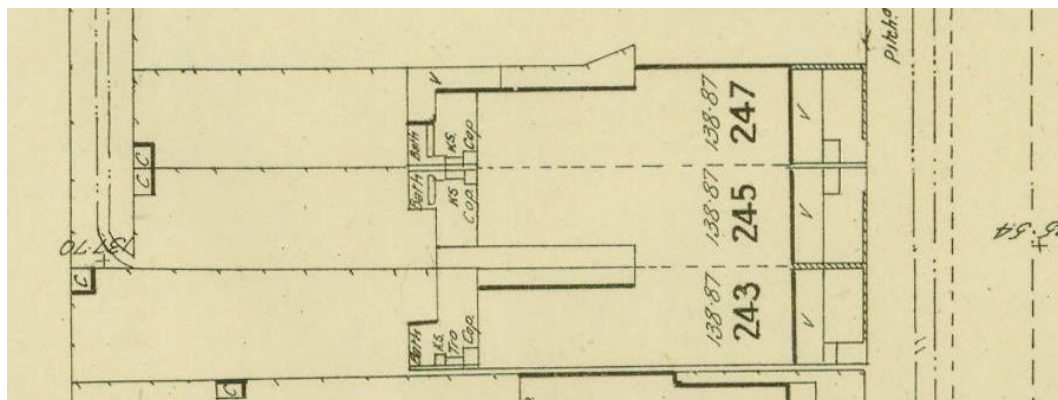
once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

Edward Street is one of the oldest streets in Brunswick. It began as a track from Sydney Road to the stone quarries in Brunswick East. It was first constructed in 1859 and by the 1880s was substantially developed between Sydney Road and Lygon Street.

Several stone houses were built in Edward Street during the 1860s including the pair at nos. 197-199, which was built c.1868 for brothers Henry and John Jenkins. They lived in the cottages before renting them out. In the 1880s Josiah Jenkins was the owner of the cottages (and several other houses in the street) as well as vacant land. By 1889 he had built this terrace of three brick houses, each of five rooms on a 17-foot frontage (RB 1888/89, 1891, 1892) on land he had acquired the previous year. The terrace was initially numbered 243-247 Edward Street.

Erected during the Melbourne land boom, the brick terrace houses were typical of working-class housing in inner Melbourne. The MMBW plan of 1904 show the cottages on narrow allotments with a 17-foot frontage, each with a front fence, front steps, and a shallow front verandah. Each had a plumbed inside washroom and an outside toilet situated on the rear boundary fence (MMBW 1904).



*MMBW Detail Plan No. 1869, dated 1904 (source: State Library of Victoria)*

Jenkin, described as a 'gentleman', owned a total of seven houses on the north side of Edward Street, which were all adjacent to one another (RB 1888/89-1892) and close to his own residence and blacksmith's forge (MMBW 1904, S&M 1900). Two of Jenkin's properties to the immediate east of this terrace row were early single-fronted bluestone cottages, which remain extant (MMBW 1904).

Jenkin owned the dwellings at 183-187 Edward Street for at least twenty years, which he leased to various tenants (RB 1891-1922). The enterprising Jenkin also owned three shopfronts around the corner in Lygon Street along with a large blacksmith's shop (MMBW 1904; Jenkin, Probate papers, 1922).



Jenkin tenanted all three brick houses, together with the two neighbouring two-roomed stone houses that he also owned (RB 1888–1889/90; MMBW 1905). A blacksmith by trade, Jenkins had sufficient social standing to be recorded as a gentleman in the municipal rate books. He was also an elder of the local Church of Christ congregation. In 1903, Jenkin was residing at 262 Edward Street, Brunswick (S&M, ER).

Josiah Jenkin's first wife, Mary Jane (née Brooks), died in 1913 and in 1915 Jenkin married a second time to Elizabeth Nankervis. By the time of Jenkin's death in 1922, the three cottages were owned by Elizabeth's two sons, Richard and Stephen Nankervis (Ancestry.com). It appears that Jenkin's stepsons acquired the houses before his death, as they do not appear in the Inventory of Assets that was prepared for Probate in 1922.

By 1921, Nos. 185 and 187 Edward Street (formerly Nos. 245–247) were owned by Richard Nankervis, a butcher, and No. 183 Edward Street (243 Edward Street) was owned by Stephen Nankervis, who was also a butcher (RB 1921). Richard Nankervis and his wife Alma Mary resided at No. 187 Edward Street for a few years while renting out No 185, and Stephen Nankervis occupied 183 Edward Street, (RB 1921–1925, ER 1924). Richard subsequently tenanted the house at 187 Edward Street until at least the 1950s (RB 1925, 1950). In 1927, Richard purchased 183 Edward Street to own all three of the terraces (RB 1928, 1930).

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Sands & McDougall Directories (SM), 1900, 1930–1974

Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

This is a single-storey terrace of three houses on the north side of Edward Street, Brunswick. Each house is constructed of bi-chrome brick and has a visible hipped roof, a four-panel entry door with toplight above to one side of a central double hung sash window with two narrow vertical panels to either side, and a concave profile verandah with a tiled floor with cream and

red tiles and a cast iron frieze set within projecting wing walls. Other details include cement mouldings such as masks, scrolls and panels to the end walls and paired eaves brackets. Slightly elevated from the street, all three houses retain original tiled paths leading to bluestone steps and front palisade fences on a bluestone base with ogee profile brick and render side walls with chamfered corners enclosing the small front garden.

The three terraces have been variously modified, yet when considered together, elements of each can reveal the original appearance of this row. No.183 is the most intact, featuring unpainted bi-chromatic brickwork, which forms decorative quoining around the openings with diaper work to the walls and eaves, as well as slate roof cladding, and a bi-chrome brick chimney with rendered cornice.

At No.183 the face brickwork and fence has been overpainted in a blue/grey colour scheme, the chimney has been removed, the cast iron replaced, and the roof has been reclad in corrugated iron.

No. 187 has also been overpainted, but this time in a cream and burgundy palette that respects the bi-chromatic patterning of the original face brickwork, the chimney has been removed and the roof has been reclad in corrugated iron.

### **Comparative analysis**

Large numbers of terraced houses were built in response to the rapid development of Brunswick in the 'Boom' years of the 1880s and it was common for a single landowner/contractor to build a row or group of houses to be let out as accommodation for working people. Often, an owner would build a row of simple houses to be let out, sometimes with a larger house at the end of the row or group for his or her own use. Terrace houses were an efficient way of building multiple houses and maximising the use of land at a time when the suburb was growing rapidly.

There are approximately 87 Victorian era houses of individual significance in Moreland. Of these, about eleven are terrace pairs or rows and most were constructed in the late Victorian 'Boom' period (c.1888 onwards) in the Italianate style with highly decorated parapets. There are examples of single storey and double storey and the level of detail and decoration varies. Most are of masonry construction, many with bi-chrome brickwork.

The level of intactness is generally good, although often alterations are not consistent across a whole row, with one house having more alterations than others. Most common alterations include alterations to, or replacement of verandahs, removal of chimneys and painting of face brickwork. In addition, very few examples retain original front fences and most surviving examples are associated with double-storey terrace rows (e.g., 222-238 Moreland Rd, 735-741 Park St and 747-755 Park St).

Most other single storey terrace rows in Brunswick do not retain their original front fences and none are completely intact. Examples include:

- 5-11 Burchett Street, Brunswick (HO281). Non-original fences, verandahs altered or replaced, some overpainted, one chimney removed.
- 48-52 Donald Street, Brunswick (HO71). Non-original fences, some chimneys removed, verandah details altered.
- 14-24 Rosser Street, Brunswick (HO240). Overpainted brickwork, verandah completely replaced.

In terms of its overall intactness, the Edward Street terrace is comparable to the above examples. The other comparable example is 213-219 Barkly Street, which retains the palisade iron fence across the whole terrace. This is also recommended for inclusion in the HO by this study.

The Edward Street terraces and front fence compares well to the Barkly Street terrace, and to the fences of the double storey examples cited above. Like these other examples, it retains not only the front fence, but also sidewalls, and original pathways. Being slightly elevated, the Edward Street terrace is also distinguished by original bluestone steps, and the elegant ogee profile of the sidewalls.

## Statement of significance

### *What is significant?*

The terrace row of three single-storey houses including the front and side fences and tiled paths, constructed c.1889, at 183-187 Edward Street, Brunswick, is significant.

Non-original alterations and additions are not significant.

### *How is it significant?*

The terrace row at 183-187 Edward Street, Brunswick, is of historical, representative and aesthetic significance to the City of Moreland

### *Why is it significant?*

The terrace row at 183-187 Edward Street, Brunswick, is of historical significance as an example of the extensive residential development of Brunswick during the peak of the 'Boom' era in the late 1880s. The row is tangible evidence of the speculative development of working-class rental housing that characterised the late 1880s. (Criterion A)

The terrace row at 183-187 Edward Street, Brunswick, is significant as a representative example of a late nineteenth century terrace row, which is notable for retaining the original front iron palisade fence, sidewalls, tiled pathway and bluestone steps. While terrace rows are common throughout Brunswick, relatively few original front and side fences survive. The aesthetic significance is enhanced by the slightly elevated siting, which adds to its street presence, while the elegant ogee profile of the sidewalls is also of note. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	Yes (recommended to encourage paint removal from nos. 185 & 187)
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b>	No

Is the place included on the Victorian Heritage Register?	
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	Yes – front fences
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

Encourage accurate restoration/reconstruction of missing features (for example, verandah details) on the basis of physical and documentary evidence.

Encourage removal of paint from nos. 185 and 187 by an approved method.

Encourage appropriate colour schemes.

## HOUSE, 23 EVANS STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes no:</b> 56329	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1913-14
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1902-c.1918)	



### History

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments



each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers

(Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

A four-roomed timber house was constructed at 23 Evans Street, Brunswick, between the 1913 and 7 December 1914 rate assessments. The single-fronted cottage was built for Andrew Cecil Neilson, a storeman, the house was constructed on vacant land previously owned by Mrs C. Daniels (RB 1912–1915). Neilson (spelt Nielson in street directories) lived at the property until at least 1920 (SM 1915, 1920; RB 1920, 1921). The house was formerly numbered 51 Evans Street.

Edward Ewart (or Edwin, as he appears in the Sands and McDougall street directories from around the mid-1920s and through the following decade) purchased and occupied the house from 1921 (RB 1922; SM 1924–1930). In the 1928 street directory it was first numbered 23 Evans Street (SM 1928). It remained owned and occupied by the Ewart family for at least the next fifty years (SM 1935–1974).

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- McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne.
- Sands & McDougall, *Melbourne and Suburban Directories* (S&M), 1915, 1920, 1930, 1974
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

### Description

23 Evans Street, Brunswick, Edwardian timber residence, situated on a narrow lot on the north side of the street. Like many houses in Brunswick, which date from this period, it has a shallow setback from the street boundary, and small side setbacks.

The house is clad in weatherboards, with a broad band of notched boards at mid-wall height. Typically, the house has hipped corrugated iron roof with a projecting gable and a separate side verandah with bullnose profile, which is supported by a turned timber post and has a bold timber frieze with a keyhole motif and ornate timber brackets. The front door, situated at the side beneath the verandah, has a highlight and sidelights and decorative timber surrounds.

There is a corbelled brick chimney. The projecting gable of the front façade features a rectangular bay window with casements and leadlight highlights (the pattern is geometric, and may be a later replacement), stop chamfered corners, shaped boards below the sill and a flat window hood. The gable end is pressed metal with an embossed pattern and is embellished with an ornate timber bargeboard with filigree detail and pronounced lobes, collar tie and timber finial, and ornate paired eaves brackets separated by shaped boards.

### **Intactness and integrity**

Viewed from the street the house appears to be highly intact. The high timber picket fence is a later addition and the verandah has been enclosed on the side.

### **Comparative analysis**

Most Federation/Edwardian houses included in the Heritage Overlay (HO) of the Moreland Planning Scheme are Contributory places within heritage precincts, while approximately 49 are of individual significance.

Despite the style often being characterised by red brick exteriors and terracotta clad roofs with cresting, in Moreland, Edwardian houses are predominantly weatherboard, commonly with imitation Ashlar boards to the façade, and corrugated iron roofs, demonstrating the more modest incomes and aspirations of the working-class population of Brunswick in this period.

The most common form of the Edwardian timber house in Moreland is asymmetrical, with a steeply pitched hip roof with projecting gables to the front and (in some cases, particularly on corner blocks) one side. The verandah (either separate or as a continuation of the main roof) is usually embellished with frieze typically in a ladder (timber) or geometric (cast iron) pattern and supported by turned timber posts, and superior examples have Queen Anne style detailing such as half-timbering to the gable ends. There are both double-fronted and single-fronted types.

In form and overall detailing, many of these houses are almost identical in form and layout. The individually significant examples are distinguished by level of integrity and intactness, and/or the quality of the detailing, particularly to features such as the verandahs and gable ends.

Almost all the individually significant asymmetrical Edwardian houses in Moreland are double fronted. Currently, there is only one comparable example of a single fronted Edwardian timber residence individually listed in the HO. This is 72 Munro Street, Coburg (HO335), which is notable for its high degree of intactness and features such as the painted stucco panels and decorative carved timberwork to the front gable end, while the verandah features a typical ladder frieze with panels with Art Nouveau floral motifs, supported by turned timber posts with carved brackets.

Of the double fronted examples within individual HOs, good examples include:

- 275 Albion Street, Brunswick (HO257), built by 1906: An asymmetrical timber Edwardian residence, with ornate timberwork to the gable end and return verandah
- 28 Crisp Avenue, Brunswick (HO288), built by 1913. Fine carved timberwork to the gable end and mature Canary Island Palm. Verandah frieze missing.

- 29-33 Carnarvon Street, Brunswick (HO284, 1911-12): Three identical Edwardian houses with unusual half-timbering detail to gable ends. Typical cast iron frieze.
- 5 Deans Street, Coburg (HO294). Typical form and detailing, but highly intact.
- 87 Garnet Street, Brunswick (HO302) built by 1914: An asymmetrical timber Edwardian residence with a complex roof form, half-timbered gable ends and a return verandah with an arched ladder-back timber frieze.
- 27 Rennie Street, Coburg (HO357). Typical form and detailing, but highly intact.

23 Evans Street, Brunswick, compares well in both detailing and intactness to the above-mentioned examples. Although being smaller in size than the double-fronted examples already in the HO, the house has many fine details that are comparable such as the ornate timber bargeboard with filigree detail and pronounced lobes, collar tie and a timber finial, as well as the pressed metal to the gable end and the distinctive timber verandah frieze with a keyhole motif. In conclusion, 23 Evans Street is a good representative example of the Edwardian style in Brunswick, notable for its high level of intactness and fine details.

## Statement of significance

### *What is significant?*

The house at 23 Evans Street, Brunswick, built in 1913-14 for storeman Andrew Cecil Nielsen is significant.

The front fence and non-original alterations and additions are not significant.

### *How is it significant?*

The house at 23 Evans Street, Brunswick, is of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant as an intact and well-detailed example of an Edwardian timber cottage. While the form is typical of the period, this small house is notable for the fine quality of the detailing, which includes bold timber verandah frieze with a keyhole motif and ornate timber brackets, the rectangular bay window with leaded casements and leadlight highlights, stop chamfered corners, shaped boards below the sill and a flat window hood, and the gable end, which is pressed metal with an embossed pattern and is embellished with an ornate timber bargeboard with filigree detail and pronounced lobes, collar tie and timber finial, and ornate paired eaves brackets separated by shaped boards. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No

<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified.



# TERRACE HOUSES, 16 & 18 GLENLYON ROAD, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes number:</b> 56371	<b>Survey Date:</b> March 2017
<b>Name:</b> Houses	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential Terrace	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1878
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

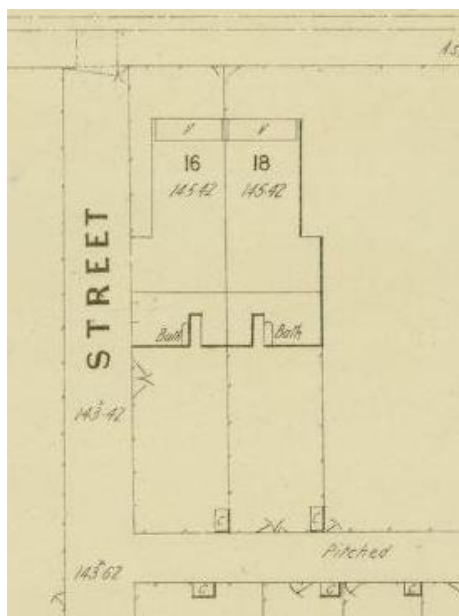
### Place history

The pair of single-fronted Victorian brick terraces at 16 and 18 Glenlyon Road, Brunswick, was constructed in 1878 or 1879. Prior to this, the south side of the road was occupied only by timber houses and a quarry (RB 1877/78, 1879/80). Both houses were owned by W. Forster but were tenanted by John Cooper and Joseph Bridges.

Mary Gudden (née Gaynor), wife of Bryan Gudden, prison warder, purchased the terraces in 1888 or 1889 (RB 1888, 1888/89). It is unclear whether the terraces had another owner between Forster and Gudden (RB 1887, 1888). The Guddens let the terraces for several years.

Bryan Gudden died in 1911 (*Weekly Times*, 26 August 1911: 28), and within a few years (c.1913) his widow Mary Gudden and her two sons, John and Matthew Thomas, had moved into the house at 16 Glenlyon Road (ER 1914). John Gudden was a prison warder like his father, and Matthew Gudden served in the First World War (*Age*, 15 January 1949: 2).

The dwellings were small and typical of Victorian-era workers' cottages. The MMBW plan of 1904 shows the two brick terrace houses on a block bounded by Church Street on the west and an unnamed laneway on the south. At that time, each house had a rear bathroom and an outside toilet abutting the back fence (MMBW 1904).



MMBW Detail Plan No. 1868, dated 1904 (source: State Library of Victoria)

In the 1950s, the Gudden family sold No. 18 Glenlyon Road to Agnes Egan and her daughter Elizabeth; the Egan family had been long-term tenants of the property (RB 1950, 1958/59; S&M 1910–1974). Denis Egan, listed as ‘no occupation’, and his wife Agnes Marie Egan, machinist, had rented the house at 18 Glenlyon Road from the 1910s (ER 1914–1924). Both the Guddens and the Egans were Irish Catholics, and it is possible that the two families were friends or relatives. The Guddens, who had resided at No. 16 from approximately 1913, retained this residence until at least the 1970s (RB 1915–1971/72; SM 1915; ER 1914).

## References

- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. RHSV Melbourne City of Brunswick Rate Books (RB), 1877/78, 1879/80, 1887, 1888, 1888/89, 1915, 1950, 1958/59, 1971/72
- Commonwealth Electoral Rolls (ER), 1914, 1919, 1921, 1924.
- Context Pty Ltd 1990, ‘Keeping Brunswick’s Heritage’, prepared for City of Brunswick
- Davison, Graeme 1978, *The Rise and Fall of Marvellous Melbourne*. MUP, Carlton.
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- Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.
- McConville, Chris 1989, *Aird’s Guide to Melbourne*. Aird Books, Melbourne.
- MMBW, Detail Plan No. 1968, dated 1904 (State Library of Victoria).
- Sands & McDougall Directories (SM) 1904, 1910, 1915, 1930, 1940, 1944/45, 1950, 1955
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

This is a pair of early single-storey and semi-detached Victorian bi-chrome brick houses. Situated on the south side of the street it has a modest front setback and is built close to the side boundaries.

Typical of early (c.1870s or earlier) semi-detached houses, the pair has an undivided M-profile hipped roof. The roof of No 18 is clad with slate, whereas No 16 has been reclad with corrugated iron. Each house is single fronted, mirroring each other with the front section having a small setback to the side boundary. The walls are of dark brown brick with cream bricks forming a simplified decorative quoin pattern around the windows, doors and blind arches and ends to the wing walls. The front doors are timber with a highlight and bluestone step, and the double-hung sash window is timber framed with a bluestone sill.

The concave corrugated iron verandahs are contained within wing walls, also with a shallow concave profile and with cement corbels with a cross pattern. There are three bi-chrome brick chimneys (two to No. 18 and one to No. 16) topped with tall and elaborate terracotta chimney pots with crown tops.

## Intactness and integrity

Viewed from the street, the form is intact, but some alteration to the detail has occurred. The side elevations, as well as the façade of No. 16, and the side wall of No. 18 have been overpainted, resulting in a loss of the bi-chrome pattern. The roof has been partly reclad in

cast-iron (No. 16), and it appears as if No. 16 has lost a chimney – originally having two like its counterpart. The modern high metal fence of No. 18 and the brick fence of No. 16 are both recent additions and are not sympathetic to the style of the house.

### **Comparative analysis**

Large numbers of terraced houses were built in response to the rapid development of Brunswick in the ‘Boom’ years of the 1880s and it was common for a single landowner/contractor to build a row or group of houses to be let out as accommodation for working people. Typically, an owner would build a row of simple houses to be let out, sometimes with a larger house at the end of the row or group for his or her own use. Terrace houses were an efficient way of building multiple houses and maximising the use land at a time when the suburb was growing rapidly.

In Brunswick, many of these houses were built by local brickmakers using their own bricks, sometimes to provide housing for their workers, but evidently it seems also to promote their product.

There are approximately 87 Victorian era houses of individual significance in Moreland. Of these, nine are terrace pairs or rows and most were constructed in the late Victorian ‘Boom’ period (c.1888 onwards) in the Italianate style with highly decorated parapets. There are examples of single storey and double storey and the level of detail and decoration varies. Most are of masonry construction, many with bi-chrome brickwork.

The level of intactness is generally good, although is often not consistent across the whole row, with some houses having more alterations than others. Most common alterations occur to roofs, verandahs and fences, and painting of face brickwork.

This pair of houses is of interest for the shared hipped roof, which demonstrates the lack of fire separation that characterised buildings outside the control of the *Melbourne Building Act*. The *Melbourne Building Act*, passed in Sydney in 1849, took effect from the first day of 1850. It applied to Central Melbourne between the Yarra River and Victoria Street, and to what is now known as South Fitzroy, and required buildings to have a permit, to be made of non-combustible material (unless it was isolated by setbacks from the boundaries of the site), and to separate different occupancies by fire walls passing through the roof, markedly altering the appearance of terrace housing and shop rows. By the 1870s the *Melbourne Building Act* had been extended to other areas of the municipality such as Carlton, and, mainly in the 1880s, equivalent controls were introduced by other urban municipalities (Miles Lewis).

It is unclear when such controls were introduced to Brunswick but based on physical and documentary evidence of the places included in the HO it appears that whether by regulation or fashion most terrace houses constructed from c.1885 onwards had separate roofs or firewalls constructed between them.

Consequently, comparatively few examples survive today and of those that do most are pairs, while rows of three or more are even less common. Examples of individually significant terrace rows with shared roofs are:



- 216-222 Barkly Street, Brunswick (HO265). Constructed from 1886 to 1891, this comprises two pairs of two storey bi-chrome brick houses with shared hip slate roofs. One house has been overpainted/rendered, while the others remain relatively intact.
- 104-106 Brunswick Road, Brunswick (HO277). Constructed c.1884, this pair of single-storey brick houses has a shared slate roof with a hip profile at one end and gable at the other. The verandah has been altered in the 1920s and the roof slates have been renewed.
- 54-68 Donald Street, Brunswick (HO71). Constructed c.1892, this is a very late example. It comprises two groups of four bi-chrome brick houses, each with a shared transverse gable roof, clad in slate, with a single wall between the two groups. Some chimneys have been removed, but the row is otherwise intact.

Another example identified and assess by this study is 206-210 Barkly Street, which was constructed by 1887 and comprises three single storey houses with a shared hip roof, clad in slate.

Apart from the shared roof, this pair of houses is also noteworthy for the 1870s construction date, which (apart from the shared roof) is reflected in the very simple form and detailing, almost completely devoid of elaborate applied ornament, which came to characterise the houses of the late Victorian period. The bi-chrome brickwork detail is also quite restrained when compared with the bold intricate patterns seen in later examples. Also notable is the unusual semi-detached form with small side setbacks to the front section of the houses (later terraces were usually built out to both boundaries) and the tall and ornate terracotta chimney pots with crown tops.

The majority of individually significant houses that date from prior to c.1875 are either simple cottages constructed of timber, stone or iron, or mansions (some of the former and most of the latter are included on the Victorian Heritage Register). Exceptions include:

- House, 326 Amess Street, Brunswick East (HO11). Built 1873. Not visible from the street, this is described as a two-storey bi-chrome brick house with a slate roof.
- Former Hoffman Brickworks' manager's house, 373 Albert Street, Brunswick (HO7), constructed c.1875. This is a simple, single-storey symmetrical brick house.

Other examples, assessed by this study include 195 Barkly Street, a (for its age) relatively intact two-storey stone and brick house built c.1877 and the altered two-storey terrace pair at 23 & 25 Albert Street, Brunswick, built c.1878.

## Statement of significance

### *What is significant?*

The terrace houses at 16 and 18 Glenlyon Road, Brunswick, built c.1878, are significant.

Non-original alterations and additions and the front fences are not significant.

### *How is it significant?*

The terrace houses at 16 and 18 Glenlyon Road, Brunswick, are of local historical, representative and aesthetic significance to the City of Moreland.

*Why is it significant?*

Historically, they are among the oldest surviving houses in this part of Brunswick and provide rare evidence of the development of Brunswick in the period prior to the development boom of the 1880s. (Criterion A)

They are significant as representative examples of mid-Victorian era terrace houses. This is demonstrated by the simple form and plain detailing, almost completely devoid of the elaborate applied ornament that came to characterise the houses of the late Victorian period. The bi-chrome brickwork detail is also quite restrained when compared with the bold intricate patterns seen in later examples. Also notable is the unusual semi-detached form with small side setbacks to the front section of the houses (later terraces were usually built out to both boundaries) and the tall and ornate terracotta chimney pots with crown tops. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

Encourage accurate restoration/reconstruction of missing features (for example, reinstate slate roof to no.16) on the basis of physical and documentary evidence.

Encourage replacement of unsympathetic front fences with fences appropriate to the period.

Encourage appropriate colour schemes, and removal of paint from the brickwork of no.16 by an approved method

# ATTACHED HOUSES, 60 & 62 GLENLYON ROAD, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes number:</b> 56381	<b>Survey Date:</b> March 2017
<b>Name:</b> House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1910
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1902-c.1918)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

The pair of double-fronted timber houses at 60–62 Glenlyon Road, Brunswick, was built in c.1910 for bricklayer and contractor Amos Mitchell. The land was vacant prior to their construction (MMBW 1904). Being a contractor, it is likely that Mitchell built the houses himself. Each house had five rooms and occupied an allotment that had a 35-foot frontage, although the rate book for 1922 specifies No. 60 Glenlyon Road as having a frontage of 36-feet and 6 inches, and No. 62 as being 36-feet wide, and this did not change again in the rate books (RB 1910–1971/72).

Amos Mitchell was living with his wife, Helen, in Lydia Street, Brunswick (ER 1903, 1906) before her death in c.1907–1908. He leased the properties throughout his ownership (RB 1911–1930; S&M 1915–1930), although the Electoral Roll of 1909–1914 gives his address as 62 Glenlyon Road. From 1921–1926 the Electoral Roll gives Mitchell's address as 60 Glenlyon Road (ER 1921–1926). After his death in 1934, both houses were sold; Joseph William Barker purchased No. 60, and John G. Bunn purchased No. 62 (RB 1935).

### References

- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. RHSV, Melbourne  
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 Commonwealth Electoral Rolls (ER), 1903, 1906, 1914, 1921, 1924, 1926  
 Context Pty Ltd 1990, 'Keeping Brunswick's Heritage', prepared for City of Brunswick  
 Davison, Graeme 1978, *The Rise and Fall of Marvellous Melbourne*. MUP, Carlton  
 Dingle, Tony 1984, *Settling*, Fairfax Syme & Weldon, McMahons Point (NSW)  
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 Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne  
 McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne  
 Melbourne & Metropolitan Board of Works (MMBW), Detail Plan No. 1868, dated 1904, State Library of Victoria  
 Sands & McDougall Directories (SM), 1915, 1920, 1930  
 Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

### Description

Situated on the south side of the street, this is a pair of semi-detached timber Federation/Edwardian houses.



The houses are a mirror-image pair, attached by a masonry party wall with vermiculated detailing. Each has a steeply pitched almost pyramidal hipped roof clad in corrugated iron with a projecting side gable and have a centrally placed brick and roughcast render chimney with terracotta pots. The eaves feature paired brackets separated by diamonds and rectangles and the separate bullnose verandah runs across the façade and returns along the side elevation where it meets the projecting gable. The verandah is supported by turned timber posts and has a cast iron frieze. The main walls are clad in imitation Ashlar boards and the fenestration to the façade is symmetrical, with four tall double sash windows grouped in pairs. The front entrance of each house is placed to the side underneath the return verandah and has decorative timber surrounds with highlights and sidelights.

### **Intactness and integrity**

Viewed from the street, the form of the pair is intact, with some alterations to the details. No. 62 is generally more intact than No. 60, apart from the overpainting of the chimney. Changes to No. 60 include replacement of the windows and front door (No. 62 retains its original timber door), and likely replacement of the cast iron frieze (the frieze to No. 62 may be original). Single-storey additions have been added to the rear of both houses but are non-intrusive. The picket fence of No. 60 is sympathetic, but not original.

### **Comparative analysis**

Most Federation/Edwardian houses included in the Heritage Overlay (HO) of the Moreland Planning Scheme are Contributory places within heritage precincts, while approximately 49 are of individual significance.

Despite the style often being characterised by red brick exteriors and terra cotta clad roofs with cresting, in Moreland, Edwardian houses are predominantly weatherboard, commonly with imitation Ashlar boards to the façade, and corrugated iron roofs, demonstrating the more modest incomes and aspirations of the working-class population of Brunswick in this period.

The Edwardian timber houses are in two broad types: symmetrical houses that often retain Victorian form and some detailing – hence the term ‘Victorian survival’ and asymmetrical houses with a steeply pitched hip roof with projecting gable/s. Both types have a verandah (either separate or as a continuation of the main roof) embellished with frieze typically in a ladder (timber) or geometric (cast iron) pattern and a range of decorative timber detailing. There are both double-fronted and single-fronted types.

Also, in the Federation/Edwardian period, terrace houses fell out of favour, as they were perceived as being cold and dark and almost all new housing was detached, or semi-detached pairs.

This pair of houses provides a further illustration of the transition in housing styles and forms that occurred during the early 1900s. Traces of the Victorian era remain through detailing such as the bracketed eaves decoration, and the symmetrical arrangement of the main elevation, while the steeply pitched roof with a projecting side gable, the treatment of the chimney and the bullnose form of the verandah and details such as the turned timber posts clearly show the transition to the Federation/Edwardian style. The houses are of note for the semi-detached form. While this was common throughout this period, it was predominantly used for single-fronted houses and double-fronted houses sharing a common boundary wall are virtually unknown. The only known comparable example is the pair of Victorian era

houses at 13 and 15 Rosser Street, Brunswick (HO239). Constructed c.1890, these double-fronted brick houses have a terrace form and share a party wall.

While the changes to No. 60 have reduced the integrity, No. 62 remains largely intact allowing for an understanding of the original design.

## Statement of significance

### *What is significant?*

The semi-detached houses, at 60-62 Glenlyon Road, Brunswick, built c.1910 for (and possibly by) contractor Amos Mitchell, are significant.

Non-original alterations and addition and the front fences are not significant.

### *How is it significant?*

The houses at 60-62 Glenlyon Road, Brunswick, are of representative significance to the City of Moreland.

### *Why is it significant?*

They are significant as a further illustration of the transition in housing styles and forms that occurred during the early 1900s. Traces of the Victorian era remain through detailing such as the bracketed eaves decoration, and the symmetrical arrangement of the main elevation, while the steeply pitched roof with a projecting side gable, the treatment of the chimney and the bullnose form of the verandah and details such as the turned timber posts clearly show the transition to the Federation/Edwardian style. The houses are of note for the semi-detached form. While this was common throughout this period, it was predominantly used for single-fronted houses and double-fronted houses sharing a common boundary wall are virtually unknown. (Criterion D)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No

<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified.

# ATTACHED HOUSES, 46 & 48 GOLD STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes number:</b> 56385	<b>Survey Date:</b> March 2017
<b>Name:</b> Houses	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1915
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1902-c.1918)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

The three-roomed, single-fronted Federation/Edwardian brick terrace houses at 46–48 Gold Street, Brunswick, were constructed c.1915 for John Scott, a railway employee. Scott, who resided in nearby O’Grady Street, tenanted both properties (RB 1915–1930; S&M 1915–1930).

Scott had owned and tenanted a timber house, numbered 46 Gold Street, that had stood on the site until c.1914, Scott subdivided the block after it was demolished to make way for the pair of brick houses (RB 1912–1914; MMBW 1905).

### References

- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. RHSV, Melbourne
- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.
- City of Brunswick Rate Books (RB) 1912, 1913, 1914, 1915, 1916, 1917, 1920, 1930.
- Context Pty Ltd 1990, ‘Keeping Brunswick’s Heritage: A Report on the Review of the Brunswick Conservation Study’, Volume 1, prepared for the City of Brunswick.
- Davison, Graeme 1978, *The Rise and Fall of Marvellous Melbourne*. Melbourne University Press, Carlton.
- Dingle, Tony 1984, *Settling*, Fairfax Syme & Weldon, McMahon’s Point (NSW).
- Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>
- Historica 2010, ‘City of Moreland Thematic History’, prepared for the City of Moreland.
- Johnston, Chris and Lynne Oliver 1994, ‘Brunswick House Styles’ in Helen Penrose (ed.), *Brunswick: One history, many voices*. City of Brunswick, pp. 77-82.
- Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.
- McConville, Chris 1989, *Aird’s Guide to Melbourne*. Aird Books, Melbourne.
- Melbourne & Metropolitan Board of Works (MMBW), Detail Plan No. 1887, dated 1905, State Library of Victoria.
- Sands & McDougall Directories (SM), 1915, 1916, 1917, 1918, 1920, 1925, 1930
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

### Description

46-48 Gold Street is a semi-detached pair of single fronted red brick Edwardian houses. The houses are slightly elevated and built right to the street frontage and close to the side boundaries. The pair is symmetrical, mirroring each other, with a red brick party wall dividing the houses.

Each house is gable fronted, with a corrugated iron roof and one red brick chimney with a moulded cement top and terracotta pots. The gable ends are partly roughcast with decorative timber truss work and brackets, and bargeboards with shaped lobes, while the bullnose

verandahs have timber balustrades and are supported by turned timber posts with a cast iron frieze and have tiled floors. The front walls have white tuckpointing. The triple casement windows with highlights (no.46 retains original coloured glass) and rendered window sills and lintels are set within shallow projecting brick bays, while the original panelled front doors, have a traditional high-waisted form with an arched window and are set within decorative timber surrounds, asymmetrical side- and highlights with a bluestone threshold. Windows in the side elevation are double timber sash and have segmental arch brick lintels. There is a timber side gate to no.48 that may be original or a sympathetic reproduction.

### **Intactness and integrity**

The pair is highly intact with minor changes including the application of a reddish paint finish to no.48, the replacement of the original glass to the front doors and side and highlight windows to both houses, and the replacement of the coloured toplight glass to the bay window of no.48 with clear glass.

### **Comparative analysis**

Most Federation/Edwardian houses included in the Heritage Overlay (HO) of the Moreland Planning Scheme are Contributory places within heritage precincts, while approximately 49 are of individual significance.

In the early twentieth century, terraces of three or more houses fell out of favour as they were perceived as being cold and dark, and while construction of semi-detached pairs continued they were usually set back from one side boundary rather than built to both boundaries to admit more light into the middle of the house.

This is demonstrated by 15-29 Ford Street, Brunswick (HO131), built c.1912-13, which is a row of four identical attached brick terrace pairs that combine typical Victorian terrace form and detailing (the ornate rendered parapet) with Federation/Edwardian details such as the paired double sash windows, panelled timber doors with glass inserts, turned timber posts to the verandahs and cast iron frieze in a simplified Federation design. The integrity of most of the houses is relatively high. A later example, also assessed by this study, is 109 & 111 Albert Street, which is distinguished by its similarly ornate parapet with notable bi-chromatic brick detailing.

Both of the above examples have a traditional Victorian style parapeted form. This pair of houses, on the other hand, adopts the gable-fronted form that is more typical of the Federation/Edwardian period. The houses are notable for their simple Arts & Crafts influenced details, which includes the timber truss work and render to the gable, and the overall high level of integrity. The siting of the houses right on the front boundary is also unusual for the period. By this time, most houses included a shallow garden setback.

There are no direct comparisons among the individually significant semi-detached pairs already included in the HO in Moreland, most of which are timber and feature more ornate Queen Anne style details. In terms of the integrity and intactness the houses are equal or superior to those included in the HO.

## Statement of significance

### *What is significant?*

The pair of attached houses at 46-48 Gold Street, Brunswick, built c.1915 for railway employee John Scott, is significant.

Non-original alterations and additions are not significant.

### *How is it significant?*

The pair of attached houses at 46 and 48 Gold Street, Brunswick, is of local historical, representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant as an intact example of a Federation/Edwardian semi-detached gable-fronted brick pair with traditional gable-fronted form and details such as the bullnose verandah with a timber balustrade, turned timber posts and cast-iron frieze, the casement windows set within a shallow brick bay, and the original front doors with side and highlights. The houses are notable for their simple Arts & Crafts influenced details, which includes the timber truss work and render to the gable and the overall high level of intactness and integrity. The slightly elevated siting of the houses right on the front boundary, is also unusual for the period. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified.

## HOUSE (OOMAH), 73 HOPE STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>Hermes number:</b> 56440	<b>Survey Date:</b> April 2017
<b>Name:</b> 'Oomah'	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1914
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1902-c.1918)	



### History

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments



each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers

(Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

The double-fronted Edwardian timber house at 73 Hope Street, Brunswick – previously numbered 121 Hope Street – was built in 1914 for William Henry Crate, an accountant, and his wife Eliza Jane Crate (née Harding). Few houses existed in that part of Hope Street in the early 1900s (MMBW 1906). William and Eliza Crate had married in 1891 and had previously resided in a Victorian brick house at 129 Hope Street (extant and now renumbered as 81 Hope Street). For a time following the house's construction, Crate also owned two nearby properties – his former residence at 129 Hope Street and an adjoining timber house (RB 1914, 1915).

William Crate had been active in supporting the establishment of the Brunswick Technical School. Following his wife's death in 1920, William Crate served a councillor for Brunswick City Council from 1921 until his retirement in 1927 (RB 1914; Age 4 February 1938:7).

Crate owned the house at 73 Hope Street for over thirty years until his death in 1938 (RB 1914-1930; Age 4 February 1938:7). C.J. Crate, a son of William and Eliza Crate, was the subsequent owner until his death in 1947 (RB 1940, 1950; VBDM).

### References

- Ancestry.com
- Apperly Richard, Irving, Robert & Reynolds, Peter, *A pictorial guide to identifying Australian architecture. Styles and terms from 1788 to the present*, 1994
- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.
- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. RHSV, Melbourne
- City of Brunswick Rate Books (RB) 1914, 1915, 1920, 1925, 1928, 1930, 1940, 1950
- Commonwealth Electoral Rolls (ER), 1903, 1914, 1919
- Context Pty Ltd 1990, 'Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study', Volume 1, prepared for the City of Brunswick.
- Davison, Graeme 1978, *The Rise and Fall of Marvellous Melbourne*. MUP, Carlton.
- Dingle, Tony 1984, *Settling*, Fairfax Syme & Weldon, McMahons Point (NSW).
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- Johnston, Chris and Lynne Oliver 1994, 'Brunswick House Styles' in Helen Penrose (ed.), *Brunswick: One history, many voices*. City of Brunswick, pp. 77-82.
- Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.
- McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne.
- Melbourne & Metropolitan Board of Works (MMBW). Detail Plan No. 1906, dated 1906 (State Library of Victoria)
- Victorian Births, Deaths and Marriages (VBDM), accessed via Ancestry.com
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

‘Oomah’ is a double fronted timber Edwardian house, situated on the south side of the street. It has a shallow setback from the street boundary and has modest side setbacks.

Asymmetrical in plan, it has a steeply pitched hip corrugated iron roof with a gablet and a projecting gable to one side. Both the gablet and the main gable are decorated with timber truss work featuring delicate turned spindles and a finial and are clad in scalloped boards. The main gable also has an ornate bargeboard with filigree detail and shaped lobes with a disk, and ornate carved timber brackets. Other details include the eaves brackets alternating with shaped boards. The separate verandah has a bullnose profile and is supported by turned timber posts with a cast iron frieze and has dentilling along the fascia. There are paired timber sash windows with arched toplights and ornate surrounds, with a window hood supported by ornate brackets over the windows to the projecting bay. The entrance doorway is slightly recessed and contains the original panelled door with an arched window set within ornate timber surrounds with sidelights and highlights. The house name ‘Oomah’ in cursive font in metal set at an angle is to one side of the door. The front walls are clad in imitation Ashlar with weatherboards to the side, and there are three red brick chimneys with unpainted roughcast render tops with a slight balloon profile and terracotta pots.

## Intactness and integrity

Viewed from the street, the house appears intact with some modifications to the details. The glass to the entry door and surrounds has been replaced and it appears the verandah posts have been replaced sympathetically, as has the timber verandah floor. The timber picket front fence is sympathetic, but not original.

## Comparative analysis

Most Federation/Edwardian houses included in the Heritage Overlay (HO) of the Moreland Planning Scheme are Contributory places within heritage precincts, while approximately 49 are of individual significance.

Despite the style often being characterised by red brick exteriors and terra cotta clad roofs with cresting, in Moreland, Edwardian houses are predominantly weatherboard, commonly with imitation Ashlar boards to the façade, and corrugated iron roofs, demonstrating the more modest incomes and aspirations of the working-class population of Brunswick in this period.

The most common form of the Edwardian timber house in Moreland is asymmetrical, with a steeply pitched hip roof with projecting gables to the front and (in some cases, particularly on corner blocks) one side. The verandah (either separate or as a continuation of the main roof) is usually embellished with frieze typically in a ladder (timber) or geometric (cast iron) pattern and supported by turned timber posts, and superior examples have Queen Anne style detailing such as half-timbering to the gable ends. There are both double-fronted and single-fronted types.

In form and overall detailing, many of these houses are almost identical in form and layout. The individually significant examples are distinguished by level of integrity and intactness, and/or the quality of the timber detailing, particularly to features such as the verandahs and gable ends. While the use of cast iron verandah decoration lingered into the early 1900s, the start of the Federation period marked a decline in the use of cast iron for structural and

ornamental components of verandahs and an increase in wood for these components. According to Apperly et al (1994:108)

*The use of steam and, later, electricity to operate tools such as bandsaw, the jigsaw and the lathe made it possible for pieces of wood of many shapes and sizes to be made quickly, easily relatively cheaply, and in large quantities.*

‘Oomah’ is an intact and well-detailed example of an Edwardian timber house with characteristic asymmetric form and details such as the brick and render chimneys, imitation Ashlar façade, bracketed eaves and bullnose verandah with turned timber posts and cast-iron frieze. It is distinguished by its many fine timber details including the scalloped boards and timber truss work to the gable and gablet ends, the ornate bargeboard and carved brackets, the ornate brackets to the window hood, and the finely detailed window architraves and the recessed entry doorway. It is also notable for its high degree of intactness and integrity compared to other places with only minor changes. Individually significant houses with comparable detailing already within the HO include:

- 275 Albion Street, Brunswick (HO257), built by 1906: Asymmetrical, with ornate timberwork to the gable end and return verandah
- 28 Crisp Avenue, Brunswick (HO288), built by 1913. Asymmetrical, with fine carved timberwork to the gable end and mature Canary Island Palm. Verandah frieze missing.
- 29-33 Carnarvon Street, Brunswick (HO284, 1911-12): Three identical asymmetrical houses with unusual half-timbering detail to gable ends. Typical cast iron frieze.
- 5 Deans Street, Coburg (HO294). Typical form and detailing, but highly intact.
- 87 Garnet Street, Brunswick (HO302) built by 1914: Asymmetrical with a complex roof form, half-timbered gable ends and a return verandah with an arched ladder back timber frieze.
- 35 Hudson Street, Coburg (HO99). Asymmetrical with return verandah with cast iron frieze, jettied half-timbered gable end above box bay window. Highly intact
- 27 Rennie Street, Coburg (HO357). Typical form and detailing, but highly intact.

## Statement of significance

*What is significant?*

‘Oomah’, 73 Hope Street, Brunswick, the house built in 1914 for hotelkeeper and Brunswick Councillor William Henry Crate, is significant.

Non-original alterations and additions are not significant. The front fence is sympathetic, but not significant.

*How is it significant?*

‘Oomah’, 73 Hope Street, Brunswick, is of local historical, representative and aesthetic significance to the City of Moreland.

*Why is it significant?*

‘Oomah’ is an intact and well-detailed example of an Edwardian timber house with characteristic asymmetric form and details such as the brick and render chimneys, imitation Ashlar façade, bracketed eaves and bullnose verandah with turned timber posts and cast-iron

frieze. It is distinguished by its many fine timber details including the scalloped boards and timber truss work to the gable and gablet ends, the ornate bargeboard and carved brackets to the main gable, the ornate brackets to the window hood, and the finely detailed window architraves and the recessed entry doorway. It is also notable for its high degree of intactness and integrity. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified.



## TERRACE HOUSES & FENCES, 76 & 78 HOPE STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 200910	<b>Survey Date:</b> April 2017
<b>Name:</b> Houses	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential Terrace	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1889-90
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



### History

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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

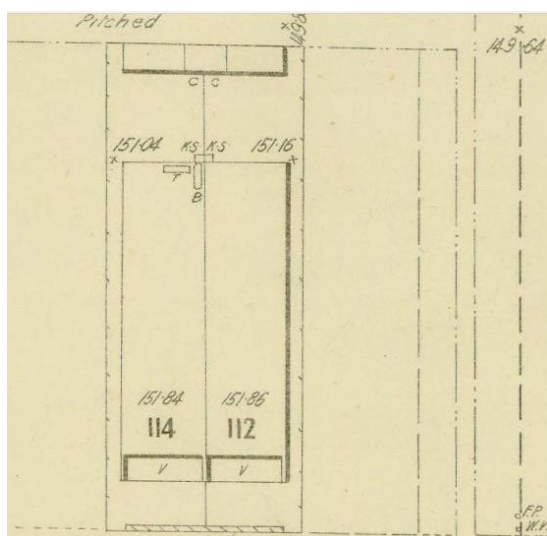
once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

The dwellings at 76 and 78 Hope Street, Brunswick – formerly 112 and 114 Hope Street – are a pair of five-roomed brick cottages, built between 1889 and 1890 (RB 1889/90).

76 Hope Street was built on Allotment 116 for William and Sarah Lascelles, who briefly lived there before tenancing it for a year (RB 1889/90–1892). 78 Hope Street was built on the neighbouring Allotment 115 for Thomas Doughty, a manufacturer/merchant, whose ownership was also brief (RB 1889/90–1892).

These small dwellings are typical of the type of workers' cottages erected in Brunswick from the late nineteenth to the early twentieth century. They were probably constructed of locally made bricks. The MMBW plan of 1906 shows the cottages occupying narrow allotments each with a shallow front verandah and its own front fence. Each house had a rear toilet on the back fence, but No. 78 (formerly No. 114) also had internal plumbing, with a bath and laundry trough (MMBW 1906).



*MMBW Detail Plan No. 1906, dated 1906 (source: State Library of Victoria)*

Dr James Jackson purchased both cottages in 1893. He tenanted them until 1910-15 (RB 1893–1910). Between 1910 and 1915, the Hagan family purchased both properties (RB 1910, 1915) and Alice Hagan lived at 76 Hope Street until 1928, while tenancing 78 Hope Street to a number of individuals (RB 1915–1928; ER 1919–1928).

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Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

76–78 Hope Street is a pair of Victorian polychrome (three colour) brick single storey terrace houses, situated on the north side of the street. The houses have a shallow setback from the street boundary behind an early cast iron palisade fence on a bluestone base, which has two gates for each house, one for the front door and one for the side path. The houses are identical in design, mirroring each other. They have separate hip roofs (no.78 retains the original slates) with bracketed eaves and separate skillion verandahs set between wing walls. The polychrome brick walls are constructed of dark bricks with contrasting pale cream and red bricks creating bold patterning including decorative quoining to the openings and wall corners and diaper work below the windows, the blind arches to the end walls and to the eaves, as well as to the chimneys, which have moulded cement cornices. Other details include the tripartite windows with bluestone sills, which are flanked by arched wall niches with bluestone ledges, four-panel timber entrance doors with arched highlight windows, bluestone steps to the verandahs, tiled floor to the verandah to no.78, and the moulded cement masks and scrolled brackets to the wing walls, while the party wall has a mask and single finial.

## Intactness and integrity

Viewed from the street the houses are relatively intact with some minor changes. No. 78 is slightly more intact. No. 76 appears to have lost a chimney (and the cornice to the surviving chimney has been altered), the roof has been re-clad and the verandah floor replaced with concrete. Both houses have presumably lost the cast iron verandah frieze, and the verandah roofs may have been reconstructed.

## Comparative analysis

Large numbers of terraced houses were built in response to the rapid development of Brunswick in the 'Boom' years of the 1880s and it was common for a single landowner/contractor to build a row or group of houses to be let out as accommodation for working people. Often, an owner would build a row of simple houses to be let out, sometimes



with a larger house at the end of the row or group for his or her own use. Terrace houses were an efficient way of building multiple houses and maximising the use of land at a time when the suburb was growing rapidly.

There are approximately 87 Victorian era houses of individual significance in Moreland. Of these, nine are terrace pairs or rows and most were constructed in the late Victorian 'Boom' period (c.1888 onwards) in the Italianate style with highly decorated parapets. There are examples of single storey and double storey and the level of detail and decoration varies. Most are of masonry construction, many with bi-chrome brickwork.

Examples with ornate parapets include 5-11 Burchett Street (HO281), 14-24 Rosser Street (HO240) and 48-52 Donald Street (HO71), while 54-68 Donald Street (HO71) and 104-106 Brunswick Road (HO277) have visible shared hip or gable roofs. 216-222 Barkly Street (HO265) on the other hand comprises two pairs of two storey bi-chrome brick terraces with separate hipped roofs.

The level of intactness of the above examples is generally good, although is often not consistent across the whole row, with some houses having more alterations than others. Most common alterations occur to roofs, verandahs and fences, and painting of face brickwork.

Not surprisingly, given Brunswick's history as a brickmaking area, many of the houses are constructed of bi-chrome (two colour) brick, usually comprising dark brown bricks for the main walls with pale cream bricks used for details such as imitation quoining to openings and wall corners, diaper or geometric patterning, or simple banding. There are fewer examples of polychrome (three colour) brick houses and most of these are grander, architect-designed double-storey villas or mansions such as those by architect T.J. Crouch built c.1887 in the Moreland Park Estate at 23a & 25, The Grove (HO174) 45 & 47 The Grove, Coburg (HO175).

76 and 78 Hope Street is a representative example of a Victorian terrace pair, with typical form and detailing. It is notable for the highly decorative polychromatic brickwork, being the only known terrace houses in Moreland with this type of brickwork, and also for less common features such as the arched wall niches. The retention of the original or early cast iron palisade fences, which include both front and side gates, is also notable. While some changes have been made to no.76, overall the houses have relatively good integrity and intactness, comparable to the examples cited above.

Other examples of polychrome brick houses assessed by this study include the house at 307 Brunswick Road, Brunswick, and the house (with front fence) at 38 John Street, Brunswick East.

## **Statement of significance**

### *What is significant?*

The terrace houses at 76 and 78 Hope Street, Brunswick, built in 1889-90, are significant. The cast iron palisade fence on a bluestone base to both houses also contributes to the significance of the place.

Non-original alterations and additions are not significant.

### *How is it significant?*



The terrace houses and front fence at 76-78 Hope Street, Brunswick, are of local representative and aesthetic significance to the City of Moreland.

*Why is it significant?*

It is a representative example of a Victorian terrace pair, with typical form and detailing such as the visible separate hipped roofs (one with the original slate), verandahs set between wing walls including one with a tiled floor, original panelled doors and tripartite windows, brick chimneys with moulded cornices, and moulded cement detailing to the end walls and party walls. It is notable for the highly decorative polychromatic brickwork, being the only known terrace houses in Moreland with this type of brickwork, and also for less common features such as the arched wall niches. The retention of the original or early cast iron palisade fences, which include both front and side gates, is also notable, and contributes to the setting of the houses. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	Yes – front fences
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

Encourage accurate restoration/reconstruction of missing features (for example, verandah details) on the basis of physical and documentary evidence.

# HOUSE, 94 HOPE STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56443	<b>Survey Date:</b> April 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1915
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1902-c.1918)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

The single-fronted dwelling at 94 Hope Street – formerly 128 Hope Street – is a five-roomed wooden house, built in 1915 upon land that was owned by the Fourth Victoria Permanent Building Society (LV). The property had possibly been repossessed by the build society from a previous owner who had become unable to make payments.

The Fourth Victoria Permanent Building Society was one of many successful building societies that were established in Melbourne in the latter part of the nineteenth century. They were chiefly concerned with lending money to would-be home-owners, and they charged moderate interest rates that were particularly attractive to artisans and working people. Building societies played an important role in the housing development in Brunswick from the late-nineteenth to the early twentieth century; they were often more favourable than banks for working people who sought to borrow money to purchase their own home.

The house's first owner was Albert Ernest Aldridge, a pottery employee. Aldridge was married in 1914 and possibly purchased the property to serve as his family home. He owned the house only briefly, however, before selling it to Edward Henry Hutton, a grocer (RB 1915, 1918). Hutton lived at 94 Hope Street until 1927 and tenanted the house from 1928 until c. 1946 (RB 1927–1940; LV). The house was bought that year by William Walter Riley, a pottery worker, who lived there until his death in 1970 (RB; LV).

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Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

94 Hope Street, Brunswick, is a single-fronted timber Edwardian house, which has a shallow setback from the street boundary, and small side setbacks.

The house is asymmetrical in plan with a hipped roof and projecting gable that extends forward to form the front porch. The gable end has intricately patterned half timbering with roughcast infills, and the bargeboard has shaped lobes and a scalloped detail. Pressed metal has been curved underneath the gable end, forming an ogee profile above the porch, which is supported on turned timber posts with an arched timber frieze to the front with wavy sticks and narrow panels with abstracted Art Nouveau style floral motifs, and a straight frieze to the side with similar detailing and carved brackets. A separate verandah to one side has a straight frieze with similar detailing and leads to the entrance, which has a panelled timber door with an arched window set within decorative timber surrounds with highlights and sidelights; all with what appear to be intact Art Nouveau style leadlights. The leadlight is repeated in the box bay casement window at the front beneath the porch. The front walls are clad in scalloped weatherboards to dado height (including the base of the window bay) with imitation Ashlar boards above. There are two red brick chimneys; corbelled with original unpainted roughcast rendered tops and terracotta chimney pots.

## Intactness and integrity

Viewed from the street, the house is relatively intact and has good integrity. The key change has been the change of the side verandah from a bullnose profile roof to the present skillion and presumed replacement of timber verandah floor with brick.

The timber picket fence is not original but is sympathetic to the style of the house.

## Comparative analysis

Most Federation/Edwardian houses included in the Heritage Overlay (HO) of the Moreland Planning Scheme are Contributory places within heritage precincts, while approximately 49 are of individual significance.

Despite the style often being characterised by red brick exteriors and terra cotta clad roofs with cresting, in Moreland, Edwardian houses are predominantly weatherboard, commonly with imitation Ashlar boards to the façade, and corrugated iron roofs, demonstrating the more modest incomes and aspirations of the working-class population of Brunswick in this period.

The most common form of the Edwardian timber house in Moreland is asymmetrical, with a steeply pitched hip roof with projecting gables to the front and (in some cases, particularly on corner blocks) one side. The verandah (either separate or as a continuation of the main roof) is usually embellished with frieze typically in a ladder (timber) or geometric (cast iron) pattern and supported by turned timber posts, and superior examples have Queen Anne style detailing such as half-timbering to the gable ends. There are both double-fronted and single-fronted types.

In form and overall detailing, many of these houses are almost identical in form and layout. The individually significant examples are distinguished by level of integrity and intactness, and/or the quality of the timber detailing, particularly to features such as the verandahs and



gable ends. While the use of cast iron verandah decoration lingered into the early 1900s, the start of the Federation period marked a decline in the use of cast iron for structural and ornamental components of verandahs and an increase in wood for these components. According to Apperly et al (1994:108)

*The use of steam and, later, electricity to operate tools such as bandsaw, the jigsaw and the lathe made it possible for pieces of wood of many shapes and sizes to be made quickly, easily relatively cheaply, and in large quantities.*

94 Hope Street is an intact and well-detailed example of an Edwardian timber house with characteristic asymmetric form with a hip and gable roof and details such as the brick and render chimneys, imitation Ashlar façade, side entry and box bay casement window. It is distinguished by the less common form with the gable projecting forward to form the porch, and for the fine detailing which includes the combination of scalloped boards and imitation Ashlar to the walls, the intricately detailed half timbering and decorated barge board to the gable end, the pressed metal to the porch eaves, the arched frieze to the porch, and the Art Nouveau leadlights to the front bay window and entranceway. This is one of three similar houses in Hope Street, likely by the same builder. The others are at 126 and 128 Hope Street. No.126 is less intact and has a visible rear addition as well as other minor changes including the loss of the original leaded glass to the bay window and entrance door and changes to the wall cladding. It does, however, include the original bullnose roof to the side verandah. No.128 has similar integrity to No. 94, however, it too has lost some of the original leadlight glass and the gable end detailing is less intricate. No.94 is, overall, superior in terms of its detail and integrity when compared to both houses.

Almost all the individually significant asymmetrical Edwardian houses in Moreland are double fronted. Currently, there is only one comparable example of a single fronted Edwardian timber residence individually listed in the HO. This is 72 Munro Street, Coburg (HO335), which is notable for its high degree of intactness and features such as the painted stucco panels and decorative carved timberwork to the front gable end, while the verandah features a typical ladder frieze with panels with Art Nouveau floral motifs, supported by turned timber posts with carved brackets.

Of the double fronted examples within individual HOs, good examples include:

- 275 Albion Street, Brunswick (HO257), built by 1906: Asymmetrical, with ornate timberwork to the gable end and return verandah
- 28 Crisp Avenue, Brunswick (HO288), built by 1913. Asymmetrical, with fine carved timberwork to the gable end and mature Canary Island Palm. Verandah frieze missing.
- 29-33 Carnarvon Street, Brunswick (HO284, 1911-12): Three identical asymmetrical houses with unusual half-timbering detail to gable ends. Typical cast iron frieze.
- 5 Deans Street, Coburg (HO294). Typical form and detailing, but highly intact.
- 87 Garnet Street, Brunswick (HO302) built by 1914: Asymmetrical with a complex roof form, half-timbered gable ends and a return verandah with an arched ladder back timber frieze.
- 35 Hudson Street, Coburg (HO99). Asymmetrical with return verandah with cast iron frieze, jettied half-timbered gable end above box bay window. Highly intact
- 27 Rennie Street, Coburg (HO357). Typical form and detailing, but highly intact.

Compared to these other examples 94 Hope Street compares well in the quality of detailing and intactness. The projecting gable/porch is a unique characteristic of this house (and the others in Hope Street, cited above) not found in any of the above examples. The pressed metal to the eaves is also a less common detail.

## Statement of significance

### *What is significant?*

The house at 94 Hope Street, Brunswick, constructed by 1915, is significant.

Non-original alterations and additions are not significant. The front fence is sympathetic, but not significant.

### *How is it significant?*

The house at 94 Hope Street, Brunswick, is of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant as an intact and well-detailed example of an Edwardian timber house with characteristic asymmetric form with a hip and gable roof and details such as the brick and render chimneys, imitation Ashlar façade, side entry and box bay casement window. It is distinguished by the less common form with the gable projecting forward to form the porch, and for the fine detailing which includes the combination of scalloped boards and imitation Ashlar to the walls, the intricately detailed half timbering and decorated barge board to the gable end, the pressed metal to the porch eaves, the arched frieze to the porch, and the Art Nouveau leadlights to the front bay window and entranceway. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b>	No

Can a permit be granted to use the place for a use, which would otherwise be prohibited?	
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified.

## HOUSE (UXBRIDGE), 16 HORNE STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 61749	<b>Survey Date:</b> March 2017
<b>Name:</b> 'Uxbridge'	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1913
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1902-c.1918)	



### History

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments



each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers



(Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

Horne Street in Brunswick was part of the 1888 boom period subdivision 'Brunswick Reserve – O'Connors Paddock'. The area was marketed as being close to both the Sydney Road tramline and the 'soon-to-be constructed' tramline along Lygon Street, which subsequently was not commenced until 1914 (SLV). Following a common pattern in Brunswick and elsewhere, the development of the late 1880s subdivision was halted by the depression of the 1890s. At the turn of the twentieth century, Horne Street was still mostly vacant land (MMBW).

Development of the area slowly recommenced toward the end of the first decade of the twentieth century. The first owners of this allotment (lot 28, part 3) were Lily Blanche Corr (née Clarke) and her husband David Patrick Corr – a carpenter – who purchased the vacant block between 1912 and 1913 (RB 1912, 1913). By the end of 1914, the Corrs were living in a five-bedroom weatherboard house at this site (RB 1914). The house remained in Lily's name well after her sudden death in 1927 (RB 1930–1940; *Age* 7 December 1938:21). 16 Horne Street passed into David Patrick Corr's ownership by the late 1930s and remained the family home for over sixty years (RB).

### References

- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. RHSV, Melbourne
- City of Brunswick Rate Books (RB) 1912, 1913, 1914, 1930, 1935, 1940, 1950, 1958/59
- Context Pty Ltd 1990, 'Keeping Brunswick's Heritage', prepared for City of Brunswick
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- Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.
- McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne.
- Melbourne & Metropolitan Board of Works (MMBW), Detail Plan No. 1869, dated 1905
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

### Description

'Uxbridge' at 16 Horne Street, Brunswick, is a double-fronted Edwardian timber house situated on the west side of the street. It has a shallow setback from the street boundary, and small side setbacks.

This house has characteristic asymmetrical form with a high, hipped corrugated iron roof with gablets and a projecting gable to one side. There are two tall brick chimneys with

rendered cornices and terra cotta chimney pots. The separate bullnose verandah sits has turned timber posts, a cast iron frieze. The front entrance is set underneath the verandah, with asymmetrical side- and highlights, and decorative timber surrounds. Underneath the verandah is a three-casement window with coloured glass highlights, and shaped boards under the sill. The same window design is repeated at the projecting gable. Eaves are decorated with paired brackets alternating with diamonds and cricket bat moulds. The front is clad in imitation Ashlar boards with weatherboards to the side.

A carpenter owned 'Uxbridge' at the time of construction and this perhaps accounts for the fine detailing to the gable end including the extraordinary window hood. The hood has a roof of notched timber boards with scalloped timber ridge capping, visible rafters and a shallow ladder back frieze, and is supported by simple triangular timber brackets. The gable end above is pressed metal with a roughcast pattern and features an ornate timber bargeboard with scalloped inlay and shaped lobes, and ornate truss work and finial.

### **Intactness and integrity**

Viewed from the street, 'Uxbridge' appears to be relatively intact with good integrity. The timber surrounds to the front door have been altered and the glass replaced. The front door itself is not visible. Some details (e.g. verandah and roof cladding, gable end) may have been replaced or reconstructed sympathetically.

A single storey addition is set at the rear of the house but is hardly visible from the street. The woven wire fence is not original but is a sympathetic design.

### **Comparative analysis**

Most Federation/Edwardian houses included in the Heritage Overlay (HO) of the Moreland Planning Scheme are Contributory places within heritage precincts, while approximately 49 are of individual significance.

Despite the style often being characterised by red brick exteriors and terra cotta clad roofs with cresting, in Moreland, Edwardian houses are predominantly weatherboard, commonly with imitation Ashlar boards to the façade, and corrugated iron roofs, demonstrating the more modest incomes and aspirations of the working-class population of Brunswick in this period.

The most common form of the Edwardian timber house in Moreland is asymmetrical, with a steeply pitched hip roof with projecting gables to the front and (in some cases, particularly on corner blocks) one side. The verandah (either separate or as a continuation of the main roof) is usually embellished with frieze typically in a ladder (timber) or geometric (cast iron) pattern and supported by turned timber posts, and superior examples have Queen Anne style detailing such as half-timbering to the gable ends. There are both double-fronted and single-fronted types.

In form and overall detailing, many of these houses are almost identical in form and layout. The individually significant examples are distinguished by level of integrity and intactness, and/or the quality of the timber detailing, particularly to features such as the verandahs and gable ends. While the use of cast iron verandah decoration lingered into the early 1900s, the start of the Federation period marked a decline in the use of cast iron for structural and

ornamental components of verandahs and an increase in wood for these components. According to Apperly et al (1994:108)

*The use of steam and, later, electricity to operate tools such as bandsaw, the jigsaw and the lathe made it possible for pieces of wood of many shapes and sizes to be made quickly, easily relatively cheaply, and in large quantities.*

Individually significant houses with fine quality timber and/or gable detailing already within the HO include:

- 275 Albion Street, Brunswick (HO257), built by 1906: Asymmetrical, with ornate timberwork to the gable end and return verandah
- 28 Crisp Avenue, Brunswick (HO288), built by 1913. Asymmetrical, with fine carved timberwork to the gable end and mature Canary Island Palm. Verandah frieze missing.
- 29-33 Carnarvon Street, Brunswick (HO284, 1911-12): Three identical asymmetrical houses with unusual half-timbering detail to gable ends. Typical cast iron frieze.
- 5 Deans Street, Coburg (HO294). Typical form and detailing, but highly intact.
- 87 Garnet Street, Brunswick (HO302) built by 1914: Asymmetrical with a complex roof form, half-timbered gable ends and a return verandah with an arched ladder back timber frieze.
- 35 Hudson Street, Coburg (HO99). Asymmetrical with return verandah with cast iron frieze, jettied half timbered gable end above box bay window. Highly intact
- 27 Rennie Street, Coburg (HO357). Typical form and detailing, but highly intact.

Compared to these other examples 'Uxbridge' compares well in massing, detailing and intactness. It is of the same typical asymmetric Edwardian form but is notable for the fine quality timber details such as the bargeboard and truss work to the gable end, but especially the window hood. While several other houses have this feature, none have the detailing found here, which presumably reflects the skill of the first owner who was a carpenter.

## Statement of significance

*What is significant?*

'Uxbridge', the Edwardian timber house at 16 Horne Street, Brunswick, constructed by 1914 for (and presumably by) David Patrick Corr, a carpenter, is significant.

Non-original alterations and additions are not significant. The front fence is sympathetic but is not significant.

*How is it significant?*

'Uxbridge', 16 Horne Street, Brunswick, is of local representative and aesthetic significance to the City of Moreland.

*Why is it significant?*

'Uxbridge' is significant as an intact and well-detailed example of an Edwardian timber residence with characteristic asymmetrical form with a hip and gable roof, imitation Ashlar boards to the front walls and pressed metal to the gable end, a separate bullnose verandah with turned timber posts and a cast iron frieze, bracketed eaves and brick and render

chimneys with terracotta pots. It is notable for the fine quality of the timber details including the highly unusual window hood, as well as the ornate bargeboard and truss work to the gable end. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified.



# HOUSE, 5 LAURA STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56460	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1892-93
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments



each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers

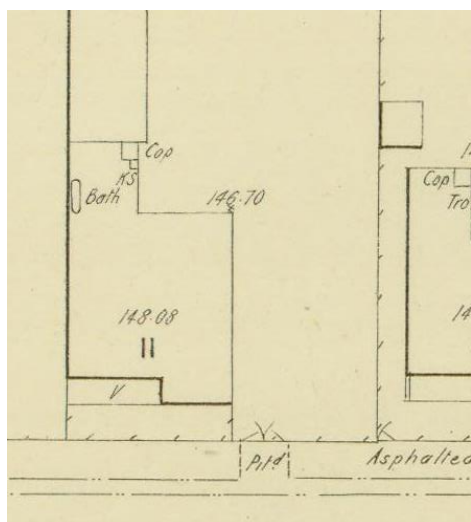
(Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in 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).

### Place history

Laura Street in Brunswick — along with David Street, Eveline Street, Blair Street, and Lydia Street, and some lots facing Glenlyon Road — was subdivided in 1868 by merchant David Blair (CT: V247/F322). It appears he named both David and Blair streets after himself, Lydia Street after his wife (née Harford) and Laura and Eveline Street after his daughters, born 1860 and 1865 respectively (BDM).

This house at 5 Laura Street, Brunswick, was built in c.1892–1893. From the time of its construction and up until the 1960s, the house was owned by the Duffell family (RB 1892–1958/59; SM 1960).

In the late-nineteenth century, builders John and Samuel Duffell purchased land and several properties along the north side of Laura Street (RB 1890–1892). A timber dwelling existed on an unnumbered allotment that was owned and occupied by Samuel Duffell, who rebuilt the house as a more substantial brick residence in 1893 (RB 1890–1893). In 1897, Duffell's house expanded from a five-roomed house to a six-roomed house, which extended the property's frontage by ten feet (RB 1895–1897). At this time, Duffell's property also comprised extra land and stables, although these are not mentioned in the rate books after 1898 (RB 1897–1899). From February 1899 until 1928, 5 Laura Street was listed in the Rate Books as 11 Laura Street, Brunswick East (RB 1899–1928).



*The house at No. 5 (formerly No. 11) Laura Street, Brunswick, as shown in the MMBW Detail Plan No, 1881, dated 1905 (source: SLV)*

The MMBW plan of 1905 shows the detached double-fronted house at 11 Laura Street occupying a large block. By then the house had been plumbed with a bath and a copper in the

rear washroom; the toilet remained outside, situated on the rear boundary fence. Double entrance gates off Laura Street provided access to the large yard on the eastern side of the house (MMBW 1905).

Samuel Duffell passed away at his home on 22 September 1925 at the age of 76 (*Argus* 24 September 1925:1). Ownership of the house was passed to his son Frederick Duffell – a carpenter – who continued to live at 5 Laura Street until the 1960s (RB 1927; S&M 1930–1960). Frederick Duffell subdivided the block in 1938, thereby reducing the frontage of his property from its original 60 feet to 40 feet (RB 1937, 1938). A small, single-fronted brick cottage was erected on the new adjoining allotment (c.1938–early 1940s), which had formerly been the eastern yard area. In the late 1950s, the house was purchased by the Trikaliotis family, who tenanted the house until at least 1979 (RB 1958/59–1978/79).

## References

- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. RHSV, Melbourne
- City of Brunswick, Rate Books (RB), 1890, 1891, 1892, 1893, 1895, 1896, 1897, 1898, 1899, 1900, 1910, 1920, 1927, 1930, 1937, 1938, 1940, 1958/59, 1971/72, 1978/79.
- Context Pty Ltd 1990, 'Keeping Brunswick's Heritage', prepared for Brunswick City Council.
- Davison, Graeme 1978, *The Rise and Fall of Marvellous Melbourne*. MUP, Carlton.
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- Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.
- McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne.
- MMBW, Detail Plan No. 1881, dated 1905 (State Library of Victoria).
- Sands and McDougall Directories (SM) 1896, 1892, 1930, 1940, 1950, 1960
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

5 Laura Street, Brunswick is a single-storey Victorian Italianate dwelling with a narrow garden setback behind a cast iron palisade fence, set on a bluestone plinth.

Asymmetrical in form, the house has a hipped roof clad with slate with a projecting hipped bay. The bi-chromatic brick walls are constructed of dark bricks with pale cream bricks used to create bold patterning in the walls and chimneys, which have rendered bases and heavy rendered cornices. The paired eaves brackets and stringcourse (constructed of moulded bricks) are also in pale cream. The chimneys also feature cream brick detailing and has a wide moulded capping.

The separate corrugated iron bullnose verandah appears to be a later addition/alteration; more Edwardian in style than Victorian, and most likely replaced the original verandah in the early twentieth century. It has paired turned timber posts grouped in pairs, and a timber frieze with turned spindles, interspersed with square panels with a clover motif between the double posts.

The floor is tiled with bluestone edging. Being owned by a builder, and later a carpenter, it is possible this update was done by the owner to ‘show off’ the latest style.

The projecting bay has paired round-headed arched windows, with double hung sashes. The other main window is a tripartite form with double hung sashes and colonettes that are part fluted and twisted. Bluestone sills (overpainted) are used on the main façade windows. Flanking the tripartite window underneath the verandah are pointed-arch niches with rendered ledges. The timber front door appears to be original with decorative timber surrounds and sidelights and highlights.

### **Intactness and integrity**

Besides from the altered verandah, the house appears substantially intact, distinguished by its fine brickwork and complemented by the front fence.

### **Comparative analysis**

There are approximately 35 Victorian Italianate style houses of individual significance in Moreland and most of these are single-storey, asymmetrical in plan and of masonry construction with either bi-chrome brick or rendered walls. There are fewer symmetrical examples of individual significance.

Not surprisingly, given Brunswick’s history as a brickmaking area, many of the houses are constructed of bi-chrome (two colour) brick, usually comprising dark brown bricks for the main walls with pale cream bricks used for details such as imitation quoining to openings and wall corners, diaper or geometric patterning, or simple banding. There are fewer examples of polychrome (three colour) brick houses and most of these are grander, architect-designed double-storey villas or mansions such as those by architect T.J. Crouch built c.1887 in the Moreland Park Estate at 23a & 25, The Grove (HO174) 45 & 47 The Grove, Coburg (HO175).

5 Laura Street is a fine example of a Victorian asymmetrical villa. It exhibits typical features of this type including the asymmetrical form with a projecting bay, a M-hip roof clad in slate with bracketed eaves, and brick chimneys with deep moulded cornices. It is notable for the bold and dramatic patterning created by the bi-chromatic brick, and also for uncommon details such as the colonettes to the tripartite window, and the pointed arch wall niches. Also, while the verandah is not original, it is nonetheless of note as a fine and well-detailed example of its type.

Comparable examples of individually significant bi-chrome brick villas already included in the heritage overlay include:

- 232 Victoria Street, Brunswick, (HO377). Compared with 5 Laura Street, the patterning is much simpler.
- 61 Cumberland Road, Pascoe Vale (HO290). Patterns of decorative quoining diaper work and bands.
- 139 Glenroy Road, Glenroy (HO210). Patterns of decorative quoining and diaper work, and paired bands.
- Tasma, 28 Pleasant Street, Pascoe Vale (HO420). Relatively elaborate patterns, particularly to the canted bay.

## Statement of significance

### *What is significant?*

The house at 5 Laura Street, constructed by 1893 by John and Samuel Duffell, and the Edwardian verandah is significant. The cast iron palisade fence on a bluestone plinth is also significant.

Non-original alterations and additions (made after 1945) to the house are not significant.

### *How is it significant?*

The house at 5 Laura Street, Brunswick, is of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant as a modestly sized but finely executed example of a Victorian Italianate villa, with characteristic asymmetrical form with a projecting bay, a M-hip roof clad in slate with bracketed eaves, and brick chimneys with deep moulded cornices and complemented by a cast iron fence with bluestone base. It is notable for the bold and dramatic patterning created by the bi-chromatic brick to the walls and chimney, and also for uncommon details such as the colonettes to the tripartite window, and the pointed arch wall niches. Also, while the verandah is not original, it is nonetheless of note as a fine and well-detailed example of its type with paired turned timber posts grouped in pairs, and a timber frieze with turned spindles, interspersed with square panels with a clover motif between the double posts. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b>	No



Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	
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**Other recommendations**

None specified.

# HOUSE (FORFARSHIRE), 86 LAURA STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56462	<b>Survey Date:</b> March 2017
<b>Name:</b> 'Forfarshire'	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1910
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation Period (1902-c.1918), Italianate	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

Laura Street in Brunswick — along with David Street, Eveline Street, Blair Street, and Lydia Street, and some lots facing Glenlyon Road — was subdivided in 1868 by merchant David Blair (LV). It appears he named both David and Blair streets after himself, Lydia Street after his wife (née Harford) and Laura and Eveline Street after his daughters, born 1860 and 1865 respectively (BDM).

Despite development of this street commencing in the late 1860s, the eastern end of Laura Street still contained some vacant land in the early 1900s (MMBW 1905) and this property was part of a larger vacant allotment that was subdivided between 1905 and 1906.

The double-fronted Victorian dwelling at 86 Laura Street, known as ‘Forfarshire’, was built in 1910 as a four-roomed timber residence with a frontage of 38 feet for plumber Robert Mackey Longmuir (RB 1909, 1910), and his wife Emily Ida (née Willoughby). It is likely that the Longmuirs named the house ‘Forfarshire’ after Forfarshire in Scotland. Robert Longmuir was born in Brunswick but had a Scottish-born father, David Longmuir. Originally listed as 82 Laura Street, its current numbering was adopted in 1910–11 (RB 1906–1911).

It seems the Longmuirs suffered considerable hardship during the 1920s. In 1929, Robert’s wife, Emily, was arrested and charged with stealing a ‘sweet bowl’ to the value of twelve shilling and sixpence. In her defence, she claimed her husband had been out of a job for some time, resulting in her suffering from ‘nervous and rheumatic trouble’ (*Argus* 4 September 1929:10). Robert Longmuir died in September 1931 after a period of illness, leaving 86 Laura Street to his wife, Emily (*Age* 16 September 1931:1; RB 1930–1940). The house remained in the Longmuir family until the late 1970s (RB; SM). A real estate advertisement from 1986 shows an illustration of ‘Forfarshire’ and describes it as a ‘timber home boasting an ornate verandah’ (*Age* 11 October 1986:58).

### References

- City of Brunswick, Rate Books, 1906, 1907, 1909, 1910, 1911, 1920, 1925, 1930, 1978/79 Commonwealth Electoral Rolls (ER), 1903, 1914
- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. Royal Historical Society of Victoria, Melbourne
- Context Pty Ltd 1990, ‘Keeping Brunswick’s Heritage’, prepared for Brunswick City Council
- Davison, Graeme 1978, *The Rise and Fall of Marvellous Melbourne*. MUP, Carlton
- Dingle, Tony 1984, *Settling*, Fairfax Syme & Weldon, McMahons Point (NSW)
- Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>
- Historica 2010, ‘City of Moreland Thematic History’, prepared for the City of Moreland.
- Johnston, Chris and Lynne Oliver 1994, ‘Brunswick House Styles’ in Helen Penrose (ed.), *Brunswick: One history, many voices*. City of Brunswick, pp. 77-82



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Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

The house at 86 Laura Street, Brunswick, is a double-fronted detached Victorian 'Survival' timber residence, situated on the south side of the street. It has a shallow setback from the street boundary and small side setbacks.

Typical of the style, the house has a M-hip roof clad in corrugated iron with bracketed eaves and there are two rendered chimneys with cornice tops. The separate front verandah has a bullnose profile, scalloped detailing to the fascia and is supported on turned timber verandah posts with cast iron frieze. At the centre of the verandah is a gabled portico supported by timber brackets marking the entrance, with the house name 'Forfarshire' painted on glass in gilded letters set in a panel with a floral motif above and framed by shaped barge boards. The symmetrical façade has a central front entrance, flanked by tripartite double-hung sash windows. The front door is slightly recessed, with highlights and sidelights. The windows and door have decorative timber surrounds.



## Intactness and integrity



Viewed from the street, the house appears highly intact, with only minor modifications. The picket fence is not original, but sympathetic to the style of the house.

### Comparative analysis

Few houses were built in Brunswick during the depression years (1893-1900). At the beginning of the twentieth century, construction began again. Some houses described as 'Victorian Survival' reflected the transition between the Victorian era 'Italianate' style and the Federation/Edwardian styles associated with the new era. 'Italianate' features such as the symmetrical double fronted form, the M-profile hipped roof and imitation Ashlar boards co-existed with Federation/Edwardian era features such as front windows in pairs with deep timber architraves, red brick chimneys with narrower tops, and turned verandah posts and other timber details to the front verandah.

Superior examples of the style are distinguished by fine timber detailing to the windows and doors and central porticos to the verandah. Perhaps the best or most fully realised example of the latter feature is at 7 Donald Street, Brunswick (HO59). Built c.1905, this is designed as projection of the façade and features an arched opening with a keystone supported by chamfered piers, imitation Ashlar block walls, eaves brackets and mouldings, and cast-iron cresting around the parapet. Other examples include:

- 6 Allard Street, Brunswick East, HO263. Built c.1908. Bullnose verandah features a deep timber ladder frieze and a finely detailed centrally placed gabled portico with carved bargeboards, mouldings, and finial. Set into the gable is decorative pressed metal sheeting. Very intact.
- 1 Barkly Street, Brunswick East, HO16. This unusual transitional house has a rare gambrel roof and features a particularly ornate cast iron verandah with a bullnose profile roof and a central gabled portico with return eaves supported by paired barley sugar columns. A cast iron lacework frieze sits beneath a narrow timber moulding.
- 28 Davies Street, Brunswick, HO59. Built c.1915. Features particularly ornate cast iron verandah with a bullnose profile roof and a central gabled portico inset with a cast iron motif and supported by paired turned timber posts. M-profile hipped roof clad with slates. Very intact.

(Another comparison is 2 Fallon Street, Brunswick, HO298, built c.1906. However, the verandah with central has been completely reconstructed in recent times, c.2015)

'Forfarshire', 86 Laura Street, Brunswick, compares favourably to these above-mentioned examples in terms of its detailing, intactness and integrity. 'Forfarshire' overall has more of a Victorian Italianate expression when compared to the above examples with the bullnose verandah profile and the turned timber posts being the key indicators of the 1910 construction date. However, while it is generally typical in detailing it is notable in one aspect and that is the rare painted glass to the verandah gablet, which includes the house name and is framed by shaped bargeboards. Only one other example is known in Moreland, which is 'Iona', 31 Donald Street, Brunswick (HO70), a late Victorian (c.1899) bi-chrome brick Italianate house.

### Statement of significance

*What is significant?*

‘Forfarshire’, 86 Laura Street, Brunswick, constructed in 1910, is significant.

Non-original alterations and additions and the front fence is not significant.

*How is it significant?*

‘Forfarshire’, 86 Laura Street, Brunswick, is of local representative and aesthetic significance to the City of Moreland.

*Why is it significant?*

‘Forfarshire’ is significant as an intact and well-detailed example of a ‘Victorian Survival’ symmetrical timber villa. It displays many of the key characteristics of the style, including the M-profile hipped roof with bracketed eaves, imitation Ashlar boards to the façade, rendered chimneys with cornice tops, the slightly recessed front entrance with sidelights and highlights flanked by tripartite double-hung sash windows, the separate bullnose profile verandah supported on turned timber posts with cast iron frieze. It is of note for the gabled portico supported by timber brackets at the centre of the verandah, with the house name ‘Forfarshire’ painted on glass in gilded letters set in a panel with a floral motif above and framed by shaped barge boards. Only one other example of a painted glass gable end is known in Moreland. (Criteria B, D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified.

# ATTACHED HOUSES, 23 & 25 LUSCOMBE STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56467	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1885-86
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north-south track that soon became known as the Sydney Road. The allotments were quickly sold over

three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many



of 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).

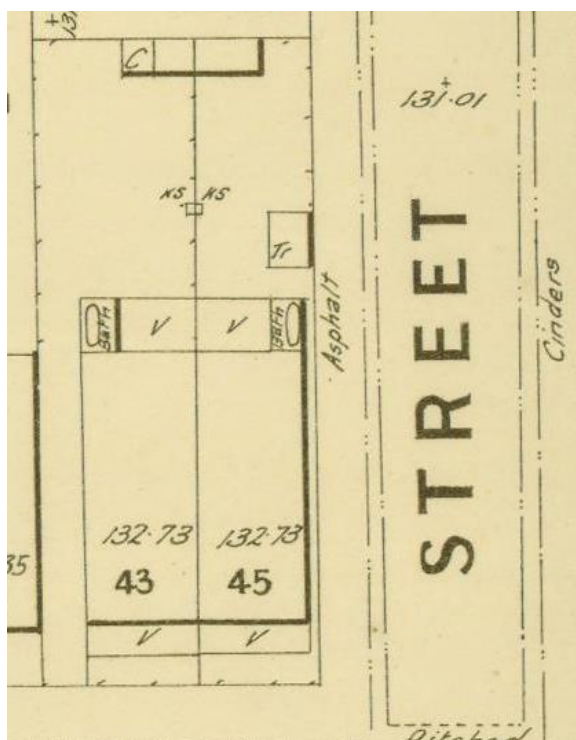
### Place history

The two three-roomed single-fronted weatherboard cottages at 23 and 25 Luscombe Street, Brunswick, were built for local property owner Nathan Lenday Grimster (1825–1907) in c.1885–86 (RB 1884/85, 1886) and his second wife Hannah. Grimster was described as a ‘gentleman’ and owned several properties in the local area. While these cottages were first recorded without street numbers, from the 1890s they were numbered 43 and 45 Luscombe Street (RB 1895; MMBW 1904). They retained these street numbers until c.1928 when they were numbered 23 and 25 Luscombe Street for the first time (SM 1900–1928).

The houses were occupied by various tenants over the years, with members of the Grimster family residing at 25 Luscombe Street, including Nathan’s sons John Grimster in 1886/87, and Alfred Grimster, brushmaker, and his wife Ada between approximately 1895 and 1903 (RB 1886–1900; ER 1903). A long-term resident of No.25 was William R. Farnfield who lived there from 1928 until at least 1970 (SM 1928–1970).

After the death of Nathan Grimster in 1907, the timber cottages at 43 and 45 Luscombe Street were listed as part of Grimster’s estate. They were described in his Probate papers as three-roomed weatherboard houses, all currently let, and valued at £260 each. Grimster also owned the adjoining timber cottage in Sterling Street (Nathan Grimster, Probate papers, 1907, PROV). The houses were auctioned the following year (*Age*, 27 September 1907: 5; *Coburg Leader*, 19 September 1908: 4); later, his executors owned the cottages until c.1910 (RB).

The MMBW detail plan of 1904 shows that the two cottages were identical, each having a front verandah and a plumbed bathroom and verandah at the rear (MMBW 1904).



MMBW Detail Plan No. 1870, dated 1904 (source: State Library of Victoria)

## References

- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.
- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. RHSV, Melbourne
- City of Brunswick Municipal Rate Books (RB), 1884/85, 1886, 1887, 1895, 1900, 1910
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- Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>
- Grimster, Nathan Lenday, gentleman, Probate papers, 1907, VPRS 28, P0002, Unit 825, file 105/419, Public Record Office Victoria
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- Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne
- McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne
- Melbourne & Metropolitan Board of Works (MMBW), Detail Plan No. 1870, dated 1904
- Sands & McDougall Directories (SM) 1900, 1910, 1920, 1925, 1927, 1928, 1929, 1930
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

Situated on the northwest corner of Luscombe Street and Stirling Street in Brunswick, this pair of Victorian timber cottages has a shared M-hip roof (clad in early short sheet corrugated steel, painted green) and single, continuous concave verandah that gives the impression of a single double-fronted residence.

The facade is clad in imitation Ashlar boards, and each house has a single, simple double hung sash window adjacent to a modest front door, and two bi-chrome corbelled brick chimneys. The verandah is supported by simple square posts and has dentillating to the fascia, a cast iron frieze and a central timber partition. Other details include eaves brackets separated by shaped boards.

### **Intactness and integrity**

The pair of timber cottages appears to have a high degree of intactness, retaining their original form and detailing, but is in reasonably poor condition.

### **Comparative analysis**

Large numbers of terraced houses were built in response to the rapid development of Brunswick in the 'Boom' years of the 1880s and it was common for a single landowner/contractor to build a row or group of houses to be let out as accommodation for working people. Typically, an owner would build a row of simple houses to be let out, sometimes with a larger house at the end of the row or group for his or her own use. Terrace houses were an efficient way of building multiple houses and maximising the use land at a time when the suburb was growing rapidly.

There are approximately 87 Victorian era houses of individual significance in Moreland. Of these, eleven are terrace pairs or rows and all bar three were constructed in the late Victorian period (c.1888 onwards), most in the 'Italianate' or 'Boom' style with highly decorated parapets. There are examples of single storey and double storey and the level of detail and decoration varies. Most are of masonry construction, many with bi-chrome brickwork.

The level of intactness is generally good, although is often not consistent across the whole row, with some houses having more alterations than others. Most common alterations occur to roofs, verandahs and fences, and painting of face brickwork.

This pair of houses is of interest for the shared hipped roof, which demonstrates the lack of fire separation that characterised buildings outside the control of the *Melbourne Building Act*. The *Melbourne Building Act*, passed in Sydney in 1849, took effect from the first day of 1850. It applied to Central Melbourne between the Yarra River and Victoria Street, and to what is now known as South Fitzroy, and required buildings to have a permit, to be made of non-combustible material (unless it was isolated by setbacks from the boundaries of the site), and to separate different occupancies by fire walls passing through the roof, markedly altering the appearance of terrace housing and shop rows. By the 1870s the *Melbourne Building Act* had been extended to other areas of the municipality such as Carlton, and, mainly in the 1880s, equivalent controls were introduced by other urban municipalities (Miles Lewis).

It is unclear when such controls were introduced to Brunswick but based on physical and documentary evidence of the places included in the HO it appears that whether by regulation or fashion most terrace houses constructed from c.1885 onwards had separate roofs or firewalls constructed between them.

Consequently, comparatively few examples survive today and of those that do most are pairs, while rows of three or more are even less common. Examples of individually significant

terrace rows with shared roofs are:

- 247-249 Albert Street, Brunswick (HO3). Constructed c.1865, this is pair of symmetrical attached timber cottages (block fronted) with a shared hipped roof of corrugated iron and a single continuous verandah. The verandah has been altered.
- 361-365 Albert Street, Brunswick (HO6). Constructed c.1860 this comprises one single-fronted and two double fronted timber cottages with a shared hip roof and a single continuous verandah with original details.
- 216-222 Barkly Street, Brunswick (HO265). Constructed from 1886 to 1891, this comprises two pairs of two storey bi-chrome brick houses with shared hip slate roofs. One house has been overpainted/rendered, while the others remain relatively intact.
- 104-106 Brunswick Road, Brunswick (HO277). Constructed c.1884, this pair of single-storey brick houses has a shared slate roof with a hip profile at one end and gable at the other. The verandah has been altered in the 1920s and the roof slates have been renewed.
- 54-68 Donald Street, Brunswick (HO71). Constructed c.1892, this is a very late example. It comprises two groups of four bi-chrome brick houses, each with a shared transverse gable roof, clad in slate, with a single wall between the two groups. Some chimneys have been removed, but the row is otherwise intact.

Other examples that are contributory places within a heritage precinct are 1-7 & 9-15 Hodgson Street and 4-10 Gray Street, all situated within HO139 Phillipstown precinct. Of similar design each comprises four narrow cottages with shared transverse gable roofs and continuous shallow convex verandahs. Nos. 1-7 Gray Street is constructed of brick, while the others (which are situated back to back in adjoining streets) are constructed of timber. Construction date is unknown, but likely to be c.1870.

This pair of houses is comparable to the much earlier Albert Street examples and to those in Gray and Hodgson streets. It demonstrates how timber houses with no fire separation were being built as late as the mid-1880s.

## Statement of significance

### *What is significant?*

The pair of Victorian timber houses at 23-25 Luscombe Street, Brunswick, constructed by 1886 is significant.

Non-original alterations and additions and the front and side fences are not significant.

### *How is it significant?*

The houses at 23-25 Luscombe Street, Brunswick, are of local representative significance to the City of Moreland.

### *Why is it significant?*

It is significant as an intact and relatively late example of paired timber houses with a shared hipped roof that demonstrates the lack of fire separation, which endured well into the 1880s in Brunswick at a time when most other Councils had outlawed such buildings. While there are several surviving brick examples dating from the 1880s, this is the only known timber example from that period. (Criteria B & D)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

Encourage construction of front fences appropriate to the style of the houses.



# HOUSE, 96 LYDIA STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56480	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1883
<b>Extent of Overlay:</b> To title boundaries and including the whole of side bluestone laneway	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

Lydia Street is within an area of early residential development in Brunswick; other early pockets were around Phillipstown and further east near the quarries. Lydia Street, along with Eveline Street, Blair Street, Laura Street and David Street, and some lots facing Glenlyon Road, was first subdivided in 1868 by the Melbourne merchant David Blair (LV). It appears he named both David and Blair streets after himself, Lydia Street after his wife (née Harford), and Laura and Eveline Street after his daughters, born 1860 and 1865 respectively.

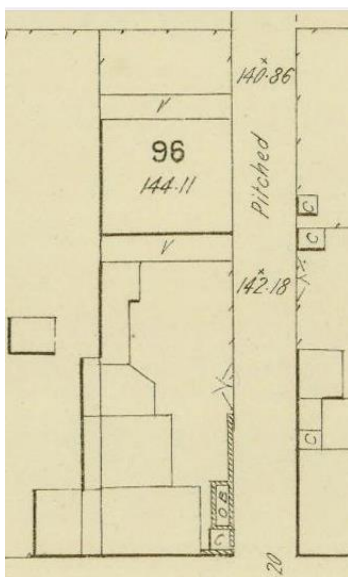
Despite the early date of subdivision, prior to 1882 Lydia Street was not listed in the Brunswick rate books, and it would appear that the street was mostly developed from the early 1880s onwards. This house at 96 Lydia Street, Brunswick, was built c.1883 (RB 1881/82, 1882/83). Patrick Finn purchased the vacant allotment on the south side of Lydia Street c.1882 and built a four-roomed timber house on the property (RB 1882/83). In 1884 he is listed in the Melbourne street directory as living in Lydia Street, but no street numbers are given (SM 1884). Finn also owned three additional timber houses on the same side of Lydia Street.

In 1886 Edward Thomson, carter, purchased the property and he was listed at this address into the early 1890s (SM). Robert Thomson, who was probably his son, was also listed at this address. The double gates off the side laneway into the backyard, as shown in the MMBW plan of 1905, provided Edward Thomas with access to stables or a cart house, which would have been essential for his work as a carter. Thomson suffered financial difficulties by the mid-1890s, no doubt exacerbated by the prevailing economic depression. In 1895 he was declared insolvent, with the causes given as ‘want of remunerative employment, pressure of a creditor, and losses through deaths of horses’ (*Argus*, 26 March 1895: 5). Thomson remained living at the house for a few more years and the subsequently rented the property to tenants for several decades (SM 1904–1915; RB 1909–1930).

The MMBW plan of 1905 shows the house had a rear verandah and various unidentified outbuildings, including (most likely) a washhouse. The allotment bordered a laneway on the east and extended through to a rear unnamed laneway, with a toilet located at the rear boundary fence (MMBW).

The house was subsequently owned by a number of men and women in short succession, and lived in by several different tenants, from the 1930s to the 1970s (RB; SM).





96 Lydia Street, Brunswick, as depicted on MMBW Detail Plan No. 1881, dated 1905, showing extensive outbuildings (source: State Library of Victoria)

## References

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- McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne
- MMBW, Detail Plan No. 1881, dated 1905 (State Library of Victoria).
- Sands & McDougall Directories (SM) 1884, 1892, 1896, 1904, 1906, 1911, 1915, 1920, 1930, 1935, 1940, 1944-5, 1950, 1955 & 1960
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

96 Lydia Street, Brunswick, is a modest Victorian timber cottage, clad in weatherboards, with a transverse gable corrugated iron roof with rear skillion. The cottage is symmetrical with a central entrance door flanked by two timber framed double-hung single pane sash windows, all retaining original timber architraves. On the laneway side is a double timber sash with six over six panes. There is a main brick chimney with dogtooth detailing, and a lower chimney to the kitchen at the rear. The front verandah, which has a slight concave profile, is supported by stop-chamfered timber posts and is decorated with a cast iron frieze. It is enclosed by timber partitions at each end. The rear yard does not contain any early outbuildings, but has an area paved in bluestone.

The cottage has a modest setback from the street and is built to the side boundaries. The front cyclone wire fence and gate appears to date from the late interwar or early post-war period.

### **Intactness and integrity**

Viewed from the street, the house appears externally intact, with some modification of decorative details. The windows and front door have added flyscreens. The front door has been replaced in the early twentieth century, and the highlight of the front entrance has been infilled. The concrete floor of the verandah is not original. It appears the skillion section has been extended at the rear, perhaps to enclose the area shown as a rear verandah on the MMBW plan.

### **Comparative analysis**

The Victorian era houses in Moreland 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 only about 16 known surviving examples of early to mid-Victorian houses (c.1875 or earlier) in the Heritage Overlay (HO) in Moreland. These fall mostly into two broad groups:

- Simple cottages. These are usually symmetrical, double fronted with a transverse gable roof and a separate verandah.
- 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.

Despite the predominance of Brunswick's brickmaking and quarrying industries, the majority of the simple cottages built during the early period of 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 increasingly working-class suburb. Some early cottages of local bluestone also survive, which became important as a building material within the municipality when quarries opened along the Merri Creek. As noted in the *City of Moreland Thematic History* (2010), early brick houses, built prior to the 1870s, are underrepresented in the HO.

Of the known individually significant examples of simple cottages (other than the VHR-listed iron houses at 181-189 Brunswick Road), three are bluestone, two are brick, and there are two rows of timber cottages, as follows:

- 247-249 Albert Street, Brunswick (HO3): c.1865 semi-detached timber pair
- 361-365 Albert Street, Brunswick (HO6): c.1861 terrace row of three timber cottages with shared roof
- 373 Albert Street, Brunswick (HO7), brick house built c.1875
- 151 Barkly Street, Brunswick (HO18): c.1860s bluestone cottage
- 130 Barkly Street, Brunswick (HO17): c.1860s bluestone cottage
- 189-191 Edward Street, Brunswick (HO74): c.1860s bluestone cottage
- 145 Union Street, Brunswick (HO231), c.1866 brick cottage



Other later examples of simple timber cottages are:

- 7 Brett Street, Brunswick (HO29): c.1880s timber. Verandah replaced. Chimneys removed
- 38 Harrison Street, Brunswick (HO90): 1883 timber. Verandah altered and extended, addition at the side. Chimneys altered

There are also the following early cottages in Brunswick assessed as part of this study:

- 32 David Street, Brunswick: c.1870, brick, altered
- 38 David Street, Brunswick: c.1870, timber, altered
- 63-65 Union Street Brunswick: c.1870, pair of brick houses, altered.

Compared to these other examples, 96 Lydia Street, Brunswick, compares well in form, detail and particularly in relation to the overall integrity and intactness, which is relatively high given its age. Where both 7 Brett Street and 38 Harrison Street have an altered verandah, 96 Lydia Street retains what appears to be original front verandah (excluding the floor), including the roof cladding, which is rare for a simple cottage of this age. It also retains other original features such as the brick chimney, which has dogtooth detailing that was a common feature of early cottages, and what may be an original six-over-six pane window. The setting of the cottage is also enhanced by the adjacent bluestone laneway.

## Statement of significance

### *What is significant?*

The house at 96 Lydia Street, Brunswick, constructed by 1883 is significant. The adjacent bluestone laneway also contributes to the significance of the place.

Non-original alterations and additions (built after 1945) and the wire front fence are not significant.

### *How is it significant?*

The house at 96 Lydia Street, Brunswick, and adjacent bluestone laneway are of local historical and representative significance to the City of Moreland.

### *Why is it significant?*

It is significant as an intact representative example of a simple timbers worker's cottage with characteristic transverse gabled roof and rear skillion and a symmetrical façade. While the form and detailing is typical, it is notable for the high degree of integrity with original or early features such as the main brick chimney with dog tooth corbelling, and a lower chimney to the kitchen at the rear, the front verandah, which has a slight concave profile, stop-chamfered timber posts, a cast iron frieze and timber partitions at each end, the original timber architraves to the door and windows and the double timber sash window with six over six panes to the side wall. The setting of the house is enhanced by the pitched bluestone laneway along one side. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

#### Other recommendations

Encourage accurate restoration/reconstruction of missing features (for example, verandah floor) on the basis of physical and documentary evidence.

Encourage replacement of unsympathetic front fence with fence appropriate to the period.

# HOUSE, 112 MORELAND ROAD, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56526	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1913
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1902-c.1918)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

112 Moreland Road, Brunswick – originally 66 Moreland Road – formed part of the large 1881 subdivision in Brunswick that was bordered by Moreland Road to the north, Mitchell Street to the south, Sydney Road to the west, and Holmes Street to the east. The land was marketed as the ‘Lilburn’s Paddock’ and it boasted an elevated position and a ‘salubrious atmosphere’ as well as being in close proximity to the planned tramway terminus and railway station. The remaining lots were readvertised for sale in 1882, and again in 1883 (SLV). Like many of the 1880s subdivisions in the area, the development was halted by the depression of the 1890s and many allotments were not developed until the early twentieth century.

The subject site forms part of lot 13, part B of the Lilburn’s Paddock subdivision. Originally with a frontage of 66 feet, the lot was subdivided into two lots in 1913, creating the current narrow lot described as 30 feet wide in the rate books. The single-fronted Edwardian cottage at 112 Moreland Road was built shortly after, in 1914, for blacksmith John Walker (RB).

The house was consistently described as a five-roomed wooden house in the Rate Books, and until c1925, there were also stables noted. (RB 1914–1958/59). The subsequent owner, Mary Bower, who purchased the house in the early 1920s and tenanted it for a short time, possibly removed the stables (RB). Mary Bower sold the house to David John Kinnear in 1930, who rented the property to various individuals for over twenty-five years (RB; SM).

### References

- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.
- Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. RHSV, Melbourne
- City of Brunswick Rate Books (RB), 1914, 1915, 1920, 1923, 1925, 1927, 1928, 1929, 1930, Commonwealth Electoral Rolls (ER), 1914, 1916.
- Context Pty Ltd 1990, ‘Keeping Brunswick’s Heritage: A Report on the Review of the Brunswick Conservation Study’, Volume 1, prepared for the City of Brunswick.
- Davison, Graeme 1978, *The Rise and Fall of Marvellous Melbourne*. MUP, Carlton.
- Dingle, Tony 1984, *Settling*, Fairfax Syme & Weldon, McMahons Point (NSW)
- Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>
- Historica 2010, ‘City of Moreland Thematic History’, prepared for the City of Moreland.
- Johnston, Chris and Lynne Oliver 1994, ‘Brunswick House Styles’ in Helen Penrose (ed.), *Brunswick: One history, many voices*. City of Brunswick, pp. 77-82.
- ‘Lilburn’s Paddock’ 1881, (State Library of Victoria)
- Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne.
- McConville, Chris 1989, *Aird’s Guide to Melbourne*. Aird Books, Melbourne
- Sands & McDougall Directories (SM), 1950, 1956
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>



## Description

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

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

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

## Intactness and integrity

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

## Comparative analysis

Most Federation/Edwardian houses included in the Heritage Overlay (HO) of the Moreland Planning Scheme are Contributory places within heritage precincts, while approximately 49 are of individual significance.

Despite the style often being characterised by red brick exteriors and terracotta clad roofs with cresting, in Moreland, Edwardian houses are predominantly weatherboard, commonly with imitation Ashlar boards to the façade, and corrugated iron roofs, demonstrating the more modest incomes and aspirations of the working-class population of Brunswick in this period.

The most common form of the Edwardian timber house in Moreland is asymmetrical, with a steeply pitched hip roof with projecting gables to the front and (in some cases, particularly on corner blocks) one side. The verandah (either separate or as a continuation of the main roof) is usually embellished with frieze typically in a ladder (timber) or geometric (cast iron) pattern and supported by turned timber posts, and superior examples have Queen Anne style detailing such as half-timbering to the gable ends. There are both double-fronted and single-fronted types.

In form and overall detailing, many of these houses are almost identical in form and layout. The individually significant examples are distinguished by level of integrity and intactness, and/or the quality of the detailing, particularly to features such as the verandahs and gable ends.

Almost all the individually significant asymmetrical Edwardian houses in Moreland are double fronted. Currently, there is only one comparable example of a single fronted

Edwardian timber residence individually listed in the HO. This is 72 Munro Street, Coburg (HO335), which is notable for its high degree of intactness and features such as the painted stucco panels and decorative carved timberwork to the front gable end, while the verandah features a typical ladder frieze with panels with Art Nouveau floral motifs, supported by turned timber posts with carved brackets.

Of the double fronted examples within individual HOs, good examples include:

- 275 Albion Street, Brunswick (HO257), built by 1906: Asymmetrical, with ornate timberwork to the gable end and return verandah
- 28 Crisp Avenue, Brunswick (HO288), built by 1913. Asymmetrical, with fine carved timberwork to the gable end and mature Canary Island Palm. Verandah frieze missing.
- 29-33 Carnarvon Street, Brunswick (HO284, 1911-12): Three identical asymmetrical houses with unusual half-timbering detail to gable ends. Typical cast iron frieze.
- 5 Deans Street, Coburg (HO294). Typical form and detailing, but highly intact.
- 87 Garnet Street, Brunswick (HO302) built by 1914: Asymmetrical with a complex roof form, half-timbered gable ends and a return verandah with an arched ladder back timber frieze.
- 35 Hudson Street, Coburg (HO99). Asymmetrical with return verandah with cast iron frieze, jettied half-timbered gable end above box bay window. Highly intact
- 27 Rennie Street, Coburg (HO357). Typical form and detailing, but highly intact.

112 Moreland Road, Brunswick, compares well in both detailing and intactness to the above-mentioned examples. Although being smaller in size than the double-fronted examples, the house has many fine details comparable with more substantial houses — in particular, the truss work to the gable end, which is highly decorative — and has very good integrity.

## Statement of significance

### *What is significant?*

The house at 112 Moreland Road, Brunswick, constructed in 1914, is significant.

Non-original alterations and additions are not significant.

### *How is it significant?*

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

### *Why is it significant?*

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

with its narrow form and elevated position, it is a picturesque example of Edwardian architecture. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified.

# HOUSE, 46 MURDOCK STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56543	<b>Survey Date:</b> March 2017
<b>Name:</b> House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1914
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian (1902-c.1918), Bungalow	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments



each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers

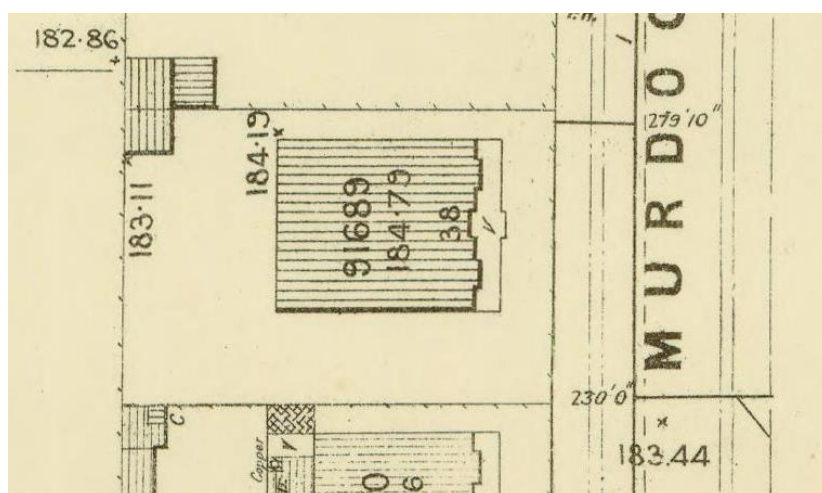


(Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in 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).

### Place history

Murdock Street, Brunswick, located in the area west of the Upfield railway line, was largely developed for suburban housing during the 1910s. In 1908 there were only a few houses at the northern end of the street, but ten years later many of the allotments were occupied by detached timber dwellings (MMBW 1908; MMBW 1918).

The five-roomed double-fronted timber house at 46 Murdock Street (originally no.38), Brunswick, was built in 1914 for railway employee G.J. Parry (RB 1914). Upon purchase, Parry's property was originally 53-feet, six-inches wide, but from the early 1920s was described as 54 feet across (RB 1914–1925). The Melbourne & Metropolitan Board of Works plan shows the layout of the house was identical to the adjoining house 48 Murdock Street (since altered), which suggests they were constructed by the same builder (MMBW 1918).



*MMBW Detail Plan No. 1916, dated 1918 (source: State Library of Victoria)*

The Parrys owned and occupied 46 Murdock Street until the 1930s (RB). The subsequent owner, Samuel John Hennessey, was a carpet layer who owned and lived in the house until the 1950s (RB 1940 1950; S&M 1950).

### References

- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.  
 Broome, Richard et al. (eds) 2016, *Remembering Melbourne: 1850–1960*. RHSV, Melbourne  
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 Lowenstein, Wendy 1978, *Weevils in the Flour: An oral record of the 1930s Depression in Australia*, Hyland House, Melbourne  
 McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne  
 MMBW Detail Plan No. 1916, dated 1918 (SLV)  
 Sands & McDougall Directories (SM) 1950, 1960, 1974  
 Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

Situated on the west side of the street, 46 Murdock Street, Brunswick, is a double-fronted timber bungalow. Like many houses in Brunswick, which date from this period, it has a shallow setback from the street boundary, behind a wire and capped timber fence with king posts with shaped tops and steel pedestrian and driveway gates that appears to be relatively early in date, and modest side setbacks.

The house shows the influence of the Federation or Indian Bungalow style in the steeply pitched, almost pyramidal, hip roof that connects to the verandah, which has incised ends. The roof breaks its pitch as it meets the verandah, creating a 'broken back' profile. Another characteristic of the style is the central gabled portico, and the symmetry is further emphasised by the box bay timber casement windows with coloured glass highlights placed either side of the entry door (which is recessed and has a sidelight and highlights) and the brick and render chimneys placed in both sides of the hip roof. The front walls are clad in imitation Ashlar and the verandah is supported by timber posts (paired at the gabled portico), turned and deeply chamfered, with the original cast iron frieze in a rare Art Nouveau influenced floral pattern. The portico gable is steeply pitched and is decorated with a timber finial with timber straps and pressed metal used to create a half-timbered effect above a shaped board, and curved brackets.

## Intactness and integrity

Viewed from the street, 46 Murdock Street is highly intact with only minor modifications. The front door has been replaced, but it retains its original surrounds, and the verandah floor has been replaced with concrete.

## Comparative analysis

Most Federation/Edwardian houses included in the Heritage Overlay (HO) of the Moreland Planning Scheme are Contributory places within heritage precincts, while approximately 49 are of individual significance.

Despite the style often being characterised by red brick exteriors and terra cotta clad roofs with cresting, in Moreland, Edwardian houses are predominantly weatherboard, commonly with imitation Ashlar boards to the façade, and corrugated iron roofs, demonstrating the more modest incomes and aspirations of the working-class population of Brunswick in this period.

The most common form of the Edwardian timber house in Moreland is asymmetrical, with a steeply pitched hip roof with projecting gables to the front and (in some cases, particularly on corner blocks) one side. The verandah (either separate or as a continuation of the main roof)

is usually embellished with frieze typically in a ladder (timber) or geometric (cast iron) pattern and supported by turned timber posts, and superior examples have Queen Anne style detailing such as half-timbering to the gable ends. There are both double-fronted and single-fronted types.

Symmetrical Edwardian houses are less common and the majority of the examples within the HO are in the 'Victorian Survival' style. That is, buildings with Victorian form and detailing including a M-hip roof and separate verandah, but with details (e.g., bullnose verandah with turned timber posts, and paired double sash rather than tripartite windows, corbelled red brick chimneys rather than render or bi-chrome brick) that mark the transition to the Federation/Edwardian style.

This symmetrical timber house instead shows the influence of the Federation or Indian Bungalow style. According to Butler (1992:6-7) this style had origins in large hipped roof houses with encircling verandahs constructed by the British on estates in India during the mid-nineteenth century:

*The hipped roof form progressed through the 19<sup>th</sup> century known as a Colonial Bungalow, a simple pyramid-hipped roof form plus verandah. It was the typical early dwelling form in Australia – Elizabeth Farm Cottage at Parramatta is a good example – and it eventually became the Indian or Federation bungalow of the early 20<sup>th</sup> century. The other gabled form developed in America, with strong Japanese influences, into the Pasadena Californian bungalow.*

Indian Bungalows are therefore characterised by their dominant roof form (a gabled hip or hip), which continues over the wide verandah. While the Federation versions of this style often had projecting gables, the interwar examples have strong, simple rooflines.

There are fewer examples of this style in Moreland when compared to other types of bungalows. One example is 9 Grandview Street, Glenroy (HO212), which has a broad hipped roof that extends to form the return verandah. There is a projecting gable at one side. 'Chewton', 27 Carnarvon Street, Brunswick (HO283) has a similar form. Although described in the heritage citation as asymmetrical, 'Chewton' is actually symmetrical in form with a steeply pitched pyramidal roof that extends to form a deep verandah, which returns on both sides. The symmetry is emphasised by the centrally placed box bay window. 'Chewton' retains the original finely detailed verandah details that include a ladder frieze with dentilling along the fascia.

46 Murdock Street 'is one of two similar houses assessed by this study; the other is 'Lochiel', 9 Aberdeen Street, Brunswick. While they lack the return verandahs of the above examples, they are both distinguished by the almost pyramidal hip roofs and the central portico gables to the verandahs that show how local builders adapted characteristics of the Indian Bungalow style.

In addition to the distinctive form, 46 Murdock Street is notable for the high degree of intactness, with most of the materials and details being original to the house. This includes the cast iron frieze with the distinctive Art Nouveau pattern. The wire fence with timber capping is also early and complements the setting of the house.

## Statement of significance

### *What is significant?*

The house at 46 Murdock Street, Brunswick, built in 1914, is significant. The timber and wire front fence and steel gates are also significant.

Non-original alterations and additions are not significant.

### *How is it significant?*

The house and front fence at 46 Murdock Street, Brunswick, is of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant as highly intact and well-detailed example of house, which demonstrates how the symmetrical house type evolved and developed in the latter part of the Federation/Edwardian period, breaking away from the 'Victorian Survival' houses that had characterised the early 1900s. This is demonstrated by the steeply pitched pyramidal roof that extends to meet the front verandah with a broken pitch, and the symmetrical planning emphasised by the central gabled portico to the verandah, and the placement of the bay windows, and the red brick chimneys, which show how local builders adapted elements of the Indian Bungalow style. The house is notable for the high degree of intactness with many original details including the verandah with turned timber posts and the rare Art Nouveau inspired cast iron frieze. Of note is the portico gable, which is steeply pitched and decorated with a timber finial and infilled with timber straps and pressed metal to create a half-timbered effect above a shaped board, and curved brackets. The setting of the house is enhanced by the early timber and wire front fence and gates. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b>	No

Can a permit be granted to use the place for a use, which would otherwise be prohibited?	
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

The paint has weathered away from many of the more exposed elements and this could lead to deterioration. Encourage painting in an appropriate colour scheme.



## HOUSE (THE ELMS), 683 PARK STREET, BRUNSWICK

Prepared by Context Pty Ltd

<b>HERMES number:</b> 56564	<b>Survey Date:</b> March 2017
<b>Name:</b> 'The Elms'	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1872, 1886
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901), Italianate	



### History

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local

governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative ‘boom style’ examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson’s ‘Dawsonhurst’ built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers’ housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers’ rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

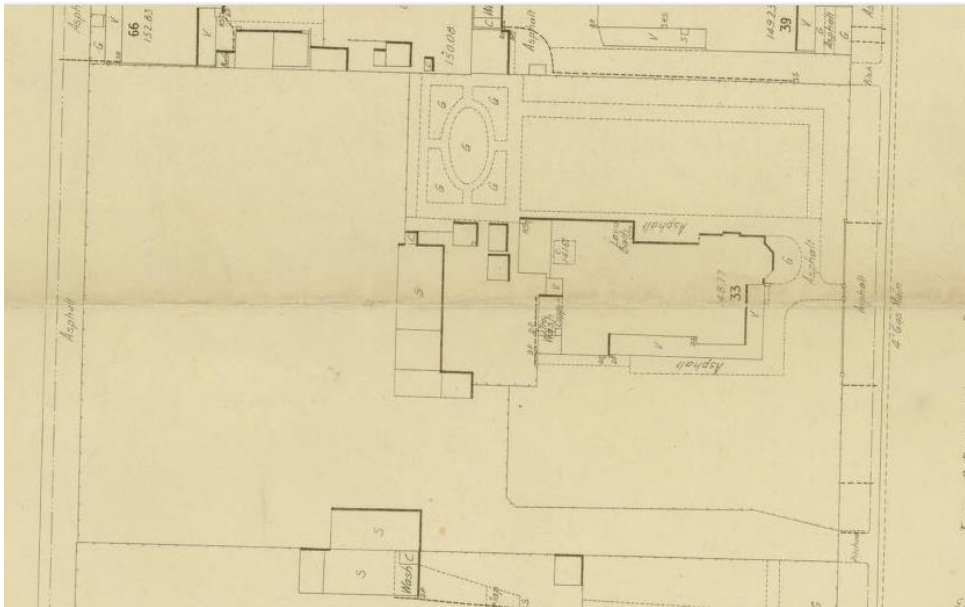
In the nineteenth century Park Street developed as one of the more desirable addresses in Brunswick due to its location in proximity to (and for much of its length, overlooking) Royal Park and Princes Park and the fashionable suburbs of Parkville and Carlton. It was renowned for its large homes, which were occupied by middle-class merchants and professionals. A second wave of development occurred in the early twentieth century when some of the original larger estates were subdivided and new homes built.

The house, formerly known as ‘The Elms’, located at 683 Park Street, Brunswick (formerly 33 Park Street), was built or extended by Melbourne City Councillor William Strong in 1886 on the site of an earlier brick house that was erected between 1866 and 1872 (RB 1866/67, 1871/72; RB 1885, 1886). From 1872 until 1885 the property, owned and occupied by William Strong, was described as a 6-roomed brick house with stables (RB 1871/72). Strong was described as a contractor and a gentleman. In 1886 the property, still owned by Strong, was described as a 10-roomed brick house and the valuation had almost doubled to £100 (RB 1886).

William Strong (1843-1915) was born in Ireland and immigrated with his family to Melbourne in 1862 (*Age*, 26 April 1915: 8, obituary, William Strong). He married Eliza Ann Morrow in 1863 and they had five children. From at least 1868 William Strong was employed as the overseer of works for the City of Melbourne (*Argus*, 2 October 1868: 6). In 1869, he was residing in Peel Street, North Melbourne, but by the following year he had moved to Park Street, Brunswick (*Bendigo Advertiser*, 1 November 1870: 3; SM 1869) and from 1873, Strong’s street address was given as 4 Park Street, Brunswick (SM 1874); his brother Joseph, who was also a contractor, was also living in Park Street (no street number given) by that year.

‘The Elms’ is a relatively rare example of a gentleman’s villa in Brunswick and was presumably designed by an architect (although no record of an architect has been found). The MMBW detail plan of 1902 shows the sizeable residence occupying an extensive allotment that was both wide and deep, extending through to Brunswick Road. The house had bay window on the facade, which was framed by a curved garden bed, and a substantial return verandah that extended along the west side of the house. Whilst there were several comparable homes in Park Street in the early 1900s, where the more salubrious of Brunswick’s housing was concentrated, none of the other comparable examples were on such a generous allotment. Within the extensive grounds, there were formal garden beds and asphalt pathways, which are marked on the 1902 plan. The house name ‘The Elms’ suggests

there were once Elm trees. There were stables and what was possibly a coach house at the rear, as well as several sheds, with one possibly used as a garden shed.



*MMBW Detail Plan No. 1105, dated 1902 (source: State Library of Victoria)*

William Strong worked for twenty years as an inspector of works for the City of Melbourne from the late 1860s, and subsequently worked as a private contractor. He was responsible for Melbourne's first timber footpath in Flinders Street and was elected a councillor of the City of Melbourne in 1882 (City of Melbourne, City Collection). He was Lord Mayor of Melbourne from 1895 to 1897, represented the City Council on the Committee of the MMBW, and served as a local justice of the peace. The Melbourne City Council described Strong's significant service to the community as follows:

*As Chairman of the Indian Famine Fund, William Strong raised large sums of money. He also served on the committee of the Queen Victoria Infectious Diseases Hospital, was President of the Committee of the Austin Hospital in 1895, and a vice-president of the Melbourne Hospital Board. At the time of his death in 1915, aged 83, he was one of the oldest and most respected members of the City Council. (City of Melbourne, City Collection website)*





*Alderman William Stanley Strong of the Melbourne City Council, 1892 (source: State Library of Victoria)*

On his death in 1915, Strong's property at 33 (683) Park Street, Brunswick, was valued at the sizeable sum of £2355. At that time, it was described as a brick villa containing 10 rooms, along with stables and outbuildings (PROV 1915). William Strong was survived by his wife and five children (*Age*, 26 April 1915: 8). The house remained in the name of William Strong's estate until c.1917 (RB 1895–1917). William's brother Joseph Strong had also died at 'The Elms' in 1909, aged 69.

Ownership was transferred from Strong's estate to Jessie and Leslie Sturrock who owned the property until c.1923, when Isaac Goldbloom purchased the house (RB 1919–1923). Goldbloom was described in the Rate Books as a knitting manufacturer and in 1929 the property was rated as having a 'factory at rear' (RB 1923–1929). An advertisement in the *Age* confirms that a factory was located on the property with the 'double-fronted brick-cement villa residence' (*Age*, 23 September 1937:7). In c.1929 Nathan Abraham purchased the property and the house continued to be rated with a factory (RB 1929–1940). In 1939, the house was one of the highest rated on the north side of the street and had a net annual value of £160 (RB 1940). Abraham owned the property until at least 1940 (RB 1940). Abraham Goldstone, a mantle manufacturer was rated as the tenant of the property in 1940 (SM 1940; RB 1940).

683 Park Street was known as No. 33 until at least 1974, after which time the street numbers changed and it was allocated 683 (SM). In 1974 the Melbourne street directory describes No. 33 as Parklands Guest House and gives the name of D. Andronis as the occupant (SM).

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 Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

The house at 683 Park Street, Brunswick, is a substantial Victorian Italianate villa, one of a number of houses built along Park Street, on the border of Brunswick and North Carlton overlooking or close to the parklands. Houses along this street are generally larger and more elaborate than what might typically be expected in Brunswick.

The house is sited centrally on a large block and set back behind an original iron palisade fence (currently obscured by hedge) on a bluestone plinth with central entrance gates that is shown on the 1902 MMBW plan. The house is relatively large, being four rooms deep.

Typical of the style, the house is asymmetrical in plan with a canted bay projecting to one side and a M-type hipped roof clad in slate with paired eaves brackets and a moulded stringcourse. Walls to the main façade are rendered with bluestone foundations and have decorative quoining to the corners, and there are several rendered chimneys with moulded cornices. The verandah now has a skillion profile and returns along the western side and meets the projecting hipped bay at the rear. It has cast iron verandah posts with Corinthian capitals and cast-iron frieze and brackets, and there is an applied scalloped detail to the verandah beam. Bluestone steps lead to the entrance doorway, which has sidelights and highlights.

The projecting bay has three segmental arch double-hung timber sash windows (the side windows having narrower profiles) with cement render hood moulds and imposts and a continuous moulded sill with brackets. The tripartite window beneath the front verandah has colonettes between the sections and a moulded sill.

## Intactness and integrity

The plan of the original section of the house appears to be the same as it appears in the 1902 MMBW plan. Overall, it has good intactness and integrity with relatively minor alterations. The most significant change has been the recent replacement of the verandah roof, which now has a straight skillion profile and is clad in a mixture of zincalume and clear material – real estate photos available online show this originally had an ogee profile (PSP website).

Other changes include an air conditioner to one of the windows to the projecting bay, and the new sets of double gates to either side of the original front fence.



683 Park Street showing the original verandah (source: PSP website)

There are substantial additions at the rear of the house, and smaller additions on the east and west side; however, these are well set back and are not overly intrusive.

### Comparative analysis

‘The Elms’ stands out within Moreland a relatively rare example of a substantial gentleman’s villa in Brunswick and was presumably designed by an architect (although no record of an architect has been found). In Brunswick, larger and more elaborate houses of this type are typically found on the main roads close to the Carlton/Parkville border, such as Brunswick Road and Park Street.

Comparative examples within Park Street include the substantial Italianate villas at 743 and 745 Park Street. Both are situated within the HO130 Park Street precinct, which contains the best collection of grand Victorian and Federation housing within Moreland. These two houses do not have individual citations but would be worthy of one. They are both highly intact and have similar detailing to 683 Park Street and retain original front fences. Other comparisons include:

- 41 Cassels Road, Brunswick (HO286), built c.1898. Asymmetrical Italianate villa with a flat bay and a hipped slate roof. Rendered façade with decorative quoining and unusual pointed arch tripartite windows with label moulds. Relatively intact with an early cast iron front fence.
- 11 Davies Street, Brunswick (HO58), built 1889-90. Asymmetrical Italianate villa with a canted bay. Rendered façade with similar detailing including hood and impost moulds to the windows, and hipped slate roof with three chimneys. Relatively intact.

### Statement of significance

*What is significant?*

The house, formerly known as ‘The Elms’, at 683 Park Street, Brunswick, constructed c.1886 for William Strong, is significant. The cast iron palisade front fence, pedestrian gate and posts and bluestone plinth is also significant.

Non-original alterations and additions to the original house, the modern single storey units at the rear and the new vehicular gates to either side of the original cast iron palisade fence are not significant.

*How is it significant?*

The house, formerly known as ‘The Elms’ at 683 Park Street, Brunswick, is of historical and representative significance to the City of Moreland.

*Why is it significant?*

It is historically significant as a fine example of the substantial villas erected for prominent citizens along Park Street in the nineteenth century, which reflects its prestigious status due to the proximity to Royal Park and Princes Park and the more desirable suburbs of Parkville and Carlton. It is also of historical significance for its association with City of Melbourne councillor and former Mayor of Melbourne and local identity, William Strong (1843-1915). (Criterion A)

It is significant as a good and well-detailed example of a freestanding residence in the Victorian Italianate style, which is complemented by an early cast iron palisade front fence with bluestone plinth. Typical of the style, the house is asymmetrical in plan with a canted bay and a M-type hipped roof clad in slate with bracketed eaves and several rendered chimneys with moulded cornices, while the return verandah has cast iron verandah posts with Corinthian capitals and cast-iron frieze and brackets, and there is an applied scalloped detail to the verandah beam. Bluestone steps lead to the entrance doorway, which has sidelights and highlights. The house is notable for its relatively large size and elevated siting on a larger allotment and for details such as the decorative quoining to the wall corners and the three segmental arch double-hung timber sash windows (the side windows having narrower profiles) to the projecting bay, which have cement render hood moulds and imposts and a continuous moulded sill with brackets, while the tripartite window beneath the front verandah has colonettes between the sections and a moulded sill. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b>	No

Is the place included on the Victorian Heritage Register?	
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

Encourage accurate restoration/reconstruction of missing features (for example, verandah roof profile) on the basis of physical and documentary evidence.

Encourage an appropriate colour scheme.

# HOUSE, 685 PARK STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 200908	<b>Survey Date:</b> March 2017
<b>Name:</b> House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1917
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1902-c.1918)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local



governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative ‘boom style’ examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson’s ‘Dawsonhurst’ built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers’ housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers’ rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

In the nineteenth century Park Street developed as one of the more desirable addresses in Brunswick due to its location in proximity to (and for much of its length, overlooking) Royal Park and Princes Park and the fashionable suburbs of Parkville and Carlton. It was renowned for its large homes, which were occupied by middle-class merchants and professionals. A second wave of development occurred in the early twentieth century when some of the original larger estates were subdivided and new homes built.

The double-storey house at 685 Park Street, Brunswick, was erected in 1917 for Melbourne newspaper reporter William Admans MBE (1868–1953) and his wife Mary Jane Admans, née Goding (d. 1960) in 1917 (RB 1917). The site had earlier formed part of the substantial estate of William Strong of ‘The Elms’ (*Brunswick and Coburg Leader*, 5 January 1917: 3). After the death of William Strong in 1915, his property was subdivided; Strong’s former house survives next door at 683 Park Street.

William Admans had worked for the *Age* newspaper for six years before being appointed to Commonwealth *Hansard* in 1901, a position that carried a salary of £500 per year (*Coburg Leader*, 20 April 1901: 1). William and Mary Admans, along with their three children, lived at this address from at least 1919; their elder daughter Alma was a medical student at the University of Melbourne (ER 1919, 1921).

In 1928 William was living in Canberra where he worked as a reporter; his wife Mary however did not move with him in Canberra, but she possibly moved from the Park Street residence with the children by the early 1930s (ER 1928; RB 1919–1935). William later returned to Melbourne and was living in Bowen Street, North Carlton, when he died in 1953; he was awarded an MBE (civil section) as the sole survivor of the original *Hansard* staff for the Commonwealth House of Representatives (*Argus*, 1 January 1953: 16)

The house had several different owners and tenants from this time, up until the 1970s (RB 1940–1978/79; SM 1940–1974). In the 1950s it was advertised as fully furnished accommodation for boarding (*Age*, 15 June 1953: 6).

No. 685 Park Street was known as No. 25 until at least 1974, after which time the street numbers changed and it was allocated 685 (SM 1974). In 1974 the Melbourne street directory describes No. 25 as the St Clare Elderly Ladies Hostel (SM 1974).

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 Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

This is a substantial gable-fronted Federation attic bungalow, which is set behind a large garden and low brick fence (non-original). Like other houses at this southern end of the municipality (on the border with North Carlton), the scale and quality of decorative features establishes it as one of the grander properties in Brunswick.

The house is constructed of dark red brick and the steeply pitched roof is clad in clay tiles with ridge capping and a small finial at the apex and has deep eaves with visible rafters. The gable end has simple brackets and is clad in weatherboards and a timber window has enclosed the presumed originally open arched balcony. Below the gable, the tiled roof is continuous across the façade and extends to form the verandah, which is at a different pitch with hipped ends and a projecting portico with a low-pitched gable fronted roof with deep eaves and terracotta ridge capping. Paired Tuscan columns support the verandah and portico and the verandah beam is shaped with shallow arches or slight steps between the columns. The columns rest on red brick balustrades with bullnose coping and cornices, with arched balustrades between. There are several tall chimneys with stringcourses and cornices and terracotta pots.

The symmetrical façade features recessed, double entrance doors, flanked by large bow-shaped windows on either side. The paired timber entry doors have large circular windows of mottled glass (this circular detail is carried through on the timber detailing to the solid lower panels of the door) and a highlight window with leadlight glass. The bow windows contain timber casements with highlights, both with leaded glass (those to the right feature swallows or bluebirds, while those to the left have floral motifs) with roughcast render above.

An area of garden at the rear of the property may date from pre-1917 and be part of the original formal garden at 683 Park Street. This was not able to be inspected from the public realm.

## Comparative analysis

Several individually significant Federation-era villas are included in the Heritage Overlay of the Moreland Planning Scheme. Along sections of both Park Street and Brunswick Road, the standard of housing is high and represents the more prestigious stock within the municipality.

The Federation Bungalow style can be regarded as a transition between the picturesque Federation-era 'Queen Anne' style and the interwar 'Californian Bungalow' styles. It cast off the picturesque complexities and decorative qualities of the 'Queen Anne' style and introduced features associated with the California Bungalow style including an emphasis on carpentry details and natural materials. The style appeared late in the Federation period and continued into the interwar period. Federation Bungalows varied in appearance but are characterised by qualities of homely simplicity and robust honesty.<sup>1</sup>

There are few examples of this type in Moreland. One comparison is 839 Park Street, Brunswick (HO241). Built in 1914, this is a large double-fronted attic-storeyed bungalow of face red brick construction. It has a hipped roof clad in Marseilles pattern terracotta tiles, with a prominent central balcony (now infilled) at the upper level. Apart from the alteration to the balcony, it is very intact. Another comparison, also within Park Street (but not currently included in the HO) is no.609, which has a similar form to no. 839 with a projecting balcony to the roof. It is very intact.

685 Park Street is a fine and intact example of a Federation attic style bungalow, which compares favourably with the above houses. The strong, simple massing with a dominant gable-fronted roof is typical of the style and the scale of the house and quality of detailing distinguishes it within the municipality and suggests the involvement of an architect, although none has yet been identified.

## Statement of significance

### *What is significant?*

The house at 685 Park Street, Brunswick, constructed in 1917, is significant.

Non-original alteration and additions are not significant.

### *How is it significant?*

The house at 685 Park Street, Brunswick, is of historical, representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is historically significant as a fine example of the substantial houses erected for prominent citizens along Park Street, which demonstrates its prestigious status as a residential address due to the proximity to Royal Park and Princes Park and the more desirable suburbs of Parkville and Carlton. This house, built in 1917, demonstrates the second wave of development following the re-subdivision of some of the original estates in the early twentieth century. (Criterion A)

<sup>1</sup> Apperley, R., Irving, R., Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture*, Angus and Robertson

It is significant as an intact and well-detailed example of a Federation bungalow of the attic type with characteristic form and detailing simple symmetrical massing with a dominant roof clad in tiles with terracotta ridge capping and finials, a prominent gable with attic room set within the roof space, several tall chimneys with stringcourses and cornices and terracotta pots, a deep verandah that is enclosed by the main roof form, and a projecting portico with a low-pitched gable fronted roof with deep eaves and terracotta ridge capping. It is distinguished by its substantial scale and fine detailing, which includes paired Tuscan columns and the verandah beam, which is shaped with shallow arches or slight steps between the columns, red brick straight and arched balustrades with bullnose coping and cornices, the recessed, double entrance doors with large circular windows of mottled glass (this circular detail is carried through on the timber detailing to the solid lower panels of the door) and a highlight window with leadlight glass, and the flanking bow windows comprised of timber casements with highlights, both with leaded glass (those to the right feature swallows or bluebirds, while those to the left have floral motifs) with roughcast render above. The slightly elevated position within a generous garden setback also enhances the setting of the house and increases its prominence within the streetscape. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

Encourage construction of a front fence appropriate to the style of the house.



## HOUSES, 63 & 65 UNION STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56626	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1871-72
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



### History

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments

each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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 the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers

(Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

Union Street at the southern end of Brunswick was in existence by the mid-1850s as one of the earliest areas of Brunswick to be developed. The street probably took its name from the Union Hotel. The street forms part of what was previously known as Phillipstown; early development was centred on Union Street and the burgeoning pottery and brickworks industry (Summerton 2010:53).

The land bordered by Trinity Street to the west and Watson Street to the east, was subdivided in 1870 by Edward Dumaesq of Tasmania, and contained lots fronting both Union and Gold streets. Dumaesq was a prominent surveyor, public servant and landowner, and served as Surveyor-General of Tasmania (CT: V399/F799; *Observer*, 5 May 1906:44).

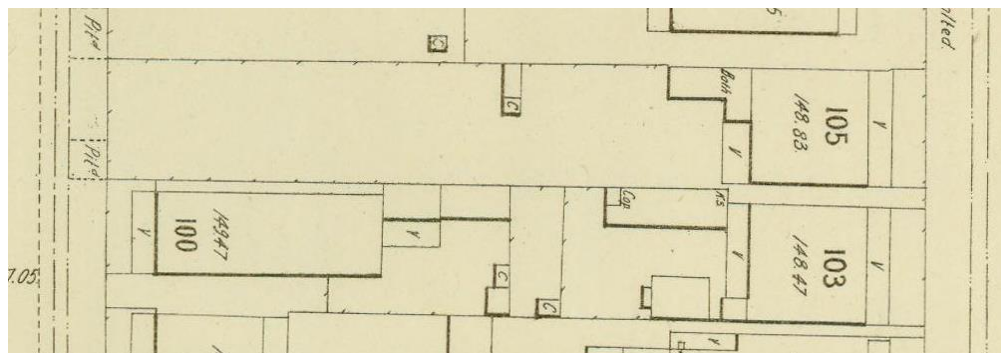
Several houses were built in Union Street in the early 1870s. The present 63 and 65 Union Street both comprised lot 16 of the subdivision. The lot was divided in two and purchased the same year by two Irishmen, Patrick O'Halloran (1837–1899) and Michael Conlon (c.1845–1884), who were both labourers and brickmakers. The area of Union Street, Gold Street and Wilson Street constituted Brunswick's 'Irishtown', with many Irish immigrants taking work in brickyards and as builders (Barnes 1994: 254).

The two four-roomed brick houses at 63 and 65 Union Street, Brunswick (originally 103 and 105 Union Street) were built in 1871–72 for O'Halloran and Conlon (RB 1872, SM 1872; Ancestry.com). The houses were recorded in the rate books as four-roomed brick houses, both rated at a modest £15 pounds shortly after completion in January 1872 (RB 1872).

There was a sizeable Irish Catholic population in this southern area of Brunswick in the mid to late nineteenth century. Patrick O'Halloran and Michael Conlon were brothers-in-law through Patrick's marriage to Michael's sister, Bridget Conlon (BDM). Given their occupations, it is likely that the owners worked in partnership to build the houses themselves. The O'Halloran and Conlon cottages were low and modest structures but nevertheless well-built solid homes for working-class immigrant Irish, indicating a level of prosperity and ambition. This pair of cottages in Brunswick tells a story of nineteenth-century immigrant settlement patterns that was strongly underpinned by familial ties.

Michael Conlon died at Union Street, Brunswick, in 1884 (*Age*, 25 August 1888: 5) and Patrick O'Halloran died in 1899. The widows of both men remained living at the properties. Bridget O'Halloran resided at 63 Union Street until at least c.1924 and died in 1927; Catherine Conlon remained at 65 Union Street until her death in 1913 (ER 1903–1924; S&M 1875–1910; BDM). In the 1930s and up until the 1950s, the houses still comprised four rooms and were owned by a relative, Charles Joseph Markham, who rented them out to various tenants (S&M, RB 1875–1958).

This pair of detached single-storey dwellings were planned and built together with a virtually identical building form and layout – a simple square plan with a front and rear verandah. Over the years, however, each house developed a slightly different arrangement of accretions at the rear. It would seem likely that both blocks were originally very deep, extending south through to Gold Street. By 1905, No. 63 Union Street had been subdivided into two lots, with a new house built on the southern allotment facing Gold Street, while No. 65 Union Street remained the sole dwelling on its original deep allotment (MMBW 1905).



*Detail of MMBW Detail Plan No. 1887, dated 1905, showing Nos. 63-65 (formerly 103-105) Union Street, Brunswick (source: State Library of Victoria)*

## References

- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.
- Barnes, Les 1994, 'The Irish Presence' in Helen Penrose (ed.), *Brunswick: One history, many voices*, City of Brunswick.
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- Land Victoria, Certificates of Title (CT), Vol. 399, Fol. 799.
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- McConville, Chris 1989, *Aird's Guide to Melbourne*. Aird Books, Melbourne
- Melbourne & Metropolitan Board of Works (MMBW), Detail Plan No. 1887, dated 1905, State Library of Victoria.
- Sands & McDougall Directories (SM), 1875, 1880, 1890, 1900, 1910
- Victorian Births, Deaths and Marriages (BDM) (via Ancestry.com).
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>



## Description

63 and 65 Union Street are modest Victorian worker's cottages, situated on the south side of the street. Like many houses in Brunswick, which date from this period, each has a shallow setback from the street boundary, and modest side setbacks.

The houses are constructed of brick and have transverse gable roofs with separate verandahs. No. 63 has a simple skillion roof verandah across the front façade supported on stop-chamfered timber posts, whereas No 65 has a hipped roof verandah supported on simple square posts with timber brackets. The main roofs, as well as those of the verandahs, are clad with corrugated iron. The façade of both is symmetrical with a central front door flanked by segmental arch timber framed double-hung sash windows.

No 63 is rendered, whereas the brickwork on the front façade of No. 65 appears early and to have been previously rendered, with the render now removed. There is a simple brick chimney on the west side of No. 65.

## Intactness and integrity

Viewed from the street, the main form of the cottages appears intact, with some alterations and modification of the details. The front doors are not original to the cottages, both verandahs have been altered and posts have been replaced. No. 63 has lost its chimney.

The wire fence of No. 63 and the picket fence of No. 65 are both later additions but are sympathetic in height and material.

## Comparative analysis

The Victorian era houses in Moreland 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 only about 16 known surviving examples of early to mid-Victorian houses (c.1875 or earlier) in the Heritage Overlay (HO) in Moreland. These fall mostly into two broad groups:

- Simple cottages.
- 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.

Despite the predominance of Brunswick's brickmaking and quarrying industries, the majority of the simple cottages built during the early period of 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 increasingly working-class suburb. Some early cottages of local bluestone also survive, which became important as a building material within the municipality when quarries opened along the Merri Creek. As noted in the *City of Moreland Thematic History* (2010), early brick houses, built prior to the 1870s, are underrepresented in the HO.

Of the known individually significant examples of simple cottages (other than the VHR-listed iron houses at 181-189 Brunswick Road), three are bluestone, two are brick, and there are two rows of timber cottages, as follows:



- 247-249 Albert Street, Brunswick (HO3): c.1865 semi-detached timber pair
- 361-365 Albert Street, Brunswick (HO6): c.1861 terrace row of three timber cottages with shared roof
- 373 Albert Street, Brunswick (HO7): c.1875 brick house
- 151 Barkly Street, Brunswick (HO18): c.1860s bluestone cottage
- 130 Barkly Street, Brunswick (HO17): c.1860s bluestone cottage
- 189-191 Edward Street, Brunswick (HO74): c.1860s bluestone cottage
- 145 Union Street, Brunswick (HO231), c.1866 brick cottage

There are also the following early cottages in Brunswick assessed as part of this study:

- 32 David Street, Brunswick, c.1870 brick cottage
- 38 David Street, Brunswick: c.1870 timber cottage

Most of the above have a standard form of a transverse gable or hip roof, double fronted, with a front verandah on timber posts, and little or no decoration. Because of their early construction date, none are completely intact, with changes to verandahs (or, in some cases, complete reconstruction), removal of chimneys, and overprinting of brickwork being common alterations.

63 and 65 Union Street are typical of these early cottages, being one of the few brick examples of this early building typology in Brunswick. Like the other examples at 373 Albert Street and 32 David Street, each house constructed for (and likely by) a local brickmaker/layer, probably using local bricks. While it has been altered, both houses compare in intactness to these other examples, where alterations of the verandah are most common.

## Statement of Significance

### *What is significant?*

The brick cottages at 63 and 65 Union Street, Brunswick, constructed c.1871-72 for (and probably by) two Irishmen, Patrick O'Halloran and Michael Conlon, who were both labourers and brickmakers employed in the local brickworks, are significant.

Non-original alterations and additions and the front fences are not significant.

### *How is it significant?*

The brick cottages at 63 and 65 Union Street, Brunswick, are of local historical and representative significance to the City of Moreland.

### *Why is it significant?*

They are of historical significance as tangible evidence of the early development of this part of Brunswick as an area for working-class housing. They are ~~an~~ examples of the simple brick cottages constructed in and around the clay pits and brickworks of Brunswick in the pre-~~1870~~ 1880 period by workers employed in the brickmaking industries. They are also of historical significance as rare evidence of the area of formerly known as 'Irishtown', due to the concentration of working-class Irish residing in this quarter of Brunswick. (Criteria A & B)

They are significant as representative examples of early Victorian cottages in Brunswick, being modest in detail, small in size, and of local brick construction. The significance is enhanced by their survival as a pair. (Criterion D)

They are significant for the potential to provide further information about the early bricks produced in Brunswick and the vernacular building techniques used by the original owner/builders. (Criterion C)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

Encourage accurate restoration/reconstruction of missing features (for example, verandah details) on the basis of physical and documentary evidence.

~~Encourage replacement of unsympathetic front fences with fences appropriate to the period.~~

Encourage appropriate colour schemes.

# TERRACE HOUSES, 241 & 243 VICTORIA STREET, BRUNSWICK

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56644	<b>Survey Date:</b> April 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential Terrace	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1885-86
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



## History

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private 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 expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. 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 the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development, with the strip characterised by double-storey Victorian-era shopfronts, with many highly decorative 'boom style' examples.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; 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 small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant 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). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

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

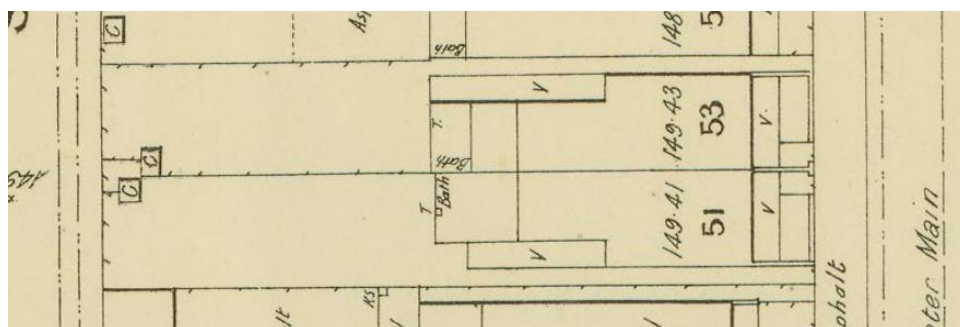
once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of 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).

### Place history

This pair of six-roomed, double-storeyed brick terrace houses at 241 and 243 Victoria Street, Brunswick, was built between 1886 and 1887 for Charles Pellow, wheelwright, and his wife Helen née Martin (RB 1886, 1887). Charles Pellow died suddenly on 25 May 1887, aged 55 (VBDM). He died intestate, leaving a sizeable estate worth over £3000, which comprised a large number of properties in Brunswick. It does not appear that the pair of double-storeyed brick houses in Victoria Street had been commenced at the time of his death (Charles Pellow, Probate papers, 1887, PROV).

From 1888, following her husband's death, Helen Pellow owned both houses for almost thirty years (RB 1888–1914). Helen Pellow initially tenanted both houses before moving into 243 (formerly no. 51) Victoria Street with her five children in 1889–90 (RB 1888, 1889/90). The family lived at 243 Victoria Street until the early 1900s, renting out the adjoining dwelling at 241 Victoria Street, before moving out and tenanting both properties until 1914 (RB 1889/90–1914). Helen Pellow died in 1924 (VBDM).

Originally numbered 51–53 Victoria Street, the houses have undergone limited structural change. The MMBW plan of 1919 shows the original front fences and small front gardens (RB; MMBW 1919), which are still extant.



MMBW Detail Plan No, 1919, dated 1906 (source: State Library of Victoria)

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 Sands & McDougall Directories (SM), 1892, 1896, 1900, 1904, 1906, 1910  
 Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

## Description

241-243 Victoria Street is a pair of brick two storey Victorian terrace houses. The pair is built of bi-chrome (dark brown with cream dressings) brick on a bluestone foundation. Situated on the south side of the street, it has a typically modest front setback and is built close to the side boundaries. The M-profile hipped roof is undivided and clad with corrugated iron and has decorative eaves brackets. There two bi-chromatic brick chimneys. The party walls feature corbels decorated with masks and are connected to the cast iron and bluestone front fence by sidewalls with deep ogee profile. The fence is notable for the exceptionally high bi-chrome brick pillars with rendered caps. The two-level verandah is supported on cast iron posts with an octagonal base and classical capitals and cast-iron frieze and balustrades.

The houses mirror each other; the front entrance of each features an original timber door, symmetrical sidelights and highlights and decorative timber surrounds. The ground floor blue stone verandahs have tiled floors (that of 241 appears to be a sympathetic replacement, but 243 is original). The window to the ground floor is a timber framed tripartite double-hung sash with barley-twist colonettes framing the window. The original first floor windows are timber framed double-hung sash French windows.

## Intactness and integrity

Viewed from the street No. 243 is generally intact, while modifications to No. 241 include the overpainting of the face brickwork, the loss of one upper storey window, replacement of verandah tiles; and replacement of the cast iron balustrade and frieze to the first floor.

## Comparative analysis

Large numbers of terraced houses were built in response to the rapid development of Brunswick in the 'Boom' years of the 1880s and it was common for a single landowner/contractor to build a row or group of houses to be let out as accommodation for working people. Typically, an owner would build a row of simple houses to be let out, sometimes with a larger house at the end of the row or group for his or her own use. Terrace houses were an efficient way of building multiple houses and maximising the use land at a time when the suburb was growing rapidly.

There are approximately 87 Victorian era houses of individual significance in Moreland. Of these, nine are terrace pairs or rows and most were constructed in the late Victorian 'Boom'

period (c.1888 onwards) in the Italianate style with highly decorated parapets. There are examples of single storey and double storey and the level of detail and decoration varies. Most are of masonry construction, many with bi-chrome brickwork.

The level of intactness is generally good, although is often not consistent across the whole row, with some houses having more alterations than others. Most common alterations occur to roofs, verandahs and fences, and painting of face brickwork.

This pair of houses is of interest for the shared hipped roof, which demonstrates the lack of fire separation that characterised buildings outside the control of the *Melbourne Building Act*. The *Melbourne Building Act*, passed in Sydney in 1849, took effect from the first day of 1850. It applied to Central Melbourne between the Yarra River and Victoria Street, and to what is now known as South Fitzroy, and required buildings to have a permit, to be made of non-combustible material (unless it was isolated by setbacks from the boundaries of the site), and to separate different occupancies by fire walls passing through the roof, markedly altering the appearance of terrace housing and shop rows. By the 1870s the *Melbourne Building Act* had been extended to other areas of the municipality such as Carlton, and, mainly in the 1880s, equivalent controls were introduced by other urban municipalities (Miles Lewis).

It is unclear when such controls were introduced to Brunswick but based on physical and documentary evidence of the places included in the HO it appears that whether by regulation or fashion most terrace houses constructed from c.1885 onwards had separate roofs or firewalls constructed between them.

Consequently, comparatively few examples survive today and of those that do most are pairs, while rows of three or more are even less common. Examples of individually significant terrace rows with shared roofs are:

- 216-222 Barkly Street, Brunswick (HO265). Constructed from 1886 to 1891, this comprises two pairs of two storey bi-chrome brick houses with shared hip slate roofs. One house has been overpainted/rendered, while the others remain relatively intact.
- 104-106 Brunswick Road, Brunswick (HO277). Constructed c.1884, this pair of single-storey brick houses has a shared slate roof with a hip profile at one end and gable at the other. The verandah has been altered in the 1920s and the roof slates have been renewed.
- 54-68 Donald Street, Brunswick (HO71). Constructed c.1892, this is a very late example. It comprises two groups of four bi-chrome brick houses, each with a shared transverse gable roof, clad in slate, with a single wall between the two groups. Some chimneys have been removed, but the row is otherwise intact.

Other examples identified and assess by this study include 206-210 Barkly Street, which was constructed by 1887 and comprises three single storey houses with a shared hip roof, clad in slate, and 16-18 Glenlyon Road, a pair houses constructed c.1878.

The houses at 216-222 Barkly Street provide the most pertinent comparison, as they comprises two pairs of two storey terrace houses with shared hip roofs and no parapets and constructed of bi-chrome brick. Like this pair, one house has been overpainted and there have been other changes. They do not have original front fences.

Apart from the shared roof, this pair of houses is also noteworthy for the original front and side fences and walls. The sidewalls with their deep ogee profile and the unusually tall brick piers are notable.

## Statement of significance

### *What is significant?*

The double-storey terrace houses at 241 and 243 Victoria Street, Brunswick, built in 1885-86, and the cast iron palisade front fences with bi-chrome brick pillars and side walls, are significant.

### *How is it significant?*

The houses at 241 and 243 Victoria Street, Brunswick, are of local historical, representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

The houses are significant as a representative example of Victorian terrace houses, displaying the typical features of this style in Brunswick, including the bi-chrome brick façade and chimneys, a two-level verandah with cast iron posts, frieze and balustrades, the timber framed tripartite windows, and solid timber doors with decorative timber surrounds. Built in the mid-1880s, they illustrate the limited decoration that characterised houses of the pre-Boom period. The houses are distinguished by the less common undivided roof form, which demonstrates the lack of fire protection that endured well into the 1880s in Brunswick at a time when most other Councils had outlawed such buildings, and also for the original cast iron front fences, which feature unusually tall bi-chrome brick piers and side walls with deep ogee profiles. (Criterion D)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	Yes – front fences
<b>Prohibited uses may be permitted</b>	No

Can a permit be granted to use the place for a use, which would otherwise be prohibited?	
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

Encourage removal of paint from the face brickwork of No. 241 by an approved method

Encourage accurate restoration or reconstruction of missing or inaccurate details to No. 241.