

Phillipstown Precinct Statement of Significance



Place Name	Phillipstown Precinct 308-400 and 333-419 Barkly Street, 269-303 Brunswick Road, 1-15 and 2-20 Bakery Street, 30-174 and 39-143 Gold Street, 1-39 and 2-34 Gray Street, 1, 1A Heller Street, 1-27 and 2-18 Hodgson Street, 1 Mayfield Street, 2 and 3-7 McKay Street, 6 Spurway Lane, 105, 109-119 and 126-134 Union Street, Vincent Street, 1-11 and 2 Watson Street and 30-114 and 33-133 Wilson Street	
PS ref No	HO139	April 2024

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What is significant?

The Phillipstown Precinct, comprising 308-400 and 333-419 Barkly Street, 269-303 Brunswick Road, 1-15 and 2-20 Bakery Street, 30-174 and 39-143 Gold Street, 1-39 and 2-34 Gray Street, 1, 1A Heller Street, 1-27 and 2-18 Hodgson Street, 1 Mayfield Street, 2 and 3-7 McKay Street, 6 Spurway Lane, 105, 109-119 and 126-134 Union Street, Vincent Street, 1-11 and 2 Watson Street and 30-114 and 33-133 Wilson Street, is significant.

Buildings and features that contribute to the significance of the precinct are:

- small-scale timber and brick houses and front fences dating from the Victorian to interwar periods predominantly developed from c.1870 to c.1940, with examples date from as early as 1859
- the former shops and residences at 126-134 Union Street and the Union Hotel at 109 Union Street
- factories dating from the late Victorian to interwar periods (c.1890 to c.1940)
- Temple Park at 24 Gray Street and Gillbrook Park at 1A Heller Street
- traditional street elements including bluestone kerb and channel, bluestone laneways and crossovers.

Recent alterations and additions to the significance and contributory places are not significant.

Significant properties include:

- the single storey house at 299 Brunswick Road (non-original alterations and additions and the front fence are not significant).
- the row of five single-storey terraces house at 26-34 Gray Street, including the front fences (the rear extensions, side and laneway fencing, and carports are not significant).
- A pair of Victorian bi-chrome brick terrace houses at 310 & 312 Barkly Street
- Temple Park at 24 Gray Street
- the former Stephens & Co. clothing factory at 20 Gray Street (17-19 and 21-23 Hodgson Street) and 22 Gray Street (27 Hodgson Street)
- the former R.J. Henderson Factory at 393 Barkly Street.

How is it significant?

The Phillipstown Precinct is of local historical, representative and aesthetic significance to the City of Merri-bek.

Why is it significant?

The Phillipstown Precinct is of local historical significance as the oldest settled part of Brunswick with retention of elements of an early street pattern established from the late 1840s and for evidence of the small scale brick industry established in the area in the same period. These industrial activities are evidenced both in the form of filled clay-holes (at Temple Park and Gillbrook Reserve) and in the form of small timber and brick dwellings on

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small allotments built from the 1850s onwards, which were occupied by brickwork workers and proprietors and associated tradespeople. (Criterion A)

It also contains several factories, which demonstrate the growth of manufacturing in Brunswick from the late nineteenth to mid-twentieth centuries (Criterion A). The former Stephens & Co. Clothing Factory is of regional significance as one of the earliest clothing factories in Brunswick, which is architecturally expressive of several periods reflecting expansion of the firm in the 20th Century. The former R.J. Henderson Factory at 393 Barkly Street is of local significance as representing the intermediate stage of the development of the Henderson Box Company and as an example of successful diversification. (Criterion A)

Temple Park is of local historical significance as an early park for the Brunswick area. It reflects the common conversion of disused quarries to public open space in Brunswick in the early 20th century. The park contributes to the heritage character and general amenity of the surrounding precinct. (Criterion A)

The terrace row at 26-34 Gray Street has rarity value as an example of a Victorian-Federation Queen Anne transition terrace row, which is an uncommon type in the City of Merri-bek. (Criterion B)

The Phillipstown Precinct is especially notable for the small, single fronted timber and brick dwellings that date from as early as 1859 and are among the oldest in the Brunswick area. These include the early terrace rows at 4-10 Gray Street and 1-15 Hodgson Street. Notable examples in the precinct include the following examples that are representative of various architectural influences of their respective periods:

- The house at 299 Brunswick Road 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 facade is combined with Federation/Edwardian style paired timber windows on either side of the entry door and the corbelled red brick chimney.
- The row of five terrace at 26-34 Gray Street is representative example demonstrating the principal characteristics of a transition Victorian – Federation terrace row, combining details typical of Victorian terraces (such as a shared parapet) and those of Federation terraces, such as a projecting gable with roughcast and imitation half timbering. (Criterion D)

The Phillipstown Precinct is of aesthetic significant as an area of predominantly Victorian and Edwardian housing. Individual examples of aesthetic significance include the following examples:

- The house at 299 Brunswick Road 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.
- The row of five terrace house at 26-34 Gray Street has aesthetic significance through its combination of a terrace typology from the Victorian era with Federation details in an idiosyncratic yet visually pleasing way.
- The pair of Victorian bi-chrome brick terrace houses 'Tintern House' and 'Clifton House' at 310 & 312 Barkly Street has aesthetic significance. The pair has the elaborate and highly intact boom-style balustrade parapets with dentilled cornices and central pediments flanked by scrolls and pineapples/pinecones, and an arched panel with the house names.
- The attached pair at 308 & 308A Barkly Street are contributory to the precinct's aesthetic significance as a pair designed to appear as a single house, with unusual details such as the verandah/porch with its circular openings and Classical style pilasters. The houses also retain a Victorian style cast iron front fence, which is likely associated with the earlier house on this site.
- The two-storey terraces with shops at ground level at 126-134 Union Street, on the corner of Union and Barry Streets, also contribute to the precincts aesthetic character. (Criterion E)

Primary Source

- Moreland Heritage Gap Study (Context Pty Ltd, September 2019)
- Moreland Heritage Nominations Study (Extent Heritage, September 2022)

Grading schedule			
Property Address	Heritage value	Property Address	Heritage value
1 Bakery Street Brunswick	Non-Contributory	154 Gold Street Brunswick	Contributory
2 Bakery Street Brunswick	Non-Contributory	156 Gold Street Brunswick	Contributory
3 Bakery Street Brunswick	Non-Contributory	160 Gold Street Brunswick	Non-Contributory
4 Bakery Street Brunswick	Non-Contributory	166 Gold Street Brunswick	Contributory
5 Bakery Street Brunswick	Non-Contributory	168 Gold Street Brunswick	Contributory
6 Bakery Street Brunswick	Non-Contributory	170 Gold Street Brunswick	Contributory
7 Bakery Street Brunswick	Non-Contributory	172 Gold Street Brunswick	Contributory
8 Bakery Street Brunswick	Non-Contributory	174 Gold Street Brunswick	Non-Contributory
9 Bakery Street Brunswick	Non-Contributory	150A Gold Street Brunswick	Contributory
10 Bakery Street Brunswick	Non-Contributory	1 Gray Street Brunswick	Contributory
11 Bakery Street Brunswick	Non-Contributory	2 Gray Street Brunswick	Contributory
12 Bakery Street Brunswick	Non-Contributory	3 Gray Street Brunswick	Contributory
13 Bakery Street Brunswick	Non-Contributory	4 Gray Street Brunswick	Contributory
14 Bakery Street Brunswick	Non-Contributory	5 Gray Street Brunswick	Contributory
15 Bakery Street Brunswick	Non-Contributory	6 Gray Street Brunswick	Contributory
16 Bakery Street Brunswick	Non-Contributory	7 Gray Street Brunswick	Contributory
18 Bakery Street Brunswick	Non-Contributory	8 Gray Street Brunswick	Contributory
20 Bakery Street Brunswick	Non-Contributory	9 Gray Street Brunswick	Contributory
308 Barkly Street Brunswick	Contributory	10 Gray Street Brunswick	Contributory
310 Barkly Street Brunswick	Significant	11 Gray Street Brunswick	Contributory
312 Barkly Street Brunswick	Significant	13 Gray Street Brunswick	Contributory
314 Barkly Street Brunswick	Contributory	15 Gray Street Brunswick	Contributory
316 Barkly Street Brunswick	Contributory	17 Gray Street Brunswick	Contributory
318 Barkly Street Brunswick	Contributory	19 Gray Street Brunswick	Contributory
320 Barkly Street Brunswick	Contributory	20 Gray Street Brunswick	Significant
322 Barkly Street Brunswick	Contributory	21 Gray Street Brunswick	Contributory
324 Barkly Street Brunswick	Contributory	1-3/22 Gray Street Brunswick	Significant
326 Barkly Street Brunswick	Contributory	23 Gray Street Brunswick	Contributory
328 Barkly Street Brunswick	Contributory	24 Gray Street Brunswick	Significant
330 Barkly Street Brunswick	Contributory	25 Gray Street Brunswick	Contributory
332 Barkly Street Brunswick	Contributory	26 Gray Street Brunswick	Contributory
333 Barkly Street Brunswick	Non-Contributory	27 Gray Street Brunswick	Contributory
334 Barkly Street Brunswick	Contributory	28 Gray Street Brunswick	Contributory
335 Barkly Street Brunswick	Non-Contributory	29 Gray Street Brunswick	Contributory
336 Barkly Street Brunswick	Contributory	30 Gray Street Brunswick	Contributory
337 Barkly Street Brunswick	Non-Contributory	31 Gray Street Brunswick	Contributory
338 Barkly Street Brunswick	Contributory	32 Gray Street Brunswick	Contributory
339 Barkly Street Brunswick	Non-Contributory	33 Gray Street Brunswick	Contributory
340 Barkly Street Brunswick	Contributory	34 Gray Street Brunswick	Contributory
341 Barkly Street Brunswick	Non-Contributory	35 Gray Street Brunswick	Contributory
342 Barkly Street Brunswick	Contributory	37 Gray Street Brunswick	Contributory
343 Barkly Street Brunswick	Non-Contributory	39 Gray Street Brunswick	Contributory
344 Barkly Street Brunswick	Contributory	1-10/1 Heller Street Brunswick	Non-Contributory
345 Barkly Street Brunswick	Non-Contributory	1A Heller Street Brunswick	Contributory

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346 Barkly Street Brunswick	Contributory	1 Hodgson Street Brunswick	Contributory
347 Barkly Street Brunswick	Non-Contributory	2 Hodgson Street Brunswick	Contributory
348 Barkly Street Brunswick	Contributory	3 Hodgson Street Brunswick	Contributory
349 Barkly Street Brunswick	Non-Contributory	4 Hodgson Street Brunswick	Non-Contributory
350 Barkly Street Brunswick	Contributory	5 Hodgson Street Brunswick	Contributory
1-216/351 Barkly Street Brunswick	Non-Contributory	6 Hodgson Street Brunswick	Non-Contributory
352 Barkly Street Brunswick	Contributory	7 Hodgson Street Brunswick	Contributory
354 Barkly Street Brunswick	Non-Contributory	8 Hodgson Street Brunswick	Contributory
356 Barkly Street Brunswick	Contributory	9 Hodgson Street Brunswick	Contributory
357 Barkly Street Brunswick	Contributory	11 Hodgson Street Brunswick	Contributory
358 Barkly Street Brunswick	Contributory	12 Hodgson Street Brunswick	Contributory
359 Barkly Street Brunswick	Contributory	13 Hodgson Street Brunswick	Contributory
360 Barkly Street Brunswick	Non-Contributory	15 Hodgson Street Brunswick	Contributory
361 Barkly Street Brunswick	Contributory	16 Hodgson Street Brunswick	Contributory
362 Barkly Street Brunswick	Non-Contributory	18 Hodgson Street Brunswick	Contributory
363 Barkly Street Brunswick	Contributory	1-9/27 Hodgson Street Brunswick	Significant
364 Barkly Street Brunswick	Contributory	17-19 Hodgson Street Brunswick	Significant
365 Barkly Street Brunswick	Contributory	21-23 Hodgson Street Brunswick	Significant
366 Barkly Street Brunswick	Contributory	2A Hodgson Street Brunswick	Non-Contributory
367 Barkly Street Brunswick	Contributory	1 Mayfield Avenue Brunswick	Contributory
368 Barkly Street Brunswick	Contributory	2 McKay Street Brunswick	Contributory
369 Barkly Street Brunswick	Contributory	3 McKay Street Brunswick	Non-Contributory
370 Barkly Street Brunswick	Non-Contributory	1/5 McKay Street Brunswick	Non-Contributory
371 Barkly Street Brunswick	Contributory	2/5 McKay Street Brunswick	Non-Contributory
372 Barkly Street Brunswick	Contributory	7 McKay Street Brunswick	Contributory
373 Barkly Street Brunswick	Contributory	3A McKay Street Brunswick	Non-Contributory
1-2/374 Barkly Street Brunswick	Contributory	6 Spurway Lane Brunswick	Non-Contributory
375 Barkly Street Brunswick	Contributory	105 Union Street Brunswick	Contributory
2/377 Barkly Street Brunswick	Non-Contributory	109 Union Street Brunswick	Contributory
1/377 Barkly Street Brunswick	Contributory	111 Union Street Brunswick	Contributory
379 Barkly Street Brunswick	Contributory	113 Union Street Brunswick	Contributory
380 Barkly Street Brunswick	Contributory	115 Union Street Brunswick	Contributory
381 Barkly Street Brunswick	Contributory	117 Union Street Brunswick	Contributory
382 Barkly Street Brunswick	Contributory	119 Union Street Brunswick	Contributory
383 Barkly Street Brunswick	Contributory	126 Union Street Brunswick	Contributory
384 Barkly Street Brunswick	Contributory	128 Union Street Brunswick	Contributory
385 Barkly Street Brunswick	Contributory	130 Union Street Brunswick	Contributory
386 Barkly Street Brunswick	Contributory	132 Union Street Brunswick	Contributory
387 Barkly Street Brunswick	Contributory	134 Union Street Brunswick	Contributory
101-109/388 Barkly Street Brunswick	Contributory	132A Union Street Brunswick	Contributory
389 Barkly Street Brunswick	Contributory	1 Watson Street Brunswick	Contributory
391 Barkly Street Brunswick	Contributory	2 Watson Street Brunswick	Non-Contributory
392 Barkly Street Brunswick	Contributory	9 Watson Street Brunswick	Non-Contributory
1-4/393 Barkly Street Brunswick	Significant	11 Watson Street Brunswick	Non-Contributory
394 Barkly Street Brunswick	Contributory	1A Watson Street Brunswick	Non-Contributory
395 Barkly Street Brunswick	Contributory	30 Wilson Street Brunswick	Contributory
396 Barkly Street Brunswick	Contributory	32 Wilson Street Brunswick	Contributory

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397 Barkly Street Brunswick	Contributory	33 Wilson Street Brunswick	Non-Contributory
398 Barkly Street Brunswick	Non-Contributory	34 Wilson Street Brunswick	Contributory
399 Barkly Street Brunswick	Contributory	35 Wilson Street Brunswick	Non-Contributory
400 Barkly Street Brunswick	Non-Contributory	36 Wilson Street Brunswick	Contributory
401 Barkly Street Brunswick	Contributory	37 Wilson Street Brunswick	Non-Contributory
403 Barkly Street Brunswick	Non-Contributory	38 Wilson Street Brunswick	Contributory
405 Barkly Street Brunswick	Contributory	39 Wilson Street Brunswick	Non-Contributory
407 Barkly Street Brunswick	Contributory	40 Wilson Street Brunswick	Contributory
409 Barkly Street Brunswick	Contributory	41 Wilson Street Brunswick	Non-Contributory
411 Barkly Street Brunswick	Contributory	42 Wilson Street Brunswick	Contributory
413 Barkly Street Brunswick	Contributory	43 Wilson Street Brunswick	Non-Contributory
415 Barkly Street Brunswick	Contributory	45 Wilson Street Brunswick	Contributory
417 Barkly Street Brunswick	Contributory	47 Wilson Street Brunswick	Non-Contributory
419 Barkly Street Brunswick	Contributory	48 Wilson Street Brunswick	Non-Contributory
308A Barkly Street Brunswick	Contributory	49 Wilson Street Brunswick	Non-Contributory
349A Barkly Street Brunswick	Non-Contributory	51 Wilson Street Brunswick	Non-Contributory
354A Barkly Street Brunswick	Non-Contributory	54 Wilson Street Brunswick	Contributory
367A Barkly Street Brunswick	Contributory	56 Wilson Street Brunswick	Contributory
367B Barkly Street Brunswick	Contributory	58 Wilson Street Brunswick	Contributory
370A Barkly Street Brunswick	Non-Contributory	62 Wilson Street Brunswick	Contributory
1-9/376-378 Barkly Street Brunswick	Non-Contributory	64 Wilson Street Brunswick	Contributory
398A Barkly Street Brunswick	Non-Contributory	66 Wilson Street Brunswick	Contributory
269 Brunswick Road Brunswick	Contributory	68 Wilson Street Brunswick	Contributory
271 Brunswick Road Brunswick	Contributory	70 Wilson Street Brunswick	Contributory
273 Brunswick Road Brunswick	Contributory	71 Wilson Street Brunswick	Contributory
275 Brunswick Road Brunswick	Contributory	72 Wilson Street Brunswick	Contributory
277 Brunswick Road Brunswick	Contributory	73 Wilson Street Brunswick	Contributory
279 Brunswick Road Brunswick	Contributory	75 Wilson Street Brunswick	Contributory
281 Brunswick Road Brunswick	Contributory	77 Wilson Street Brunswick	Contributory
283 Brunswick Road Brunswick	Contributory	78 Wilson Street Brunswick	Non-Contributory
1-10/285 Brunswick Road Brunswick	Non-Contributory	79 Wilson Street Brunswick	Contributory
1-2, 101-104 & 201-204/287 Brunswick Road Brunswick	Non-Contributory	80 Wilson Street Brunswick	Contributory
289 Brunswick Road Brunswick	Contributory	81 Wilson Street Brunswick	Contributory
291 Brunswick Road Brunswick	Contributory	82 Wilson Street Brunswick	Non-Contributory
293 Brunswick Road Brunswick	Non-Contributory	83 Wilson Street Brunswick	Contributory
295 Brunswick Road Brunswick	Contributory	84 Wilson Street Brunswick	Contributory
297 Brunswick Road Brunswick	Contributory	85 Wilson Street Brunswick	Contributory
299 Brunswick Road Brunswick	Significant	86 Wilson Street Brunswick	Contributory
301 Brunswick Road Brunswick	Contributory	87 Wilson Street Brunswick	Contributory
303 Brunswick Road Brunswick	Contributory	88 Wilson Street Brunswick	Contributory
39 Gold Street Brunswick	Contributory	89 Wilson Street Brunswick	Contributory
41 Gold Street Brunswick	Non-Contributory	90 Wilson Street Brunswick	Contributory
43 Gold Street Brunswick	Contributory	91 Wilson Street Brunswick	Contributory
45 Gold Street Brunswick	Contributory	92 Wilson Street Brunswick	Contributory
47 Gold Street Brunswick	Contributory	93 Wilson Street Brunswick	Contributory
49 Gold Street Brunswick	Contributory	94 Wilson Street Brunswick	Contributory

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51 Gold Street Brunswick	Contributory	95 Wilson Street Brunswick	Contributory
53 Gold Street Brunswick	Non-Contributory	96 Wilson Street Brunswick	Contributory
55 Gold Street Brunswick	Non-Contributory	97 Wilson Street Brunswick	Contributory
65 Gold Street Brunswick	Non-Contributory	98 Wilson Street Brunswick	Contributory
75 Gold Street Brunswick	Non-Contributory	99 Wilson Street Brunswick	Contributory
81 Gold Street Brunswick	Non-Contributory	100 Wilson Street Brunswick	Contributory
115 Gold Street Brunswick	Contributory	101 Wilson Street Brunswick	Contributory
117 Gold Street Brunswick	Contributory	102 Wilson Street Brunswick	Contributory
128 Gold Street Brunswick	Contributory	103 Wilson Street Brunswick	Contributory
129 Gold Street Brunswick	Contributory	104 Wilson Street Brunswick	Contributory
130 Gold Street Brunswick	Contributory	105 Wilson Street Brunswick	Contributory
131 Gold Street Brunswick	Contributory	106 Wilson Street Brunswick	Contributory
132 Gold Street Brunswick	Contributory	107 Wilson Street Brunswick	Contributory
133 Gold Street Brunswick	Contributory	108 Wilson Street Brunswick	Contributory
134 Gold Street Brunswick	Contributory	109 Wilson Street Brunswick	Contributory
135 Gold Street Brunswick	Contributory	110 Wilson Street Brunswick	Contributory
136 Gold Street Brunswick	Contributory	111 Wilson Street Brunswick	Contributory
137 Gold Street Brunswick	Contributory	112 Wilson Street Brunswick	Contributory
139 Gold Street Brunswick	Contributory	113 Wilson Street Brunswick	Non-Contributory
140 Gold Street Brunswick	Non-Contributory	1-3/114 Wilson Street Brunswick	Non-Contributory
141 Gold Street Brunswick	Contributory	115 Wilson Street Brunswick	Contributory
142 Gold Street Brunswick	Contributory	117 Wilson Street Brunswick	Contributory
143 Gold Street Brunswick	Contributory	121 Wilson Street Brunswick	Contributory
144 Gold Street Brunswick	Contributory	123 Wilson Street Brunswick	Contributory
146 Gold Street Brunswick	Contributory	125 Wilson Street Brunswick	Non-Contributory
148 Gold Street Brunswick	Contributory	127 Wilson Street Brunswick	Contributory
150A Gold Street Brunswick	Non-Contributory	129 Wilson Street Brunswick	Contributory
150 Gold Street Brunswick	Non-Contributory	131 Wilson Street Brunswick	Contributory
152 Gold Street Brunswick	Contributory	1-6/133 Wilson Street Brunswick	Non-Contributory
154 Gold Street Brunswick	Contributory	112A Wilson Street Brunswick	Non-Contributory
156 Gold Street Brunswick	Contributory		