

Heritage Assortment Project

HO108 – Lyle Street Precinct

April 2024



Merri-bek
City Council

Issue	A number of properties have been demolished or subdivided with new modern dwelling(s) constructed since the application of HO108 – Lyle Street Precinct resulting in the inaccurate heritage value of some properties.
Action	Review the heritage study and citation to determine which properties are non-contributory to the precinct. Analyse historic and current aerial imagery and data to determine which heritage properties have been demolished or subdivided and consider whether the heritage value of properties require changing to reflect their contribution to the precinct.
Findings, actions & recommendations	There have been changes to a number of properties within the extent of HO108 – Lyle Street Precinct since the application of HO108 and the update to the citation in 2011. The citation and statement of significance for this precinct subsequently do not describe the properties within this precinct accurately. An update to the HERMES listing (including the statement of significance) to correctly address the precinct and list all the non-contributory properties has rectified this issue. The MyMaps non-contributory layer has also been updated to illustrate all non-contributory within HO108. The curtilage of HO108 was found to cut through 74 Lyle Street, a property considered to have non-contributory value to HO108. As this property sits on the edge of the precinct it is recommended it is removed from HO108. A Planning Scheme Amendment is required to make this change. This will include changes to the mapping of this precinct (Heritage Exemptions Incorporated Plan). A further update to the HERMES listing and MyMaps non-contributory layer will be required once 74 Lyle Street has been removed from the Lyle Street Precinct.

Background of the Lyle Street Precinct

The Lyle Street Precinct was identified as being locally significant to the then City of Brunswick by the heritage study *Keeping Brunswick's Heritage* prepared by Context Pty Ltd in 1990 (Heritage Area 10). Figure 1 and 2 is how this study describes the properties included in this precinct and the associated curtilage map.

AREA 10:	LYLE STREET HERITAGE AREA
LOCATION:	Map 9
STREETS:	1 - 15, 2 - 26 Cliff Street 4 - 14 Gregory Street 32 - 90 Henkel Street 1 - 51, 16 - 72 Lyle Street 5 - 37 Percy Street 16 - 54 Talbot Street

Figure 1 - Description of the Lyle Street Heritage Area from Keeping Brunswick's Heritage study

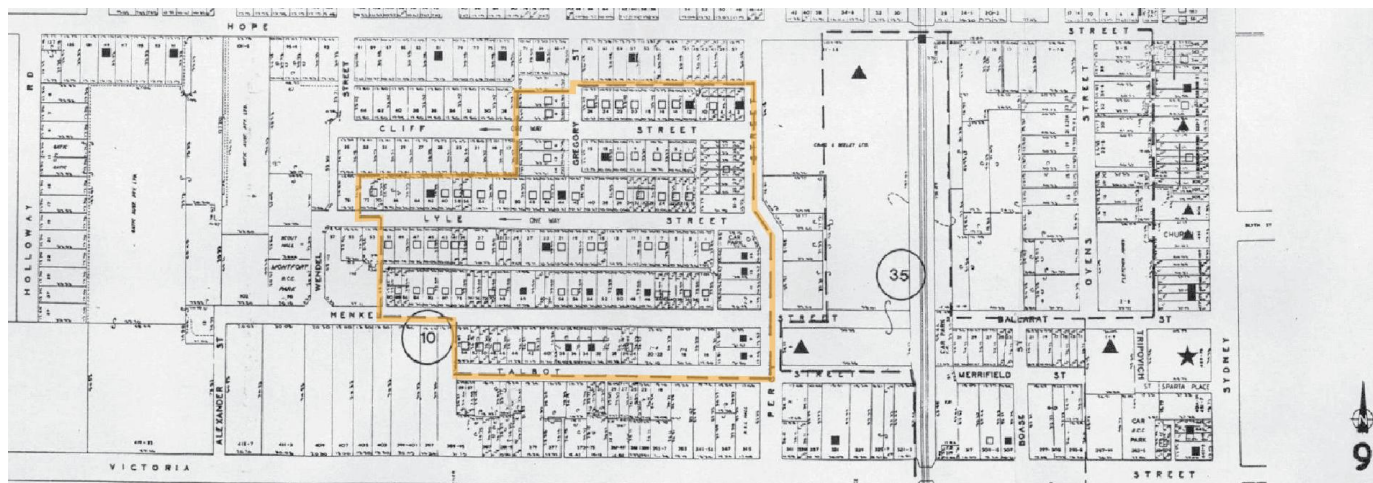


Figure 2 - Keeping Brunswick's Heritage Area Map 10 Lyle Street map (curtilage highlighted)

City of Moreland Heritage Review, prepared by Allom Lovell and Associates in 1999 also acknowledges the heritage significance of the Lyle Street Precinct in the same extent as by the previous study.

In 2011, Heritage Alliance were engaged to update the Lyle Street Precinct heritage information into a modern citation format. This included drafting of the following new statement of significance and transposing the information into HERMES.

Statement of significance

What is significant?

The Lyle Street Precinct, comprising houses at 1-15 and 2-26A Cliff Street, 4-14 Gregory Street, 32-90 Henkel Street, 1-51 and 14-74 Lyle Street, 5-37 Percy Street, and 16-54 Talbot Street.

How is it significant?

The Lyle Street Precinct is of local architectural and historical significance to the City of Moreland.

Why is it significant?

The Lyle Street Precinct is of local architectural significance because it contains representative examples of modest late 19th and early 20th century housing interspersed amongst a number of Inter-War houses. The 19th and 20th century cottages are attached and detached, built of brick and timber, and are associated with the nearby small-scale brickworks. Cliff Street contains mostly Victorian housing, Gregory Street mostly Edwardian, and there is a mix of the two styles in Talbot, Henkel and Percy Streets.

The Lyle Street Precinct is of local historical significance for the small timber and brick cottages once occupied by workers from the nearby factories and the brickworks, which demonstrate the housing conditions of workers in that industry.

The Lyle Street Precinct is of local historical significance for its associations with John Littlejohn, a local brick-maker who operated one of the Victoria Street Brickworks and provided local rental properties for workers.

Non-Contributory properties include:

Gregory Street: 14.

Henkel Street: 33, 34, 35, 52, and 76.

Lyle Street: 14, 19, 27, 37, 66 and 68.

Percy Street: 11, 17, 19 and 21.

Talbot Street: 18, 20-22, 28, 42, 42A, 44 and 44A.

Heritage values of properties in HO108

A review of the Lyle Street Precinct citation, statement of significance, HO108 curtilage, areal imagery and development application data has helped determine the heritage values of the 163 properties within HO108, noting that 74 Lyle Street is only partly affected by HO108. These values are listed in the Table 1.

Table 1: Heritage values of properties in HO80			
Property Address	Heritage Value	Property Address	Heritage Value
1 Cliff Street Brunswick	Contributory	20 Lyle Street Brunswick	Contributory
2 Cliff Street Brunswick	Contributory	21 Lyle Street Brunswick	Contributory
3 Cliff Street Brunswick	Contributory	22 Lyle Street Brunswick	Contributory
4 Cliff Street Brunswick	Contributory	23 Lyle Street Brunswick	Contributory
5 Cliff Street Brunswick	Contributory	24 Lyle Street Brunswick	Contributory
6 Cliff Street Brunswick	Contributory	25 Lyle Street Brunswick	Non-contributory
8 Cliff Street Brunswick	Contributory	27 Lyle Street Brunswick	Non-contributory
9 Cliff Street Brunswick	Contributory	28 Lyle Street Brunswick	Contributory
10 Cliff Street Brunswick	Contributory	29 Lyle Street Brunswick	Contributory
11 Cliff Street Brunswick	Contributory	30 Lyle Street Brunswick	Contributory
12 Cliff Street Brunswick	Contributory	31 Lyle Street Brunswick	Contributory
13 Cliff Street Brunswick	Contributory	32 Lyle Street Brunswick	Contributory
14 Cliff Street Brunswick	Contributory	33 Lyle Street Brunswick	Contributory
15 Cliff Street Brunswick	Contributory	34 Lyle Street Brunswick	Contributory
16 Cliff Street Brunswick	Contributory	36 Lyle Street Brunswick	Contributory
18 Cliff Street Brunswick	Contributory	37 Lyle Street Brunswick	Non-contributory
20 Cliff Street Brunswick	Contributory	38 Lyle Street Brunswick	Contributory
22 Cliff Street Brunswick	Contributory	39 Lyle Street Brunswick	Contributory
24 Cliff Street Brunswick	Contributory	40 Lyle Street Brunswick	Contributory
26 Cliff Street Brunswick	Contributory	41 Lyle Street Brunswick	Contributory
26A Cliff Street Brunswick	Non-contributory	42 Lyle Street Brunswick	Contributory
4 Gregory Street Brunswick	Contributory	43 Lyle Street Brunswick	Contributory
6 Gregory Street Brunswick	Contributory	44 Lyle Street Brunswick	Contributory
8 Gregory Street Brunswick	Contributory	45 Lyle Street Brunswick	Contributory
12 Gregory Street Brunswick	Contributory	46 Lyle Street Brunswick	Contributory
14 Gregory Street Brunswick	Non-contributory	47 Lyle Street Brunswick	Contributory
27 Henkel Street Brunswick	Contributory	48 Lyle Street Brunswick	Contributory
32 Henkel Street Brunswick	Contributory	49 Lyle Street Brunswick	Contributory
33 Henkel Street Brunswick	Non-contributory	50 Lyle Street Brunswick	Contributory
34 Henkel Street Brunswick	Non-contributory	51 Lyle Street Brunswick	Contributory
1/35 Henkel Street Brunswick	Non-contributory	52 Lyle Street Brunswick	Contributory
2/35 Henkel Street Brunswick	Non-contributory	54 Lyle Street Brunswick	Contributory
3/35 Henkel Street Brunswick	Non-contributory	54A Lyle Street Brunswick	Contributory
4/35 Henkel Street Brunswick	Non-contributory	56 Lyle Street Brunswick	Contributory
5/35 Henkel Street Brunswick	Non-contributory	58 Lyle Street Brunswick	Contributory
6/35 Henkel Street Brunswick	Non-contributory	60 Lyle Street Brunswick	Contributory
36 Henkel Street Brunswick	Contributory	62 Lyle Street Brunswick	Contributory
38 Henkel Street Brunswick	Contributory	64 Lyle Street Brunswick	Contributory
39 Henkel Street Brunswick	Non-contributory	66 Lyle Street Brunswick	Non-contributory
40 Henkel Street Brunswick	Contributory	68 Lyle Street Brunswick	Non-contributory
42 Henkel Street Brunswick	Contributory	70 Lyle Street Brunswick	Contributory
44 Henkel Street Brunswick	Contributory	72 Lyle Street Brunswick	Contributory

46 Henkel Street Brunswick	Contributory	74 Lyle Street Brunswick	Non-contributory
48 Henkel Street Brunswick	Contributory	5 Percy Street Brunswick	Contributory
50 Henkel Street Brunswick	Contributory	7 Percy Street Brunswick	Contributory
52 Henkel Street Brunswick	Non-contributory	9 Percy Street Brunswick	Contributory
54 Henkel Street Brunswick	Non-contributory	11 Percy Street Brunswick	Non-contributory
56 Henkel Street Brunswick	Contributory	13 Percy Street Brunswick	Contributory
58 Henkel Street Brunswick	Contributory	15 Percy Street Brunswick	Contributory
60 Henkel Street Brunswick	Contributory	17 Percy Street Brunswick	Non-contributory
64 Henkel Street Brunswick	Contributory	19 Percy Street Brunswick	Non-contributory
66 Henkel Street Brunswick	Contributory	21 Percy Street Brunswick	Non-contributory
68 Henkel Street Brunswick	Contributory	23 Percy Street Brunswick	Contributory
70 Henkel Street Brunswick	Contributory	25 Percy Street Brunswick	Contributory
72 Henkel Street Brunswick	Contributory	27 Percy Street Brunswick	Contributory
74 Henkel Street Brunswick	Contributory	29 Percy Street Brunswick	Contributory
76 Henkel Street Brunswick	Non-contributory	31 Percy Street Brunswick	Contributory
78 Henkel Street Brunswick	Contributory	33 Percy Street Brunswick	Contributory
80 Henkel Street Brunswick	Contributory	35 Percy Street Brunswick	Contributory
82 Henkel Street Brunswick	Contributory	37 Percy Street Brunswick	Contributory
84 Henkel Street Brunswick	Contributory	14 Talbot Street Brunswick	Non-contributory
86 Henkel Street Brunswick	Contributory	16 Talbot Street Brunswick	Contributory
88 Henkel Street Brunswick	Contributory	1-4/20-22 Talbot Street Brunswick	Non-contributory
90 Henkel Street Brunswick	Contributory	24 Talbot Street Brunswick	Contributory
1 Lyle Street Brunswick	Contributory	26 Talbot Street Brunswick	Contributory
3 Lyle Street Brunswick	Contributory	28 Talbot Street Brunswick	Non-contributory
3A Lyle Street Brunswick	Contributory	32 Talbot Street Brunswick	Contributory
5 Lyle Street Brunswick	Contributory	34 Talbot Street Brunswick	Contributory
7 Lyle Street Brunswick	Contributory	36 Talbot Street Brunswick	Contributory
9 Lyle Street Brunswick	Contributory	38 Talbot Street Brunswick	Contributory
11 Lyle Street Brunswick	Contributory	40 Talbot Street Brunswick	Contributory
11A Lyle Street Brunswick	Contributory	42 Talbot Street Brunswick	Non-contributory
13 Lyle Street Brunswick	Contributory	42A Talbot Street Brunswick	Non-contributory
13A Lyle Street Brunswick	Contributory	44 Talbot Street Brunswick	Non-contributory
14 Lyle Street Brunswick	Non-contributory	44A Talbot Street Brunswick	Non-contributory
15 Lyle Street Brunswick	Contributory	46 Talbot Street Brunswick	Contributory
16 Lyle Street Brunswick	Contributory	48 Talbot Street Brunswick	Contributory
17 Lyle Street Brunswick	Contributory	50 Talbot Street Brunswick	Contributory
18 Lyle Street Brunswick	Contributory	52 Talbot Street Brunswick	Contributory
19 Lyle Street Brunswick	Non-contributory	54 Talbot Street Brunswick	Contributory

Six properties and their values are listed in red to highlighted which are newly constructed properties since the application of HO108. Whilst 27 Henkel Street is a new property constructed to the rear of 32 Talbot Street, it maintains a contributory heritage value as it is difficult to define a curtilage for the following reasons:

- 32 Talbot Street and 27 Henkel Street are located on a single lot
- There is no delineating feature to demonstrate where each property starts and ends, such as a fence line that separates the two occupancies.

The address of the Lyle Street Precinct in the citation (and in subsequently in HERMES) currently states:
1-51 & 16-72 Lyle Street, 1-15 & 2-26 Cliff Street, 4-14 Gregory Street, 32-90 Henkel Street,
5-37 Percy Street, and 16-54 Talbot Street, Brunswick

This address does not accurately describe the properties within HO108 – Lyle Street Precinct. Based on the current mapping of land within HO108, the address should read:

1-51 & 14-74 Lyle Street, 1-15 & 2-26A Cliff Street, 4-14 Gregory Street, 27-39 & 32-90 Henkel Street, 3-37 Percy Street and 14-54 Talbot Street Brunswick.

74 Lyle Street Brunswick

Of particular note is the heritage value of non-contributory to 74 Lyle Street Brunswick. This value has been established based on the following analysis.

A comparison of the current land parcel pattern with the Lyle Street Heritage Area 10 map in the *Keeping Brunswick's Heritage* study illustrates that at the time of the study, 74 Lyle Street was not known as separate property. Instead, it was originally part of a larger parcel addressed 72 Lyle Street that formed part of the boundary of the Lyle Street Heritage Area (Figure 3).



Figure 3 - Extract from Keeping Brunswick's Heritage Area 10 map (left) and property pattern & HO108 extent (right) focused on the western end of Lyle Street.

Aerial imagery in Figure 22 shows that in 1951-1979 there was only a small building with a large setback on the land now addressed 74 Lyle Street Brunswick and that the current dwelling at 74 Lyle Street Brunswick was constructed sometime between 1989 and 2001. Figure 4 also demonstrates how the curtilage of HO108 (shown in yellow) only partly affects the property 74 Lyle Street Brunswick and cuts through the building located on that site.

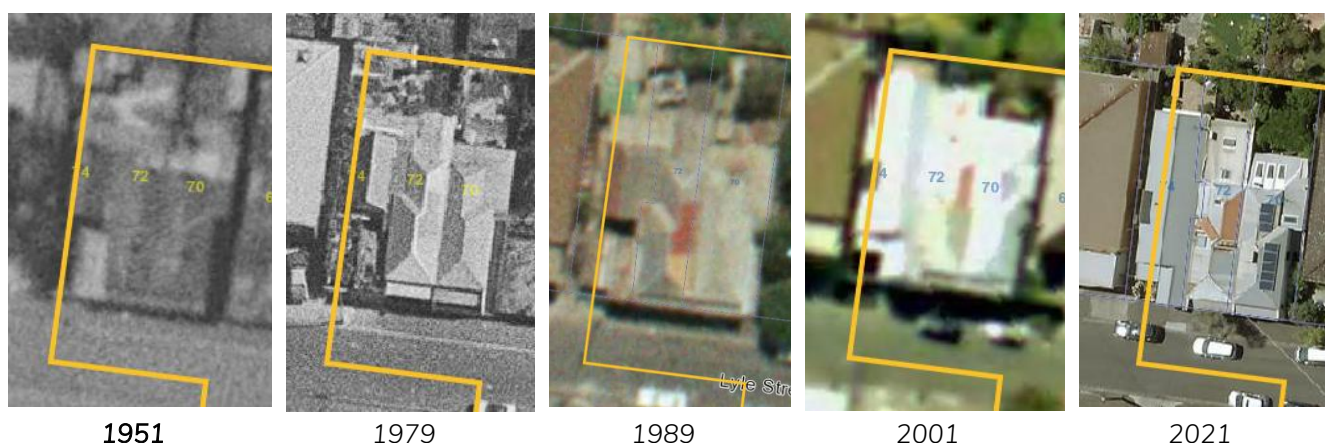


Figure 4 - Aerial imagery of 70-74 Lyle Street from 1951 to 2021 (HO108 boundary shown in yellow)

A search of Council's development application records found the following relevant records from 1997 related to the development and subdivision of 72 & 74 Lyle Street:

- MPS/97/299 & SC/1997/71 - Subdivision permit and certification for a two-lot subdivision at 72 Lyle Street Brunswick

- MPS/97/723 – Planning permit to construct a single storey dwelling at 74 Lyle Street Brunswick.

These permits confirm the additional allotment and dwelling at 74 Lyle Street occurred after HO108 had been applied and is likely the reason the curtilage does not follow the property boundary at its western edge.

Conclusion

A number of properties, their values and street addressing within the Lyle Street Precinct have changed since the application of this HO108. This has resulted in the current citation and statement of significance not accurately describing which properties are within Lyle Street Precinct HO108.

The curtilage of HO108 also cuts through 74 Lyle Street, a property considered to have non-contributory value to HO108. It is not common practice to have the curtilage of a heritage overlay running through a property that offers no heritage value to the associated heritage overlay its partly within. In considering that this non-contributory property sits at the edge of the Lyle Street Precinct, it is recommended that HO108 be modified to remove 74 Lyle Street from HO108 to resolve this mapping anomaly.

An interim update has been made to the Lyle Street Precinct HERMES listing and citation to accurately describe the current conditions. This includes:

- An update to the addressing of the Lyle Street Precinct to include all properties in HO108
- An update to the physical description of the Lyle Street Precinct to list all properties in HO108
- An update to the list of non-contributory properties within the statement of significance to include 26A Cliff Street, 39 and 54 Henkel Street, 74 and 25 Lyle Street and 14 Talbot Street.

The MyMaps non-contributory layer has been updated to illustrate all non-contributory properties to HO108.

A Planning Scheme Amendment is required to remove 74 Lyle Street from HO108. A further update to the HERMES listing, citation and precinct mapping will be required following completion of an amendment that removes 74 Lyle Street from HO108.

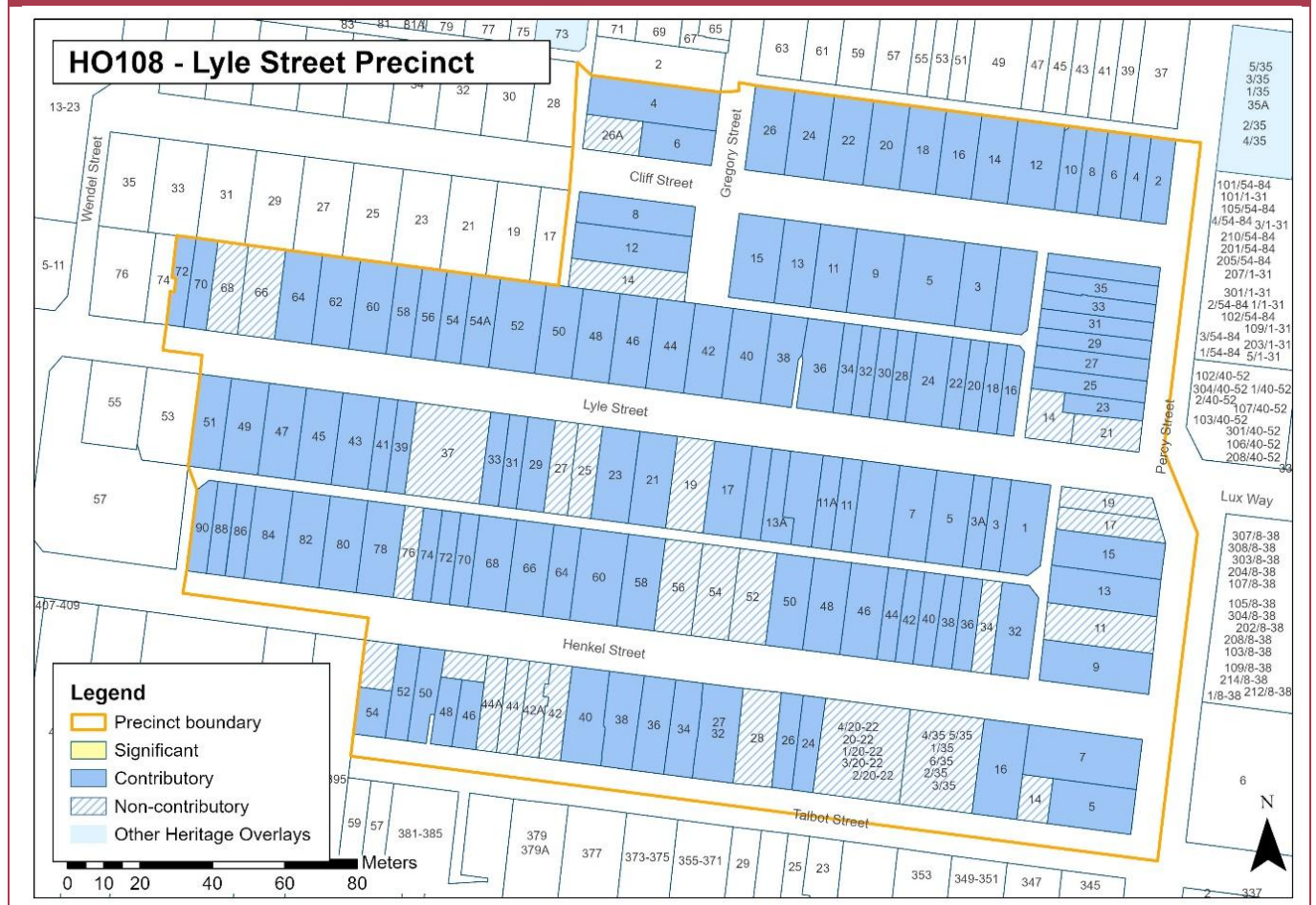
Changes to citation and HERMES listing

The following is an updated Lyle Street Precinct citation that demonstrates the 2024 updates.

HO108 Lyle Street Precinct Citation

Place Name	Lyle Street Precinct
Address	1-51 & <u>14-74</u> ¹ Lyle Street, 1-15 & 2- <u>26A</u> Cliff Street, 4-14 Gregory Street, <u>27-39</u> & 32-90 Henkel Street, <u>3</u> -37 Percy Street and <u>14</u> -54 Talbot Street Brunswick.
PS ref No	HO108
Place Type	Residential Precinct
Architectural Style	
HERMES No	56065

Curtilage Map



¹ Change to 1 & 51 & 14-72 Lyle Street once 74 Lyle Street is removed from HO108

Statement of Significance

What is significant?

The Lyle Street Precinct, comprising houses at 1-15 and 2-26A Cliff Street, 4-14 Gregory Street, 27-39 & 32-90 Henkel Street, 1-51 and 14-74² Lyle Street, 3-37 Percy Street, and 14-54 Talbot Street.

How is it significant?

The Lyle Street Precinct is of local architectural and historical significance to the City of **Merri-bek**.

Why is it significant?

The Lyle Street Precinct is of local architectural significance because it contains representative examples of modest late 19th and early 20th century housing interspersed amongst a number of Inter-War houses. The 19th and 20th century cottages are attached and detached, built of brick and timber, and are associated with the nearby small-scale brickworks. Cliff Street contains mostly Victorian housing, Gregory Street mostly Edwardian, and there is a mix of the two styles in Talbot, Henkel and Percy Streets.

The Lyle Street Precinct is of local historical significance for the small timber and brick cottages once occupied by workers from the nearby factories and the brickworks, which demonstrate the housing conditions of workers in that industry.

The Lyle Street Precinct is of local historical significance for its associations with John Littlejohn, a local brick-maker who operated one of the Victoria Street Brickworks and provided local rental properties for workers.

Non-Contributory properties include:

- Cliff Street: 26A
- Gregory Street: 14.
- Henkel Street: 33, 34, 35, 39, 52, 54 and 76.
- Lyle Street: 14, 19, 25, 27, 37, 66, 68 and 74³
- Percy Street: 11, 17, 19 and 21.
- Talbot Street: 14, 18, 20-22, 28, 42, 42A, 44 and 44A.

Historical Notes

Thematic History Key theme

Theme 6: Building Merri-bek.

Thematic History Key sub-theme

-

The Lyle Street area seems to have been subdivided in the 1880s, with most streets first listed in the directories around 1885-90. Talbot Street, then known as Royal Park Terrace, appears to date from the 1850s.

Victoria Street, to the south of the area, was one of the first Brunswick streets to be marked out by the landowner James Simpson. West of Sydney Road, it was known as Carmethan Street, and east it was Victoria Street. By the early 1870s, most of the development was west of Sydney Road and much of it associated with small-scale brickmaking works. Brickworks in Victoria Street, including those of James Pierce (1890s), John Trenoweth (1870s), John Mills (1860s onwards), Peter Buckingham (1880s) and John Littlejohn (1880s).

One brickmaker, John Littlejohn, owned a number of houses in Talbot Street, which he rented. He apparently had two brickyards in Victoria Street, one on the south-west corner of Gardner Street, and later he took over Laurence Parlon's brickyard on the north side of Victoria Street, finally closing the works around 1905. It was at this time that many of the smaller brickworks were leased by the 'Co-operative' or 'Combine', a monopolistic group set up by the major brickmakers (including Hoffman's), with the aim of preventing competition. Other smaller works located close to this Area were probably forced out. By the 1890s, much of the Area had been developed as small timber or brick cottages and terraces. Many residents were tenants, and were employed as brickmakers or

² Change to 1&51 & 14-72 Lyle Street once 74 Lyle Street is removed from HO108

³ Delete number 74 once 74 Lyle Street is removed from HO108

Historical Notes

labourers, with several bricklayers and quarrymen also resident in the Area. Members of Littlejohn family owned much of the north side of Talbot Street, and some houses in Percy and Lyle Streets.

Description

Physical Description

Address:

- 1-15, 2-26A Cliff Street
- 4-14 Gregory Street
- 27-39 & 32-90 Henkel Street
- 1-51, 14-74⁴ Lyle Street
- 3-37 Percy Street
- 14-54 Talbot Street

The Lyle Street Precinct is a predominantly residential area to the immediate west of the former Brunswick Gasworks. Lyle, Talbot, Percy and Cliff Streets contain a number of examples of single-storey 19th century and early 20th century brick and timber cottages associated with the nearby small-scale brickworks. The housing is generally modest, and comprises a mix of attached and detached structures.

Cliff Street contains mostly Victorian housing, Gregory mostly Edwardian, and there is a mix of the two in Talbot, Henkel and Percy. Henkel also contains a small number of inter-War houses.

Street planting is predominantly native, including Melaleuca in Henkel Street, Eucalyptus in Henkel, Lyle, Talbot and Cliff Streets, and Allocasuarina in Henkel Street. Traditional street elements have been retained through out the whole Precinct including bluestone kerb and guttering and asphalt footpaths in Cliff, Gregory, Henkel, Lyle, Percy and Talbot Streets.

Planning Scheme Controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system	Yes
Outbuildings or fences not exempt	No
Prohibited uses may be permitted	No
Included on the Victorian Heritage Register	No
Aboriginal heritage place	No
Incorporated Plan	Yes – Heritage Exemptions Incorporated Plan

⁴ Change to 1 & 51 & 14-72 Lyle Street once 74 Lyle Street is removed from HO108

Images



Relevant Heritage Studies & Assessments

Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study by Context Pty Ltd, 1990 (Amendment L)	1-15 & 2-26 Cliff Street, 4-14 Gregory Street, 32-90 Henkel Street, 1-51, 16-72 Lyle Street, 5-37 Percy Street and 16-54 Talbot Street.
City of Moreland Heritage Review, Allom Lovell and Associates, January 1999	Review of precinct – No changes to HO108.
Heritage update by Heritage Alliance, 2011	Update the statement of significance into the modern format
2023 Heritage Review (Heritage Assortment Project)	Reduction – Removing 74 Lyle Street from HO108 Updated citation - Updated heritage values of properties and location to capture all properties in the HO108 - Lyle Street Precinct.

References

- Argus: 15/10/1913 page 15 and 30/7/1913 page 15
- Barnes, L, Street names of Brunswick, unpublished manuscript, 1987
- Brunswick City Council Rate books
- Sands and McDougall Directory of Victoria, various dates
- Subdivision plan, Brunswick and Pentridge Press, 31 December 1853

Schedule of properties in the Lyle Street Precinct

Property Address	Heritage Value	Property Address	Heritage Value
1 Cliff Street Brunswick	Contributory	20 Lyle Street Brunswick	Contributory
2 Cliff Street Brunswick	Contributory	21 Lyle Street Brunswick	Contributory
3 Cliff Street Brunswick	Contributory	22 Lyle Street Brunswick	Contributory
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34 Henkel Street Brunswick	Non-contributory	51 Lyle Street Brunswick	Contributory
1/35 Henkel Street Brunswick	Non-contributory	52 Lyle Street Brunswick	Contributory
2/35 Henkel Street Brunswick	Non-contributory	54 Lyle Street Brunswick	Contributory
3/35 Henkel Street Brunswick	Non-contributory	54A Lyle Street Brunswick	Contributory
4/35 Henkel Street Brunswick	Non-contributory	56 Lyle Street Brunswick	Contributory
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50 Henkel Street Brunswick	Contributory	7 Percy Street Brunswick	Contributory
52 Henkel Street Brunswick	Non-contributory	9 Percy Street Brunswick	Contributory
54 Henkel Street Brunswick	Non-contributory	11 Percy Street Brunswick	Non-contributory
56 Henkel Street Brunswick	Contributory	13 Percy Street Brunswick	Contributory
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66 Henkel Street Brunswick	Contributory	21 Percy Street Brunswick	Non-contributory
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70 Henkel Street Brunswick	Contributory	25 Percy Street Brunswick	Contributory
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15 Lyle Street Brunswick	Contributory	46 Talbot Street Brunswick	Contributory
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