

Heritage Assortment Project

HO123 - Myrtle Street Precinct



Merri-bek
City Council

Issue	A number of properties have been demolished or subdivided with new modern dwelling(s) constructed since the application of HO123 – Myrtle Street Precinct, resulting in an inaccurate heritage value assigned to 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	The curtilage of HO123 – Myrtle Street Precinct is correct, however, a number of properties, their values and street addressing within this precinct has changed since the application of HO123 and update to the citation in 2011. A historical error was also identified in the translation of the heritage value of 6 Hamer Street from the original Keeping Brunswick Heritage 1990 study into the modern format in 2011. An update to the HERMES listing to correctly address the precinct, describe 6 Hamer Street as contributory value 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 HO123. An update is also needed to other Myrtle Street Precinct maps (Heritage Exemptions Incorporated Plan).

Background of the Myrtle Street Precinct

The Myrtle 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 14), with the property 154 Blyth Street identified as having high individual heritage value.

Figure 1 and Figure 2 are extracts showing how this study describes the properties included in this heritage area and the associated curtilage map.

AREA 14:	MYRTLE STREET HERITAGE AREA
LOCATION:	Map 11
STREETS:	131 - 163, 154 - 156 Blyth Street 1 - 11, 2 - 12 Hamer Street 1 - 11, 2 - 12 Myrtle Street

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



Figure 2 - Keeping Brunswick's Heritage Area 14 Myrtle Street map (curtilage highlighted)

The HO123 as it is applied today is reflective of the recommendations from Keeping Brunswick's Heritage and curtilage shown in Figure 24, with HO28 representing 156 Blyth Street and HO123 representing the broader Myrtle Street Precinct.

City of Moreland Heritage Review, prepared by Allom Lovell and Associates in 1999 also acknowledges the heritage significance of the Myrtle Street Precinct in the same extent as by the previous study (Figure 3).

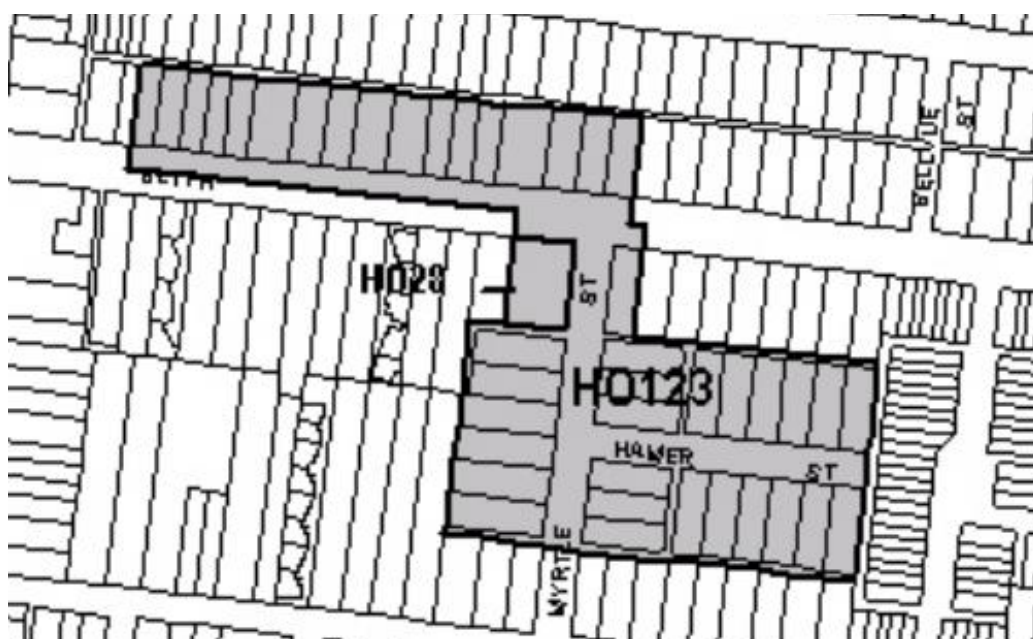


Figure 3 - Extract from Planning Scheme Histories earliest HO map 15 from 2001

In 2011, Heritage Alliance were engaged to update the Myrtle 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 Myrtle Street Precinct, comprising houses at 131-163 and 156 Blyth Street, 1-11 and 2-12 Hamer Street, and 1-11 and 2-12 Myrtle Street.

How is it significant?

The Myrtle Street Precinct is of local architectural significance to the City of Moreland.

Why is it significant?

The Myrtle Street Precinct is of local architectural significance as a representative example of 1920s Bungalow development. This significance is enhanced by mature plane trees in Myrtle Street and the retention of traditional street construction detailing. Of note is the large single-storey bungalow at 154 Blyth Street (at the corner of Myrtle and Blyth Streets).

Non-Contributory properties include:

Blyth Street: 147

Hamer Street: 2A and 6

Myrtle Street: 3

Heritage values of properties in HO80

A review of the Myrtle Street Precinct citation, statement of significance, HO123 curtilage, areal imagery and Pathway has helped determine the heritage values of the 46 properties. These values are listed in the Table1.

Property Address	Heritage Value to HO123	Property Address	Heritage Value to HO123
131 Blyth Street Brunswick East	Contributory	3 Hamer Street Brunswick East	Contributory
133 Blyth Street Brunswick East	Contributory	4 Hamer Street Brunswick East	Non-Contributory
135 Blyth Street Brunswick East	Contributory	5 Hamer Street Brunswick East	Contributory
137 Blyth Street Brunswick East	Contributory	6 Hamer Street Brunswick East	Contributory
139 Blyth Street Brunswick East	Contributory	7 Hamer Street Brunswick East	Contributory
141 Blyth Street Brunswick East	Contributory	8 Hamer Street Brunswick East	Non-Contributory
143 Blyth Street Brunswick East	Contributory	9 Hamer Street Brunswick East	Contributory
145 Blyth Street Brunswick East	Contributory	10 Hamer Street Brunswick East	Contributory
147 Blyth Street Brunswick East	Non-Contributory	11 Hamer Street Brunswick East	Contributory
149 Blyth Street Brunswick East	Contributory	12 Hamer Street Brunswick East	Contributory
151 Blyth Street Brunswick East	Contributory	12A Hamer Street Brunswick East	Non-Contributory
153 Blyth Street Brunswick East	Contributory	1 Myrtle Street Brunswick East	Non-Contributory
155 Blyth Street Brunswick East	Contributory	2 Myrtle Street Brunswick East	Contributory
156 Blyth Street Brunswick East	Contributory	3 Myrtle Street Brunswick East	Non-Contributory
157 Blyth Street Brunswick East	Contributory	4 Myrtle Street Brunswick East	Contributory
159 Blyth Street Brunswick East	Contributory	5 Myrtle Street Brunswick East	Contributory
161 Blyth Street Brunswick East	Contributory	6 Myrtle Street Brunswick East	Non-Contributory
163 Blyth Street Brunswick East	Contributory	7 Myrtle Street Brunswick East	Contributory
1 Hamer Street Brunswick East	Contributory	8 Myrtle Street Brunswick East	Contributory
2A Hamer Street Brunswick East	Non-Contributory	9 Myrtle Street Brunswick East	Contributory
1/2 Hamer Street Brunswick East	Contributory	10 Myrtle Street Brunswick East	Contributory
2/2 Hamer Street Brunswick East	Non-Contributory	11 Myrtle Street Brunswick East	Contributory
3/2 Hamer Street Brunswick East	Non-Contributory	12 Myrtle Street Brunswick East	Contributory

6 Hamer Street

Of note is a historical error in the translation of the heritage value of 6 Hamer Street from the original Keeping Brunswick Heritage study into the 2011 citation and associated map. The 1990 Keeping Brunswick Heritage study illustrates properties with significant value using a scale of Level 1-4, with 6 Hamer Street identified as having Level 4 value (Figure 4). All properties identified in the study as having Level 1 to 4 were translated into the modern heritage framework as either significant or contributory value.

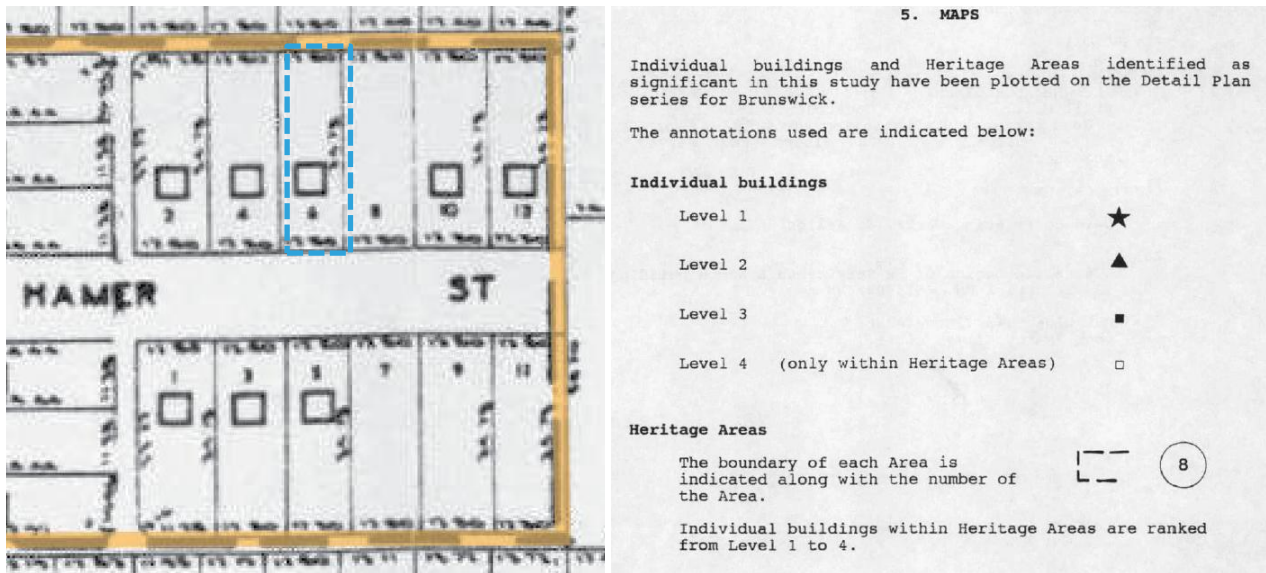


Figure 4 – Extract of Keeping Brunswick Heritage Myrtle Street Precinct Map along Hamer Street and associated map key identifying the significant buildings (6 Hamer Street and precinct boundary emphasised)

The HERMES listing 57872 for 6 Hamer Street Brunswick, created in 2008, documents this property as being significant to HO123 -Myrtle Street Precinct and included in the heritage overlay as contributory.

Aerial imagery from 1951 to today also illustrates the current bungalow style dwelling at 6 Hamer Street is largely intact on the site during the period. Based on the 1990 study, aerial imagery and the HERMES listing, contributory heritage value is the correct value to the property to the HO123 – Myrtle Street Precinct.

Table 2 – Aerial imagery of the northern side of Hamer Street from 1951 to 2025

1951		1979	
1989		2009	
2018		2025	

Seven other properties and their values in Table 1 are red to highlighted which are newly constructed properties since the application of HO123.

The address of the Myrtle Street precinct in the citation as described in the HERMES listing is:

1-11 & 2-12 Myrtle Street, 131-163 & 156 Blyth Street and 1-11 & 2-12 Hamer Street,
Brunswick East

This address is largely correct, but could be refined to reflect the subdivided street numbering, being:

1-11 & 2-12 Myrtle Street, 131-163 & 154-156 Blyth Street and 1-11 & 2-12A Hamer Street,
Brunswick East

Officer findings and recommendations

The curtilage of HO123 is correct, however, a number of properties, their values and street addressing within HO123 have changed. The following changes have been made to accurately describe the Myrtle Street precinct:

- Update to the Myrtle Street Precinct HERMES listing to:
 - correctly address the properties in the Myrtle Street Precinct
 - describe 1 & 6 Myrtle Street, 2/2, 3/2, 4, 8 and 12A Hamer Street as having non-contributory value to the Myrtle Street in the statement of significance
 - correctly describe 6 Hamer Street as having contributory heritage value to the Myrtle Street in the statement of significance
- Update to the MoreMaps non-contributory to include all the non-contributory properties in HO123

A Planning Scheme Amendment is required to update the Heritage Exemptions Incorporated Plan HO123 – Myrtle Street Precinct map to show all the non-contributory properties.

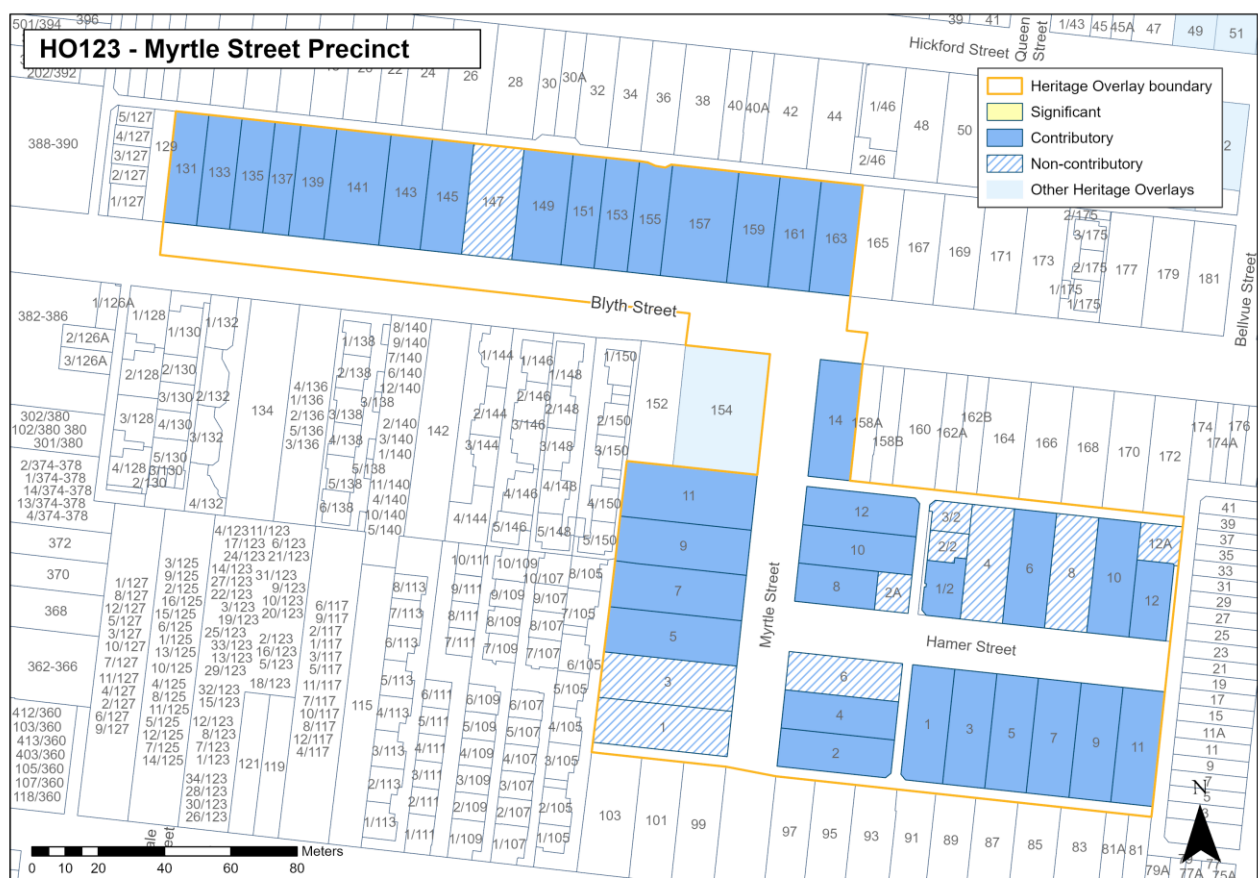
Changes to citation and HERMES listing

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

HO123 Myrtle Street Precinct Citation

Place Name	Myrtle Street Precinct
Address	131-163 and <u>154</u> -156 Blyth Street, 1-11 and 2-12A Hamer Street, and 1-11 and 2-12 Myrtle Street, Brunswick East
PS ref No	HO123
Place Type	Residential Precinct
Architectural Style	Interwar Period (c.1919-c.1940) American Bungalow
HERMES No	56071

Curtilage Map



Statement of Significance

What is significant?

Statement of Significance

The Myrtle Street Precinct, comprising houses at 131-163 and 154-156 Blyth Street, 1-11 and 2-~~12A~~ Hamer Street, and 1-11 and 2-12 Myrtle Street, **Brunswick East**.

How is it significant?

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

Why is it significant?

The Myrtle Street Precinct is of local architectural significance as a representative example of 1920s Bungalow development. This significance is enhanced by mature plane trees in Myrtle Street and the retention of traditional street construction detailing. Of note is the large single-storey bungalow at 154 Blyth Street (at the corner of Myrtle and Blyth Streets).

Non-Contributory properties include:

- Blyth Street: 147.
- Hamer Street: **2-3/2**, 2A, ~~46~~, **8** & **12A**.
- Myrtle Street: 1, 3 & 6.

Historical Notes

Thematic History Key theme	Theme 6: Building Merri-bek
Thematic History Key sub-theme	-

Myrtle Street is first recorded in Sands and McDougall directories in 1923. It is apparently named after the daughter of James Mellody, pottery proprietor who had his works in the vicinity of Myrtle Street. The 1906 MMBW plan shows a large quarry to the east of what is now Myrtle Street. Residential development of the street occurred in the 1920s.

Description

Physical Description

The Myrtle Street precinct comprises the following properties:

131-163, 154-156 Blyth Street

1-11, 2-12 Hamer Street

1-11, 2-12 Myrtle Street

The Myrtle Street Precinct is a residential area, comprising predominantly single-storey inter-War bungalow housing in Blyth Street, Myrtle Street and Hamer Street. Of note is the unusually large single-storey bungalow at 154 Blyth Street (on the corner of Myrtle Street). The housing is reasonably intact.

Street planting in the Precinct includes mature plane trees in Myrtle Street. Traditional street elements retained include bluestone kerb and guttering, asphalt footpaths.

The following buildings have individual datasheets in this Study:

- House - 154 Blyth Street (late 1920s)

Recommended Management

Image



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

Relevant Heritage Studies

Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study by Context Pty Ltd, 1990.	131-163 & 154-156 Blyth Street, 1-11 & 2-12 Hamer Street and 1-11 & 2-12 Myrtle Street, Brunswick
City of Moreland Heritage Review, Allom Lovell and Associates, January 1999	Review of precinct – No changes to HO123
Heritage update by Heritage Alliance, 2011	Update the statement of significance into the modern format
2023 Heritage Review (Heritage Assortment Project)	Updated citation - Updated heritage values of properties and location to capture all properties in the HO123 - Myrtle Street Precinct.

References

- Barnes, L, Street names of Brunswick, unpublished manuscript, 1987
- Brunswick City Council Rate books
- MMBW Plan No 95 (1906)
- Sands and McDougall Directory of Victoria, various dates

Schedule of properties in Myrtle Grove Precinct			
Property Address	Heritage Value	Property Address	Heritage Value
131 Blyth Street Brunswick East	Contributory	3 Hamer Street Brunswick East	Contributory
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