

Heritage Assortment Project

HO139 – Phillipstown Precinct

April 2024



Merri-bek
City Council

Initial Issue	There appears to be some missing information relating to the industrial heritage of the Phillipstown Precinct within the precinct's current heritage information in HERMES (citation and statement of significance).
Action	Review the current and past citations and statement of significance for the Phillipstown Precinct to understand what information has changed and potentially been lost over time. Prepare an updated citation that merges the new content from the Moreland Heritage Gap Study and Heritage Nominations Study.
Findings, actions & recommendations	The Moreland Heritage Nominations Study incorrectly based its study of the Phillipstown Precinct on the 2011 version of the precinct's citation and not the Heritage Gap Study version from 2018/2019 in its drafting. This oversight has resulted in an unintentional loss of information in the Phillipstown Precinct citation and Statement of significance. An updated citation has been drafted to merge the Moreland Heritage Gap Study version, Moreland Heritage Nominations Study outcomes and heritage information in the HERMES listings for the following four significant places: - R.J. Henderson Factory (former), 393 Barkly Street (Hermes No. 57306) - Stephens & Co. Clothing Factory (former), 20 & 22 Gray Street & 17-27 Hodgson Street (Hermes No. 57901) - Temple Park, 24 Gray Street (Hermes No. 59157) - 299 Brunswick Road, Brunswick (Hermes No. 201976) Changes to the citation have been peer reviewed by GML Heritage, outlining that Councils approach to merging the content is an appropriate interim measure and suggesting some additional changes. The final 2024 updated Phillipstown Precinct citation incorporates all of GML Heritage's recommendations. There have also been changes to a number of properties within the extent of HO139 – Phillipstown Precinct since the application of HO139. The heritage information subsequently does not describe the properties within this precinct accurately. The addressing of the precinct and list of the significant and non-contributory properties has been incorporated into the updated citation (and HERMES listing) to rectify this issue. A planning scheme amendment is required to update Phillipstown Precinct Statement of Significance Incorporated Document. Mapping of the precinct also needs to be updated as part of the amendment process (MyMaps and Heritage Exemption Incorporated Plan).

Background of Phillipstown Precinct

The Phillipstown 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 29). 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 29:	PHILLIPSTOWN HERITAGE AREA
LOCATION:	Maps 20, 21, 26 & 27
STREETS:	357 - 419, 310 - 400 Barkly Street ? - 143, 128 - 172 Gold Street 1 - 39, 2 - 34 Gray Street 1 Heller Street (BCC Nursery) 1 - 29, 2 - 16 Hodgson Street 1 Mayfield Street 5 - 7 McKay Street 109 - 119, 126 - 136 Union Street 33 - 133, 30 - 114 Wilson Street

Figure 1 - Description of properties in the Phillipstown Heritage Area 29 from Keeping Brunswick's Heritage

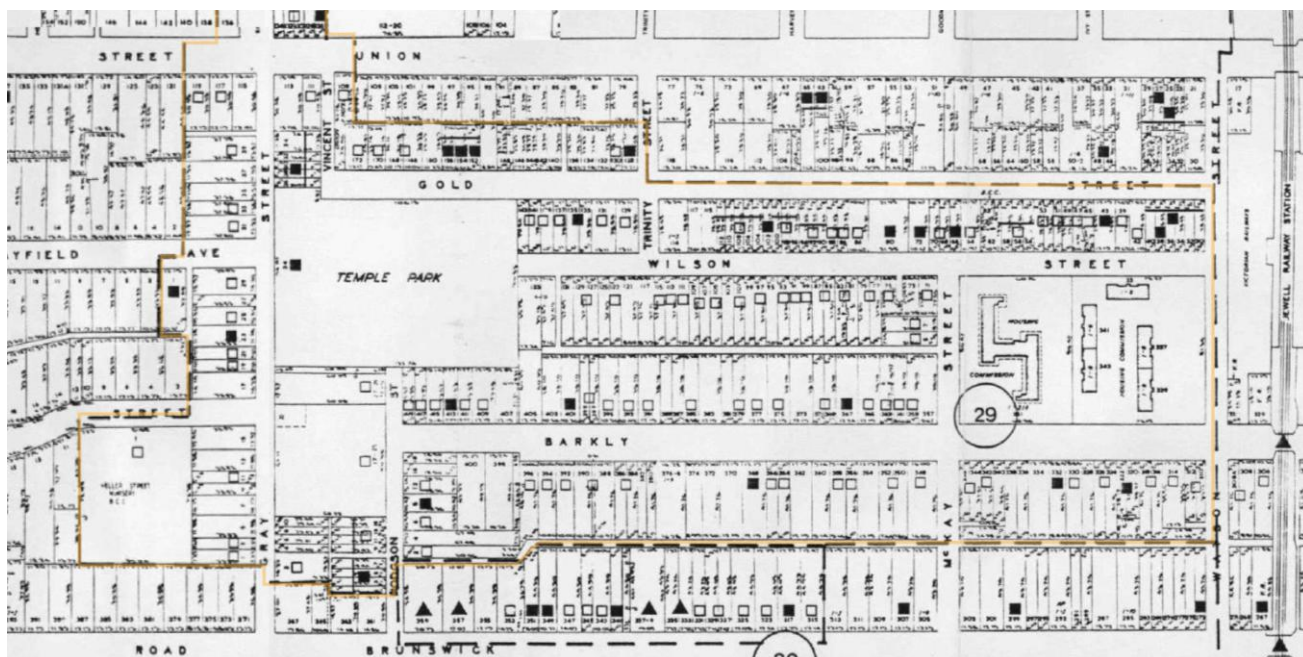


Figure 2 - Keeping Brunswick's Heritage Area 29 Phillipstown map (curtilage highlighted)

City of Moreland Heritage Review, prepared by Allom Lovell and Associates in 1999 also acknowledges the heritage significance of the Phillipstown Precinct in the same extent as the previous study, minus the public housing and townhouses around Bakery Street (at the eastern end of the precinct) (Figure 3). This recommended reduced extent however was not implemented.

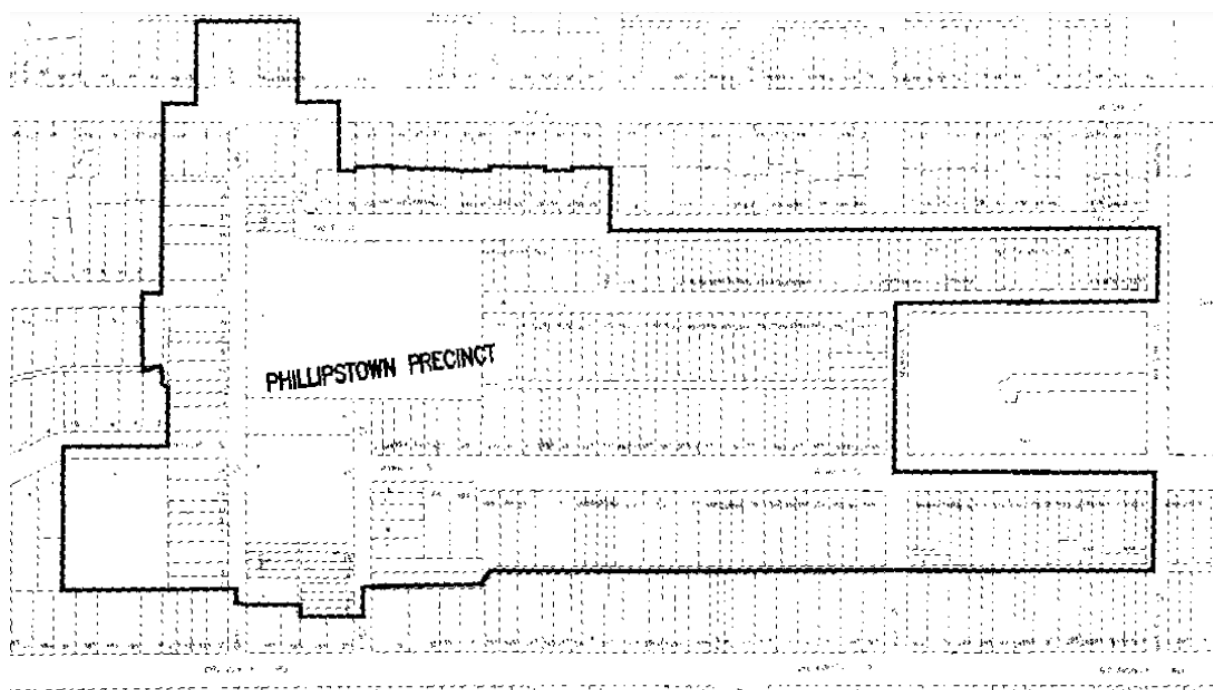


Figure 3 - Extract from City of Moreland Heritage Review of Phillipstown Precinct Map

In 2011, Heritage Alliance were engaged to update the Phillipstown Precinct heritage information into a modern citation format. This included drafting of a new statement of significance and transposing the information into HERMES (see Appendix 1).

Council's two recent heritage studies also recommended changes to the Phillipstown Precinct.

- Moreland Heritage Gap Study prepared by Context Pty Ltd in 2018/2019 recommended extending the Phillipstown Precinct to include 308 & 308A Barkly St, 269-303 Brunswick Rd and 1A & 2 Watson and delete 136 Union Street. This recommendation to extend HO139 was implemented by Amendment C174morept1.
- Moreland Heritage Nominations Study prepared by Extent Pty Ltd in 2020/2021 recommended elevating the heritage significance of the contributory properties 26-34 Gray Street to significant. The resultant updated statement of significance for the Phillipstown Precinct was introduced into the scheme as an incorporated document by Amendment C208more.

Heritage values of properties in HO139

A review of the Phillipstown Precinct citation, statement of significance, HERMES data, HO139 curtilage, areal imagery and development application data has helped determine the heritage values of the 519 properties within HO139. The review identified that not all properties are described in the address or within the statement of significance due to development. As such, the following properties should be included in the address and described as non-contributory to the precinct

- 2/377 Barkly Street Brunswick
- 398 & 398A Barkly Street Brunswick
- 400 Barkly Street Brunswick
- 47 Gold Street Brunswick
- 150 & 150A Gold Street Brunswick
- 174 Gold Street Brunswick
- 1-10/1 Heller Street Brunswick
- 4 Hodgson Street Brunswick
- 6 Hodgson Street Brunswick
- 2A Hodgson Street Brunswick
- 3 & 3A McKay Street Brunswick
- 1/5 & 2/5 McKay Street Brunswick
- 6 Spurway Lane Brunswick
- 48 Wilson Street Brunswick

There are also a number of instances where the heritage values of properties are not expressed consistently in the heritage information.

1 Heller Street

At the time of the Keeping Brunswick Heritage study (1990), the site 1 Heller Street was the home of the Heller Street Nursery and was described to have Level 4 significance to the Phillipstown Precinct. This site was later developed in 2008 with 10 dwellings and a large public park called Gilbrook Park, with the addressing broken into:

- 1-10/1 Heller Street – contains the 10 dwellings
- 1A Heller Street – contains the Gilbrook Park
- 1B Heller Street – contains a substation

The updated statement of significance for this precinct in the Moreland Heritage Gap Study describes Gilbrook Park as a feature that contributes to the significance of the precinct. It however also lists 1A & 1B Heller Street as non-contributory properties. The inclusion of 1A Heller Street as a non-contributory property appears to be an administrative error, where it should instead reference 1 & 1B Heller Street.

Table 1 provides a list of the properties within the Phillipstown Precinct, including an updated list of non-contributory properties, with those in green new or modified references.

Table 1 Properties in the Phillipstown Precinct				
Street name	All properties in the precinct	Non-contributory properties	Contributory properties	Significant properties
Bakery Street	1-15 & 2-20	1-15 & 2-20		
Barkly Street	308-400 & 333-419	333-349A, 1-216/351, 354, 354A, 360, 362, 370, 370A, 1-9/376-378, 2/373, 398-400 & 403	308, 314-352, 356-358, 364-368, 372-374, 380-396 & 357-1/377, 379-391, 395-401, 405-419	310, 312 & 393
Brunswick Road	269-303	1-10/285, 1-204/287 & 293	269-283, 289-291, 295-297, 301-303	299
Gold Street	30-174 & 39-143	41, 53, 55, 65, 75, 81, 140, 150, 150A, 160 & 174	39, 43-51, 115-117, 129-143 & 128-136, 142-148, 152-156 & 166-172	
Gray Street	1-39 & 2-34	13, 35 & 37	1-33, 39 & 2-24	20, 22, 24, 26, 28, 30, 32 & 34
Heller Street	1-10/1, 1A & 1B	1 & 1B (remove from HO139)	1A	
Hodgson Street	1-27 & 2-18	2A, 4 & 6	1-27 & 2, 8-18	17-27
Mayfield Avenue	1	-	1	
McKay Street	2 & 3-7	3, 3A & 1-2/5	2 & 7	
Spurway Lane	6	6		
Union Street	105-119 & 126-134	-	105-119 & 126-134	
Watson Street	1-11 & 2	1A, 2, 9 & 11	1	
Wilson Street	30-114 & 33-133	33-51, 48, 78, 82, 112A, 113, 1-3/114, 125, 131 & 1-6/133	30-42, 54-72, 80, 84-112 & 71-111, 115-123, 127-129	

Drafting issues

The heritage information for the Philipstown Precinct has changed multiple times over the years. This includes changes to their structure in 2011 and 2018 to comply with state government heritage reforms.

- Keeping Brunswick's Heritage, prepared by Context in 1990 (Amendment L10)
- City of Moreland Heritage Review, prepared by Allom Lovell and Associates in 1999
- Heritage Alliance citation update in 2011
- Moreland Heritage Gap Study, prepared by Context in 2018/19 (Amendment C174more)
- Moreland Heritage Nominations Study, prepared by Extent Heritage in 2020 (Amendment C208more)

Due to the timing of the last two studies, their translation into HERMES and the Amendments that implemented the findings in close succession, there has been an unintentional loss of information in the Philipstown Precinct citation and statement of significance.

Updated citations based on wrong version

Due to resource constraints, the Moreland Heritage Gap Study was not translated into HERMES at the time the study was being prepared by the heritage consultants. This resulted in a delay to the information being transposed into the Philipstown Precinct HERMES listings, occurring in 2019/2020 whilst the Amendment C174more was being considered by the Minister for approval.

During this same period, the Moreland Heritage Nominations Study was being conducted. As a consequence of the overlapping timing, an oversight has occurred where the Moreland Heritage Nominations Study worked from an older version of the Philipstown Precinct citation that was within HERMES. This version was the one previously prepared by Heritage Alliance in 2011 and not the one described in the Moreland Heritage Gap Study in 2018/19.

Multiple citations relevant to the Phillipstown Precinct

An issue that we have with our older heritage precincts is that there are often numerous citations and statement of significances relating to a precinct. This is the case for the Philipstown Precinct that has not only the parent citation/statement of significance for the precinct as a whole, but also, ones relating to the following key places within the precinct:

- R.J. Henderson Factory (former), 393 Barkly Street (HERMES No. 57306)
- Stephens & Co. Clothing Factory (former), 20 & 22 Gray Street & 17-25 Hodgson Street (HERMES No. 57901)
- Temple Park, 24 Gray Street (HERMES No. 59157)
- 299 Brunswick Road, Brunswick (HERMES No. 201976)

These additional citations/statement of significance have historically been referenced in the parent version, as a way of directing the reader to further information about key places within a precinct. However, with the changes to the planning reforms in 2018 to the Heritage Overlay requiring each heritage listing to include a statement of significance incorporated into the Planning Scheme, the state government's direction on how they are drafted has changed. They no longer supported the historic approach of referencing other relevant citations and statement of significance.

This nuanced change, and the delay in transposing the Moreland Heritage Nominations Study into HERMES, has resulted in the omission of some heritage information. This includes the lack of information related to the four places referenced above when drafting an updated version of this precinct's citation for the Moreland Heritage Nominations Study.

Appendix 1 provides a comparison of how the statement of significance for the Philipstown Precinct changed from 2011 to today to illustrate the oversight described above.

Stephens & Co. Clothing Factory (former)

The former Stephens & Co. Clothing Factory is described as comprising of a group of brick one and two storey interwar buildings built in stages. Figures 5 and 6 show the different styles of the different building stages of the former factory.

Aerial image at Figure 4 demonstrates how the former factory currently sits across two large development parcels.

1. Northern parcel: 22 Gray and 27 Hodgson Street
 - original two storey art deco factory building, converted into 12 dwellings
2. Southern parcel: 20 Gray Street, 17-19 & 21-23 Hodgson Street
 - original single storey buildings with sawtooth roofing and a section along Hodgson Street with art deco two storey façade. The site remains as a factory



Figure 4 - Aerial view of site with the northern and southern parcels outlined in purple and green respectively



Figure 5 - The former factory's building styles along the Gray Street frontage

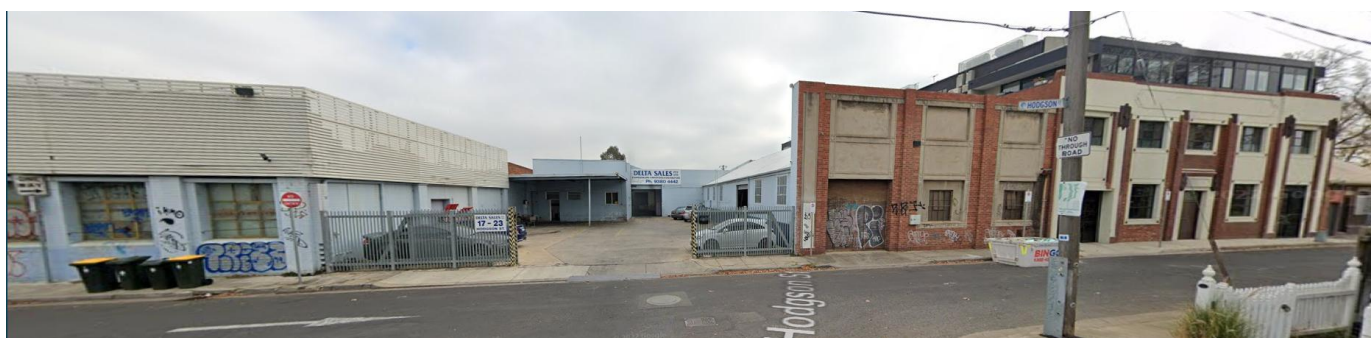


Figure 6 - The former factory's building styles along the Hodgson Street frontage

There are three individual HERMES entries associated with the Stephens & Co. Clothing Factory and they provide the following information under the statement of significance section (Table 2).

Table 2: Various statements of significance and descriptions for Stephens & Co. Clothing Factory			
HERMES No.	Address of the HERMES listing	Relevant properties of Stephens & Co	Statement of significance
57901	20 & 22 Gray Street, and 17-25 Hodgson Street Brunswick	The entire former Stephens and Co. Factory site (noting that the address does not include 27 Hodgson Street)	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. Of regional significance as a contributory component of the Phillipstown Heritage Area.
57902	20 Gray Street and 17-19 & 21-23 Hodgson Street Brunswick	The southern parcel with the rendered façade and single storey buildings with sawtooth roofing	Interwar brick factory/warehouse complex with distinctive sawtooth roof profile along the Gray Street elevation. The building at 21-23 Hodgson Street has a distinctive brick and render facade with a corrugated ironclad gabled building behind with multi-paned windows in the side elevations.
60880	22 Gray Street and 27 Hodgson Street, Brunswick	The northern parcel with the two storey art deco building	Of individual significance.

Whilst the northern property addressed 22 Gray Street and 27 Hodgson Street is described as individual significance, the HERMES listing 57901 representing the entire former Stephens & Co. Factory describes the site as having contributory significance to the Phillipstown Precinct.

The dedicated statement of significances and supportive heritage information for the former R.J. Henderson Factory (393 Barkly Street), former Stephens & Co. Clothing Factory (20 & 22 Gray Street & 17-25 Hodgson Street), Temple Park (24 Gray Street) and 299 Brunswick Road, Brunswick would be valuable to be included in the parent listing and citation for the Phillipstown Precinct rather than as separate listings. This approach will help ensure that all the heritage information for the Phillipstown Precinct is in one place to be easily accessible to assist with understanding the heritage values of each place within the precinct.

Appendix 2 includes the statement of significance, history and description relevant to these four places that should be incorporated into the parent citation for the Phillipstown Precinct.

Heritage Expert Peer Review

GML Heritage were engaged to undertake a peer review of the proposed merged citation and recommended updates to the heritage values of properties within the precinct. The following were the recommendations from this peer review:

- Supported the reclassification of the following properties to Non-contributory to HO139:
 - 2/377 Barkly Street, Brunswick
 - 398 & 398A Barkly Street, Brunswick
 - 400 Barkly Street, Brunswick
 - 47 Gold Street, Brunswick
 - 150 & 150A Gold Street, Brunswick
 - 174 Gold Street, Brunswick
 - 1–10/1 Heller Street, Brunswick
 - 1B Heller Street, Brunswick
 - 4 Hodgson Street, Brunswick
 - 6 Hodgson Street, Brunswick
 - 2A Hodgson Street, Brunswick
 - 3 & 3A McKay Street, Brunswick
 - 1/5 & 2/5 McKay Street, Brunswick
 - 6 Spurway Lane, Brunswick
 - 48 Wilson Street, Brunswick
- Suggest changes to the curtilage of HO139 to remove the non-contributory properties 1 and 1B Heller Street from HO139. Retain 1A Heller Street (Gilbrook Reserve) in HO139 as contributory property to the precinct.
- Clarified that houses developed from the 1940's are currently graded as non-contributory and this aligns with the existing statement of significance that states the key period as c1870 to c1940.
- Recommended further changes to the heritage values of properties to align with the statement of significance:
 - 310 and 312 Barkly Street – significant grading (HERMES listings 57235 & 57236)
 - 160 Gold Street - non-contributory (postwar housing outside the key development period)
 - 13 Gray Street – non-contributory (postwar housing outside the key development period)
 - 125 and 131 Wilson Street – non-contributory grading (non-descript buildings with altered frontages)
- Support that R. J. Henderson Factory (393 Barkly Street), former Stephens & Co. Factory (20 & 22 Gray Street & 17-27 Hodgson Street), Temple Park (24 Gray Street) and 299 Brunswick Road contribute to the significance of the precinct and have significant value.
- Support merging previous documentation for these significant places to the existing precinct citation and statement of significance (Table 12) as an acceptable interim measure with some additional details to disclose the source, version and dates of the additional quotes.
- Provided the following rational for translating the AHC Criterion B.2 relating to Temple Park at 24 Gray Street to HERCON Criterion A:

While Criterion B.2 translates to Criterion B (Heritage Council Victoria 2022), the existing statements highlights the place's historical significance rather than its rarity value, as it highlights the place's demonstration of the historical practice of converting 'disused quarries to public open space in Brunswick'. This aspect is not considered particularly rare in the context of Merri-bek. Nearby Gillbrook Reserve (contributory to HO139) and the former quarry within De Chene Reserve in Bell Street, Coburg (HO268) are other examples in the municipality.

GML Heritage provided a draft updated Phillipstown Precinct Citation (February 2024) to reflect these changes.

Merging of information

Table 3 includes a statement of significance for the Phillipstown Precinct that merges the content in the Moreland Heritage Gap Study, Moreland Heritage Nominations Study and the statements of significance for R.J. Henderson Factory (former) at 393 Barkly Street, Stephens & Co. Clothing Factory at 20 & 22 Gray Street & 17-25 Hodgson Street, Temple Park at 24 Gray Street and 299 Brunswick Road Brunswick. It also incorporates the recommendations from GML Heritage's peer review.

Table 3: Updated Phillipstown Precinct statement of significance	
Table colour key	Moreland Heritage Gap Study Moreland Heritage Nominations Study Individual HERMES listings for four places in the precinct GML Heritage recommendations and other updates (grammar, spelling, formatting) Deleted content
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 and 1B 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 (c.1870 to c.1940) 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. 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. Non-Contributory properties include: - Bakery Street: 1-15 & 2-20

	- Barkly Street: 333-349A, 1-216/351, 354, 354A, 360, 362, 370, 370A, 1-9/376-378, 400 & 403 - Brunswick Road: 285, 287 & 293 - Gold Street: 41, 53, 55, 65, 75, 81, 140, 150, 150A, 160 & 174. - Gray Street: 13, 35 & 37. ~~- Heller Street: 1 & 1B.~~ - Hodgson Street: 2A, 4 & 6 - McKay Street: 3, 3A & 1-2/5 - Spurway Lane: 6 - Watson Street: 1A, 2, 9 & 11 - Wilson Street: 33-51, 48, 78, 82, 112A, 113, 1-3/114, 125 & 1-6/133
How is it significant?	The Phillipstown Precinct is of ~~regional~~ local historical, ~~representative and~~ aesthetic ~~and~~ architectural significance to the City of Merri-bek.
Why is it significant?	The Phillipstown Precinct is of ~~regional~~ local historical significance ~~significant~~ as the oldest settled part of Brunswick with retention of elements of an early street pattern established from the late 1840s and for evidence of the small scale brick industry established in the area in the same period. These industrial activities are evidenced both in the form of filled clay-holes (at Temple Park and Gillbrook Reserve) and in the form of small timber and brick dwellings on small allotments built from the 1850s onwards, which were occupied by brickwork workers and proprietors and associated tradespeople. (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 significant as an area of predominantly Victorian and Edwardian housing. (Criterion E)~~ It is especially notable for the small, single fronted timber and brick dwellings that date from as early as 1859 and are among the oldest in the Brunswick area. These include the early terrace rows at 4-10 Gray Street and 1-15 Hodgson Street. 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 attached pair '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, which are designed to appear as a single house, with and have unusual details such as the verandah/porch with its circular openings and Classical style pilasters. The houses also retain a Victorian style cast iron front fence, which is likely associated with the earlier house on this site. ~~— The unusual one storey Edwardian terraces at 26-34 Gray Street, which displays an unusual combination of Italianate, Edwardian Queen Anne and Gothic styles.~~ - The two-storey terraces with shops at ground level at 126-134 Union Street, on the corner of Union and Barry Streets, also contribute to the precincts aesthetic character. (Criterion E) - ~~The house at 299 Brunswick Road, Brunswick~~
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Conclusion

The current citation does not accurately reflect all the heritage values and features significant to the Phillipstown Precinct. The Moreland Heritage Nominations Study incorrectly based its study off of the Phillipstown Precinct on the 2011 version of the precinct's citation and not the Heritage Gap Study version from 2018/2019 in its drafting. This oversight has resulted in an unintentional loss of information in the Phillipstown Precinct citation and Statement of Significance.

An updated citation has been drafted that uses the Moreland Heritage Gap Study version as a base and includes the new content from Moreland Heritage Nominations Study and the existing content of the following four places within dedicated HERMES listings:

- R.J. Henderson Factory (former), 393 Barkly Street (HERMES 57306)
- Stephens & Co. Clothing Factory (former), 20 & 22 Gray Street & 17-27 Hodgson Street (HERMES 57901)

- Temple Park, 24 Gray Street (HERMES 59157)
- 299 Brunswick Road, Brunswick (HERMES 201976)

This updated citation also captures the feedback and recommendations provided by GML Heritage, including:

- Reclassification of the following properties to Non-contributory to HO139:
 - 2/377 Barkly Street, Brunswick
 - 398 & 398A Barkly Street, Brunswick
 - 400 Barkly Street, Brunswick
 - 47 Gold Street, Brunswick¹
 - 150 & 150A Gold Street, Brunswick
 - 160 Gold Street, Brunswick
 - 174 Gold Street, Brunswick
 - 13 Gray Street, Brunswick
 - 1–10/1 Heller Street, Brunswick
 - 4 Hodgson Street, Brunswick
 - 6 Hodgson Street, Brunswick
 - 2A Hodgson Street, Brunswick
 - 3 & 3A McKay Street, Brunswick
 - 1/5 & 2/5 McKay Street, Brunswick
 - 6 Spurway Lane, Brunswick
 - 48 Wilson Street, Brunswick
 - 125 Wilson Street, Brunswick
 - 131 Wilson Street, Brunswick
- Removing the non-contributory properties 1 & 1B Heller Street, Brunswick from HO139 and associated references in the address and list of properties in the Phillipstown Precinct citation/statement of significance.
- Describing the following properties as Significant to HO139:
 - Tintern House and Clifton House - 310 and 312 Barkly Street, Brunswick
 - R. J. Henderson Factory - 393 Barkly Street, Brunswick
 - Former Stephens & Co. Factory - 20 & 22 Gray Street & 17-27 Hodgson Street, Brunswick
 - Temple Park - 24 Gray Street, Brunswick
 - Timber house - 299 Brunswick Road, Brunswick
- Translating the AHC Criterion B.2 relating to Temple Par at 24 Gray Street to HERCON Criterion A

MyMaps non-contributory layer has been updated to reflect these changes.

A Planning Scheme Amendment is required to reduce the curtilage of HO139 by removing 1 and 1B Heller Street, Brunswick and replace the existing Phillipstown Precinct Statement of Significance Incorporated Plan with a 2024 updated version. Other Phillipstown Precinct maps will also need updating (Heritage Exemptions Incorporated Plan).

The Phillipstown Precinct HERMES listing has been updated to reflect the changes to the address, physical description and history sections. A further update to this HERMES listing will be required to reflect the updated statement of significance and reduced extent of HO139 as part of the amendment process.

Changes to citation and HERMES listing

Appendix 3 is updated Phillipstown Precinct citation that demonstrates the 2024 updates.

¹ GML Heritage report incorrectly references 47 Gold Street as being non-contributory in their report. The suggested edited citation includes the correct reference of 41 Gold Street as non-contributory.

Appendix 1 – Comparison of Phillipstown Precinct statement of significance from 2011 to today

	Heritage Alliance version	Moreland Heritage Gap Study version	Moreland Heritage Nominations Study version
What is significant?	The Phillipstown Precinct, comprising houses and non-residential buildings at 357-419 and 310-400 Barkly Street, Spurway Lane, 1-15 and 2-20 Bakery Street, 39-143 and 128-172 Gold Street, 1-39 and 2-34 Gray Street, 1A and 1B Heller Street, 1-29 and 2-18 Hodgson Street, 1 Mayfield Street, 5-7 McKay Street, 105, 109-119 and 126-136 Union Street, Vincent Street and 33-133 and 30-114 Wilson Street.	The Phillipstown Precinct, comprising 357-419 and 308-400 Barkly Street, 269-303 Brunswick Road, Spurway Lane, 1-15 and 2-20 Bakery Street, 39-143 and 128-172 Gold Street, 1-39 and 2-34 Gray Street, 1A and 1B Heller Street, 1-29 and 2-18 Hodgson Street, 1 Mayfield Street, 5-7 McKay Street, 105, 109-119 and 126-136 Union Street, Vincent Street and 33-133 and 30-114 Wilson Street, is significant. Buildings and features that contribute to the significance of the precinct are: - Houses and front fences dating from the Victorian to interwar periods (c.1870 to c.1940) - The former shops and residences at 126-134 Union Street and the Union Hotel at 109 Union Street - Factories dating from the late Victorian to interwar periods (c.1890 to c.1940) - Temple Park and Gillbrook Park - Bluestone kerb and channel, bluestone laneways and crossovers. The following places of local significance have individual citations: - R.J. Henderson Factory (former), 393 Barkly Street (Hermes No. 57306) - Stephens & Co. Clothing Factory (former), 20 & 22 Gray Street & 17-25 Hodgson Street (Hermes No. 57901) - Temple Park, 24 Gray Street (Hermes No. 59157) Non-Contributory properties include: - Bakery Street: 1-15 & 2-20 - Barkly Street: 333-355, 354, 354A, 360, 362, 370, 376 & 403 - Brunswick Road: 285 & 293 - Gold Street: 53, 55, 65, 75, 81 & 140. - Gray Street: 35 & 37. - Heller Street: 1A & 1B. - Watson Street: 1A, 2 & 9. - Wilson Street: Approximate No's: 33-51, 78, 82, 113, 133, 112A & 114.	The Phillipstown Precinct, comprising houses and non-residential buildings at 333-355, 357-419 and 310-400 Barkly Street, Spurway Lane, 1-15 and 2-20 Bakery Street, 39-143 and 128-172 Gold Street, 1-39 and 2-34 Gray Street, 1A and 1B Heller Street, 1-29 and 2-18 Hodgson Street, 1 Mayfield Street, 5-7 McKay Street, 105, 109-119 and 126-136 Union Street, Vincent Street and 33-133 and 30-114 Wilson Street. The terrace row at 26-34 Grey Street, Brunswick is individually significant within the precinct. The terrace row, including the front fences, is significant. The rear extensions, side and laneway fencing, and carports are not significant. Individually significant properties include: - Gray Street: 26-34 Contributory properties include: - Barkly Street: 357-401, 405-419, 310-352, 356-360, 364-368 and 372-374 - Gold Street: 39-51, 57-63, 67-73, 77-79, 83-143, 128-138 and 142-172. - Gray Street: 1-33, 39 and 2-34. - Hodgson Street: 1-29 and 2-18 - Mayfield Street: 1 - McKay Street: 5-7 - Union Street: 105, 109-119 and 126-134 - Wilson Street: 53-111, 115, 30-76, 80 and 84-112 Non-contributory properties include: - Barkly Street: 333-355, 354, 354A, 360, 362, 370, 376 and 403 - Bakery Street: 1-15 and 2-20. - Gold Street: 53, 55, 65, 75, 81 and 140. - Gray Street: 35 and 37. - Heller Street: 1A and 1B. - Union Street: 136-138. - Watson Street: 9. - Wilson Street: Approximate No's: 33 - 51(housing commission homes between McKay Street and Watson Street), 78, 82, 113, 133, 112A and 114.
How is it significant?	The Phillipstown Precinct is of regional historical and architectural significance to the City of Moreland	The Phillipstown Precinct is of regional local historical, aesthetic and architectural significance to the City of Moreland.	The Phillipstown Precinct is of regional historical and architectural significance to the City of Moreland.
Why is it significant?	The Phillipstown Precinct is of regional historical significance as the oldest settled part of Brunswick with retention of elements of an early street pattern established from the late 1840s and for evidence of the small scale brick industry stablished in the area in the same period. These industrial activities are evidenced both in the form of filled clay-holes and in the form of small timber and brick dwellings on small allotments built from the 1850s onwards, which were occupied by brickwork workers and proprietors and associated tradespeople. The Phillipstown Precinct is of regional architectural significance for its small, single fronted timber and brick dwellings that date from as early as 1859 and are the oldest in the Brunswick area. Other significant buildings include the unusual one-storey Edwardian	The Phillipstown Precinct is of regional historical significance significant as the oldest settled part of Brunswick with retention of elements of an early street pattern established from the late 1840s and for evidence of the small scale brick industry established in the area in the same period. These industrial activities are evidenced both in the form of filled clay-holes and in the form of small timber and brick dwellings on small allotments built from the 1850s onwards, which were occupied by brickwork workers and proprietors and associated tradespeople. It also contains several factories, which demonstrate the growth of manufacturing in Brunswick from the late nineteenth to mid-twentieth centuries (Criterion A) The Phillipstown Precinct is significant as an area of predominantly Victorian and Edwardian housing. (Criterion E) It is especially notable for the small, single fronted timber and brick dwellings that date from as early	The Phillipstown Precinct is of regional historical significance as the oldest settled part of Brunswick with retention of elements of an early street pattern established from the late 1840s and for evidence of the small scale brick industry established in the area in the same period. These industrial activities are evidenced both in the form of filled clay-holes and in the form of small timber and brick dwellings on small allotments built from the 1850s onwards, which were occupied by brickwork workers and proprietors and associated tradespeople (Criterion A). The Phillipstown Precinct is of regional architectural significance for its small, single fronted timber and brick dwellings that date from as early as 1859 and are the oldest in the Brunswick area. Other significant buildings include the unusual one-storey Edwardian terraces at 26-34 Gray Street and the two-

	terraces at 26-34 Gray Street and the two-storey terraces with shops at ground level on the corner of Union and Barry Streets. Non-Contributory properties include: - Barkly Street: 333-355, 354, 354A, 360, 362, 370, 376 and 403 - Bakery Street: 1-15 and 2-20. - Gold Street: 53, 55, 65, 75, 81 and 140. - Gray Street: 35 and 37. - Heller Street: 1A and 1B. - Union Street: 136-138. - Watson Street: 9. - Wilson Street: Approximate No's: 33 -51 (housing commission homes between McKay Street and Watson Street), 78, 82, 113, 133, 112A and 114.	as 1859 and are among the oldest in the Brunswick area. These include the early terrace rows at 4-10 Gray Street and 1-15 Hodgson Street. (Criterion D) Other significant buildings include: - The attached pair 'Tintern House' and 'Clifton House' at 310 & 312 Barkly Street, which are very intact and notable for their highly decorated boom-style parapets. - The attached pair at 308 & 308A Barkly Street, which are designed to appear as a single house and have unusual details such as the verandah/porch with its circular openings and Classical style pilasters. The houses also retain a Victorian style cast iron front fence, which is likely associated with the earlier house on this site. - The unusual one-storey Edwardian terraces at 26-34 Gray Street, which displays an unusual combination of Italianate, Edwardian Queen Anne and Gothic styles. - The two-storey terraces with shops at ground level on the corner of Union and Barry Streets.	storey terraces with shops at ground level on the corner of Union and Barry Streets (Criterion E). 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 Moreland (Criterion B). It also has representativeness value through 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. It has aesthetic significance through its combination of a terrace typology from the Victorian era with Federation details in an idiosyncratic yet visually pleasing way (Criterion E).
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Appendix 2 – Heritage information from individual HERMES listings for places in the Phillipstown Precinct

R.J. Henderson Factory (former), 393 Barkly Street Brunswick (HERMES 57306)	
Statement of significance	
Of local significance as the intermediate stage of the development of the Henderson Box Company and as an example of successful diversification. Of contributory significance to the Phillipstown Heritage Area.	
History	
In 1910 a dairy and house occupied 393 Barkly Street (then 106 to 108). By 1930 Robert J. Henderson (Boxes) Pty Ltd and Arnall & Jackson were occupants, Henderson evidently expanding from their Brunswick Road, shirt manufacturing business and Arnall & Jackson recorded in the directories as "stainers & paints manufacturers".	
Description	
Edwardian Factory. Three storey, brick 'box-like' factory-warehouse with symmetrical facade of steel hopper sash windows and simple parapet and a cornice line above and below a name panel. A string course runs across the facade at first floor level. Reinforced concrete lintels are typical. The ground and top floor have no windows on the west side. Condition: In good condition. Paint is not original and ground floor entrances have been altered. Context: Located in a predominantly residential area. Comparative Analysis: Typical use of undecorated brickwork, steel windows and concrete lintels. Unusual in its scale in a residential setting.	
Stephens & Co. Clothing Factory (former), 20 & 22 Gray Street & 17-25 Hodgson Street (HERMES 57901)	
Statement of significance	
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. Of regional significance as a contributory component of the Phillipstown Heritage Area.	
History	
Stephens & Co. were one of the first clothing companies to be established in Brunswick. They erected a factory on Gray Street in about 1895 which progressively grew to cover most of the block between Gray and Hodgson St. From 1910 both streets were given as their address and in 1925 Hodgson St. was the main entrance. In about 1935 the factory was operated as Universal Hosiery which had become Dominion Knitting Mills from 1940 to 1955.	
Description	
The Stephens & Co. clothing factory comprises a group of brick one and two storey interwar buildings built in stages. The Grey Street frontage is formed by the original single storey sawtooth roof section which has a string course and a series of downspouts at each of the roof gutters. To the north is a symmetrical two story section of very plain appearance with steel windows and brick pilasters. The Hodgson St. facade is more elaborate with the main two story section of building having geometric art deco motifs arranged across rendered panels and brick pilasters. Context: Now in a residential area that developed following the closure of the Gillbrook pottery. The slightly later Henderson's Shirt Co. is around the corner in Brunswick Road. Condition and integrity: Good original condition. Comparative Analysis: While fairly typical of its period, the brick façade is more severe than is usually found and the Deco motifs are unusual. Comparisons can be made with the Lincoln and Hilton Mills in Coburg.	

Temple Park (HERMES 59157)

Statement of significance

What is Significant?

Temple Park, Gray Street, Brunswick.

How is it Significant?

Temple Park, Gray Street, Brunswick is of local historical significance to the City of Moreland.

Why is it Significant?

Temple Reserve 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. (AHC Criterion B.2)

The park contributes to the heritage character and general amenity of the surrounding precinct.

History

Temple Park is believed to have been established in 1922.

Description

Temple Park is a rectangular park surrounded by light industry and suburban development. The area was the site of a quarry that was then back filled to create the park, a common history for many parks in the Brunswick area. It comprises two central, slightly curving paths that dissect the park and converge towards the southern end. The paths are finished with a gravel surface and are apparently well used as a pedestrian thoroughfare between adjacent streets. Modern accretions include a playground, a small concrete basketball area, and treated pine log benches.

The dominant features of the park are the avenues of mature Elm (*Ulmus procera*) that follow the main pedestrian paths. They provide an effective sense of enclosure and contribute to the amenity value of the surrounding area. Other trees include a single Pin Oak (*Quercus palustris*), as well as a number of Plane Trees (*Platanus x acerifolius*). A low-key garden bed has been established along the eastern boundary, and is generally unsuccessful, due to poor maintenance and replacement activities.

Potential Threats: Introduction of inappropriate plant species within the park, eroding its heritage value. Failure to replace senescent trees with the same species. Further introduction of inappropriately detailed and poorly sited construction works, such as the playground. Elm Leaf Beetle and Elm Bark Beetle are both serious pests of Elm trees, capable of causing major damage and even killing mature trees. As yet, Dutch Elm disease is not known in Australia.

299 Brunswick Road, Brunswick (HERMES 201976)

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 facade 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)

History

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).

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 (nonoriginal) 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.

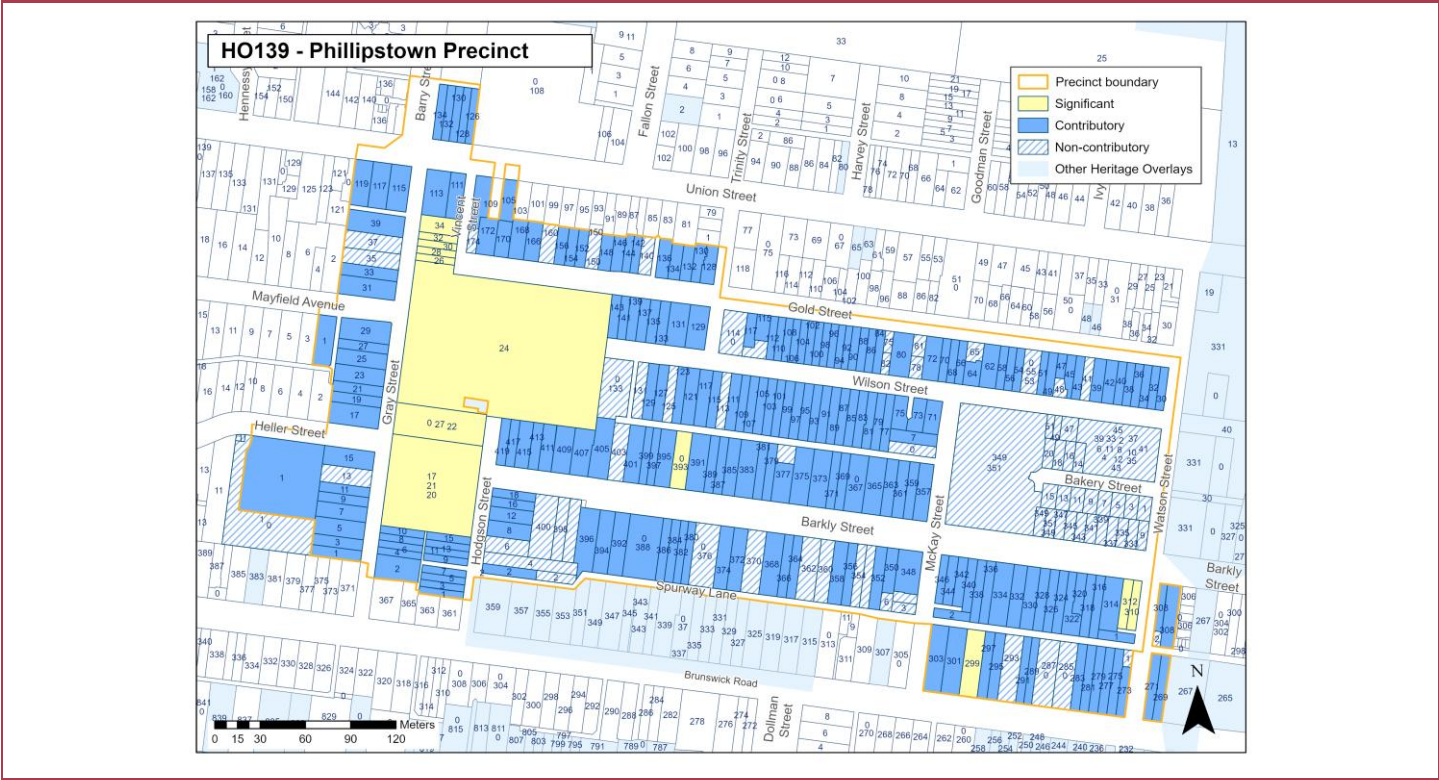
Appendix 3 – Proposed merged & updated Phillipstown Precinct Citation

Colour code for changes
Black – Heritage Gap Study version of Phillipstown Precinct used as the base
Red – Other Moreland Gap Study content
Blue – Content from Moreland Nominations Study
Brown – Content from HERMES listings for four places in the precinct
Green – GML Heritage recommendations and other updates (addressing, grammar, formatting)

HO139 Phillipstown Precinct Citation

Place Name	Phillipstown Precinct
Address	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 and 1B 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, Brunswick
PS ref No	HO139
Place Type	Precinct
Architectural Style	Victorian to Interwar periods (c.1890 to c.1940)
HERMES No	56074

Curtilage Map



Statement of Significance

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 and 1B 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 (c.1870 to c.1940) 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) ²
- 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).³
- 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.

Non-Contributory properties include:

- Bakery Street: 1-15 & 2-20
- Barkly Street: 333-349A, 1-216/351, 354, 354A, 360, 362, 370, 370A, 1-9/376-378, 2/377, 398-400 & 403
- Brunswick Road: 285, 287 & 293
- Gold Street: 41, 53, 55, 65, 75, 81, 140, 150, 150A, 160 & 174.
- Gray Street: 13, 35 & 37.
- ~~Heller Street: 1 & 1B.~~
- Hodgson Street: 2A, 4 & 6
- McKay Street: 3, 3A & 1-2/5
- Spurway Lane: 6
- Watson Street: 1A, 2, 9 & 11
- Wilson Street: 33-51, 48, 78, 82, 112A, 113, 1-3/114, 125 & 1-6/133

How is it significant?

² From Gap Study and HERMES 201976

³ From nominations study and HERMES 206359

Statement of Significance

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

Why is it significant?

The Phillipstown Precinct is of ~~regional~~ **local** historical significance ~~significant~~ as the oldest settled part of Brunswick with retention of elements of an early street pattern established from the late 1840s and for evidence of the small scale brick industry established in the area in the same period. These industrial activities are evidenced both in the form of filled clay-holes (**at Temple Park and Gillbrook Reserve**) and in the form of small timber and brick dwellings on small allotments built from the 1850s onwards, which were occupied by brickwork workers and proprietors and associated tradespeople. **(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 Century⁴. 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 diversification⁵. (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 precinct⁶. **(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-bek⁷. (Criterion B)

~~The Phillipstown Precinct is significant as an area of predominantly Victorian and Edwardian housing. (Criterion E)~~
It is especially notable for the small, single fronted timber and brick dwellings that date from as early as 1859 and are among the oldest in the Brunswick area. These include the early terrace rows at 4-10 Gray Street and 1-15 Hodgson Street. **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 chimney⁸.**
- **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 lobes⁹.**

⁴ From Stephens and Co HERMES 60880 & 57902 & 57901 - Added based on existing text above relating to the factories

⁵ From RJ Henderson HERMES 57306 - Added based on existing text above relating to the factories

⁶ From Temple Park HERMES listing 59157

⁷ From Nominations Study and HERMES 206359

⁸ From Heritage Gap Study and HERMES 201976

⁹ From Heritage Gap Study and HERMES 201976

Statement of Significance

- 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 way¹⁰.
- The pair of Victorian bi-chrome brick terrace houses attached pair '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, which are designed to appear as a single house, with and have unusual details such as the verandah/porch with its circular openings and Classical style pilasters. The houses also retain a Victorian style cast iron front fence, which is likely associated with the earlier house on this site.
- The unusual one-storey Edwardian terraces at 26-34 Gray Street, which displays an unusual combination of Italianate, Edwardian Queen Anne and Gothic styles.
- The two-storey terraces with shops at ground level at 126-134 Union Street, on the corner of Union and Barry Streets, also contribute to the precincts aesthetic character. (Criterion E)
- The house at 299 Brunswick Road, Brunswick

Historical Notes

Thematic History Key theme	Theme 6: Building Moreland Theme 8: Building Moreland's Industries and Workforce
Thematic History Key sub-theme	6.2 Building Houses in the 1850s and 1860s 6.3 Building during the Boom 6.4 Building houses in the twentieth century 8.1 Brickmaking and Pottery Production 8.2 Quarrying 8.4 Textile Manufacturing 3 Building during the Boom

Suburban development in Brunswick¹¹

Brunswick was surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a north-south track (now Sydney Road). They were quickly sold in three auctions, mostly to speculators, and re-subdivision began almost immediately. On the west side of Sydney Road James Simpson subdivided his allotment creating Albert (then Carmarthen) and Victoria (then Llandillo) streets. When Thomas Wilkinson purchased the allotment on the opposite side of Sydney Road he extended Victoria and Albert streets. This pattern was repeated many times, and each time the land was divided into smaller and smaller allotments (Context 1990:10).

The colony of Victoria was expanding rapidly during the 1850s in the wake of the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000 creating a demand for housing. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887 providing direct access to the centre of city encouraged the subdivision and development of land along these routes. This process accelerated during the 1880s a time of economic prosperity accompanied by a boom in land prices and in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were cottages and small villas to accommodate the growing number of workers employed in the expanding industries. However, all development was brought to a halt by the economic depression of the 1890s and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62).

¹⁰ From Nominations Study and HERMES 206359

¹¹ From Moreland Heritage Gap Study

Development recommenced during the early twentieth when houses began to be built on the vacant nineteenth century subdivisions. The development was slow at first, but another boom followed World War I. In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by expansion of employment opportunities and improvements to public transport. During the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6,000 workers (Historica, 2010:32).

During this time the nineteenth century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Precinct history

Phillipstown is one of the earliest areas of Brunswick settled after the subdivision of the municipality in 1839. An area in the southwest of Brunswick was settled by brickmakers in the late 1840s. Michael Dawson, who acquired one of the original allotments in 1843, gave the address of his 'Phoenix Park' estate as Phillipstown. An Irishman, Dawson is believed to have named his estate after a famous Dublin park and the locality after the location of a recent Repeal riot in Ireland. The spelling of the locality name later changed to Phillipstown.

Dawson's estate included the northern part of Phillipstown (to Wilson Street). It has been suggested that Phillipstown was surveyed as a village in 1852 (1 Barnes, 1987:12), however it is more likely it was a subdivision as the land was already in private ownership.

The oldest streets in the Precinct are Union Street (first constructed by Council in 1859), Hodgson Street (1865), Gold Street (1868) and Gray Street (1873).

John Glew started his brickyard in Hodgson Street in June 1849; after six months he was employing two men, the first employer of labour in the brickmaking industry in Brunswick. Glew also introduced cream bricks from his works. By 1857, his claypit was worked out and Glew established new works in Barkly Street, east of Sydney Road.

Many other brickmakers came to the area, operating small works, most sharing the clay resources from the clayhole that is now Temple Park. William Gray established his works in the 1850s on the west side of what became Gray Street. The street started as a steel horse tram track from Gray's brickyard to Union Street. This works was later acquired by Luke Nolan who established the Gilbrook Pottery on this site, expanding the south side of Brunswick Road and continuing his operations until the early 1900s, the last of the clay industries to operate in the Phillipstown area.

The William Barnes works opened at the western end of Barkly Street in 1854; the works expanded as the Egerton Brick and Tile Works (with James and John Stroud as partners), finally closing in 1891. The Walkerden brothers ran a brickyard in the area bounded by Union, Gold, Trinity Streets, moving to Preston in the 1880s to start a new works there. David Hill, son-in-law of John Glew, lived at 16 Hodgson Street, and had a brickyard at the rear of the property. Hill later had a brickyard in Essendon.

To support the growing Phillipstown community, two hotels opened: the Phillipstown Hotel (1855) and the Union Hotel (1859). The Carrington Hotel is on the site of the Phillipstown Hotel. John Heller opened a slaughter yard in Union Street (between Millward and Grantham Streets) in 1852, and later ran a butcher's shop at 145-147 Union Street. The two-storey shops on the corner of Barry and Union Streets were built in the 1880s. Phillipstown retained a separate identity and commercial centre.

Temple Park was created after the brickmakers' clayhole was filled between 1912 and 1922. The park was named after G F Temple, the Town Clerk, who in 1912 reputedly proposed the creation of a park on this site. The sites of the brickworks are now occupied by housing or industrial buildings.

Housing was developed in the surrounding streets from the 1850s, but most of what remains probably dates from the 1870s onwards. For example, in Brunswick Road in 1880 there was only one house in the block between what are now Watson and Mackay streets. By 1885, this had increased to eight including Blenheim Cottages and Brighton Cottages' a(the present nos. 273-75 & 277-79, respectively) (SM). The rate books indicate that many occupiers were potters, brickmakers and other tradespeople also probably employed in the local brickworks. Most of those running the works also lived in the locality: James Hill and William Barnes were both residents of Hodgson Street.

Melbourne & Metropolitan Board of Works plans of the early 1900s show that the precinct was substantially developed by that time. In Barkly, Gold, Hodgson, Watson and Wilson streets and Brunswick Road, only a few vacant sites remained. Gray Street was only partially developed with most houses confined to the east side. These included

the terrace row at nos. 26-34 and the house at no.33 at the northern end, and the house at no.2 and the terrace row at nos. 4-10 at the south end. The west side of Gray Street was still occupied by the Gillbrook Pottery (MMBW).

The buildings shown on the MMBW plans also included a 'Shirt Factory' situated between Gray and Hodgson streets. This was Stephens & Co., established in 1895, one of the first clothing manufacturers in Brunswick and the first stage of a large complex that would be progressively extended in the twentieth century to cover most of the block extending north to Temple Park. Other factories were built within the precinct during the interwar period included the R.J. Henderson Box Factory at 393 Barkly Street (Hendersons was a shirt manufacturer with a large factory at 337-339 Brunswick Road, refer to the citation for HO42), and the factory at 388-390 Barkly Street (SM).

Most of the remaining vacant sites were built on in the early twentieth century. Houses constructed during this time include 308 & 308A Barkly Street (replacing an earlier house 'Dapto' shown on the MMBW plans of 1902), 269, 271, 299, 301 & 303 Brunswick Road, and several houses in Barkly, Gold, Wilson and Union streets and along the west side of Gray Street (SM).

To the east of the Precinct, the block bounded by Barkly, Watson, Wilson and McKay Streets was redeveloped in the 1970s by the Housing Commission of Victoria, which constructed walk-up flats and a twelve storey high rise block, the first high rise building in Brunswick. The walk-up flats were replaced by single-storey medium-density housing fronting Wilson and Barkly Streets-and the newly- created Bakery Street-in the early 1990s.

Individual place history

299 Brunswick Road

The following text was provided in the Heritage Gap Study (Context 2019)

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).

26-34 Gray Street

The following text was provided in the Heritage Nominations Study (Extent 2022)

The dwellings are present in Melbourne & Metropolitan Board of Works detail plan no. 1887 from 1904. The larger property at no. 34 may have been built for the terrace builder, whose house was 'larger and grander than the rest' was 'usually located at the end or corner of the row' and 'was the model which with suitable cost savings was multiplied all the way down the row' (Stapleton & Stapleton 1997: 49).

The dwellings continue to be used as private residences.

Description

The Phillipstown Precinct is a large residential and industrial Precinct in the south of Brunswick. It includes the following properties:

- 1-15 & 2-20 Bakery Street
- 308-400 & 333-419, Barkly Street
- 269-303 Brunswick Road
- 30-174 & 39-143 Gold Street
- 1-39, 2-34 Gray Street, including Temple Park at 24 Gray Street
- 4, 1A & 1B Heller Street
- 1-27, 2-18 Hodgson Street
- 1 Mayfield Avenue

Description

- 2 & 3-7 McKay Street
- 6 Spurway Lane
- 105-119, 126-134 Union Street
- 1-11 & 2 Watson Street
- 30-114 & 33-133 Wilson Street

An early potteries area, the precinct has narrow streets and much of the housing comprises small, single fronted timber or brick (most constructed of bi-chrome brick) dwellings dating from the 1870s to 1890s, interspersed with Edwardian and inter-War buildings. The densest development occurs in Wilson Street, particularly on the north side, where the small cottages back directly onto Gold Street, and in Hodgson Street and the south end of Gray Street. Some post war building has occurred in most streets within the Precinct, including dual occupancy development in Wilson Street, with new houses fronting Gold Street.

The Victorian era housing includes detached cottages in timber or brick, either gable-fronted or with hipped roofs, attached brick pairs or terrace rows. Of note are:

The highly unusual row of terraces-one double-fronted (No. 34) and two pairs of single-fronted dwellings (Nos. 26-28 and 30-32)-in Gray Street, which displays an unusual combination of Italianate, Queen Anne and Gothic styles.

The c.1870s terrace rows at 4-10 Gray Street (timber) and 1-7 (brick) & 9-15 (timber) Hodgson Street, each comprising four small cottages with undivided transverse gable roofs that demonstrate the lack of fire separation in early buildings. 4-10 Gray and 9-15 Hodgson are also rare examples of timber terrace rows. There are also several attached pairs with shared roofs including 324-26 & 384-86 Barkly Street, 273-75 & 277-79 Brunswick Road, 128-30 & 132-34 Gold Street, and 77-79 & 107-09 (a brick fire wall has been inserted later in this pair) Union Street.

The very long row of nine terrace houses at 96-112 Wilson Street, which forms part of a larger group including 84-94.

The attached pair 'Tintern House' and 'Clifton House' at 310 & 312 Barkly Street, which are very intact and notable for their highly decorated boom-style parapets.

The Edwardian houses comprise detached houses and cottages and semi-detached pairs. The detached houses include double-fronted examples in the 'Victorian survival' style (i.e., with similar form to Victorian housing, but with detailing such as bullnose verandahs and turned timber posts that are more characteristic of the Federation/Edwardian style – examples include 299, 303 Brunswick Rd, 23 & 39 Gray St, 111, 113 & 117 Union St), as well as asymmetrical Edwardian timber bungalows (e.g., 29 & 31 Gray St) and single fronted cottages. The single fronted cottages include the houses at 152- 56 Gold Street, which have an unusual hipped roof with gablet and where the front verandah is contiguous with the main roof.

The semi-detached Edwardian pairs include a rare example in a terrace house form with a transverse gable roof (320-322 Barkly St), as well as the more conventional semi-detached type with hipped or gabled roofs (350-352 Barkly St, 133-139 Gold St, 9-11 & 19-21 Gray St, 127-29 Union St). Of note is the pair at 308 & 308A Barkly Street. Designed to appear as a single house, notable details include the semi-circular bay window and the verandah/porch with its circular openings and Classical style pilasters. The houses also retain a Victorian style cast iron front fence, which is likely associated with the earlier house on this site.

There are two notable examples that demonstrate the architectural influences of the transitional period of the turn of the twentieth century, including 299 Brunswick Road and 26-34 Gray Street.

- Built in 1906, the single-storey timber house at 299 Brunswick Road 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 (nonoriginal) 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 (Context 2019).

Description

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 (Context 2019).

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 (Context 2019).

- 26-34 Gray Street consists of a row of five terrace houses under shared parapet wall. Details suggest Victorian-Federation Queen Anne transition. Individually asymmetrical facades, with shared bracketed flying gables with metal barge boards in narrow corrugated metal with half-timbering. The remainder of facade (representing approximately two-thirds) incorporates a Marseilles-tiled verandah with lightly ornamented timber brackets flanking a simple timber verandah beam, and a rendered parapet Flemish bond brick masonry, which is rendered in roughcast above a string course, all painted above bluestone foundations. Verandah fenestrated with pairs of casement windows with four-paned transom lights, separated on one end by projecting party walls, and at the other by gables housing back-to-back porches with gothic pointed arch leadlight windows, separated by an obscured party wall. Verandah and porches are paved in intricate polychromatic tessellated terracotta tiles, with simple iron palisade fence set into bluestone kerb. A gabled corrugated metal roof hidden behind parapet, extending to a hipped rear house on northern end, is symmetrical double-fronted, featuring a verandah but no projecting gable and otherwise composed of identical elements (Extent 2022).

The colour scheme across the dwellings is fairly consistent and in keeping with the heritage character of the row. New paint works should retain this scheme or seek to implement a period appropriate scheme.

Gray Street contains a range of Victorian, Edwardian and later twentieth century housing. The terrace row adjoins Temple Park to the south (Extent 2022).

Some rotting timber under the eaves is evident (especially No. 28 and to a lesser extent No. 30). No. 34 shows evidence of timber rot, damp (probably rising) on the lower courses of the façade exacerbated by use of acrylic paint, mortar loss, and the rear of the property as visible from the rear laneway (and the roof in particular) is in very poor condition. No. 26 shows evidence of movement, including cracking on south wall (Extent 2022).

Non-residential buildings

Non-residential buildings include the factories on the west side of Hodgson Street, and the former Moreland City Council Nursery in Gray Street and the two-storey rendered Victorian brick shops and hotel in Union Street, as well as the interwar factory buildings in Barkly, Gray & Hodgson streets. The former shops and residences at 126-34 Union Street have parapets with arched and paneled pediments flanked by scrolls. Each has three timber sash windows with label moulds and sills. No. 126 retains an interwar shopfront with metal framed windows, tiled stallboard and a recessed central entry. The other shopfronts date from the postwar period and the verandah is not original

(The shops did not have verandahs when originally constructed.) The Union Hotel directly opposite, which has been altered in the early twentieth century has a plain parapet and rendered chimneys. The upper floor windows are timber sash and have sills. The ground floor windows and openings retain original Classical style entablatures and there is a tiled dado.

The factory complexes include the former Stephens & Co. complex in Gray/Hodgson streets, and the former R.J. Henderson factory at 393 Barkly Street and a factory complex at 388-390 Barkly Street.¹²

The Stephens & Co. clothing factory comprises a group of brick one and two storey interwar buildings built in stages. The Gray Street frontage is formed by the original single storey sawtooth roof section which has a string course and a series of downspouts at each of the roof gutters. To the north is a symmetrical two story section of very plain appearance with steel windows and brick pilasters. The Hodgson St. facade is more elaborate with the main two story section of building having geometric art deco motifs arranged across rendered panels and brick pilasters (G. Vines 1992).

R.J. Henderson Factory comprises of a three storey, brick 'box-like' factory-warehouse with symmetrical facade of

¹² Additional reference to capture all the factory complexes relevant to the precinct.

Description

steel hopper sash windows and simple parapet and a cornice line above and below a name panel. A string course runs across the facade at first floor level. Reinforced concrete lintels are typical. The ground and top floor have no windows on the west side. It demonstrates a typical use of undecorated brickwork, steel windows and concrete lintels, but unusual in its scale in a residential setting. Paint is not original and ground floor entrances have been altered. (G. Vines 1992).

The other factory complex at 388-390 Barkly Street is constructed of brick and has a sawtooth roof. The façade is divided into bays by pilasters and there are inset panels in the parapet. Windows are steel framed and there are concrete lintels above the openings.

Temple Park

The fine grain of the subdivision is also broken by Temple Park, between Gray and Wilson Streets, which includes many mature plantings. Temple Park is a rectangular park surrounded by light industry and suburban development. The area was the site of a quarry that was then back filled to create the park, a common history for many parks in the Brunswick area. It comprises two central, slightly curving paths that dissect the park and converge towards the southern end. The paths are finished with a gravel surface and are apparently well used as a pedestrian thoroughfare between adjacent streets. Modern accretions include a playground, a small concrete basketball area, and treated pine log benches.

The dominant features of the park are the avenues of mature Elm (*Ulmus procera*) that follow the main pedestrian paths. They provide an effective sense of enclosure and contribute to the amenity value of the surrounding area. Other trees include a single Pin Oak (*Quercus palustris*), as well as a number of Plane Trees (*Platanus x acerifolius*). A low-key garden bed has been established along the eastern boundary, and is generally unsuccessful, due to poor maintenance and replacement activities (Context 2004).

Streetscapes

Traditional street elements retained include bluestone kerbs and guttering and asphalt footpaths in Barkly, Gold, Gray, McKay and Wilson Streets, and bluestone crossings at the intersections of Gray Street with Mayfield Avenue and Heller Street.

Recommended Management

Planning Scheme Controls

External paint controls	No
Internal alteration controls	No
Tree controls	Yes – (26-34 Gray Street - Temple Park)
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	Moreland Heritage Exemptions Incorporated Plan

Image



Gray Street



34 Gray Street



30-32 Gray Street



299 Brunswick Road



Wilson Street



Temple Park

Relevant Heritage Studies

Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study by Context Pty Ltd, 1990

357-419 & 310-400 Barkly Street, 39-43 & 128- 172 Gold Street, 1-39 & 2-34 Gray Street, 1 Heller Street (BCC Nursery), 1-29 & 2-16 Hodgson Street, 1 Mayfield Street, 5-7 McKay Street, 109-119 & 126-136 Union Street and 33-133 & 30 - 114 Wilson Street.

City of Moreland Heritage Review, Allom Lovell and Associates, January 1999

Reduction – recommended removal of block bounded by Barkly, Watson, Wilson and McKay Streets. This change was not implemented.

Heritage update by Heritage Alliance, 2011

Update to the statement of significance into the modern format.

Moreland Heritage Gap Study by Context Pty Ltd, 2019 (Amendment C174more)	Extension – inclusion of 308 & 308A Barkly Street, 269-303 Brunswick Road and 1A & 2 Watson Street. 299 Brunswick Road described with significant heritage value. Delete - 136 Union Street
Moreland Heritage Nominations Study by Extent Heritage Pty Ltd, 2022 (Amendment C208more)	Update - 26-34 Gray Street contribution changed to significant
2023 Heritage Review (Heritage Assortment Project) Planning Scheme Amendment to implement the changes is planned for 2024	Updated citation and statement of significance - Updated list of properties in HO139 - Updated heritage values of properties to accurately describe all properties in the HO139 - Incorporate content from individual citations for R.J. Henderson Factory (former) at 393 Barkly Street, Stephens & Co. Clothing Factory at 20 & 22 Gray Street & 17-25 Hodgson Street, Temple Park at 24 Gray Street and 299 Brunswick Road - Removing of 1 & 1B Heller Street from the precinct and HO139 - Update to the Phillipstown Precinct statement of significance incorporated document in the planning scheme

References

- Barnes. L., Street names of Brunswick, 1987
- Brunswick Rate Books
- Brunswick Community History Group, Phillipstown History Walk
- Cunningham, L, A history of the Union Hotel 1859-1989, 1990
- Melbourne & Metropolitan Board of Works (MMBW) Detail Plans nos. 1886 & 1887, dated 1904 and 1902, respectively

Schedule of properties in the Phillipstown Precinct

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	Non-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	Significant
333 Barkly Street Brunswick	Non-Contributory	27 Gray Street Brunswick	Contributory
334 Barkly Street Brunswick	Contributory	28 Gray Street Brunswick	Significant
335 Barkly Street Brunswick	Non-Contributory	29 Gray Street Brunswick	Contributory
336 Barkly Street Brunswick	Contributory	30 Gray Street Brunswick	Significant
337 Barkly Street Brunswick	Non-Contributory	31 Gray Street Brunswick	Contributory
338 Barkly Street Brunswick	Contributory	32 Gray Street Brunswick	Significant
339 Barkly Street Brunswick	Non-Contributory	33 Gray Street Brunswick	Contributory
340 Barkly Street Brunswick	Contributory	34 Gray Street Brunswick	Significant
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
346 Barkly Street Brunswick	Contributory	1B Heller Street Brunswick	Non-Contributory
347 Barkly Street Brunswick	Non-Contributory	1 Hodgson Street Brunswick	Contributory
348 Barkly Street Brunswick	Contributory	2 Hodgson Street Brunswick	Contributory
349 Barkly Street Brunswick	Non-Contributory	3 Hodgson Street Brunswick	Contributory
350 Barkly Street Brunswick	Contributory	4 Hodgson Street Brunswick	Non-Contributory
1-216/351 Barkly Street Brunswick	Non-Contributory	5 Hodgson Street Brunswick	Contributory
352 Barkly Street Brunswick	Contributory	6 Hodgson Street Brunswick	Non-Contributory
354 Barkly Street Brunswick	Non-Contributory	7 Hodgson Street Brunswick	Contributory
356 Barkly Street Brunswick	Contributory	8 Hodgson Street Brunswick	Contributory
357 Barkly Street Brunswick	Contributory	9 Hodgson Street Brunswick	Contributory
358 Barkly Street Brunswick	Contributory	11 Hodgson Street Brunswick	Contributory
359 Barkly Street Brunswick	Contributory	12 Hodgson Street Brunswick	Contributory
360 Barkly Street Brunswick	Non-Contributory	13 Hodgson Street Brunswick	Contributory
361 Barkly Street Brunswick	Contributory	15 Hodgson Street Brunswick	Contributory
362 Barkly Street Brunswick	Non-Contributory	16 Hodgson Street Brunswick	Contributory
363 Barkly Street Brunswick	Contributory	18 Hodgson Street Brunswick	Contributory
364 Barkly Street Brunswick	Contributory	1-9/27 Hodgson Street Brunswick	Significant
365 Barkly Street Brunswick	Contributory	17-19 Hodgson Street Brunswick	Significant
366 Barkly Street Brunswick	Contributory	21-23 Hodgson Street Brunswick	Significant

367 Barkly Street Brunswick	Contributory	2A Hodgson Street Brunswick	Non-Contributory
368 Barkly Street Brunswick	Contributory	1 Mayfield Avenue Brunswick	Contributory
369 Barkly Street Brunswick	Contributory	2 McKay Street Brunswick	Contributory
370 Barkly Street Brunswick	Non-Contributory	3 McKay Street Brunswick	Non-Contributory
371 Barkly Street Brunswick	Contributory	1/5 McKay Street Brunswick	Non-Contributory
372 Barkly Street Brunswick	Contributory	2/5 McKay Street Brunswick	Non-Contributory
373 Barkly Street Brunswick	Contributory	7 McKay Street Brunswick	Contributory
1-2/374 Barkly Street Brunswick	Contributory	3A McKay Street Brunswick	Non-Contributory
375 Barkly Street Brunswick	Contributory	6 Spurway Lane Brunswick	Non-Contributory
2/377 Barkly Street Brunswick	Non-Contributory	105 Union Street Brunswick	Contributory
1/377 Barkly Street Brunswick	Contributory	109 Union Street Brunswick	Contributory
379 Barkly Street Brunswick	Contributory	111 Union Street Brunswick	Contributory
380 Barkly Street Brunswick	Contributory	113 Union Street Brunswick	Contributory
381 Barkly Street Brunswick	Contributory	115 Union Street Brunswick	Contributory
382 Barkly Street Brunswick	Contributory	117 Union Street Brunswick	Contributory
383 Barkly Street Brunswick	Contributory	119 Union Street Brunswick	Contributory
384 Barkly Street Brunswick	Contributory	126 Union Street Brunswick	Contributory
385 Barkly Street Brunswick	Contributory	128 Union Street Brunswick	Contributory
386 Barkly Street Brunswick	Contributory	130 Union Street Brunswick	Contributory
387 Barkly Street Brunswick	Contributory	132 Union Street Brunswick	Contributory
101-109/388 Barkly Street Brunswick	Contributory	134 Union Street Brunswick	Contributory
389 Barkly Street Brunswick	Contributory	132A Union Street Brunswick	Contributory
391 Barkly Street Brunswick	Contributory	1 Watson Street Brunswick	Contributory
392 Barkly Street Brunswick	Contributory	2 Watson Street Brunswick	Non-Contributory
1-4/393 Barkly Street Brunswick	Significant	9 Watson Street Brunswick	Non-Contributory
394 Barkly Street Brunswick	Contributory	11 Watson Street Brunswick	Non-Contributory
395 Barkly Street Brunswick	Contributory	1A Watson Street Brunswick	Non-Contributory
396 Barkly Street Brunswick	Contributory	30 Wilson Street Brunswick	Contributory
397 Barkly Street Brunswick	Contributory	32 Wilson Street Brunswick	Contributory
398 Barkly Street Brunswick	Non-Contributory	33 Wilson Street Brunswick	Non-Contributory
398A Barkly Street Brunswick	Non-Contributory		
399 Barkly Street Brunswick	Contributory	34 Wilson Street Brunswick	Contributory
400 Barkly Street Brunswick	Non-Contributory	35 Wilson Street Brunswick	Non-Contributory
401 Barkly Street Brunswick	Contributory	36 Wilson Street Brunswick	Contributory
403 Barkly Street Brunswick	Non-Contributory	37 Wilson Street Brunswick	Non-Contributory
405 Barkly Street Brunswick	Contributory	38 Wilson Street Brunswick	Contributory
407 Barkly Street Brunswick	Contributory	39 Wilson Street Brunswick	Non-Contributory
409 Barkly Street Brunswick	Contributory	40 Wilson Street Brunswick	Contributory
411 Barkly Street Brunswick	Contributory	41 Wilson Street Brunswick	Non-Contributory
413 Barkly Street Brunswick	Contributory	42 Wilson Street Brunswick	Contributory
415 Barkly Street Brunswick	Contributory	43 Wilson Street Brunswick	Non-Contributory
417 Barkly Street Brunswick	Contributory	45 Wilson Street Brunswick	Contributory
419 Barkly Street Brunswick	Contributory	47 Wilson Street Brunswick	Non-Contributory
308A Barkly Street Brunswick	Contributory	48 Wilson Street Brunswick	Non-Contributory
349A Barkly Street Brunswick	Non-Contributory	49 Wilson Street Brunswick	Non-Contributory
354A Barkly Street Brunswick	Non-Contributory	51 Wilson Street Brunswick	Non-Contributory
367A Barkly Street Brunswick	Contributory	54 Wilson Street Brunswick	Contributory
367B Barkly Street Brunswick	Contributory	56 Wilson Street Brunswick	Contributory
370A Barkly Street Brunswick	Non-Contributory	58 Wilson Street Brunswick	Contributory

1-9/376-378 Barkly Street Brunswick	Non-Contributory	62 Wilson Street Brunswick	Contributory
398A Barkly Street Brunswick	Non-Contributory	64 Wilson Street Brunswick	Contributory
269 Brunswick Road Brunswick	Contributory	66 Wilson Street Brunswick	Contributory
271 Brunswick Road Brunswick	Contributory	68 Wilson Street Brunswick	Contributory
273 Brunswick Road Brunswick	Contributory	70 Wilson Street Brunswick	Contributory
275 Brunswick Road Brunswick	Contributory	71 Wilson Street Brunswick	Contributory
277 Brunswick Road Brunswick	Contributory	72 Wilson Street Brunswick	Contributory
279 Brunswick Road Brunswick	Contributory	73 Wilson Street Brunswick	Contributory
281 Brunswick Road Brunswick	Contributory	75 Wilson Street Brunswick	Contributory
283 Brunswick Road Brunswick	Contributory	77 Wilson Street Brunswick	Contributory
1-10/285 Brunswick Road Brunswick	Non-Contributory	78 Wilson Street Brunswick	Non-Contributory
1-2, 101-104 & 201-204/287 Brunswick Road Brunswick	Non-Contributory	79 Wilson Street Brunswick	Contributory
289 Brunswick Road Brunswick	Contributory	80 Wilson Street Brunswick	Contributory
291 Brunswick Road Brunswick	Contributory	81 Wilson Street Brunswick	Contributory
293 Brunswick Road Brunswick	Non-Contributory	82 Wilson Street Brunswick	Non-Contributory
295 Brunswick Road Brunswick	Contributory	83 Wilson Street Brunswick	Contributory
297 Brunswick Road Brunswick	Contributory	84 Wilson Street Brunswick	Contributory
299 Brunswick Road Brunswick	Significant	85 Wilson Street Brunswick	Contributory
301 Brunswick Road Brunswick	Contributory	86 Wilson Street Brunswick	Contributory
303 Brunswick Road Brunswick	Contributory	87 Wilson Street Brunswick	Contributory
39 Gold Street Brunswick	Contributory	88 Wilson Street Brunswick	Contributory
41 Gold Street Brunswick	Non-Contributory	89 Wilson Street Brunswick	Contributory
43 Gold Street Brunswick	Contributory	90 Wilson Street Brunswick	Contributory
45 Gold Street Brunswick	Contributory	91 Wilson Street Brunswick	Contributory
47 Gold Street Brunswick	Contributory	92 Wilson Street Brunswick	Contributory
49 Gold Street Brunswick	Contributory	93 Wilson Street Brunswick	Contributory
51 Gold Street Brunswick	Contributory	94 Wilson Street Brunswick	Contributory
53 Gold Street Brunswick	Non-Contributory	95 Wilson Street Brunswick	Contributory
55 Gold Street Brunswick	Non-Contributory	96 Wilson Street Brunswick	Contributory
65 Gold Street Brunswick	Non-Contributory	97 Wilson Street Brunswick	Contributory
75 Gold Street Brunswick	Non-Contributory	98 Wilson Street Brunswick	Contributory
81 Gold Street Brunswick	Non-Contributory	99 Wilson Street Brunswick	Contributory
115 Gold Street Brunswick	Contributory	100 Wilson Street Brunswick	Contributory
117 Gold Street Brunswick	Contributory	101 Wilson Street Brunswick	Contributory
128 Gold Street Brunswick	Contributory	102 Wilson Street Brunswick	Contributory
129 Gold Street Brunswick	Contributory	103 Wilson Street Brunswick	Contributory
130 Gold Street Brunswick	Contributory	104 Wilson Street Brunswick	Contributory
131 Gold Street Brunswick	Contributory	105 Wilson Street Brunswick	Contributory
132 Gold Street Brunswick	Contributory	106 Wilson Street Brunswick	Contributory
133 Gold Street Brunswick	Contributory	107 Wilson Street Brunswick	Contributory
134 Gold Street Brunswick	Contributory	108 Wilson Street Brunswick	Contributory
135 Gold Street Brunswick	Contributory	109 Wilson Street Brunswick	Contributory
136 Gold Street Brunswick	Contributory	110 Wilson Street Brunswick	Contributory
137 Gold Street Brunswick	Contributory	111 Wilson Street Brunswick	Contributory
139 Gold Street Brunswick	Contributory	112 Wilson Street Brunswick	Contributory
140 Gold Street Brunswick	Non-Contributory	113 Wilson Street Brunswick	Non-Contributory
141 Gold Street Brunswick	Contributory	1-3/114 Wilson Street Brunswick	Non-Contributory
142 Gold Street Brunswick	Contributory	115 Wilson Street Brunswick	Contributory

143 Gold Street Brunswick	Contributory	117 Wilson Street Brunswick	Contributory
144 Gold Street Brunswick	Contributory	121 Wilson Street Brunswick	Contributory
146 Gold Street Brunswick	Contributory	123 Wilson Street Brunswick	Contributory
148 Gold Street Brunswick	Contributory	125 Wilson Street Brunswick	Non-Contributory
150A Gold Street Brunswick	Non-Contributory	127 Wilson Street Brunswick	Contributory
150 Gold Street Brunswick	Non-Contributory	129 Wilson Street Brunswick	Contributory
152 Gold Street Brunswick	Contributory	131 Wilson Street Brunswick	Non-contributory
154 Gold Street Brunswick	Contributory	1-6/133 Wilson Street Brunswick	Non-Contributory
156 Gold Street Brunswick	Contributory	112A Wilson Street Brunswick	Non-Contributory