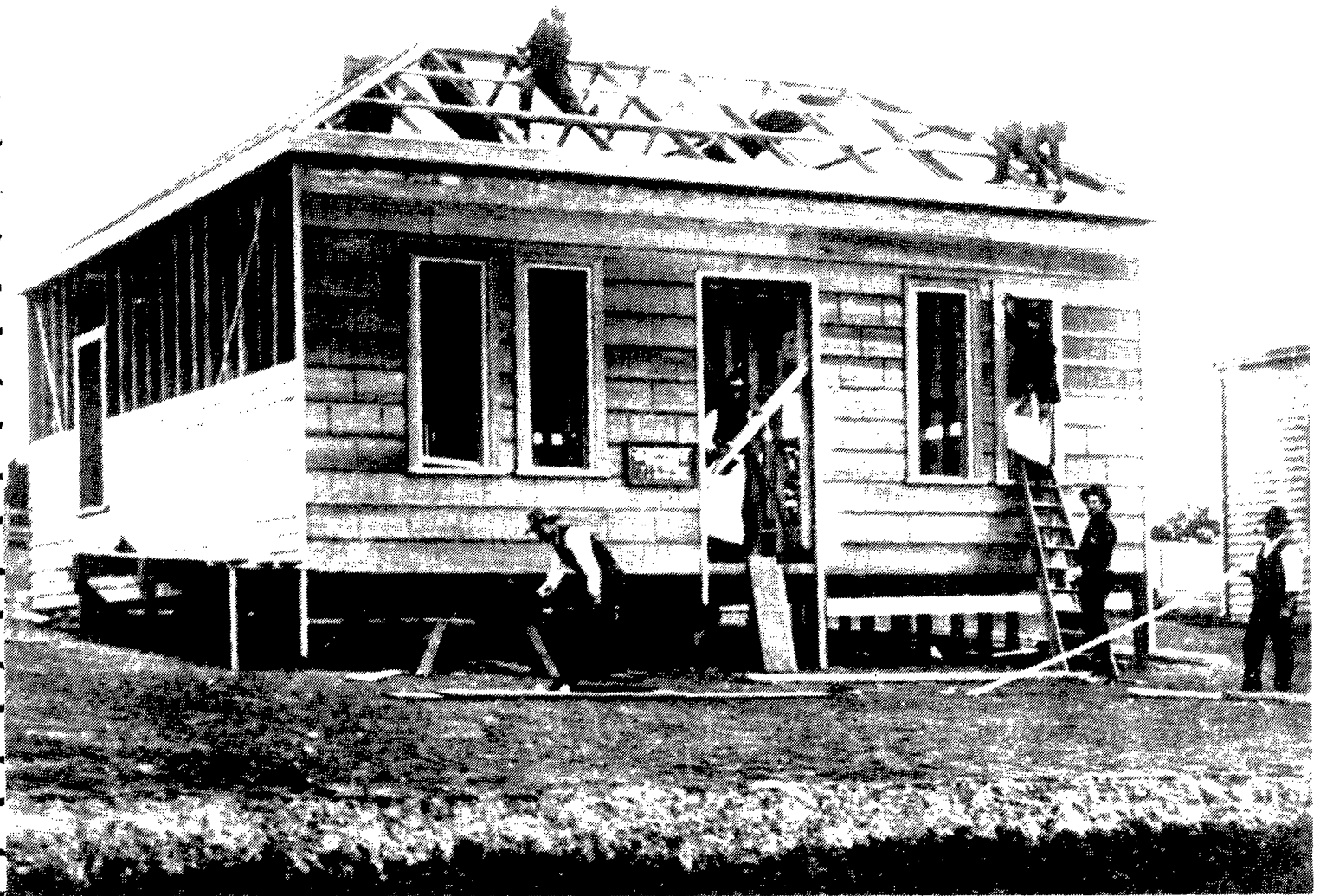


KEEPING BRUNSWICK'S HERITAGE



CONTEXT PTY. LTD.

KEEPING BRUNSWICK'S HERITAGE

A Report on the Review of the Brunswick Conservation Study

VOLUME 2

1990

Prepared for
BRUNSWICK CITY COUNCIL

by

Ms Chris Johnston
CONTEXT Pty Ltd
P O Box 193 West Brunswick 3055
(03) 380 6933

NOTE TO THE READER

This report was prepared by Ms Chris Johnston - a consultant specialising in the conservation of historic places - to provide the City of Brunswick and the local community with an update of the 1982 **Brunswick Conservation Study**.

This report does not repeat many aspects of the 1982 study and the interested reader may wish to borrow a copy of the 1982 study from the Brunswick Public Library.

This report explains the review process and the results. It is supported by Volume 2 which details each of the individual places and Volume 3 the Heritage Areas and other features recognised as significant in this review, and Volume 4 which provides a Schedule of significant places in each street. Other data, such as the consultant's field survey materials, have been lodged with the Planning Department of Council.

ACKNOWLEDGEMENTS

The assistance of the members of the Brunswick City Council Heritage Advisory Committee, Trevor Westmore (Heritage Adviser) and Council staff (including Ann Rohan, Gillian Sansom, Susie Bunn, Frank Smith, Peter Mollison, Chris Braddock) is gratefully acknowledged. The work undertaken by Les Barnes, Brunswick Community History Group and the previous consultants Nigel Lewis and Associates has been of considerable assistance.

STUDY TEAM

Ms Chris Johnston - principal consultant and researcher.

Research assistance provided by Liz Keirs, Janet Plested and Bruce Greenhill.

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STUDY REPORTS

The study is contained in four volumes as described below.

VOLUME 1

Volume 1 provides an overview of the study including:

- . the history of Brunswick and its built environment
- . community views on heritage and conservation
- . recommendations for protecting Brunswick's heritage.

VOLUME 2

Volume 2 contains information on significant individual places.

VOLUME 3

Volume 3 contains:

- . Heritage Areas
- . Street Features
- . Council's Heritage Assets
- . Historic Places Checklist
- . Maps

VOLUME 4

Volume 4 contains a street by street list of significant places.

1. INTRODUCTION: SIGNIFICANT INDIVIDUAL PLACES

This volume contains detailed information on **individual places**.

Some individual properties are considered highly significant. To better facilitate their protection a detailed description (data form) has been prepared for those places significant to the nation or State (level 1) or of great significance to Brunswick and our region (level 2).

A number of Heritage Areas - ranging in size from a single street to a small neighbourhood - are considered to have heritage value. In Volume 3 these areas and their significance are described, and the places that contribute to this heritage value are listed (by street number) and their contribution to the heritage value of the Area indicated (1 to 4).

Volume 4 contains a Schedule listing all significant places in each street. Each contributory building (level 1, 2 or 3) is listed by its street number. Level 4 places are only included if within a Heritage Area. These places are listed with the first and last street number (eg. 3 - 17).

SIGNIFICANCE

The following categories have been used to indicate the relative heritage value of individual places. These categories combine an assessment of the degree of significance and the intactness of the significant aspects of the place.

The Heritage Areas identified in the study are not categorised in this way. Rather each Heritage Area represents important aspects of Brunswick's history and people that remain largely intact from their period/s of development. Some Heritage Areas reflect a single period of development, while others show a sequence of development that may span many years. The individual places within a Heritage Area are ranked into the four categories below.

Significance	Documentation	Recommend's
1 Places of National, State or metropolitan heritage value: such places are almost always of great importance to Brunswick and reflect important aspects of its history.	Data form	HBR &/or RNE Planning scheme
2 Places of high heritage value within Brunswick, representing important aspects of its history and people.	Data form	RNE Planning Scheme
3 Places that provide a good example of a type, architectural style or historical period/activity, being relatively unmodified in form or function.	Heritage Area or Schedule	Planning Scheme if in Heritage Area Otherwise no planning control
4 Places that contribute to the overall historic character of a Heritage Area in Brunswick but are not necessarily intact.	Heritage Area	Planning Scheme if in Heritage Area Otherwise no planning control.

2. DETAILED DESCRIPTIONS

This section contains lists of individual places ranked level 1, 2 and 3, followed by descriptions of each of the level 1 and 2 places. Each list is organised in alphabetical sequence by street names.

Volume 4 is a Schedule of all streets listing the significant places, that is level 1, 2 and 3 buildings, with level 4 included within Heritage Areas.

The recommendations for the protection of each place are indicated in the list and on the data form for each place:

Historic Buildings Register

HBR (bold type) - already on Historic Buildings Register.

HBR rejected for Historic Buildings register.

HBR (plain type) - recommended for nomination for Historic Buildings Register.

Register of the National Estate

RNE (bold type) - on Register of National Estate

RNE (underlined) - nominated but not yet assessed

RNE (plain type) - recommended for nomination to Register of the National Estate.

Planning Scheme

PS All Level 1 and 2 places to be recommended for protection in the Brunswick Planning Scheme.

Other

* Places documented in the 1982 **Brunswick Conservation Study** are indicated by an asterisk on the place name.

+ Railway structures and buildings documented together as Area 35.

LIST OF INDIVIDUAL BUILDINGS

RANK 1

Place	Recs	Map	Area
Bluestone cottage* 130 Barkly St	HBR <u>RNE</u> PS	28	-
Fire Station & Flats* 24 Blyth Street	HBR <u>RNE</u> PS	10	HA 11
Houses* 181 - 189 Brunswick Rd	HBR <u>RNE</u> PS	28	-
Fmr. Beacon service* station & flats 405-13 Brunswick Rd	HBR RNE PS	26	HA 22
Grain stores* (and railway sidings) 1-7, 9-17 Colebrook St.	HBR RNE PS	4	-
Fmr Hoffmans Brickworks* 72 - 106 Dawson St.	HBR RNE PS	14	HA 20
Christ Church* 10 Glenlyon Road	HBR RNE PS	22	HA 34
House (former piggery) 336 Moreland Road.	RNE PS	3	-
Gatekeepers cabin & gates+ Park St	RNE PS	27	HA 35
Fmr. Presbyt. Churches* 212 Sydney Rd	HBR RNE PS	22	HA 34
Municipal Offices & Hall 233 Sydney Rd	RNE PS	21	HA 34
Mechanics' Institute* 270 Sydney Rd	HBR RNE PS	15	HA 34
Fmr. Wesleyan Church and Sunday School* 342 Sydney Road	HBR RNE PS	15	HA 34
Fmr. Union Bank* 387-389 Sydney Road	HBR RNE PS	15	HA 34
Fmr. Hooper's Store* 463-475 Sydney Rd	RNE PS	9	HA 34
Jewell signal box gates and station+ Union St	HBR RNE PS	21	HA 35
Brunswick signal box gates & station+ Victoria Street	HBR RNE PS	15	HA 35

LEVEL 2

<u>Place</u>	<u>Recs</u>	<u>Map</u>	<u>Area</u>
Quarry Albert Street (near Merri Ck)	PS	18	-
Cottages (pair) 247 - 249 Albert Street	PS	16	HA 34
Railway Hotel 291 - 293 Albert Street	PS	15	HA 35
Office (Weighbridge)* 306 Albert Street	RNE PS	15	-
Cottages 361 - 367 Albert Street	PS	14	-
House 373 Albert Street	PS	14	-
Gatekeepers cabin & gates+ Albert St	PS	15	HA 35
Harnett House* (Melbourne City Mission) 117-123 Albion Street	RNE PS	5	-
House 535 Albion Street	PS	2	HA 1
House 10 Allard Street	PS	13	-
House* 326 Ames Street	PS	29	-
Fmr. Brunswick Market 1-9 Ballarat Street	PS	9	HA 34
House 1 Barkly Street	PS	29	-
Cottage 151 Barkly Street	PS	29	-
Cottages (Art Nouveau) 159 - 161 Barkly St	PS	28	-
Gatekeepers cabin & gates+ Barkly St	PS	27	HA 35
Houses (pair) 1-3 Blyth St	PS	10	HA 11
Church & Lynall Hall 103A Blyth St	PS	10	HA 11/12

House						
154 Blyth St			PS	11	HA	14
House						
7 Brett St			PS	10	-	
Brunswick South Primary School						
56 Brunswick Rd	GBR	RNE	PS	29	-	
Building (fmr Cinema)						
66 Brunswick Rd			PS	28	-	
Cottages (pair)						
333-335 Brunswick Rd			PS	27	HA	30
Henderson's Factory (former)						
337-339 Brunswick Rd			PS	27	HA	30
House*						
356 Brunswick Rd		RNE	PS	26	HA	28
House						
357 Brunswick Rd			PS	27	HA	30
House						
359 Brunswick Rd			PS	27	HA	30
Cable tram engine house*						
263 Brunswick Rd		RNE	PS	27	HA	35
House (& stables)						
20 Cohuna Street			PS	25	-	
BCC Sub-station						
2A Connelly St			PS	10	HA	11
House						
47 Cumming Street			PS	7	-	
Masonic Temple						
2 Davies Street			PS	5	-	
House						
11 Davies St			PS	5	-	
House						
26 Davies St			PS	5	-	
House						
28 Davies St			PS	5	-	
Brunswick Baths						
Dawson St		RNE	PS	15	HA	34
Brunswick Technical School						
49 Dawson Street			PS	21	HA	20

MMTB Substation 196A Dawson Street	PS	13	-
Hudson Reserve 208A Dawson St	PS	13	-
House 20 De Carle St	PS	10	-
House* 7 Donald Street	RNE PS	5	-
"Iona" 31 Donald St	PS	5	HA 3
Terraces 48-68 Donald St	PS	5	HA 3
Cottages 191 - 193 Edward Street	PS	22	-
Brunswick Creche 86 Glenlyon Rd	RNE PS	22	-
Cottages 38 & 48 Harrison Street	PS	6	-
"Chaumont" 49 Heller St	PS	26	-
Fmr. Gas Retort blg* 21-35 Hope Street	RNE PS	9	HA 35
House 160 Hope St	PS	8	-
Church, Manse, School & Convent 181 - 185 & 272 Hope St	PS	7	-
House 7 Hopetoun Ave	PS	2	HA 1
House 53 King Street	PS	24	-
Fmr Synagogue* 32 Lord Street	RNE PS	17	HA 22
Infant Welfare Centre 318-24 Lygon St	RNE PS	17	-
Lyndhurst Hotel* 513 Lygon St	PS	10	-
Former Western Theatre 41 - 43 Melville Rd	PS	13	-

House 104 Melville Road	PS	8	-
John Welsh Pty Ltd 12-20 Miller Street	PS	29	-
"Moreland Terrace" 222 - 238 Moreland Rd	PS	4	-
Wesleyan Methodist Church (former) 53 Nicholson Street	PS	29	-
House 655 Park St	PS	28	-
Gatekeepers cabin & gates+ Park St	PS	27	HA 35
Fmr. Superintendent's residence 903 Park Street	<u>RNE</u> PS	26	-
House 905 Park Street	PS	26	-
House 19 Passfield St	PS	13	-
House 23 Passfield St	PS	13	-
Drill Hall 6 Percy Street	PS	9	HA 35
House 33 Saxon Street	PS	15	HA 34
House 2 Second Ave	PS	4	HA 2
Brunswick East Primary School 195 - 197 Stewart St	PS	11	-
Fmr Lyric Theatre 199 - 207 Sydney Rd	RNE PS	21	HA 34
St Ambrose Church, School & Hall 289 Sydney Rd 1-3 Dawson St)	PS	15	HA 34
Cumberland Arms Hotel 337 - 341 Sydney Rd	PS	15	HA 34
Duke of Edinburgh Hotel 430 Sydney Rd	PS	16	HA 34
Baptist Church 491 Sydney Rd	PS	9	HA 34

Fmr. Dentist Surgery* 503 Sydney Rd	PS	9	HA 34
Fmr. Independent Church 523-7 Sydney Rd	PS	9	HA 34
Don Bosco Youth Centre 715 - 719 Sydney Rd	RNE PS	4	-
MMTB Depot 807 - 813 Sydney Rd	PS	4	-
"Mernda" 1 Timaru Ave	PS	11	-
Downs Ropeworks 64-72 Tinning Street & 7 - 9 Cassels Road	RNE PS	4	-
House (& Fmr Shop) 145 - 147 Union St	PS	26	-
Carrington Hotel 158-162 Union Street	PS	20	-
Liquorice Factory 342 - 348 Victoria Street	PS	15	HA 35
Brunswick Park & oval 423A - 425A Victoria St	PS	8	-
WBPA Hall 434-6 Victoria Street	PS	14	HA 18
West Brunswick Primary School 490 - 492 Victoria St	RNE PS	14	HA 18
House 1 Waihi Ave	PS	11	-
House 37 Waxman Pde	PS	7	HA 1
"Canowindra" 43 Waxman Pde	PS	7	HA 1
House 51 Waxman Pde	PS	7	HA 1
Coppin Masonic Hall 191 Weston St	PS	23	-
Cottage 193 Weston Street	PS	23	-
House 43 Whitby Street	PS	8	HA 8

LEVEL 3**Aberdeen Street**

7 Victorian house
9 Edwardian house

Aintree Street

4 Victorian house

Akeroa Avenue

3 Californian Bungalow
5 Californian Bungalow

Albert Street

23-25 Victorian terrace houses
28-30 Edwardian, pair "Art Nouveau" styles
137 Edwardian house
170 Victorian, former Church
188 Victorian house, gabled verandah
227-9 Victorian terrace houses
232 1920s, East Brunswick High School
251 Victorian house
253 Edwardian, former Rechabite Hall
256 1928, Salvation Army hall
257-9 Edwardian shops, pair
343 Victorian house

Albion Street

50 Californian Bungalow
102 Edwardian house
103 Edwardian shop & house
104 Edwardian house
122 Edwardian house
152 Edwardian house
162 Edwardian house
164 Victorian house, gabled verandah
172 Victorian house
176 Victorian house
180 Victorian house
391 Edwardian house
396 Edwardian house
398 Edwardian house
399-401 Edwardian factory, F J Wolfe Cordage
Manufacturer
443 Edwardian, Healing warehouse

Allan Street

7 Victorian house
8 Edwardian house
12 Victorian house
15 Victorian house, gabled verandah
17 Victorian house, gabled verandah
24 Edwardian house
34 Victorian house
36 Victorian house

Allard Street

6 Victorian house, gabled verandah; part of
Closer Settlement scheme

Amess Street

322 Edwardian house

324 Edwardian house

Arnold Street

7 Victorian house

Ashmore Street

12 Victorian house

15 Victorian house

19 Victorian house

23 Victorian house

30 Edwardian house

32 Victorian house

Austral Avenue

27 Edwardian house

37 Edwardian house

54 Edwardian house

Balmoral Avenue

19 Californian Bungalow

Bank Street

5 Edwardian house

11 Victorian house

13 Edwardian house

20 Victorian house

26 Edwardian house

Barkly Street

11 Edwardian house

134-6 Edwardian terrace houses, pair

142 Edwardian house

144 Edwardian house

163-9 Edwardian terrace houses

172 Victorian house

175 Edwardian house

~~182-88~~ ~~Victorian terrace houses~~

182-88 Victorian terrace houses

195 Victorian house

197 Victorian house

208-210 Victorian terrace houses

209 Victorian house, former shop

211-19 Victorian terrace houses

216-222 Victorian terrace houses

226 Edwardian house

232 Victorian house

246 Edwardian house

Barningham Street

1 Victorian house

Barrow Street

4	Edwardian house
21	Edwardian house
40	Victorian house
54	Victorian house
56	Victorian house

Barry Street

24-26	Edwardian houses
28	Edwardian house

Belfast Road

42	Victorian house
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Blair Street

34	Victorian house
36	Victorian house

Blyth Street

172	Californian Bungalow
174	Californian Bungalow

Breese Street

8	Victorian house
28	Edwardian house
33	Edwardian house
35	Edwardian house

Bruce Street

2	Victorian house, gabled verandah
6	Victorian house, gabled verandah
12	Victorian house, gabled verandah

Brunswick Road

17-27	Modern, former Latoof & Callil factory
18-28	Victorian houses, (18,20,26,28 most intact)
50	Californian Bungalow, and garage, gate/fence
64 & 64B	1920s, SEC substation
80	Edwardian house
94	Edwardian house
100	Edwardian house
102	Victorian house
104-6	Victorian houses, pair
108	Victorian house
111	Victorian shop
122	Victorian house
226-8	Victorian terrace houses
230	Victorian house
235	Victorian house
272	Victorian house
273	Victorian terrace house
299	Victorian house, gabled verandah
307	Victorian house
308	Victorian house
328	Edwardian house
396	Californian Bungalow
404	Edwardian house
451	Edwardian house

459	Edwardian house
479	Californian Bungalow
Burnell Street	
31	Victorian house
Cadman Street	
7	Californian Bungalow
Cameron Street	
4	Victorian detached terrace
Canning Street	
2	Victorian house
Carnarvon Street	
7	Victorian house
27	Edwardian house
29	Edwardian house
31	Edwardian house
33	Edwardian house
Cassels Road	
23	Victorian house, gabled verandah
35	Victorian house
38	Victorian house
39	Edwardian house
41	Victorian house
68	Victorian house
Charles Street	
35	Victorian house
37	Victorian house
40	Edwardian house
42	Edwardian house
Collace Street	
9	1940s house
Collier Crescent	
42	Victorian house
90	1940s house, rendered
Collings Street	
9	Californian Bungalow
16	Edwardian house
Cook Street	
26	Californian Bungalow
28	Californian Bungalow
30	Californian Bungalow
Crisp Avenue	
8	Edwardian house
10	Edwardian house
40	Edwardian house
46	Edwardian house
48	Victorian house

50 Edwardian house

Davies Street

13 Edwardian house
 14-16 Edwardian houses
 30 Edwardian house
 42 Victorian house
 62 Victorian house
 75 Edwardian house
 80 Victorian house
 104 Edwardian house

Davison Street

26 Californian Bungalow

Dawson Street

29 Modern, former Millers Ropeworks

Deakin Street

11 Victorian house
 13 Victorian house

De Carle Street

5 Edwardian house
 44 Edwardian house

Denman Street

27 Californian Bungalow
 32 Californian Bungalow

Dods Street

20 Edwardian house
 24 1930s clothing (knitting) factory
 27 Edwardian house
 29 Edwardian house
 33 Edwardian house

Donald Street

11 Victorian house
 85 Victorian house, gabled verandah
 103 Edwardian house
 119 Edwardian house
 120 Victorian house, "Padua"
 132 Edwardian house
 134-136 Edwardian houses, pair
 142 Victorian house
 159 Modern, Prestige Hosiery
 174A Edwardian, Brunswick City Council substation

Dudley Street

7 Edwardian house

Dunstan Avenue

23 Victorian house
 48 Edwardian house

Edward Street

136	Victorian house
140-2	Victorian houses, pair
144	Victorian house
149	Edwardian house
152	Victorian house
157-9	Edwardian house
158	Victorian house
160	Edwardian house
168??	Edwardian, Brunswick City Council substation
181	Victorian house
183	Victorian house
192	Victorian terrace house
194-6	Victorian terrace houses
197-201	Victorian house
198	Victorian house
207	Victorian house
212	Edwardian house
226	Victorian house
228	Victorian house

Errol Street

2-10	Victorian terrace houses
15	Victorian Italianate house

Evans Street

6	Edwardian house
23	Edwardian house
25	Victorian house
51	Victorian house
52	Edwardian house
88	Edwardian shop
94	Edwardian house
101-105	Edwardian factory
111-113	Victorian house
122	Edwardian house

Eveline Street

3	Victorian house
7	Victorian house
17	Victorian cottage

Ewing Street

1	Victorian cottage
5	Victorian house & stables
16	Edwardian house

Fallon Street

2	Victorian house
5	Edwardian house

Fitzgibbon Avenue

8	Victorian house
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Ford Street

11-29	Victorian houses, row of villas
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Fraser Street

1	Victorian house
5	Edwardian house
8	Edwardian house
9	Californian Bungalow
23	Californian Bungalow
27	Victorian house
28	Edwardian house
30	Edwardian house

French Avenue

10	Californian Bungalow
11	Californian Bungalow

Frith Street

5	Modern, Telephone Exchange
6	Victorian cottage

Garden Street

7	Victorian house
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Gardiner Street

1-3	Edwardian houses, pair
7	Victorian house

Garnet Street

17-21	Edwardian shop
87	Edwardian house

Glenlyon Road

18	Victorian house
31	Victorian house
33-37A	Victorian, two shops
42	Victorian, Dairy
47-49	Victorian, two shops
60-62	Victorian houses, timber, pair
61	1920s, Free Kindergarten
67A	1920s?, Church of Christ
80	Edwardian house
100	Victorian house
102	Edwardian house
104	Edwardian house
126	Edwardian house
144	Edwardian house
146	Edwardian house
159	Victorian terrace house
163-165	Victorian terrace houses
176	Edwardian house
181	Edwardian house
210	Victorian house, and palms
225	Edwardian house
227	Edwardian house
229	Edwardian house

Gold Street

46-48	Edwardian houses, pair
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Grantham Street

19-19A	Edwardian houses
20	Edwardian house
22	Edwardian house
23	Edwardian house
26	Edwardian house
32	1920s, "Dorothea" Bakery
35	Edwardian shop
63	Edwardian house
65	Edwardian house

Hall Street

3	Californian Bungalow
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Hamilton Street

2	Californian Bungalow
10-12	Victorian houses
15-17	Victorian houses

Hanover Street

22	Edwardian house
41	Victorian house
64	Victorian house, gabled verandah

Hardy Street

8	Edwardian house
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Heller Street

24	Edwardian house
27	Californian Bungalow
38	Edwardian house
45	Victorian house
61	Edwardian house
62	Edwardian house
66	Edwardian house
70	1920s house

Henderson Street

21	Californian Bungalow
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Henty Street

6	Victorian house
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Hickford Street

21	Californian Bungalow
23	Edwardian house
56	Edwardian house
62	Edwardian house
72	Edwardian house
85	Victorian house, gabled verandah
91	Victorian house
102	Edwardian house

Holloway Street

16	Californian Bungalow
32	Californian Bungalow

Holmes Road

23 Californian Bungalow
77-79 Edwardian shop

Hope Street

57 Victorian house
69 Victorian house
70 Edwardian shop
73 Edwardian house
78 Victorian house
81 Edwardian house
94 Edwardian house
102 Victorian house
111 Edwardian shop
119 Californian Bungalow
124 Victorian house
126 Edwardian house
128 Edwardian house
130 Victorian house
136 Californian Bungalow
138 Edwardian house
152 Edwardian house
188 Edwardian house
284 Edwardian house

Horne Street

18 Victorian house

Howard Street

15 Edwardian house
22 Edwardian house
39 Victorian cottage
41 Victorian cottage

Howson Street

3 Victorian house

Inverness Street

2-4 Modern, Yorkshire Textile mills

John Street

38 Victorian house

Jones Street

9, Victorian houses,
11 & group of three,
13 stables at rear

Katawa Grove

33 Victorian house, gabled verandah

King Street

36 Californian Bungalow, with fence, hedge

Kirkdale Street

9 Victorian house

Latrobe Street

24 Edwardian house

Laura Street

5 Victorian house
 21 Victorian house
 72 Victorian house
 86 Victorian house, gabled verandah

Linden Street

15 Californian Bungalow
 17 Californian Bungalow

Lowan Street

9 1930s, Spanish Mission influence

Loyola Avenue

19 Californian Bungalow

Luscombe Street

5 Victorian house, gabled verandah
 7-9 Victorian houses, pair
 23-25 Victorian houses, pair
 45 Victorian house
 47-51 Edwardian terrace house

Lydia Street

5 Victorian house
 8 Victorian house
 9 Victorian house
 14 Victorian house
 21 Edwardian house
 29 Victorian house
 46 Californian Bungalow, (unpainted)
 82 Victorian house
 96 Victorian house

Lygon Street

11 1920s shop, former factory
 31-33 Victorian houses, terrace pair
 56-58 Victorian shop, with old painted signs
 63 Victorian shop, former bank
 86 Victorian shop
 91 Edwardian factory
 92 Victorian shop
 191 1930s factory
 249 1940s factory
 260-274 1940s factory
 326-48 1940s factory, "Castle Knitwear"
 357-61 1930s, Albion Hall
 510 Edwardian shop, intact shopfront

Maghull Street

1 Edwardian house

Marks Street

1 Victorian house
 3 Victorian house

5	Victorian house
7	Victorian house
10	Edwardian house

Mattingley Crescent

37	Californian Bungalow
42	Californian Bungalow

Mayfield Avenue

1	Edwardian house
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McLean Street

17	Edwardian house, Brunswick Estate
21	Victorian cottage, Brunswick Estate

Melville Road

40	Edwardian house
58B	Edwardian bank
200	Edwardian house
228	1920s shop, UFS Dispensary

Merri Street

23	Victorian house
27	Victorian house

Mincha Street

25	Edwardian house
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Minnie Street

15	Edwardian house
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Mitchell Street

10	Victorian house
14	Victorian house
16	Edwardian house
28	Edwardian terrace house
40	Victorian terrace, 2 storey house
47-49	Edwardian, St Margaret Mary's Church & School
68	Victorian house
86	Victorian house
92	Victorian house, gabled verandah
95	Edwardian house
98	Edwardian house, (now creche)
100	Edwardian house
101	Victorian house, gabled verandah

Moreland Road

112	Edwardian house, pair
114	Edwardian house
126	Victorian house
220	Edwardian house
240	Victorian house
290	Edwardian house
292	Spanish Mission
384	Baptist Church
388	Californian Bungalow
390	Californian Bungalow
572	Victorian house

Moule Street

19 Spanish Mission house

Mountfield Street

7 Victorian house
27 Victorian house
41-43 Edwardian houses, pair
62 Victorian house

Murdock Street

34 Edwardian house
46 Victorian house, gabled verandah

Murray Street

30 Victorian house (Cadman Closer Settlement Scheme)
42 Victorian house (Cadman Closer Settlement Scheme)

Nicholson Street

56 1930s Conventional house
142 Edwardian house
150 1920s church
225 Edwardian, Lomond Hotel
255 Edwardian house

Newman Street

9 Californian Bungalow, War Service house

North Street

8 Victorian cottage
20 Edwardian house
28 Victorian house

Orari Avenue

5 Californian Bungalow

Pareora Avenue

1 Californian Bungalow

Park Street

603-5 Modern houses, pair
609 Victorian house
629 Victorian house
641-5 Victorian terrace houses
649 Edwardian house
665-7 Victorian terrace houses
679 Victorian house
683 Victorian house
835 Edwardian house
839 Edwardian house

Pearson Street

106-8 Edwardian house
114-116 Edwardian house
115 Edwardian house
121 Edwardian house

123	Edwardian house
136	Edwardian house
140	Edwardian house
142	Edwardian house
144	1920s, North Brunswick Primary School
147	Edwardian house

Piera Street

28	Victorian terrace, one of terrace??
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Pitt Street

6	Edwardian house
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Prentice Street

11	Victorian terrace (one of 4) "Grantham Cottage"
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Queen Street

9	Victorian cottage
23	Edwardian house
27	Edwardian house

Reaburn Crescent

9	Californian Bungalow
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Rose Street

19	Victorian house
68	Edwardian house (derelict)

Rupert Street

27	1930s "English cottage" house & garage
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Shamrock Street

44	Edwardian house
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Smith Street

32	Victorian house
60	Edwardian house

South Audley Street

1	Edwardian house
10	Victorian house

South Daley Street

1	Victorian house
5A	1920s, South West Brunswick Primary School

Stanley Street

21	Californian Bungalow
29	Californian Bungalow

Sterling Street

5	Victorian cottage
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Stewart Street

102	Californian Bungalow (unpainted)
127A	Edwardian, Maran-atha Gospel Hall
175	Californian Bungalow
180	Californian Bungalow

183	Californian Bungalow
188	Californian Bungalow
204	Californian Bungalow
212	Californian Bungalow
230	Californian Bungalow

St Phillip Street

72	Victorian house
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Sutherland Street

5	Edwardian house
30	Victorian house

Sydney Road

743-5	Victorian shops
786-8	1930s shop
840	1930s, Bank

Taranaki Avenue

2	Californian Bungalow
4	Californian Bungalow
5	Californian Bungalow
8	Californian Bungalow

Thomas Street

16	Victorian house
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Timaru Avenue

5	Californian Bungalow
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Tinning Street

38-40	Victorian terrace houses
98	Victorian house, gabled verandah

Trinity Street

10	Victorian house
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Turnbull Court

5	Edwardian house, Brunswick Estate
7	1950s, "Age" Small Home?

Union Street

23-29	Victorian terrace
63 & 65	Victorian, two cottages
80-82	Victorian shop
126	Victorian shop
137	1930s Duplex (one of)
149	Victorian house
175	Edwardian house & garage
256-64	Modern, Denzil Don Kindergarten
273	Victorian house

Victoria Grove

13	Victorian house
17	Edwardian house
23	Edwardian house
25	Edwardian house

27 Victorian house
31 Victorian house

Victoria Street

31 Edwardian house
58 Edwardian house
60-68 Edwardian houses, Group of pairs
72 Victorian house
74-76 Edwardian houses, pair
75 Edwardian house
85 Californian Bungalow
96 Fleming Park
98-106 Edwardian Hall, Bowling Club
137 Victorian house
159 Edwardian house
161 Victorian House
177 Edwardian shop
179 Victorian cottage
205 Victorian house
230 Victorian house
232 Victorian house
235 1920s former "Bethany Hall"
237 Victorian house
243 Victorian, one of a terrace
273 1920s Hall
331 Victorian house
380-82 1920s, Victoria Hotel
384 Victorian house
500 Victorian house
551 Victorian cottage
557 Victorian house
581 Victorian house

Wallace Street

28 Edwardian house
32 Victorian cottage

Warburton Street

9 Victorian house
13 Victorian house
24 Victorian house

Waxman Parade

18 Victorian house (Dal Campbell Estate)

West Street

2 Edwardian house
5 Victorian house

Westbourne Street

29 Edwardian house
42 Victorian cottage

Weston Street

37-39 Modern, Federation Granolithic Factory
176 Edwardian house
211 1920s, Caledonian Hotel
213A Edwardian, former Church

Whitby Street

92	Modern
94	Modern

White Street

36	Edwardian house
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Wyuna Street

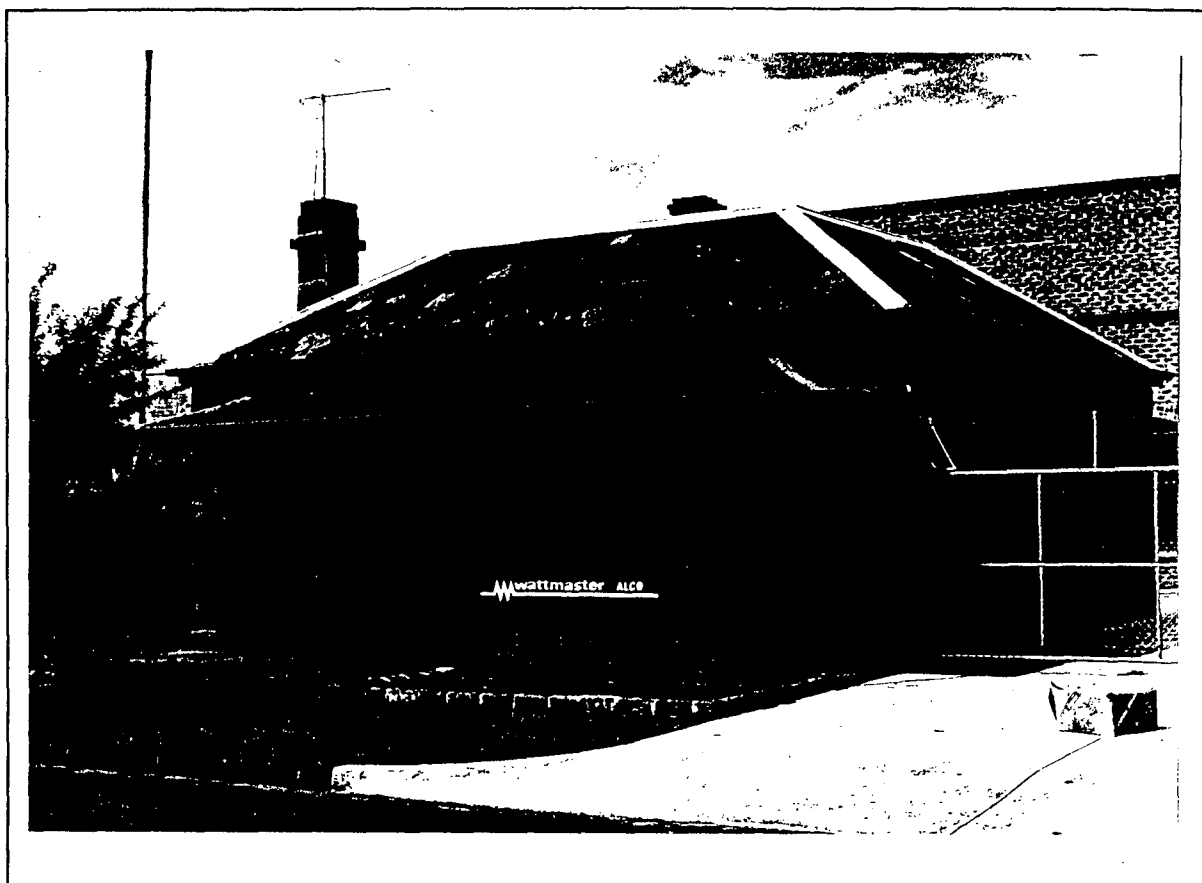
12	Victorian house
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BLUESTONE COTTAGE
130 Barkly Street

Map No. 28

Heritage Area No. -

Planning Scheme: Level 1



History & Description

The 1860-61 rate books record Matthew Birkett as the owner and occupier of a stone house on the south side of Barkly Street consisting of four rooms, a kitchen and stabling. The house certainly existed in 1860 and was probably constructed in the 1850s. There are no rate books earlier than 1860 - 61 for the City of Brunswick. (The City was only proclaimed in 1857 and it appears that municipal organisation only dates from about 1859).

It is likely that the building was constructed by Matthew Birkett (who is recorded as a 'quarryman'), from the local stone available in the quarries nearby. Quarrying was an early activity in south-east Brunswick, and these quarries provided essential stone supplies for Melbourne from the 1850s.

From about 1873 to 1880 Birkett let the property to a succession of tenants, including a traveller, a carter, and a cabman. In 1882 the property, 'stone house and land', passed to John Melville, a journalist, and he may have been responsible for the additions to the rear of the building. By March 1900, the last date at which Melville's ownership is

recorded, this five-roomed stone house was being let to Benjamin Brown, a clerk. By March 1901 the property had passed to Alexander Cran Reith, a baker of Lygon Street, Brunswick, who continued to let the property as a domestic building. The brick bakery at the rear was Reith's business premises; presumably it dates from c1901, but as it was demolished in 1984, it has not been researched for this nomination.

The original section of this bluestone house has a slate hipped roof, featuring scallop slates to the front, and a concave iron verandah to Barkly Street. The symmetrical front facade has a central, four panel door and two double hung windows with bluestone quoined surrounds and dressed bluestone sills. The front facade is tuckpointed with the courses, in contrast to the deeper and more random courses of the sides. There is a bluestone chimney on the east side of the building and geometric cast iron vents still remain. A brick extension to the rear has a hipped slate roof.

Gutters, down pipes and ridge capping have been replaced and a front verandah post removed. The bluestone building is reasonably intact.

Significance

The bluestone residence is an early and relatively intact example of a simple workingman's cottage.

The association of the building with a quarryman, Matthew Birkett, who was probably responsible for its construction, and its association with the quarrying industry in Brunswick, adds substantially to its importance.

Sources

Sands and McDougall Directory, various dates.

City of Brunswick Rate books

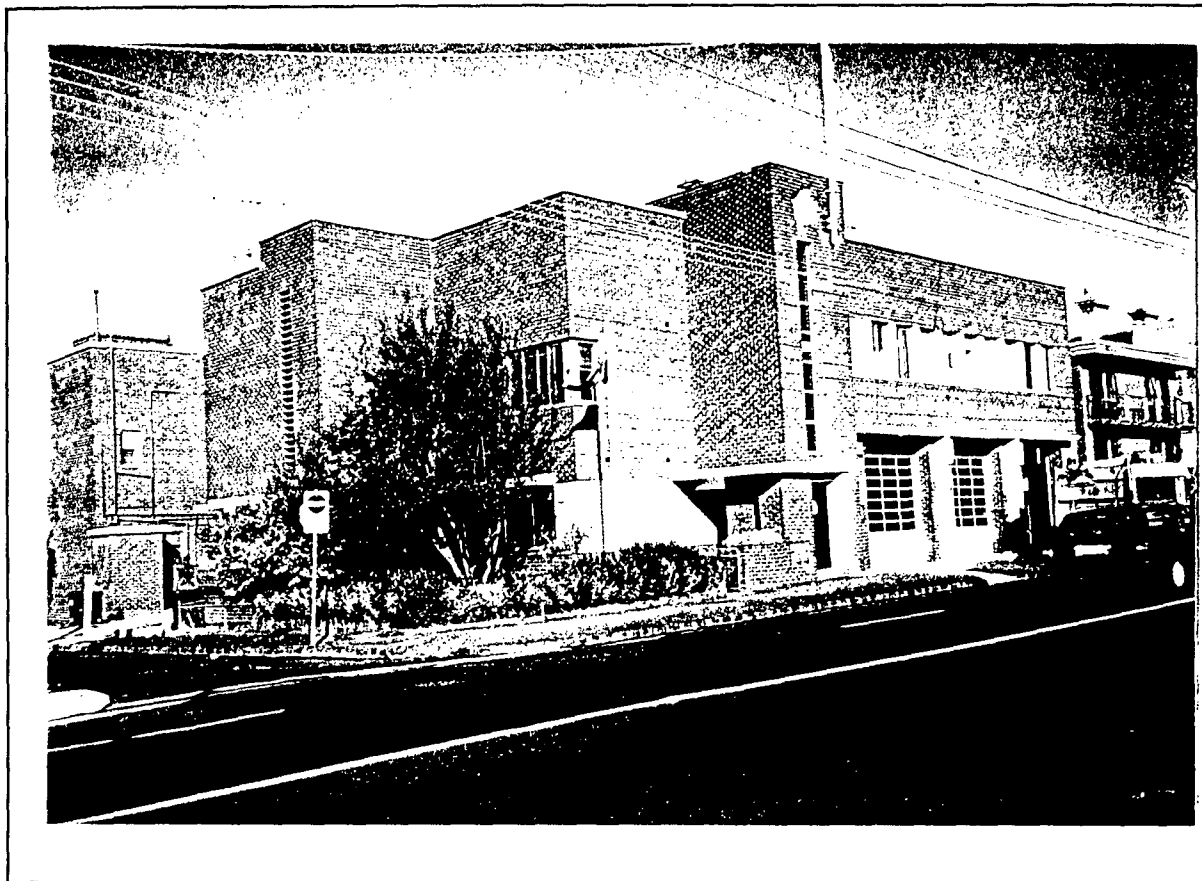
Historic Buildings Council File 84/5508

FIRE STATION & FLATS
24 Blyth Street

Map No. 10

Heritage Area No. 11

Planning Scheme: Level 1



History & Description

The fire station contains offices and fire truck bays within a two storey brick building. There are two blocks of flats at the rear of the fire station building which partially enclose a garden courtyard. The fire station building is built close to the Blyth Street frontage, with a small garden enclosed by a low cyclone wire fence on the north east corner.

The three buildings were built as a group, and the design is consistent throughout, extending also to the layout of the garden spaces.

The streamlined design is typical of early modern architecture with a reduction of ornament placing emphasis on the use of mass in composition. The exposed brick work employs horizontal sections of cream and red brick, strips of windows, flat roofs and two curved walls to create this streamlined building form. The front flagpole, affixed to the front of the fire station with three hoops, is also typical of early modern architecture.

Seabrook and Fildes designed the complex and it was built by F N Mann Pty Ltd.

The buildings appear largely intact externally; internal inspection has not been undertaken. They also appear to be in excellent condition, and no immediate or long-term threats are known.

Significance

This building is a notable early example of modern architecture in Victoria. It is a good example of the innovative work of the architectural firm Seabrook and Fildes who designed Victoria's first modern school building (MacRobertson Girls High School) in Melbourne in 1934. Their designs re-introduced the use of large sections of cream brick as a modern design element. The use of this material has special meaning in Brunswick as the cream brick was first developed by Brunswick brickmaker John Glew some eighty years earlier and was used as a design feature of several notable buildings in the locality from at least the 1860s.

Sources

Nigel Lewis & Associates Brunswick Conservation Study. Report prepared for the City of Brunswick, 1982.

Royal Victorian Institute of Architects Journal, Nov-Dec 1937, p.204.

HOUSES

181-189 Brunswick Road

Map No. 28**Heritage Area No. -****Planning Scheme: Level 1****History & Description**

These two pairs of cottages were erected in 1854 by the architect, James Blackburn Jnr. They were of iron sheeting, prefabricated and imported from England.

It appears that in the 1860s the cottages were used, together with buildings on an adjoining allotment, for a school by Rev. William Jarrett. In 1852, Jarrett founded one of Brunswick's two earliest colleges and he was also a prime instigator of the United Presbyterian Church in Victoria.

The cottages are also associated with the Glew family from 1871, when John Glew, who pioneered brickmaking in Brunswick in 1849, became the owner of one cottage. The Glew family ownership has continued until recent times, however the current ownership is not known.

The cottages were erected as two pairs numbers 189 & 187, and 183 and 181. No. 189 is largely in its original form, but its brick chimneys have been removed. The front facade of its pair (No. 187) has been brick clad with clinker bricks, possibly in the 1930/40s. Its side facade retains the

original iron finish. The verandah of No. 187 has also been altered.

Both cottages in the other pair (Nos. 183 & 181) have been brick clad at an earlier time. The brickwork is tuckpointed. These buildings retain their original form, chimneys, windows and verandah posts, however, the verandah frieze has been replaced with another pattern. A brick fire wall divides the verandah of these two cottages (and presumably the whole of the two buildings).

The rears of these buildings have not been investigated; it is understood that a brick extension was added to no. 183 in 1963.

No. 189 is in good condition and appears to be well cared for by new owners. This building is on the Historic Buildings Register. The other three cottages are in a neglected condition.

Significance

These iron cottages, erected in 1854 by James Blackburn Jnr., are rare survivals of the iron sheeting prefabricated houses which were imported from England to meet the demand for housing in the rapidly expanding colony, especially during the gold-rushes of the 1850s. They provide evidence of the early European settlement of Melbourne and of Brunswick.

These cottages have local significance also because of their connections with the Rev. William Jarrett, (the founder in 1852 of one of Brunswick's two earliest colleges) and at least from the 1870s, with John Glew, pioneer colonial brickmaker.

Sources

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Report prepared for the Brunswick City Council, 1982.

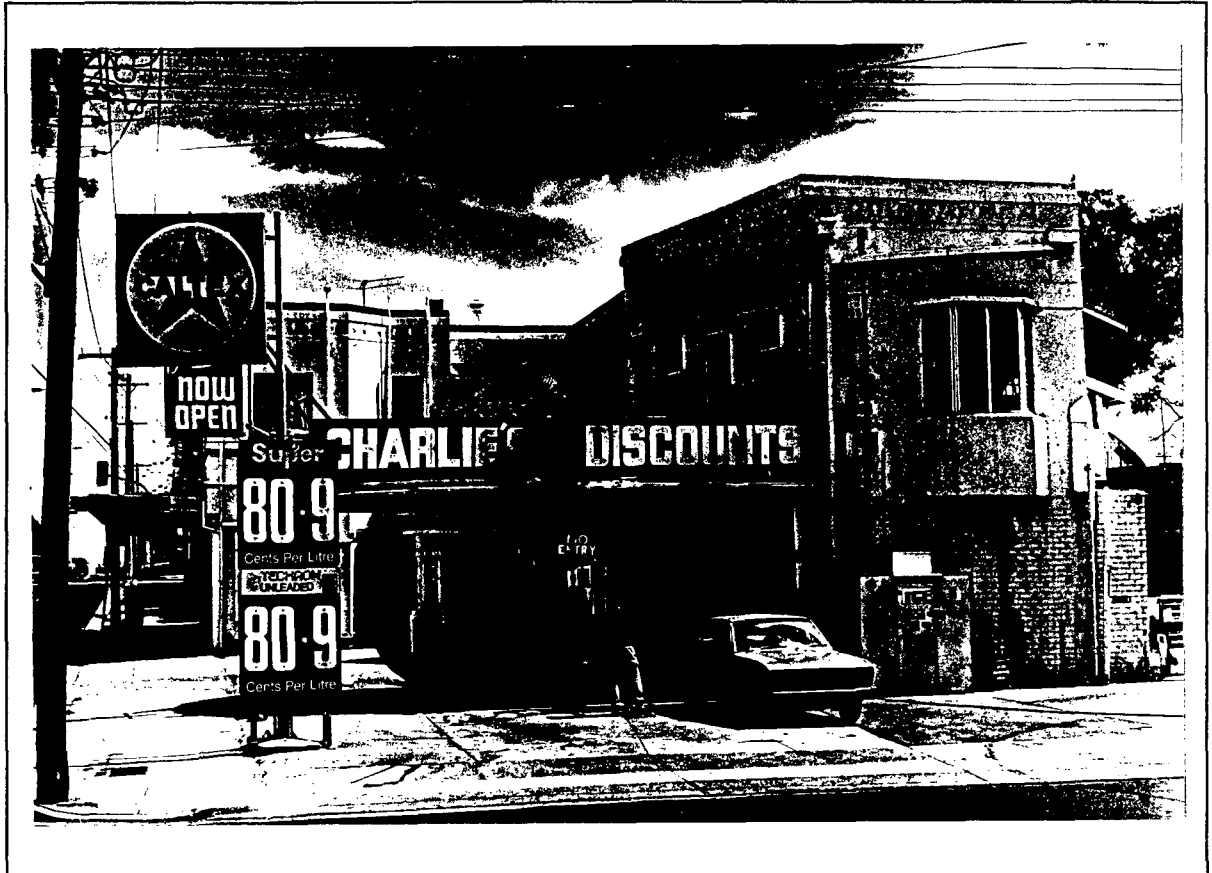
National Trust of Australia (Victoria) File

BEACON SERVICE STATION & FLATS (former)
405-13 Brunswick Road

Map No. 26

Heritage Area No. 28

Planning Scheme: Level 1



History & Description

The Beacon Garage was erected by Victor Heiberg in 1936 and the flats completed in 1938. Heiberg was a German immigrant who built a number of houses in Brunswick including the notable house at 356 Brunswick Road opposite.

Gasoline (petrol) was initially available from chemists or other suppliers. Kerosine pumps were developed in the U.S.A. around 1898 by S. F. Bowser. Petrol pumps or bowers, enabled ease of dispensing and could be locked up each night. Curb-side pumps each probably dispensing a different brand were installed. The resulting traffic congestion led to the innovation of the off-street petrol station often on a strategic corner site. The drive-in petrol station often became a 'service station' offering motor oils, tyres, batteries and repairs. Service station design aimed to capture attention and present a corporate and modern image; designs were often imported by American petroleum corporations.

The Beacon Garage and flats are cuboid in form, showing the influence of the beginning of streamlined modern architecture in the 1930s. The design of the Beacon Garage complex

reflects the influence of the International modern movement, and is one of few remaining Melbourne service stations from this period. In contrast to its modernist form are the Edwardian leaded glass windows and oriel window bays, Greek revival porch detail and other elements reminiscent of the 1920s. This combination appears to reflect Heiberg's known interest in innovation combined with an apparent attraction to Edwardian and organic forms as reflected in his house opposite at 356 Brunswick Road.

Beacon Garage & flats comprises a drive-in service station (1936/7) attached to a group of two shops with three flats above, and one at ground floor adjoining the garage.

The complex is largely intact with a number of minor external alterations such as refaced shopfronts, added signs, alterations to some openings. An internal inspection has not been undertaken.

Heiberg is described by Barnes as 'a native of Horstein, Germany who came to live in Brunswick with his Australian wife and children ... A house renovator by profession'.

Heiberg apparently built other houses in Brunswick. He built two houses in succession at 333 Albert Street in 1916 on land adjoining a disused claypit. The second house he named 'Ashlar'. He sold the property to the MMBW in 1934; the MMBW used the site as a repair depot and demolished the house¹.

Heiberg's other ventures included renovation of a house in Leslie Street (No.8) for his own family, and erecting a fish and chip stall behind an advertising hoarding in Albert Street. The stall was broken up by larrikins and soldiers in 1914. He sold the Leslie Street house in 1917 and it was demolished in 1979. If he was a builder or 'house renovator' by profession then it may be that many other examples of his work remain.

When Heiberg acquired the property, it was in the name of Thora Doreen Orbett Madsen Heiberg, his daughter. Her occupation was described as a 'builder' on the property title; her role in relation to Beacon garage and Heiberg's house is not known.

Significance

The Beacon Garage and Flats are significant as an early example of a drive-in service station, relatively unmodified in form or function, and a rare example of the combination of service station and accommodation for rental rather than as accommodation for a proprietor.

It is an example of the work of Victor Heiberg, a well-known Brunswick identity who built a number of houses in Brunswick. This building, with the house opposite (356 Brunswick Rd)

1. Barnes, L Street names of Brunswick. Unpublished manuscript, 1987

appear to be the only remaining examples of his buildings remaining in Brunswick.

The Beacon Garage and flats is a key building within the Grantham Street Heritage Area.

Sources

Barnes, Les, Street names of Brunswick, Unpublished manuscript, 1987.

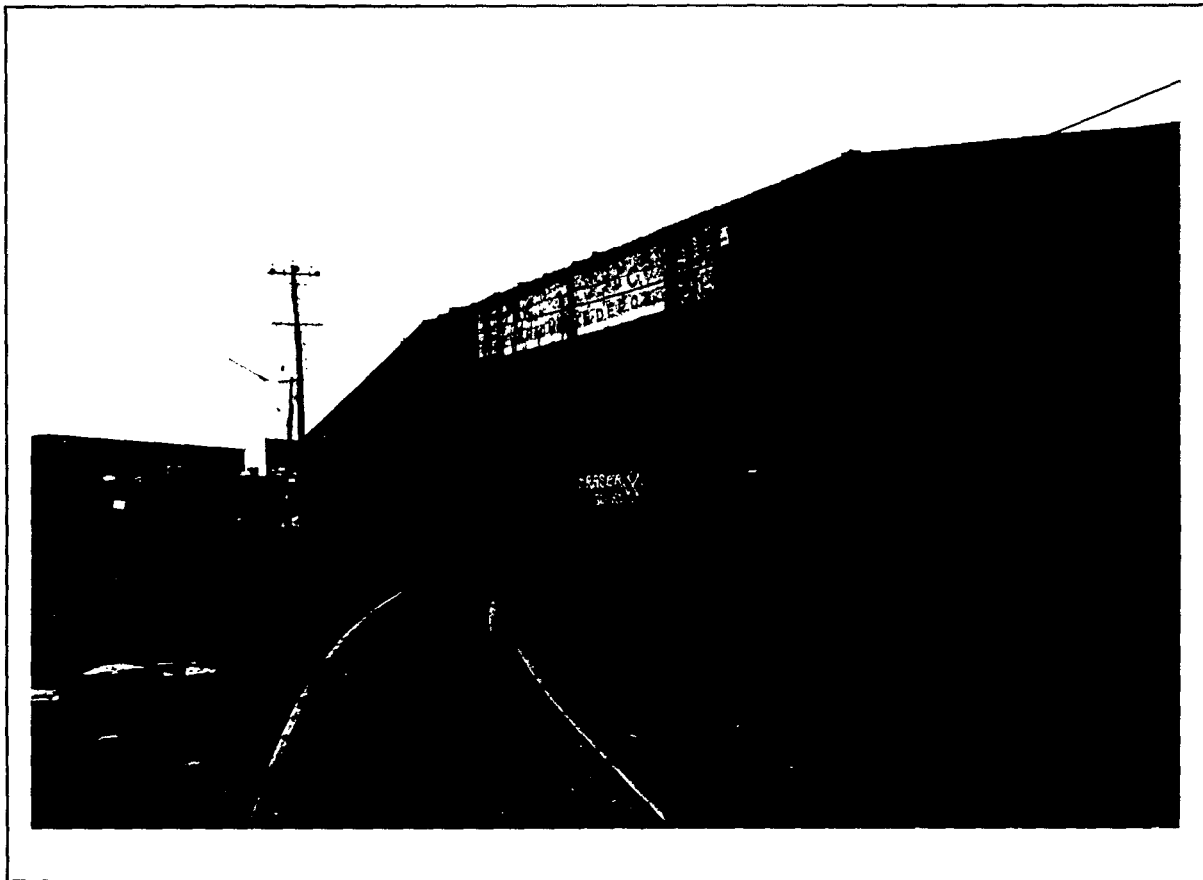
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GRAIN STORES

1-7, 9-17 Colebrook St. and railway sidings

Map No. 4**Heritage Area No. -****Planning Scheme: Level 1****History & Description**

Melville & Co. grain and wool merchants occupied a stone grainstore on the south west corner of Tinning and Colebrook Streets in 1887; this building extends through to Albion Street and remains today in an altered form. In the same year the company also occupied an iron grain store on the north east corner (that is to the east of the railway line). This iron grainstore was occupied by Thomas Warr and Co. wharfinger from 1888, and has since been demolished.

Donald Melville constructed a single bluestone grain store on the north west corner of Colebrook and Tinning Streets in 1888, and then built two additional grainstores on the north side of the first building in 1891.

Donald Melville came to Victoria in the 1850s, initially working as a traveller for a wool store, and then formed the company D. Melville & Co. auctioneers, wool and grain merchants. Melville lived in large house ("The Manor") near the present day corner of Albion and Melville Roads. Donald Melville's politician career spanned both State Parliament (1882-1917) and Brunswick City Council (1878-1884).

Melville's company occupied the Colebrook Street stores until the mid 1890s. The property was then occupied by the Victorian Farmers Loan and Agency Co and Darling and Sons, grain merchants (and millers); by the late 1890s they were occupied by Dalgety & Co, grain merchants, with a number of other grain merchants occupying the stores in later years. Melville & Co continued to occupy the Albion Street store until around the turn of the century. By 1911 all the grain stores were owned by John Connelly, manager of the Moreland Wood and Grain Store.

A railway siding was constructed to the buildings occupied by Melville, possibly including the building on the south side of Tinning Street. His agreement with the Railway Department dates from 1887 - 1889. The siding was altered in 1914 for John Connelly.

The State Electricity Commission of Victoria acquired the Colebrook Street stores in 1932 for use as a briquette depot, and expanded into the Albion Street store in the 1950s. Their use of the buildings as briquette stores apparently ceased in the 1960s when the home use of briquettes declined. During the second World War the Tinning & Colebrook stores were occupied by the American Army and the Commonwealth Customs Department.

The grain stores are a complex of bluestone buildings. The walls of the buildings are constructed of coursed, random bluestone blocks and the large expanses of hipped roofs are of corrugated iron. Arched and rectangular openings are trimmed with simple dressed bluestone and two openings form large entries for railway trucks.

The grain stores are located adjacent to the Upfield railway line, with sidings leading directly into the buildings. The opening of the railway (then from Spencer Street to Coburg) enabled a number of industries to build on strategically located sites adjoining the railway. The links to the railway line are still apparent with two large entrances and rail sidings providing for access by rail trucks. Sidings from the line were common, but those across Colebrook Street are now the only sidings remaining in Brunswick.

The grain store between Albion and Tinning Sts has been substantially modified on the Tinning St facade, and in its roof structure. This building is currently occupied by the SECV.

The complex of three grain stores on the corner of Tinning and Colebrook Streets, remain in a reasonably intact state, with minor alterations to the exterior and internal floors.

Significance

A large complex of nineteenth century, bluestone grain stores that are without rival in the metropolitan area. The grain stores provide substantial and evocative evidence of nineteenth century trade in grain, corn, hay (etc). The association with Donald Melville adds to their significance.

The location of the stores and their linkage to the railway illustrates the key role of the railways in the movement of essential produce, a role reflected in both the grain store and briquette store uses. Within Brunswick, many industries were able to establish major enterprises largely due to their link to the railway line, however this complex provides the only remaining evidence of this link in the form of sidings, rail and entry doors.

Architecturally, the buildings form a large complex and demonstrate extensive and substantial use of bluestone, an important local building material.

Sources

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illustration of stores prior to completion

Barnes, L. It Happened in Brunswick 1987, p.32

Barnes, L. Streets of Brunswick. Unpublished manuscript, 1987

Nigel Lewis and Associate Brunswick Conservation Study, report
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National Trust of Australia (Victoria) Research Report.
Prepared by Carlotta Kellaway, April 1986.

HOFFMAN'S BRICK & POTTERY WORKS (Former)
72 - 106 Dawson Street

Map No. 14 Heritage Area No. 20 Planning Scheme: Level 1



History & description

The Hoffman Patent Brick and Tile Company was formed in 1870 by Jenkin Collier, David McKenzie Barry and William Owen. Their aim was to introduce the principles of industrialisation to brickmaking, replacing the small-scale operations with new, mass-production technology in terms of brick presses and the introduction of a new kiln type². By 1900 these continuous brickmaking processes had taken over completely from the small-scale brickworks, many of which failed during the 1890s depression.

The Hoffman kiln, from which their company took its name, was first patented in Australia in 1865 but appears to have first been constructed on the Hoffman company's Albert Street site in 1870.

Two of the company's founders were already well-known identities. Barry was a local landowner and hotelier, having opened the Sarah Sands Hotel in 1854. Collier and Barry had

2. National Trust of Australia (Victoria) Submission to the HBC on former Hoffmans Brick & Pottery Works, 13 July 1988.

worked together as successful construction contractors, building stations on the Sandhurst line and constructing other railway lines. They first opened a brickyard near the present day Collier Street to make the bricks required for their construction contracts.

The growth of the Hoffmans company coincided with the 1870-90s period of urban expansion, and the establishment of the Dawson St works (the No.2 works that remains today) coincided with the 1880s boom. When the Brunswick railway line was built (1884) the Hoffman Co. built its own branch line and siding, and operated its own locomotive. By the 1890s Hoffmans was claimed to be the largest industry of its kind in the colonies. The No. 1 works in Albert Street were demolished in 1975. The manager's house adjoining the No. 1 works remains today and has been identified in this study as a level 2 building.

The No.2 Works were also the site of the Hoffman Co. pottery, the largest pottery in Victoria by the early twentieth century. Pottery products started in 1886, initially pipes and sanitary ware (produced as part of the sewerage of Melbourne). By 1908 Hoffmans had started producing tessellated tiles, and then roof tiles in 1917. Domestic and ornamental pottery started about the same time, with the famous 'Mel-rose' ware name registered in 1932 and a range of ware produced with the 'Australiana' theme.

The influence of the Hoffman Company extended well beyond the site itself, and the form and layout of substantial areas of Brunswick resulted from the land holdings and speculation of the Company and the associated Hoffman Land and Building Association. The brickworks site and several adjoining subdivisions to the south and west (Heritage Areas 17, 18 & 19) demonstrate the social and economic importance of the Company within Brunswick. This evidence contributes to the importance of the brickworks site.

Clay industries had an important role as employers within Brunswick, and investigation of the wages records of the Company (by staff at University of Melbourne Archives) demonstrated that adjoining areas (such as Lyle Street) housed workers and that much of this housing is still extant. The combination of the brickworks site and these housing areas (Heritage Area 10) adds to the significance of the brickworks.

The layout of the No. 2 works site retains much of its early 20th century (or earlier) form, and demonstrates a rare and remarkable continuity of technology, work processes and functional areas.

Reference to 1904 and 1952 site plans indicates that the building presently housing the brick presses has been used for storing and mixing the clay and pressing of bricks during this period. The collection of brick presses at the works appear to be of considerable significance, particularly while in situ.

Two of the Hoffman kilns on the site date from the establishment of the No. 2 works, and are the sole remaining nineteenth century Hoffman kilns in Melbourne. These kilns are essentially intact. The southern kiln, while more recent (1906), retains half of its wickets in their original form, demonstrating the previous manual (wheel barrow) loading process that has now been replaced by forklifts.

The alignment of the buildings on the eastern side of the site provides evidence of the alignment of the siding that linked the works to the railway. This link to the railway appears to have been a critical factor in the growth and development of the works, and the remaining evidence is significant.

Comparison

The Hoffman works are the only remaining example of the clay industries that were important in shaping the northern region of Melbourne. The other major works - in Northcote and Preston (Northcote Brick Co., New Northcote Brick Co., Clifton Brick & Tile Co.) and Brunswick (Barkly Brick Co., Butler's Brick Works) - have all been demolished.

Significance

The former Hoffman Brick and Pottery Works is significant to Brunswick as the sole survivor of the clay industry which was central to the history of Brunswick, where clay industries started in the 1840s and continue to the present day. The brickworks thus exemplifies the role of the clay industries in Brunswick, as well as being important in its own right.

This site provides the only substantial evidence remaining of the clay and brickworks industry established in the C19th to provide building materials for Melbourne. The site provides evidence of the scale of operations and technological skill of these major C19th Melbourne brickworks. The continuity of operations at the brickworks site for over one hundred years provides important evidence of the change (or lack of change) in the processes and technologies used for brick manufacture.

Sources

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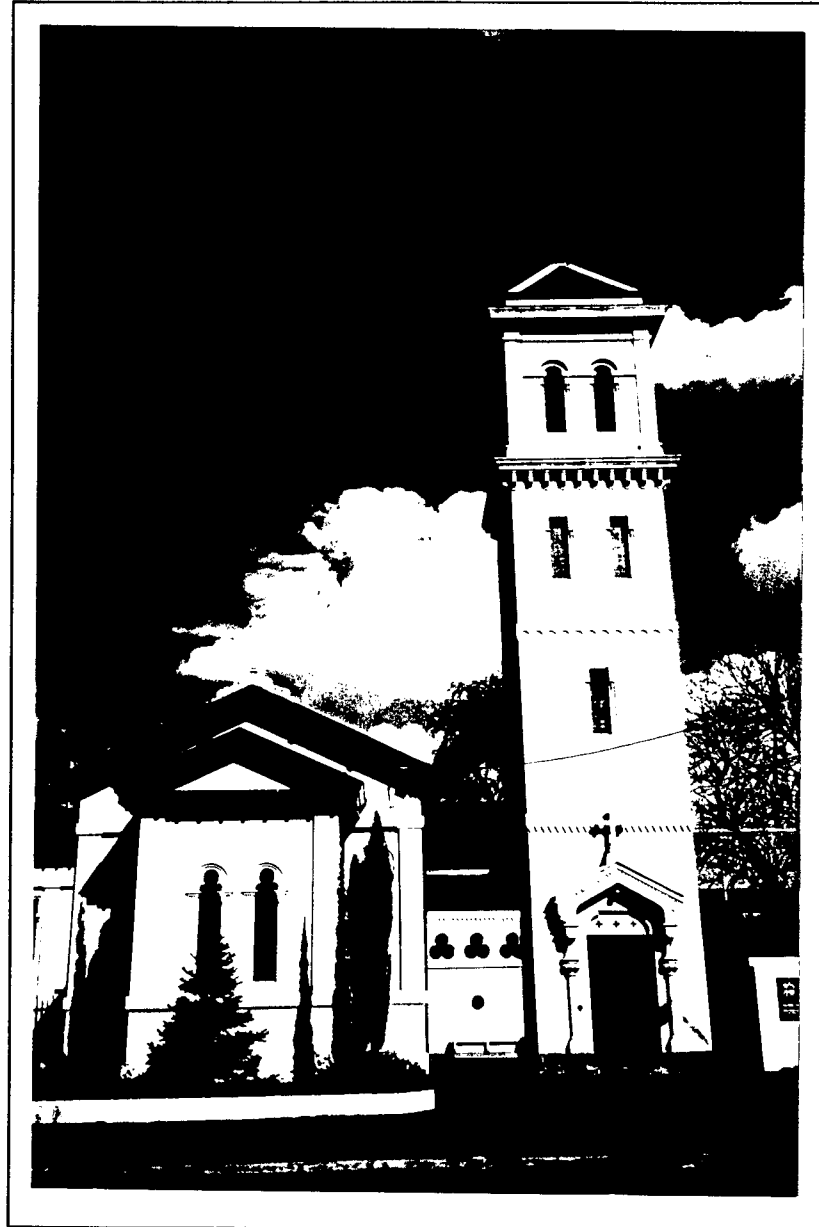
Brunswick Community History Group Phillipstown History Walk,
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Brunswick Community History Group Brickworks and potteries in
Brunswick, BCHG, 1987.

National Trust of Australia (Victoria), Submission to the
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and Pottery Works, July 1988.

CHRIST CHURCH
10 Glenlyon Road

Map No. 22 Heritage Area No. 34 Planning Scheme: Level 1



History & Description

Christ Church, a stucco rendered brick structure of cruciform plan and detached campanile, was erected in four stages between 1857-75 to serve the predominantly labouring class congregation of the Brunswick district. The Parish was created in 1855.

Architects Purchas and Swyer designed the nave in 1857, Smith and Watts completed transepts, chancel and vestry in 1863-64 and the campanile in 1870-71, whilst Frederick Wyatt was responsible for completion of the apse in 1875.

Adjoining the church to the east is a two storey parsonage, and parish hall, the latter being rebuilt in 1926 and 1986.

Christ Church, is a building of excellent quality and craftsmanship and is substantially intact although restoration work in the early 1980s has obscured the original intact render finish. With the adjoining parsonage and hall it forms an attractive building grouping and is a local land mark.

Significance

Christ Church, an important, rare and complete example of the application of the 'villa rustica' or Italian country villa style of church architecture in Victoria, is a building which has been successfully developed by consecutive architects in a mode popularised by 19th century architectural writers and generally reserved for domestic villa architecture.

Sources

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Messenger, No.81. 3 June, 1875, p.3. Church of England, Melbourne.

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HOUSE

336 Moreland Road

Map No. 3**Heritage Area No. -****Planning Scheme: Level 1****History & description**

The curing of meat to make bacon and hams is an old and simple technology. It would have been practiced in Australia from the first years of colonisation, whenever sufficient meat was available. Export of cured meat occurred from the 1840s. By 1866-7, there was only one meat curing establishment recorded; this works was owned by William Smith and later sold to Samuel Henderson in 1869. By the end of the 1870s there was an extensive ham and bacon curing industry in Victoria³.

Allotment 126 was initially purchased by Farquhar McCrae in 1839, along with another in Coburg. He named his estates "Moreland" and "La Rose" (Coburg). After the crash of 1842 he lost "Moreland" which was subdivided into smaller farming allotments and auctioned in 1858.

Edward Edwards owned and occupied a wooden house on or near this site from at least 1860 to 1866-7; by 1871 the land was owned by Joseph Edwards (presumably a relative) and by 1873-4

3. Farrer K T H A settlement amply supplied p. 168

was occupied by Samuel Knight Grimes, a ham curer⁴. A factory was first recorded as being on the site in 1874-5 (BCC rate books), and by 1800 was noted as a brick factory. Grimes' house, described as a wood house of 4 rooms in 1871 and 1874, is not described again until 1887 when it is listed in the rate books as a 'wood and brick house 8 rooms', certainly the house that remains today.

In 1874-5 a neighbouring farmer, James Hutton, was also listed as a bacon curer. At around the same time, Coburg Council decided to move against noxious trades; the premises of James and Colin Hutton in Moreland Road (presumably their property extended both north and south of Moreland Road) attracted the complaints of a neighbour. Hutton stood for Council, apparently to protect his interests, becoming President in 1880. He moved to Preston in 1881⁵, selling both his Brunswick⁶ and Coburg properties. While Coburg refused licences for piggeries, bacon-curers and tanneries from the 1880s, these industries continued in Brunswick.

Grimes was also a councillor on Brunswick Council 1885 - 1889 (at least). By 1893 Maria Grimes, probably Samuel Grimes' spouse, was recorded as owner and occupier of the property. The property continued in the ownership of Maria Grimes until at least 1900, with the occupiers being Maria Grimes (1891-96), Samuel J. Grimes and John Rohead (1897-1899) and John Rohead (1900). Rohead had earlier (c1885) run a bacon curing works further east in Moreland Road, closer to the railway station.

A Frederick Grimes, perhaps a family member, owned a timber house at the south end of the nearby Cornwall Street in 1900, but had sold by 1910.

By 1894 adjoining land owned by Joseph Hackett was tenanted by a bacon curer Frederick John Minchinton; there was a factory recorded on this site also.

From around 1906 Frederick Hartman, a butcher who had previously lived to the west of this site, owned Grimes' property which still consisted of a 6 room wood and brick house, factory and piggery complex. Around 1920 the factory was demolished and the land subdivided to form Perrett Street. Frederick Hartman continued to live in Grimes' house until the 1940s.

The MMBW plan (1907) reveals the form of the piggery and factory. The house is shown as timber with a return verandah and a brick section to the rear. The piggery and factory are shown as a complex of brick and timber buildings located to the south of the house.

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4. Gaps in the Rate books (1867 to 1869) and lack of assessment numbers in 1871 make this sequence appear the most logical.
 5. Broome p.141
 6. BCC Rate books 1880-81 - last listing of Hutton

The house and one outbuilding remain today. The house is a simple Victorian dwelling, with a timber section to Moreland Road and two brick wings to the south. The house retains a bull-nosed return verandah with central gabled portico, a hipped slate roof and original fenestration.

The two brick wings appear to have been built as separate buildings, each with a hipped, corrugated iron roof each with its own chimney. The sequence of development of the timber and brick sections is not clear from the rate books.

A small timber building remains on the south side of the property, with its rear wall in the boundary. It is a simple gable roof structure with a small chimney, and a small window onto the lane. It appears to be the building shown on the MMBW 1907 plan, but its former function is not known.

The garden retains a timber picket fence and entry gate, probably dating from 1920 when the factory was demolished and the land subdivided.

Externally the house appears to be intact but is only in fair condition, due to a lack of maintenance. An internal inspection has not been sought.

Comparison

There are no other examples of farm buildings from this period remaining in Brunswick, and probably few within the inner metropolitan area.

A well-known example of a building associated with the early development of bacon curing as an industry is the Henderson's Bacon Curing Factory (c.1872-3) which remains today at 45 Moreland Street, Footscray. It comprises two attached bluestone buildings that combine residence, curing sheds and part of the smoking rooms. The house/property had changed hands by 1883⁷. This building is listed on the Historic Buildings Register.

By comparison, the house at 336 Moreland Road is only part of a piggery and bacon curing complex. No evidence of the factory remains.

Significance

Although the piggery and factory complex does not survive, the Grime's house is of metropolitan importance as the sole known survivor from the ham and bacon curing industry that flourished in the north of Brunswick from the 1870s (and beyond), and remained on this site probably until the 1920s well after such industries in the inner suburbs had been forced to relocate. The continuous association of this house with the industry from the early 1870s to the 1940s adds to its importance.

7. Butler City of Footscray Urban Conservation Study p 4-90 to 4-91

Few farm buildings from this period survive in Brunswick, an area subdivided for farming allotments but quickly developed as gentlemen's estates and dense workers' housing. The house is also important for its local associations with Samuel Grimes in his public role as a Brunswick Councillor.

[During the study a demolition permit was issued for this building].

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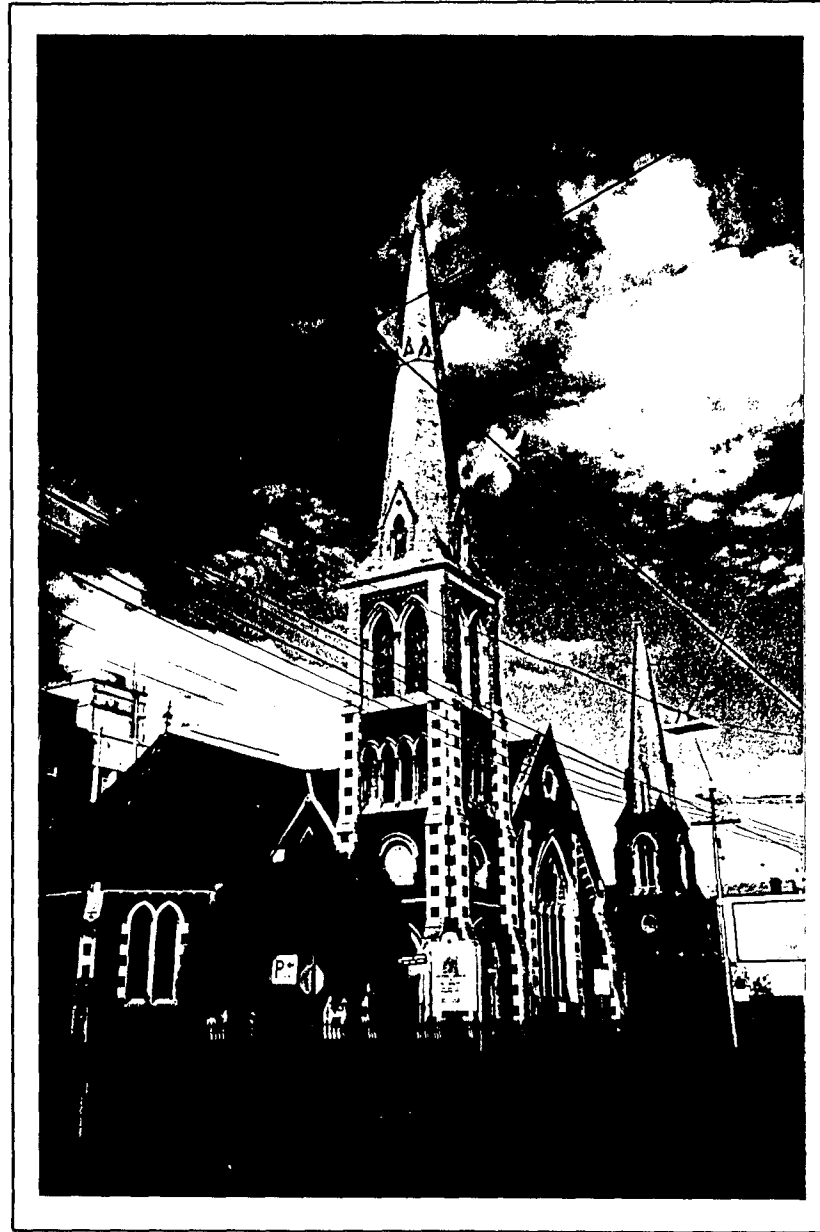
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BCC Rate books 1860 - 1900, 1905, 1910, 1915.

PRESBYTERIAN CHURCHES (Former)
212 Sydney Road

Map No. 22 Heritage Area No. 34 Planning Scheme: Level 1



History & Description

Two churches now stand on this site, one being the second Presbyterian Church erected in Brunswick, the other the third. Contractors Ingram and Thewles completed the earlier bluestone church in 1865 and architect Evander McIver designed the adjacent brown brick church in 1884. Although it was much larger than the bluestone church, McIver used a sympathetic approach in his design of the brick church by repeating specific elements.

Both churches adopt the Gothic style with broach spires and contrasting window surrounds. The cream brick spire of the bluestone church is unique and, together with the window

surrounds, provides lightness and contrast to the composition. The brick church employs contrasting decorative quoining in addition to the spire and window surrounds. The result of this quoining is a bold, patterned design. The west transept of the later church faces Sydney Road and is consequently dominated by the main window. In contrast, the east transept, at the rear of the building, is constructed of a cheaper red brick with cream brick providing the contrast. The north end, or rear of the nave, is apse-like in form.

Brunswick College, a private school was recorded as operating from the earlier church from 1891 to 1924.

The addition of rooms between the two church buildings produces an external confusion of form, but the buildings themselves are substantially intact.

Significance

The two churches, with their adjoining church buildings form a noteworthy group. The cream brick spire of the bluestone church is unique and has particular importance in Brunswick where the cream brick was first produced.

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Nigel Lewis & Associates, Brunswick Conservation Study, 1982.

Barnes, Les, Street Names of Brunswick, Unpublished manuscript, 1987.

MUNICIPAL OFFICES & HALL
233 Sydney Road

Map No. 21 Heritage Area No. 34 Planning Scheme: Level 1



History & Description

Brunswick Council was established in 1857, and built its first municipal chambers in 1859 on Lobbs Hill near the location of the present police station and courthouse in Sydney Road.

With the development of Brunswick, Council sought to build new premises in the mid 1870s, acquiring the site on the corner of Sydney Road and Dawson Street at a reduced price from Mrs Emma Dawson, the price being contingent on completion of the new offices within two years.

Evander McIver, an architect practicing from offices in Brunswick, designed the new building. He was also responsible for other buildings in Brunswick including the brick former Presbyterian church opposite as well as a number of buildings throughout Melbourne. He was also Town Surveyor and Engineer for Brunswick and a number of other municipalities.

The 1876 Town Hall forms the central section of the existing Sydney Road frontage. In 1888 Council sought to extend the building, and conducted a design competition, but failed to win public support for the expenditure required.

After being declared a City on 1908, Council again sought to extend the chambers. Sydney H Wilson, the winner of the 1888 design competition, was invited to undertake the work but reduced in size. A two storey wing was added to the northern side of the 1876 building, creating an asymmetrical facade; Trethowan suggests that this addition may have been seen as the first stage in a larger development which was completed with the addition of a matching wing to the south in 1926. Wilson was again responsible for the 1926 work which he undertook in conjunction with architect Charles R Heath architect for the Coburg Town Hall. Wilson also designed the Electricity Supply offices opposite in 1926; this building was demolished several years ago. This stage of building construction completely engulfed the 1876 building, with its Sydney Road facade being covered by new offices and a projecting portico. All the new work, including the Dawson Street section reproduced McIver's design elements.

The foyer was refurbished as a memorial to Brunswick's war service personnel and opened in 1928. It's designer is not known.

The detailing of the whole building remained largely consistent with that of McIver's 1876 facade, with the major change being the new mansard roof forms. A new hall was constructed in 1926 on the west side of the building, and was linked to the original hall.

The hall was a popular place, with silent movies and modern dances offered to patrons. In 1937, the hall was partly rebuilt to overcome space problems. Architects Peck and Kemter were appointed, having worked previously with Brunswick Council in the design of the Brunswick Baths. This firm was responsible for other important buildings using the modern styling. The changes kept the structure of the hall but replaced the facade to Dawson Street and completely refitted the interior, producing a strong, geometric facade with an art deco interior.

Minor works on the building complex have continued up unto the present time.

The use of 1870s design elements in the three stages of the construction of the municipal offices have produced a result that was predominantly constructed in 1926, although appears to date from the nineteenth century. The hall, also built in 1926 and partly rebuilt and redecorated in 1937, is part of this complex, although appearing so much later because of its use of a contemporary design style.

Significance

Brunswick's municipal buildings and town hall are an important complex, reflecting the importance of local government, the development of its role in serving its local community, and many aspects of the relationship between the Council and the community.

The complex is a representative example of a building type that is virtually always highly significant within its own locality. The buildings retain identifiable elements from each major building period.

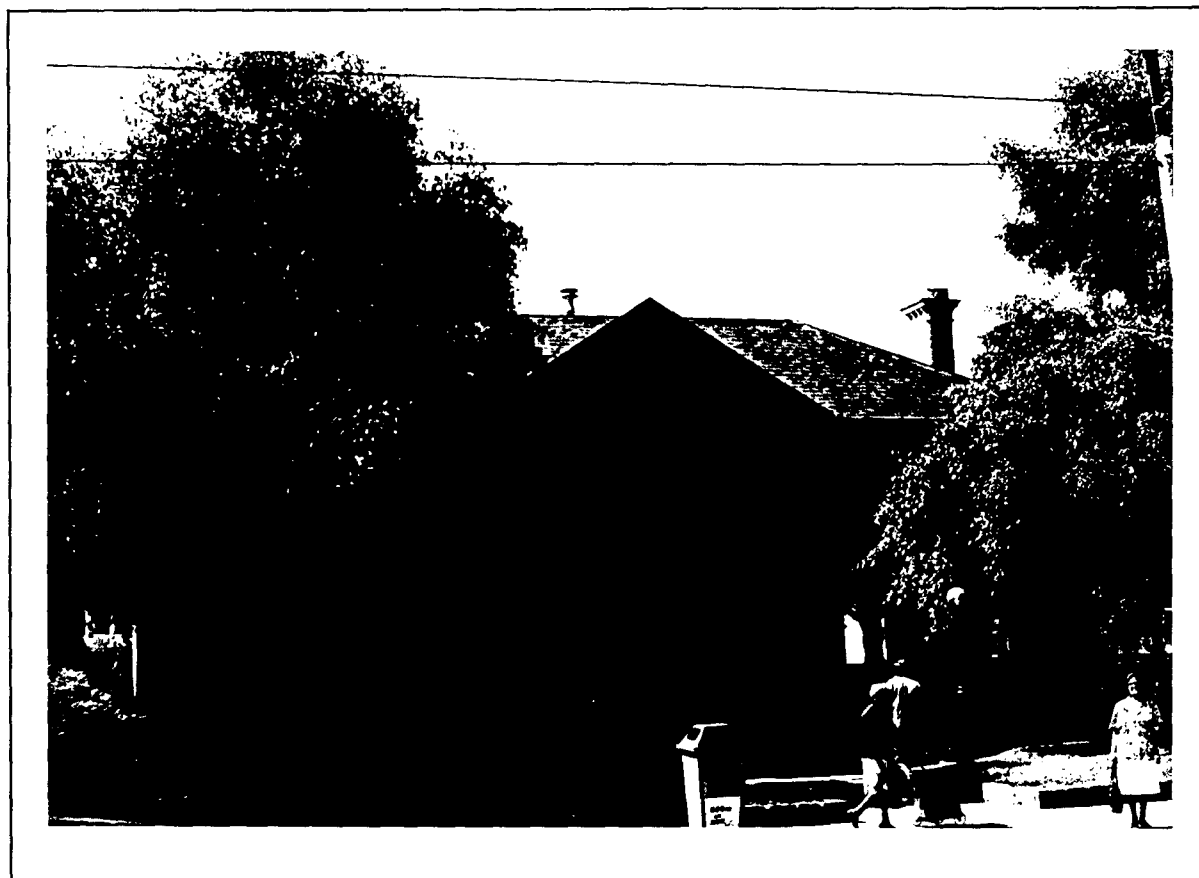
The 1926/37 hall itself was an important place for social gatherings in Brunswick, providing local entertainment. This function was common in halls of the period. In its form and decoration it reflects the contemporary design trends of its period (unlike the municipal offices component). It is regarded as a notable example due to the quality and intactness of the 1937 design as created by architects Peck and Kemter.

Sources

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MECHANICS' INSTITUTE
270 Sydney Road

Map No. 15 Heritage Area No. 34 Planning Scheme: Level 1



History & Description

A Mechanics' Institute to serve Brunswick was first mooted in 1861 with the planning of a series of lectures by 'first rate literary men'. The object, apart from imparting valuable knowledge, was to form the nucleus of a building fund for a suitable building. The council offered a grant of #99 conditional on a further sum being raised by public subscription; later that year a committee of 21 men was elected and the municipality divided into sections for the purposes of canvassing support.

T. J. Sumner laid the foundation stone of the present building in 1868. Sumner had offered land for a site in 1861 and it is assumed his offer was accepted.

The erection of the Mechanics' Institute was noticed in the London journal *The Builder* in 1870. They reported

In Brunswick, a mechanics' institute has been erected and opened. The designs and plans for the building were prepared by Messrs. Kelly & Beswick, architects. The estimated cost is about #20001. At present, the committees have been restricted to building the concert-

hall, which externally does not present a striking appearance. The hall is 60 ft. by 30 ft. and 22 ft. high, with a capacious platform, a coved ceiling rising from a moulded cornice, with ornamental sunlights, and ventilation obtained by Watson's cupola vents. The acoustic qualities are said to be good. Mr. B. Crooke is the contractor, and this portion has cost about #7001.

Despite the claim of the Builder of a staged building programme, Lewis (1988) considers it possible that the entire building was erected in the period c1868-70.

The front facade is symmetrical with ionic pilasters and arched openings, and a central pediment over the entrance. The facade is plain and the entrance emphasised by rows of nail-head and acanthus leaf mouldings above the opening. The absence of a front parapet - thus exposing the hipped slate roof - is unusual in the design of Mechanics' Institutes and creates a less pretentious appearance. Local bricks were used in the construction.

The building was originally face brick, using a darker colour for the body of the building relieved by lighter pilasters and arched window heads. The lighter colour was presumably the cream brick introduced by local brickmaker John Glew. (Other example of this brick can be seen nearby in the spire of the former Presbyterian Church at 212 Sydney Road, and the Wesleyan Church in 340 Sydney Road).

In 1905 some renovation works (details unknown) were undertaken and in 1910 a new Wunderlich pressed metal ceiling was installed in the hall.

Subsequent alterations to the building have included removal of Morton Bay Fig trees in 1924 (due to cracking of the facade), rendering of the building in 1926 (with the addition of raised lettering 'Mechanics' Institute' and '1926' to the building), removal of cast iron ridge cresting (?1926), infill of the original recessed entry (?date). Recent changes have included some minor internal partitioning, installation of false ceilings, bricking up of fire places, major changes to the external landscaping.

The building is in sound condition. It retains its original external and internal form. The major change has been the rendering of the building in 1926.

Significance

Brunswick Mechanics' Institute is one of many Mechanics' Institutes erected in Victoria during the nineteenth century although very few have survived unchanged. Brunswick is a fine example of a typical Mechanics' Institute building with hall, library and offices. It is now one of the earliest surviving institute buildings and is contemporary with such institute buildings as Ballarat (hall and offices 1860; facade 1869) and Williamstown (1859, extended 1869 and 1874).

Brunswick Mechanics' Institute is distinguished by its compact plan and building form, with its unusual juxtaposition of front room with a transverse main hall. It is also unusual for its simple yet classically-inspired architectural treatment and roof form.

The Brunswick Mechanics' Institute is an early and important part of Sydney Road and integral part of a significant institutional (civic and church) precinct (Heritage Area 34). The building has been a focus of much community activity over many years and continues in this role today, and has special social significance for the Brunswick community.

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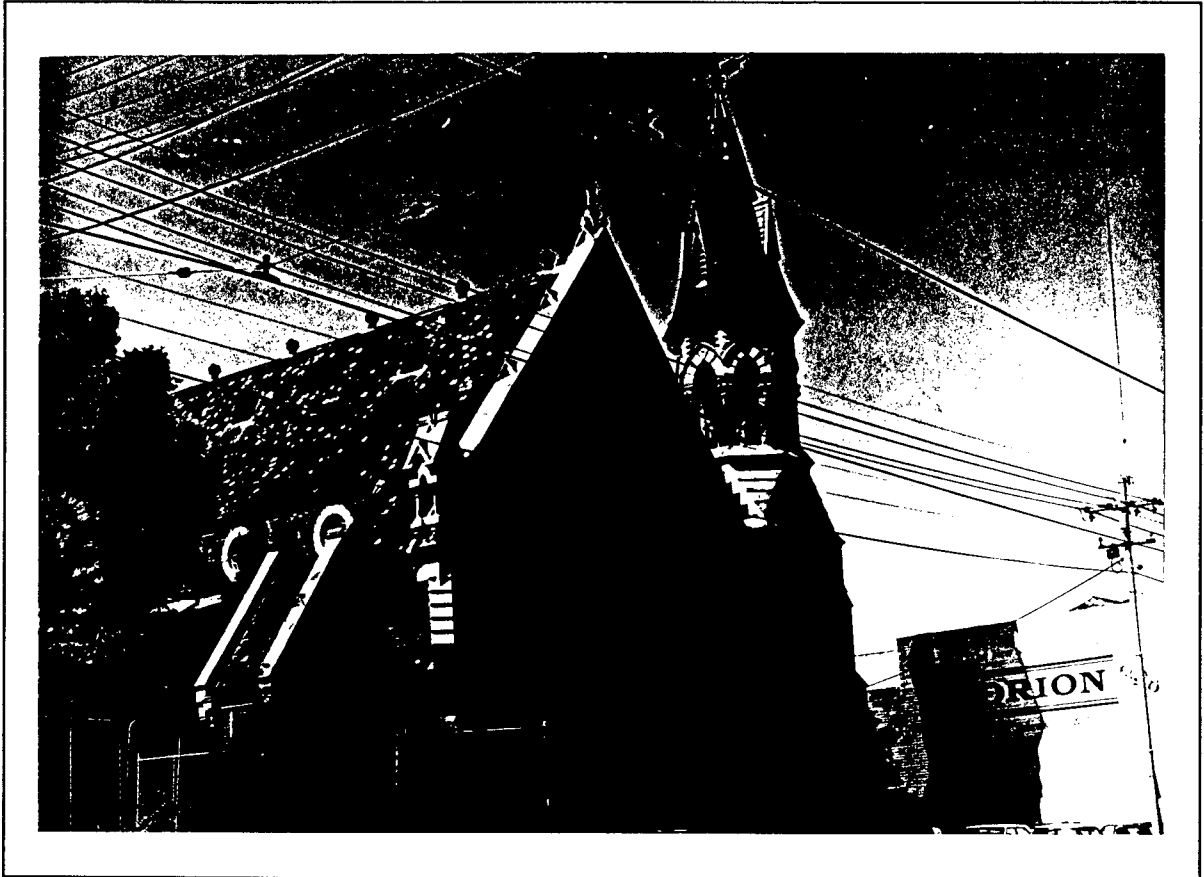
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WESLEYAN CHURCH & SUNDAY SCHOOL (Former)
342 Sydney Road

Map No. 15 Heritage Area No. 34 Planning Scheme: Level 1



History & Description

The present church building was erected in 1872 to the design of architects Fox & Oakden of Ballarat for the Wesleyan Church.

Thomas Wilkinson, an early Brunswick landowner, gave this land to the Wesleyan Church in 1841. Wilkinson was the second owner of this allotment which he purchased from D. S. Campbell, a Melbourne wine and spirit merchant. Wilkinson, often referred to as the "father of Brunswick" in reference to his position as the first President of the municipality of Brunswick, purchased this allotment as part of a syndicate with Rev. E. P. Stone. The allotment was gradually subdivided.

The first chapel was erected on the site in 1841, through the efforts of Thomas Wilkinson and Rev. Parker Stone. In 1863 it was rebuilt, and apparently again in 1872.

Oakden won the commission to design the church in a competition in 1871, and apparently used it as the vehicle to

move from his Ballarat partnership of Fox and Oakden to join Leonard Terry in Melbourne from the end of 1873⁸.

The Sunday School was built in 1887 (opened in 1888). The design was innovative, with classrooms placed on two levels of a 'U' plan, so that the opening of a series of folding doors allows all the rooms to look onto a centre stage. The design was conceived as a 'model' by the church and the young architect Alfred Dunn. The resulting space resembles a galleried theatre.

The church displays polychromatic brickwork used in a decorative Gothic manner; similar to that designed by Joseph Reed for St. Jude's Church of England (Lygon Street, Carlton) six years earlier. The bricks for this Church by Reed and for his Independent Church, Collins Street, Melbourne (1867) were produced by John Glew, an involved member of the Brunswick Wesleyan Church.

John Glew was an early Brunswick brickmaker who developed cream bricks as early as the 1860s; these bricks are a feature of a number of notable Brunswick buildings, including this church.

Polychromatic brickwork had been revived in England in the 1840s by such architects as William Butterfield, but such a revival did not gain popularity in Melbourne until the late 1880s.

The church is distinguished by the quality of its brickwork with cream and red brickwork contrasts with brown brick in diaper work and around openings. A squat belltower adds massiveness to the composition while the steep slate roof, side buttresses, lancet windows and the brick tracery of the front window have a Gothic character. Internally, arcading and circular clerestorey windows with quatrefoils continue this character.

The picturesque design is considered to be largely French-inspired in detail, probably through the influence of Viollet-le-Duc.⁹

The church is largely intact. A vestry was added behind the church in 1894. These buildings are now used as the Sydney Road Community School.

Significance

The Church is of exceptional quality and integrity, and is the first in the important series of polychrome churches designed by Percy Oakden. The Sunday School represents an innovative design. The church represents an early example of decorative polychromatic architecture in Melbourne. The use of Glew's cream bricks is a locally important feature, particularly in this building where Glew was an active member of the congregation.

8. National Trust Citation.

9. National Trust Australia Citation.

Sources

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UNION BANK OF AUSTRALIA (Former)
 387-389 Sydney Road

Map No. 15 Heritage Area No. 34 Planning Scheme: Level 1



History & Description

The Union bank of Australia was established in 1837 and amalgamated with the Bank of Australasia in 1951 to form the ANZ Bank. It had its earliest branches in Melbourne, prosperous goldfields towns (Ballarat, Bendigo, Clunes, Daylesford, Maryborough) and port towns (Geelong & Portland). Four suburban branches were opened in the 1890s in Brunswick, Collingwood, Fitzroy and South Melbourne, as well as a number of country centres. Both Fitzroy (1889) and Brunswick (1890) were designed by the architectural firm Inskip & Robertson; the architect George Inskip (and derivatives of his firm including Inskip & Butler, Inskip & Robertson, Butler & Bradshaw and W R Butler) designed most Union Bank buildings from 1887.

The Brunswick Union Bank is a three storey building. The classical composition of the symmetrical front facade is heavily elaborated. Two decorative pediments mark the two front entrances. A pediment also appears centrally on the parapet, flanked by balustrading and festoons, and a concentration of decoration emphasises this parapet line. First and second floor windows and pilasters impart a vertical

line to the facade while prominent string courses, bands of decoration and projecting window sills provide horizontality.

Externally this building is remarkably intact with the original fenestration surviving on the ground floor. Areas of face brick have been painted.

Significance

This bank is an important work of architects Inskip and Robertson who designed several other branches for the Union Bank. It applies aspects of boom classicism to the extreme; namely the distortion of such classical elements as pilasters and mouldings, the concentration of ornament around particular parts of the building and the elaboration of the composition.

Sources

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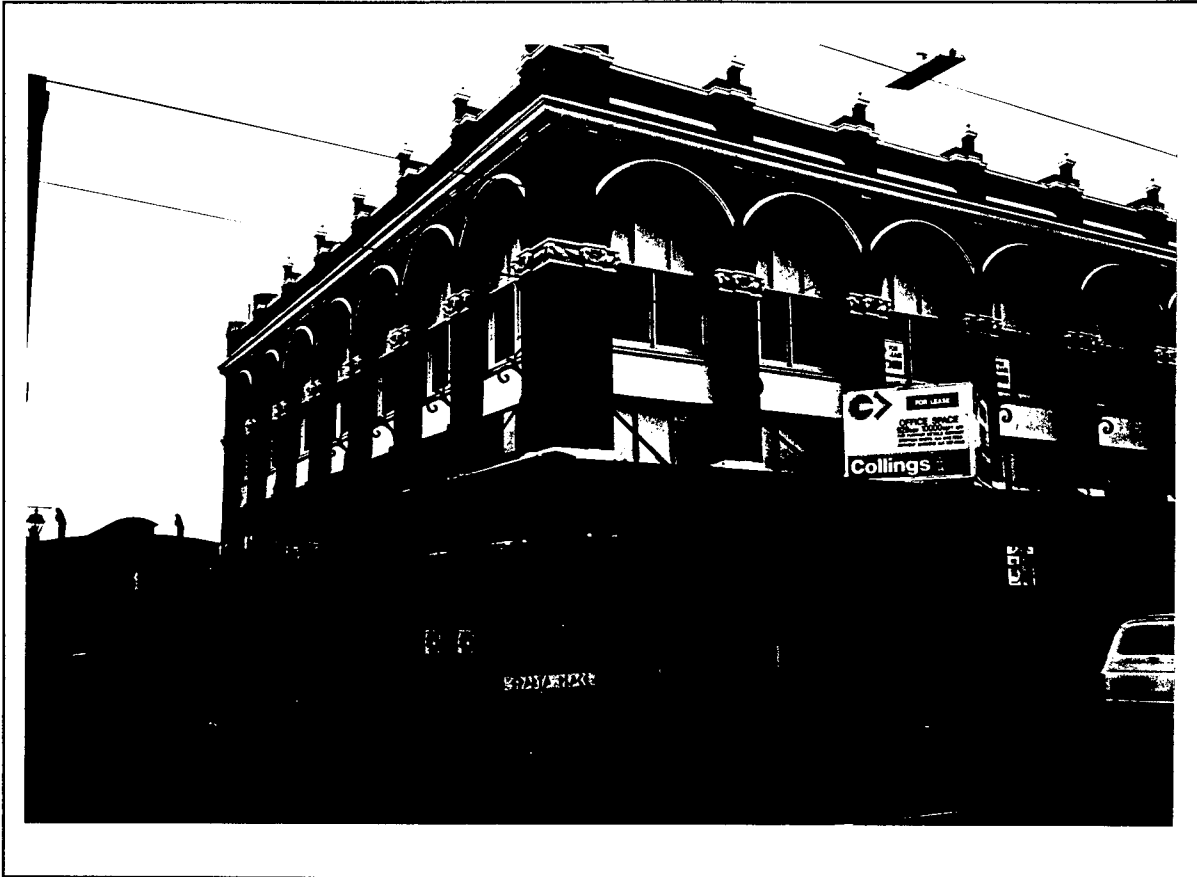
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HOOPER'S STORE (Former)
463-475 Sydney Road

Map No. 9 Heritage Area No. 34 Planning Scheme: Level 1



History & Description

Hooper & Co. is regarded as Footscray's leading nineteenth and early twentieth century draper, with an extensive mail order business¹⁰ and stores in several suburbs.

The business started around 1885 in Footscray, and soon occupied a building in Barkly Street designed by Footscray architect C.J. Polain for the company. The business grew and by 1909 the company had a factory in Footscray and retail shops in Williamstown and Rutherglen¹¹.

The store at 463-475 Sydney Road was constructed in 1908 for Edward T. Hooper by the architectural firm of F B & H W Tompkins, who also designed alterations for the Barkly Street store in the same period. Hooper occupied the building until 1935; around the same time they also moved from their Footscray premises. "Treadways", also drapers, took over the building the same year.

10. John Lack - Footscray: an industrial suburban community.

11. Butler, G., City of Footscray Urban Conservation Study
pp. 4-6, 4-18, 4-19.

Hooper's Brunswick store is a two storey red brick building constructed using a steel frame. The first storey facade displays repetitive use of arched bays, with the windows recessed to emphasise the pattern of the brick arches and piers. The influence of the art nouveau style is apparent in the capital decoration on the piers, and the curved wrought iron ties above the verandah.

The building is substantially intact externally. The original verandah has been replaced and major internal alterations were undertaken in 1989 to incorporate an internal arcade of shops.

Significance

Hooper's Store is an early example of an American style steel frame construction applied by Tompkins (an architectural firm specialising in commercial work) to the construction of this new building for the expanding firm of Hooper & Co.

Sources

Butler, G., City of Footscray Urban Conservation Study, Report to City of Footscray.

Drawings (dated 1907) by architects H W & F B Tompkins, in the collection of Tompkins, Shaw and Evans, Architects.

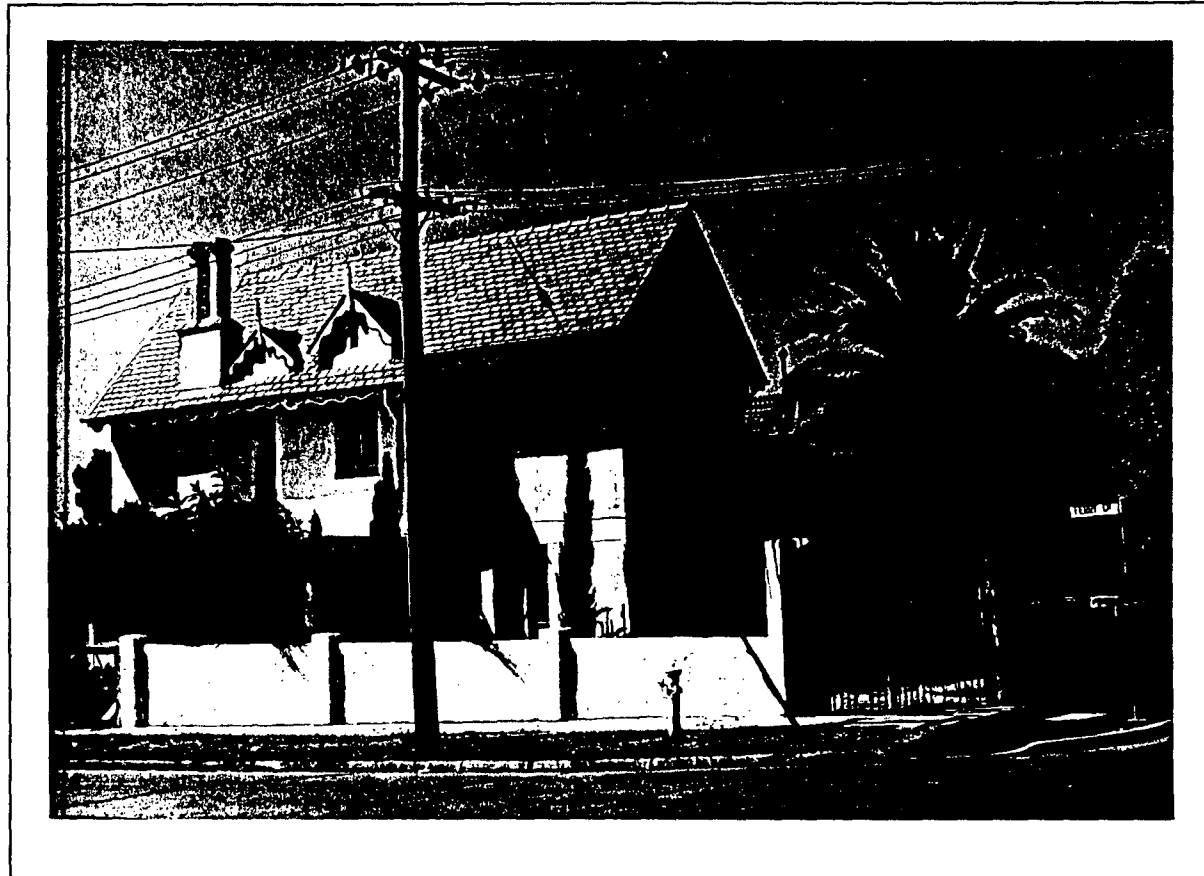
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WHITBY HOUSE
28 Whitby Street

Map No. 8

Heritage Area No. 6

Planning Scheme: Level 1



History & Description

Whitby House was constructed probably in 1850 as an eight roomed house with adjacent coach house and stables on approximately 1 hectare of land fronting Whitby Street in Brunswick. The one and two storey brick building reflects detailing of the English Tudor period with fretted barge and gutter boards, oriel window on the south facade and paired octagonal chimneys above a slate roof.

Edward Whitby was a merchant, operating his business from Flinders Lane (Melbourne). In 1849 he purchased land in Brunswick and probably commenced construction of the house in 1850. (Rate books are not available prior to 1860). The property was known as Whitbyfield.

The house was almost certainly designed by John Gill, a prominent Melbourne architect of the period; it was reported to have been built under his superintendence¹². John Gill was responsible for other well known Melbourne buildings such as Royal Terrace and Baptist Church (Melbourne), and Invergowrie (Hawthorn).

12. Argus 2.4.1870

It's Gothic style is fairly typical of grand houses of the period and later, such as, "Glenfern" in East St Kilda (1850s), Coryule Homestead at Drysdale by Charles Laing (1849), the old Geelong Grammar School by Backhouse & Reynolds (1857) or Longrenong Homestead (1850), "The Hawthorns" in Hawthorn or "Ballan Park" in Frankston.

In 1860 the property comprised an "8 roomed brick house, one wooden room, stables, coach house and garden of 5 acres" (Rate book 1860). When Whitby House was offered for sale in 1870, the notice in The Argus (2.4.1870) provided a detailed description of the building at this time.

Edward Whitby died c1876 and his estate passed to May Celeste Whitby; she sold the house to Alfred Theodore Somers (a publican) in 1876¹³ or 1879¹⁴. He rented out the property, and only lived there from 1888-9. The property was sold to Graham Robert Ferry in 1903. Ferry owned a pottery in Albert Street Brunswick (c1887-1926) of which only the gatehouse building remains.

In 1907-09 Ferry added a single storey music room wing in a style compatible with the original but introducing a half timbered effect to the gable and carved brackets.

After Ferry's death the property was subdivided and all portions sold. Subdivision of an allotment on the eastern side of the property resulted in the demolition of half of the coach and stable building, and subdivision of a number of allotments to the north created Ferry Street. Ralph Loch Garrett, a local builder, bought the portion containing the house and remaining part of the stables in 1925.

Subsequent alterations have included the enclosure of the northern part of the verandah and the demolition of the verandah on the southern and eastern sides of the house, new porches and gates erected, and the face brick of the 1850s section rendered in a 1920s style. The whole building, including the unrendered face brick of Ferry's 1907/09 music room extension, has been painted.

The building has been converted into flats. Internal inspection has not been possible however it is known that internal changes have included partitions and suspended ceilings.

Significance

Whitby House is one of the earliest surviving buildings in Brunswick, and the only surviving building of this period associated with the class of gentlemen and merchants who initially purchased Brunswick's farming allotments and who, by the 1850s, had established 'gentlemen's estates' with fine architect-designed houses set in extensive grounds.

13. Rate books

14. Eckersley, 1979

Whitby House is a modest example of the uncommon Gothic style, relatively few of which were built during a period in which the classical architectural vocabulary held sway. It is an example of the work of John Gill, an important Melbourne architect in the 1850s - 60s.

Whitby House is significant within Brunswick due to its association with noted local figures Edward Whitby and Graham Ferry. It is in a prominent location in a predominantly single storey street and is a local landmark.

Sources

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COTTAGES (pair)
247-249 Albert Street

Map No. 16 Heritage Area No. 34 Planning Scheme: Level 2



History & Description

This pair of timber cottages on the north west corner of Frith Street date from around 1865. The intactness of these cottages however suggests a constant ownership and pattern of care.

Albert Street is one of the oldest streets crossing Sydney Road. On the eastern side of Sydney Road it was created by Thomas Wilkinson in 1840 after he had purchased Campbell's allotment and proceeded to subdivide his land. Albert Street was taken over by Council in 1857 and was one of the first streets to be constructed. By 1872 it had 24 addresses in the east, and 41 in the west where potteries and brickworks were being established. The western section was known as Carmarthen Street, later to become Albert Street West.

The cottages were probably built for Michael Sedgeman, who owned and occupied an adjoining stone house in 1861-2; by 1865¹ two weatherboard houses were listed on the adjoining rateable property, both owned by Michael Sedgeman and one occupied by Frederick Sedgeman. By 1871-2 Michael Sedgeman, described as a carpenter, was the occupier of no.19 (now no.

1. There is a gap in the microfiche rate books between 1861-2 and 1865.

247) and the property was described as a wood house 4 rooms and carpentry workshop.² The other cottage was occupied by William Allen, a tailor, from 1873 until the late 1880s. The property appears to have passed to Frederick Sedgeman (presumably after Michael Sedgeman's death) in 1891, but was sold the same year.

John Sedgeman was one of the pioneers of Brunswick, arriving here from Cornwall in 1848. He lived on another allotment on Wilkinson's land, beginning work as a builder, and later opening a stone quarry, and running his own business as a builder and contractor. Michael and Frederick Sedgeman were part of this family, and Sedgeman Street is named after the family.

Less is known about the other occupiers of the cottages; most worked in the trades. Henry A Harding who resided at no.19 in 1915 was probably a member of the Harding family that ran a brickworks (Edward Harding & Co.) further west in Albert Street in the 1880s.

Significance

An intact cottage pair dating from the mid 1860s and located in one of Brunswick earliest streets. Associated with the Sedgeman family, particularly Michael Sedgeman, early settlers in Brunswick.

Sources

Brunswick City Council Rate books 1861-2 to 1888

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & McDougall Directory of Victoria - various dates.

2. There is a gap in the microfiche rate books between 1866 and 1871-2.

RAILWAY HOTEL

291 - 293 Albert Street

Map No. 15

Heritage Area No. 35

Planning Scheme: Level 2

**History & Description**

The Railway Hotel was built in 1890, one of six large hotels built at the end of the land boom, and expressing in its size the economic optimism of that period. Charles Haines was the first licensee, and it has been held by a large number of licensees during the last one hundred years.

The Railway Hotel adjoined the pottery area on Albert Street, and no doubt provided for local workers.

The Hotel is a three storey building, originally face brick but now painted. It has a large residential area.

Significance

A large "grand" hotel that forms an important local landmark in the former brickworks and pottery district of Albert Street.

Sources

Barnes, L Street names of Brunswick, unpublished manuscript, 1987.

Nigel Lewis & Associates Brunswick Conservation Study, 1982.

OFFICE

310 Albert Street

Map No. 15**Heritage Area No. -****Planning Scheme: Level 2****History & Description**

This building was constructed as an office for the Ferry Pottery c1887. Ferry owned several brick and pottery works, including the Brunswick Terra Cotta Works (on the site of Harding's brickworks).

Prior to starting his own pottery, Graham Ferry was employed by Cornwell's Pottery as a sculptor to craft architectural ornaments. Ferry established his own works, probably including several enterprises, with the Victoria Art Pottery (one of the few potteries solely making domestic and art wares) run by William Ferry probably on the same site.

Ferry's works were leased by "the combine" or The Co-operative - a monopoly organisation created by Hoffmans and Northcote brickworks to control the supply (and therefore the price) of bricks³. Local reputation has it that Ferry went to work each day and sat in his office, with the gate open but the works not operating. Ferry had purchased Whitby House in 1903.

3. Argus 30.7.1915 - by this date The Co-operative had leased the following Brunswick brick and pottery works - Brunswick Brick Tile and Pottery; John Glew, builders; Walkenden; Sweet; Cornwall; Nolan; Ferry.

After his death in 1926, Brunswick City Council acquired the site and demolished the brick works, using the site for an incinerator and weighbridge. The building then became the weighbridge office. The weighbridge was removed several years ago when Council reconstructed Albert Street; the weighbridge is believed to be stored at the Council tip, the former Butler's brickworks site in Albion Street.

The office is a small freestanding building, with a bay at the eastern end. The northern wall has been rebuilt, and the terracotta roofing tiles replaced with corrugated iron by Council. In its original form it would have provided a good advertisement for the wares of Ferry's pottery, with its moulded brick string courses below the eaves, terracotta tiles and fine terracotta chimney ventilators.

Significance

One of the few remaining structures associated with and demonstrating the products of one of Brunswick's larger potteries. Its association with Ferry, and the role of "the combine" in keeping the works out of production demonstrates an aspect of the industry that is complementary to the evidence provided by the former Hoffmans brickworks in Dawson Street.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Nigel Lewis & Associates Brunswick Conservation Study, 1982.

Sands & Mc Dougall Directory of Victoria - various dates.

Shepparton Art Gallery Australian ceramics S.A.G., 1987, pp.32-41.

COTTAGES

361 - 367 Albert Street

Map No. 14

Heritage Area No. -

Planning Scheme: Level 2

**History & Description**

This group of three attached timber cottages (nos. 361, 363, 365) built on bluestone foundations and the adjoining timber cottage (367) may date from the 1860s. The three attached cottages are built with their verandahs on the street frontage, a relatively unusual form in Brunswick.

Richard Gilliard is listed in the rate books in 1860-1 as owning two weatherboard houses (each of 2 rooms) and a paling hut in Albert Street. Tracing the connection between these two houses and the existing four is difficult due to gaps in the rate books between 1860 and 1873.

It appears likely that the two weatherboard houses were nos. 361 and 363, which were later extended to be recorded as 3 or 4 room wood houses in 1873. No. 365 appears to date from 1875 when it is first rated. The adjoining cottage (no. 367) appears to date from 1873.

Gilliard is described variously during the 1870s as a quarryman or brickmaker, and owned the four cottages until his death around 1894, living in no. 363. Between 1895-98 Harry Gillard (plumber and later cab proprietor) lived in this

house. The property remained in the estate of Richard Gillard until at least 1900.

The other cottages were occupied by tradesmen, labourers and brickmakers, probably all of whom worked in the local brickworks or perhaps for Gillard.

No. 373 Albert Street, built as the manager's house for Hoffmans Brickworks is documented separately.

Significance

A group of four small timber cottages, two of which probably date from the 1860s, which are important because of their intactness and association with brickmaking.

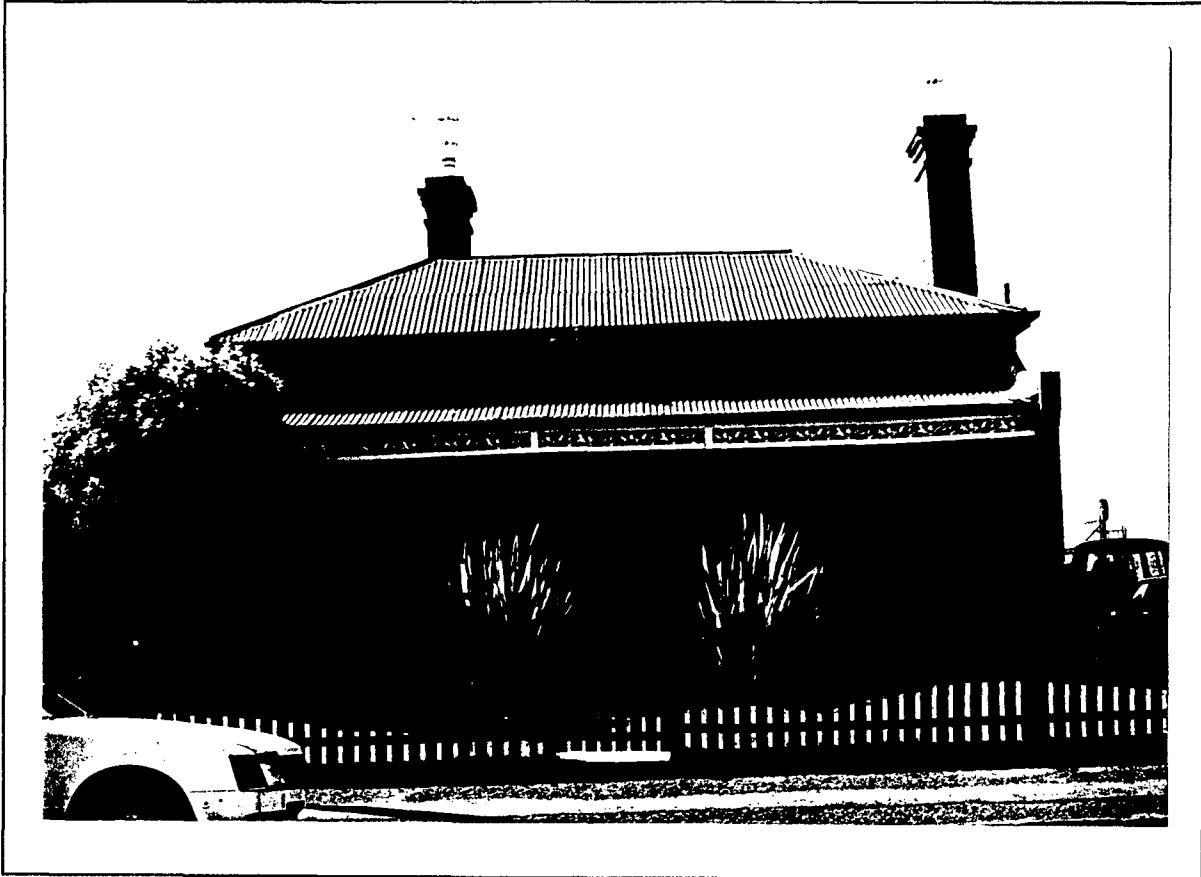
Sources

Brunswick City Council Rate books

Sands & Mc Dougall Directory of Victoria - various dates.

HOUSE

373 Albert Street

Map No. 14**Heritage Area No. -****Planning Scheme: Level 2****History & Description**

The brick house at no. 373 Albert Street was built in 1875/6 for the Hoffmans Patent Steam Brick Co.

The Hoffman Patent Brick and Tile Company was formed in 1870 by Jenkin Collier, David McKenzie Barry and William Owen. They established their works in Albert Street to the west and north of this site in 1870, constructing probably the first Australian Hoffman kiln (a patented kiln type) as part of their efforts to introduce greater mechanisation and mass production into the industry. The No. 1 works operated until 1945, and the plant demolished in 1975/6. (The No. 2 Works in Dawson Street are identified in this study as a Level 1 site).

Hoffmans Brick Co. are first listed owners of the property in the 1875 rate books, with a brick house of 8 rooms listed the following year. Abraham Collings, manager of the adjoining works, was the first occupier of the house and resided there probably until 1887. Subsequent managers living there include Joseph William Corbett (1888-9), James Murdock (1891-2), Stephen England (1894-5), John East (listed as potter 1896 and then manager 1897 - early 1900s). After c 1906, it appears that the house was no longer occupied by the manager of the works, but had a number of different residents.

Barnes suggests that Hoffmans owned other houses further west in Albert Street that were occupied by other employees, however it appears that most of these houses have been demolished or substantially altered.

Significance

The manager's house is significant as the sole remaining evidence of the Hoffmans Co. No. 1 Works, being built in 1875/6, the period in which the works was being established, and occupied by the manager of the works until c1906.

Sources

Brunswick City Council Rate books

Sands & Mc Dougall Directory of Victoria - various dates.

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

QUARRY (former)

Albert Street, adjacent Merri Creek

Map No. 18

Heritage Area No. -

Planning Scheme: Level 2

**History & Description**

Alexander P Wales established a quarry on this site in the early 1860s, apparently laying the basis of the firm that was to become Albion-Reid, a major quarrying company⁴. Wales apparently built houses next to the quarry for his workers⁵. The firm was variously known as the Waters & Wales Stone Crushing Works and the Alex. Wales Stone Crushing Works until 1925. After that it became the Merri Creek Quarry, and was operated by the Albion Quarrying Co.

Bluestone quarrying was an important industry along Merri Creek where the basalt flow was exposed and easy to work. Quarrying started in Brunswick in the late 1840s in the south eastern area around Barkly Street.

There were many bluestone quarries in Brunswick, with several located along the creek to the north of Albert Street. There were also quarries in adjoining areas. A survey of these Merri

4. Barnes, Street Names, p.3.

5. Barnes, Street Names, p.70. The location of these houses has not been researched; in Kirkdale Street to the north only one 19th century house remains, and housing in other adjoining streets dates from the 1920/30s.

Creek sites in 1989 revealed evidence of four quarries, of which this was the only remaining site in Brunswick⁶. Other Merri Creek sites where some evidence remains of this activity are at Collingwood tip site (1850s), Westfield Reserve site (1840s), Coburg (1850s associated with Pentridge Stockade), Fawkner (early 20th century).

The form of the quarry and the methods for removal of quarried materials were unconventional (from the earliest days?). The quarry was at its deepest on the western side and quite close to the creek at its eastern side, requiring the construction of a retaining wall along the creek. An aerial winch system was used to haul skips up the almost vertical western face. This can be compared to the more conventional system of benching. The system adopted meant that the quarry was quite small in area but very deep.

In the 1920s a new crushing plant was installed to meet the demand for road building materials. It apparently became the largest stone producing quarry in Victoria from the 1920s until at least the late 1950s. It has been filled since 1972 by Whelan the Wrecker with rubble from building sites.

A section of the southern quarry face is visible along Albert Street. The retaining wall on Merri Creek and one of the two aerial winch towers remain. Further filling of the site could obscure these remaining features.

Other buildings associated with Wales include 192 Blyth Street where he resided in the early 1890s; this house remains today.

Significance

The features remaining from the former Wales quarry are significant as the only direct evidence of Brunswick's bluestone quarrying industry, an important and early local and regional industry. Of the other quarries remaining along Merri Creek, this example demonstrates an unconventional but highly successful mode of operation.

Sources

Brunswick City Council Rate books

Barnes, L It happened in Brunswick, BCHG 1987

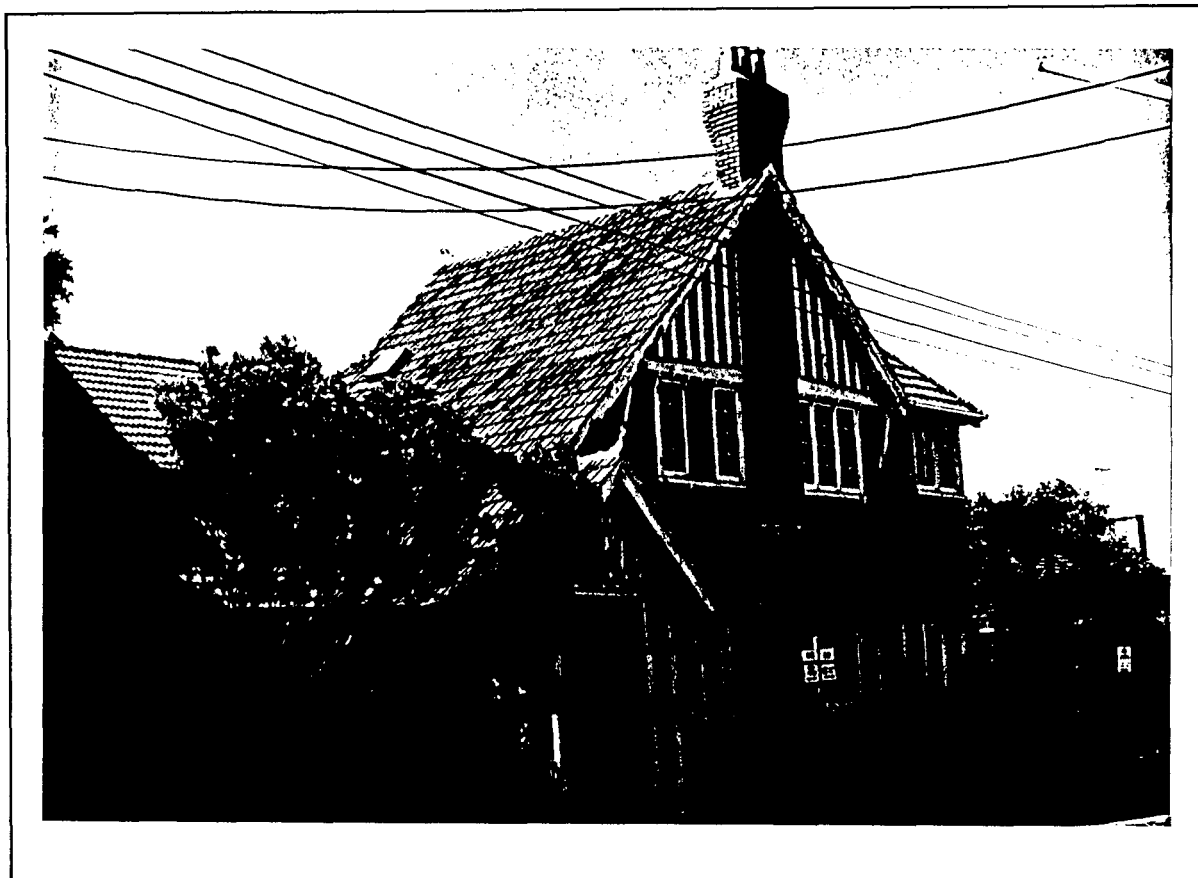
Hall, R Merri Creek parklands: Aboriginal and historical heritage survey, MMBW, 1989.

Sands & Mc Dougall Directory of Victoria - various dates.

6. Roger Hall Merri Creek parklands: Aboriginal and historical heritage survey, MMBW, 1989.

HARTNETT HOUSE
117 - 123 Albion Street

Map No. 5 Heritage Area No. - Planning Scheme: Level 2



History & Description

The Melbourne City Mission building was erected in 1934 to a design of Stephenson and Meldrum.

The site had been used since c1888-9 for welfare work. In 1888 the property, described as a brick house with four rooms and stables, was owned and occupied by Thomas Allum, a carter. It was acquired by the Salvation Army Trustees in 1888-9, and occupied initially by Capt. Samuel Roshe(?) and then by Col. James Barker. By 1889-90 it was described as a wood and brick house of 18 rooms, suggesting a speedy building program by the Salvation Army. In 1891 the property also included a shop.

Major James Barker was commissioned in 1882 by General William Booth to take charge of the work of the Salvation Army in South Australia and adjoining colonies; he and his wife arrived in Melbourne instead and quickly established a number of Army corps.⁷

The rate books record the property being transferred to George Hall, a gent, in 1892/3 and then forming part of Hall's estate

7. Blair Ussher 'The Salvation War' The outcasts of Melbourne pp.125-6.

until 1899 when it again is described as a Salvation Army Home and 'children's shelter'. It appears that a wooden building served as the Home and that others occupied the brick house. The directories record it as the Rescued Sisters' Home in 1890, in 1900 as the Neglected Children's Home (Salvation Army) and by 1906 as the Melbourne City Mission Home, with Sister E Hartnett in charge.

Melbourne City Mission was founded in the 1850s in response to the immorality and drunkenness of the gold rush period. It was based on the London City Mission, an organisation founded in 1835 by evangelical laymen, with missionaries being appointed to take religion to the urban poor. The scope of their work in Melbourne was confined to the inner city until 1896 when Brunswick was assigned a missionary. It appears likely that George Hall was related to William Hall, an evangelist who worked for the Melbourne City Mission from 1884.⁸

During the 1890s depression, Brunswick suffered greatly, with many houses standing empty; the decision to develop the first urban Closer Settlement scheme in Brunswick in 1900 probably reflects the recognised severity of the depression on Brunswick, combined with the availability of land there. The 1890s depression also effected the fortunes of the Melbourne City Mission as it relied on the contributions of businessmen who were also hit hard in the depression. The Mission survived and continued its work in Brunswick, constructing new premises in 1934 to the design of well known architects Stephenson and Meldrum.

The 1982 Conservation Study noted the domestic character of the building and its adoption of elements typical of the Federation style, common in Melbourne at the turn of the century. The building is simple and dramatic in form with a centrally placed red brick chimney dominating the composition. The Albion Street elevation is asymmetrical with a gabled entrance on one side and a hipped, projecting bay on the other. There is little decoration.

The Melbourne City Mission building is substantially intact. Hartnett House was named after Sister Hartnett, a well known welfare worker of the 1890s.

Significance

The 1934 Melbourne City Mission building is significant for its association with the Mission which established in Brunswick on this site to assist Brunswick's poor through a missionary program. The site had been previously used for welfare work by the Salvation Army from 1888-92. The domestic styling adopted for this building is unusual and old-fashioned for its time, suggesting the caring role and conservatism of the Mission, while at the same time demonstrating a design excellence in the dramatic use of such simple elements to create a land mark building.

8. R. Otzen 'The doorstep evangelist: William Hall in darkest Prahran' The outcasts of Melbourne, pp.113, 115

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Brunswick City Council Rate books

Davison, G (Ed) The outcasts of Melbourne, Allen & Unwin, Sydney, 1985.

Drawings held by Stephenson and Turner, Architects.

Nigel Lewis & Associates, Brunswick Conservation Study, Report to City of Brunswick, 1982.

Sands & Mc Dougall Directory of Victoria - various dates.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Nigel Lewis & Associates Brunswick Conservation Study, 1982.

Sands & Mc Dougall Directory of Victoria - various dates.

BRUNSWICK MARKET (Former)
1-9 Ballarat Street

Map No. 9

Heritage Area No. 34

Planning Scheme: Level 2



History & Description

Brunswick Market was opened in this purpose-built building in 1930. The market was designed to contain 71 shops and stalls, mostly fruit and vegetables, butchers and fishmongers. The Brunswick and Coburg Gazette described it as follows: "An unique feature will be the grocery self-service, where people will be admitted by turnstiles; after selecting their goods they will leave the shop at the exits. This system will minimise the cost of handling to a degree, and the expense saved thereby will be credited to the customer and taken off the cost of the goods". Dickens, the grocery firm, operated this section, reputedly the first to be run on supermarket lines.

This was the second market in Brunswick. The first was a building in Dawson Street, on the corner of Saxon Street. It was built as an imitation of the Victoria Market and was an open shed with an iron roof covering, where edibles, mostly fruit and vegetables, were offered to buyers. It was opened about 1890 and ran until 1915.

Barnes (1989) reports the importance of this first market which opened at the start of the 1890s depression: "Its

stalls were taken mostly by local market gardeners. Many purchasers were men who, having lost their jobs in industry, took to door-to-door hawking in competition with Chinese hawkers, who operated mostly from their own market gardens. When the market closed in 1915, the Council replaced it with an office and operating place for its newly introduced electricity supply. The site is now occupied by the John Curtin building."

The Ballarat Street market was a private venture, erected at a cost of \$12,000. The building is Spanish Mission in style, a form that became popular in the 1920s and 30s, as part of the popularising of an interest in simple, traditional forms of architecture that derives from the Arts and Crafts Movement in the second half of the nineteenth century. Incorporation of the Spanish Mission style into the typical suburban house usually meant use of only a few simple elements. By contrast, the Brunswick Market is a dramatic example of the style.

The building was designed by architect I. G. Anderson and constructed by builders J. C. Taylor & Sons Pty Ltd. (Melbourne and Geelong).

The promoter T. K. Maltby (M.L.A.) was the promoter for the venture, aiming to establish a chain of such markets throughout Melbourne.

The market failed to compete with Sydney Road, the self service grocery did not appeal to people; it closed in 1935. The building has been used by the Belleland Box Co. since the 1950s.

Significance

The former Brunswick Market is an unusually well developed expression of the Spanish Mission style applied to a commercial building. As a venture, the market was innovative, introducing a new, but then unpopular, form of self-service shopping. Located at the corner of Ballarat and Tripovich Streets (behind former Hoopers Store), it is visible from Sydney Road, and is a well known local landmark.

Sources

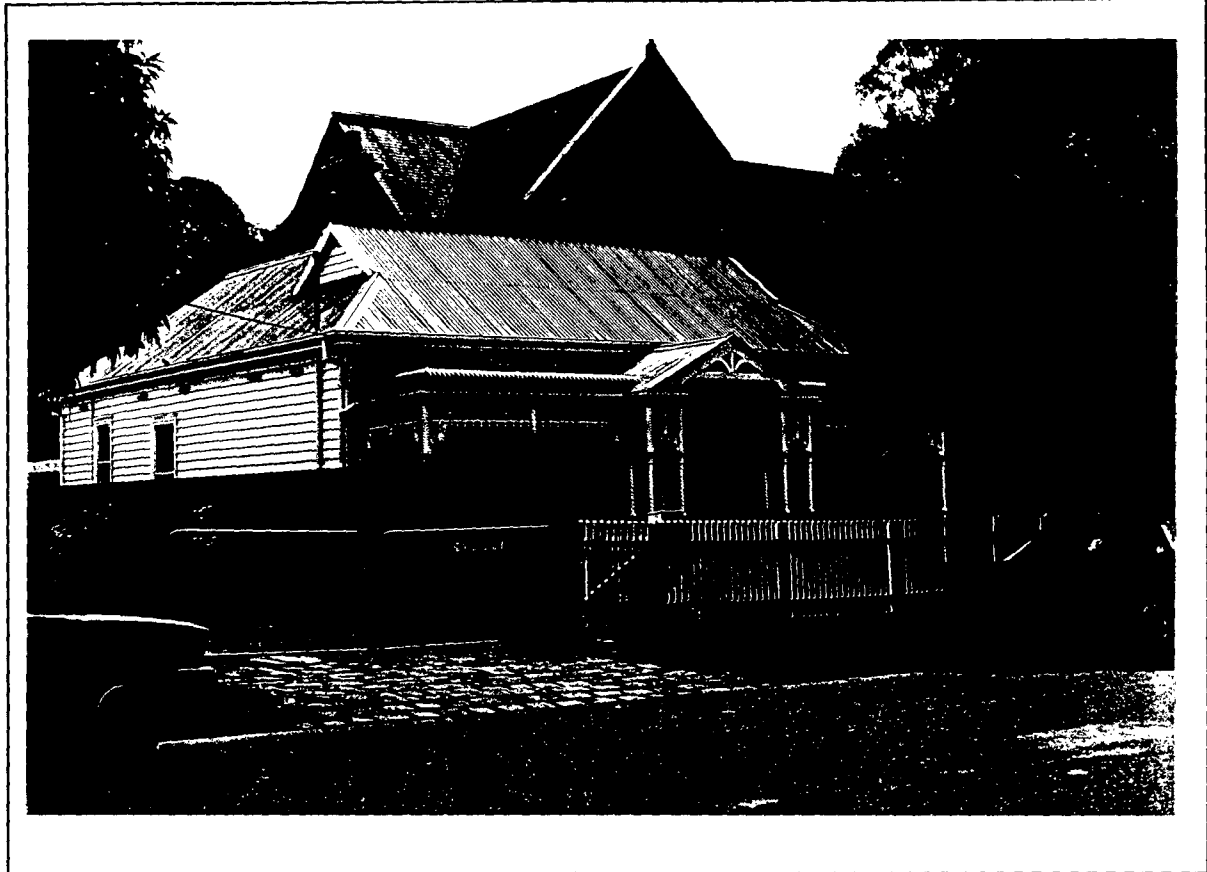
Barnes, L., 'Markets - ancient and modern' Fusion Vol.3., No. 4., December, 1989.

Barnes, L., Old Brunswick Market Unpublished notes.

Brunswick & Coburg Gazette, September 19, 1930.

HOUSE

1 Barkly Street

Map No. 29**Heritage Area No. -****Planning Scheme: Level 2****History & Description**

Barkly Street started as a track to the stone quarries in the late 1840s, and was constructed by Council in 1859. There were stone quarries on the north and south sides of Barkly street.

The Warburton stone quarry in Barkly Street East was entered from Miller Street (MMBW Plan No. 95, 1906). A number of members of the family are recorded as being involved with the quarry - Uriah Warburton, Seth Warburton, Thomas Warburton⁹.

Seth Warburton, stone mason, is listed in the directories as being in Miller Street from 1868. It appears that he lived at "The Elms", a house shown on the MMBW Plan to the east of the quarry entrance, and recorded as his residential address in the 1906 directory. This house was replaced by a convent around the 1930s.

Thomas Warburton is listed in the directories as being in Barkly Street East from around 1883. He was a noted stone quarryman.

9. The family history has not been researched.

The house at no.1 Barkly Street was built between 1910-1915 adjacent to the stone quarry for Claude Warburton, a building contractor. From the 1950s it was occupied by Mrs B C Warburton. The property comprised the house and stables, and retains a bluestone cobbled carriageway that is now located on no. 3 Barkly Street, a property also held by the Warburton family¹⁰.

The house is a fine Edwardian timber house, with an exceptional example of the central gabled verandah that is a feature of many Brunswick houses of this period. The widespread use of this element is particularly characteristic of Brunswick. No. 1 Barkly Street presents an elaborately detailed verandah with the central gable becoming a portico, supported by paired, twisted cast iron columns.

Significance

No. 1 Barkly Street is significant for the continuous associations of the area and the house with the quarrying activities of the Warburton family, and for its use of a typical Brunswick building element interpreted into an outstanding form.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & Mc Dougall Directory of Victoria - various dates.

10. A member of the family donated a bluestone horse drinking trough to the Council some years ago; the trough has recently been rediscovered and its origins determined. It was originally located to serve the horses stabled on the property.

COTTAGE

151 Barkly Street

Map No. 28

Heritage Area No. -

Planning Scheme: Level 2

**History & Description**

No. 151 Barkly Street is an early bluestone cottage probably dating from the 1860s¹¹. In form and detailing this house is similar to 130 Barkly Street (rated level 1), and is one of a small number of relatively intact early bluestone buildings remaining in the south east of Brunswick¹².

The front facade of the cottage is symmetrical around a central doorway, with two double hung windows, and sheltered by a verandah. The stone work is random coursed bluestone, tuckpointed on the facade. It retains a slate hipped roof, with two sets of chimneys and chimney pots over fireplaces located against the external end walls. the house is located close to the street, with a small garden enclosed by a simple timber picket.

11. A rate book search has not been undertaken.

12. Other examples include 193 Weston Street (level 2), 191-193 Edward Street (level 2), as well as some that have been altered such as 64-66 Weston Street (Heritage Area 32), and 197-201 Edward Street (level 3).

The cottage has been occupied by a variety of people including David Spence, contractor (late 1880s-90s), William Grimes (1890s), and used by J J Watkins as a dairy (c1900).

Significance

No. 151 Barkly Street is significant as one of very few examples of an early bluestone cottage, largely intact in external form, to remain in Brunswick.

Sources

Sands & Mc Dougall Directory of Victoria - various dates.

COTTAGES (pair)
159 - 161 Barkly Street

Map No. 28 Heritage Area No. - Planning Scheme: Level 2



History & Description

A pair of attached timber cottages, each featuring unusual carved timber panels on the facade, on each side of and below the projecting bay window, fine timber work on the frames of the bay windows, and unusual turned timber verandah posts. The carved panels are Art Nouveau in style, using lily motifs on the central panels.

The timber work on no.161 is painted, while the relief carvings on no.159 appear to have been stripped back to a timber finish.

In form the cottages are an attached pair, with a steeply pitched roof, rising in a single plane from the verandah to the fire wall.

The cottages are first listed in the 1906 directory, but appear to have been vacant at that time. Subsequent occupiers include Thomas Loftus (no. 161 from 1910s).

Significance

This pair of cottages are significant for the demonstration of craft skills in the design and execution of the wood carving and decoration used on the facade, and for the use of Art

Nouveau motifs which are only seen on a small number of residences, and would be rare on such modest cottages.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & Mc Dougall Directory of Victoria - various dates.

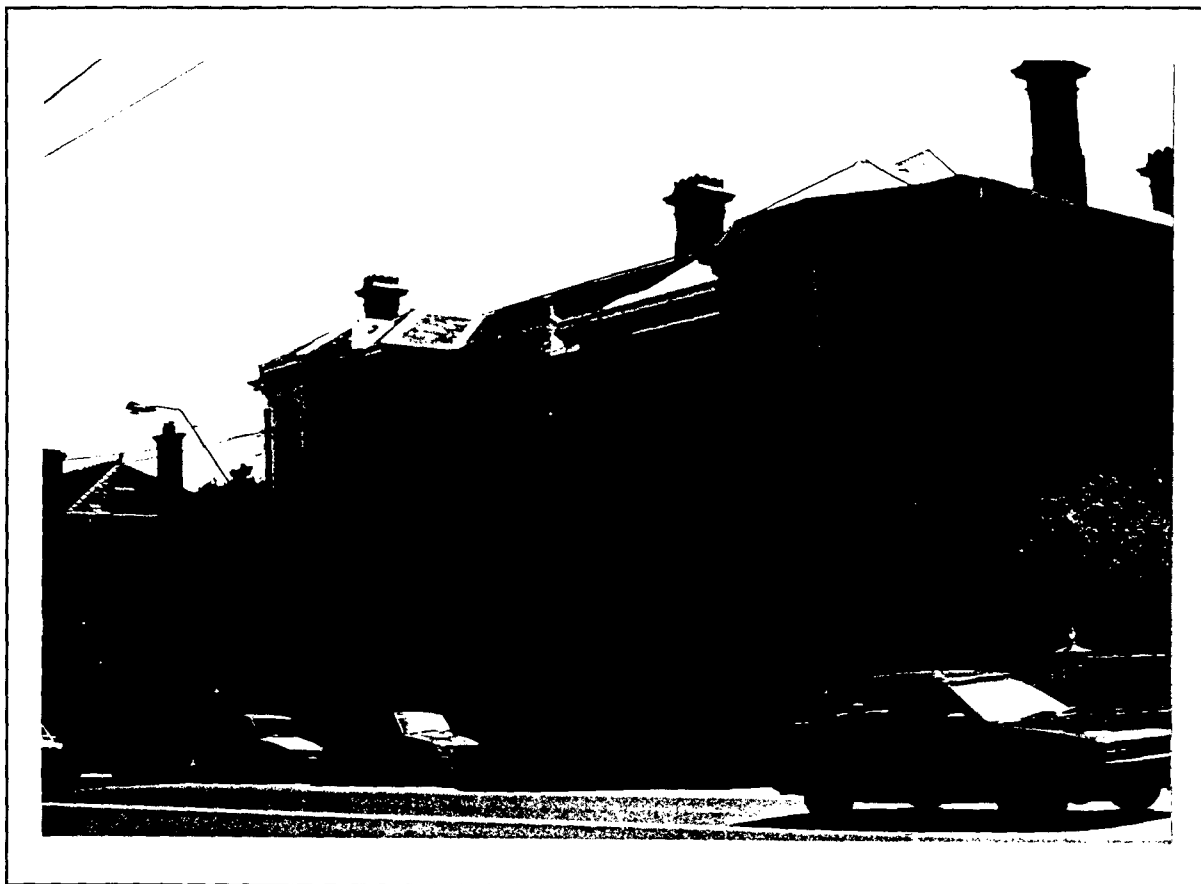
HOUSES

1 - 3 Blyth Street

Map No. 10

Heritage Area No. 11

Planning Scheme: Level 2

**History & Description**

Blyth Street became one of the better residential addresses in Brunswick from the 1880s. A number of buildings near the corner of Blyth Street and Sydney Road combine professional rooms and residences.

Nos. 1 and 3 Blyth Street, were built c1888 for J.M.Staley on the corner of Blyth and Staley Streets. These buildings - described in the 1888 rate books as 10 roomed brick houses - comprise an attached pair of two storey, houses on bluestone footings, built in the Italianate style with projecting bays and eave brackets. The buildings are externally intact, and retain their cast iron palisade fences. The continuity of use as doctors rooms is of particular interest.

The first occupiers were Dr Douglas Stewart (No.1), a prominent local doctor, and Jessie B Staley, described as a 'lady'. Both houses were transferred into the ownership of Jessie B Elder (formerly Jessie B Staley?) in 1889, and no. 3 was occupied by William (gent) and Jessie Elder. No.1 Blyth Street appears to have been occupied by doctors since, with some early occupiers being Dr Melrose Mailer (early 1900s), William Steel (physician c1915), and S. F. Ridley (physician 1920s). Diagonally opposite was another doctor's residence

and rooms on the south east corner of Sydney Road and Blyth Street.

Allan Staley was the first licensee of the Court House Hotel in Sydney Road (1864), and apparently owned land around what is now Staley Street from the early 1870s. Allan Staley was a Brunswick councillor 1868-72 and Mayor, and was the brother-in-law of Daniel Blyth. A and G Staley established a clothing factory in Brunswick in 1924 in Merri St. J.M.Staley (or J.B. Staley ?) was a member of the same family, but the association has not been researched.

Frederick Kiel, dentist, occupied No.3 in 1901, travelling to the USA for further training and returning to open a new surgery and residence in Sydney Road opposite the end of Blyth Street in 1905. Miss Agnes Dods then Miss Emily Dods occupied No.3 around 1910/15; the Dods family arrived in Brunswick in the 1850s, operating an orchard in the area that is now Dods Street and was later developed by A and G Staley for a large hosiery factory (1930).

Significance

A pair of large houses, significant as an example of the larger houses built by professional families in Blyth and adjoining streets in the 1880s, and for its continuity of use as doctors rooms and residence.

Sources

Brunswick City Council Rate books

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

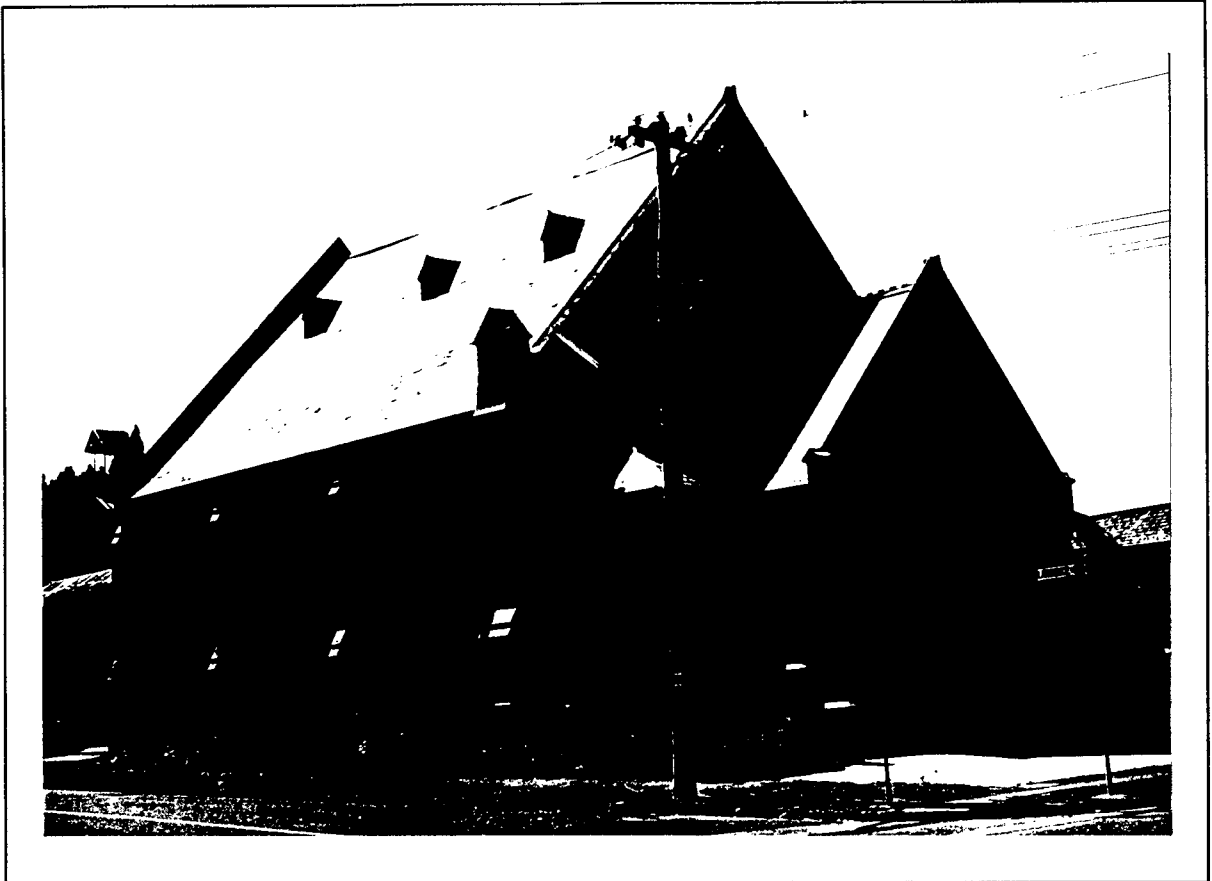
Sands & Mc Dougall Directory of Victoria - various dates.

CHURCH & LYNALL HALL
103A Blyth Street

Map No. 10

Heritage Area No. 12

Planning Scheme: Level 2



History & Description

The Independent Church congregation moved from their first church at no.523-7 Sydney Road to establish this larger church, later becoming the Congregational Church, and joining the Uniting Church in 1977.

Lynall Hall was constructed in 1865, and was used as a church hall after the Independent (later Congregational) church was built adjacent to the hall in 1888. Lynall Hall was named after George Lynall, a prominent local resident. The original hall appears to have been demolished by 1906¹³; its foundation stone remains set into a wall on the Lawrence Street side of the complex.

Rev. W. H. Lawrence was the first minister, and lived nearby in Blyth Street.

The church and hall complex comprises a number of buildings. The church is a brown brick structure on bluestone foundations, built in the Gothic style. It retains its slate roof and metal roof vents. The foundation stone was laid by C

13. MMBW Plan No. 104, 1906.

W Taylor Esq. JP on March 16th 1888. The Blyth Street facade of the church was rebuilt in red brick in 1912; the purpose of this rebuilding has not been researched. The timber hall at the rear of the church may also date from this period; it retains a small timber belltower.

The current Lynall Hall was built in 1929 on the Overend and Lawrence Street corner. It is an early modern building, built in brick, with string courses and its name plate rendered.

The church is now the Chiesa Pentecostale Italiano Indipendente, and Lynall Hall is used as the Children for Christ Resource Centre.

Significance

An interesting complex with significant historical connections to Brunswick and the Independent and later Congregational Church, and demonstrating a long continuity of use of the site.

Sources

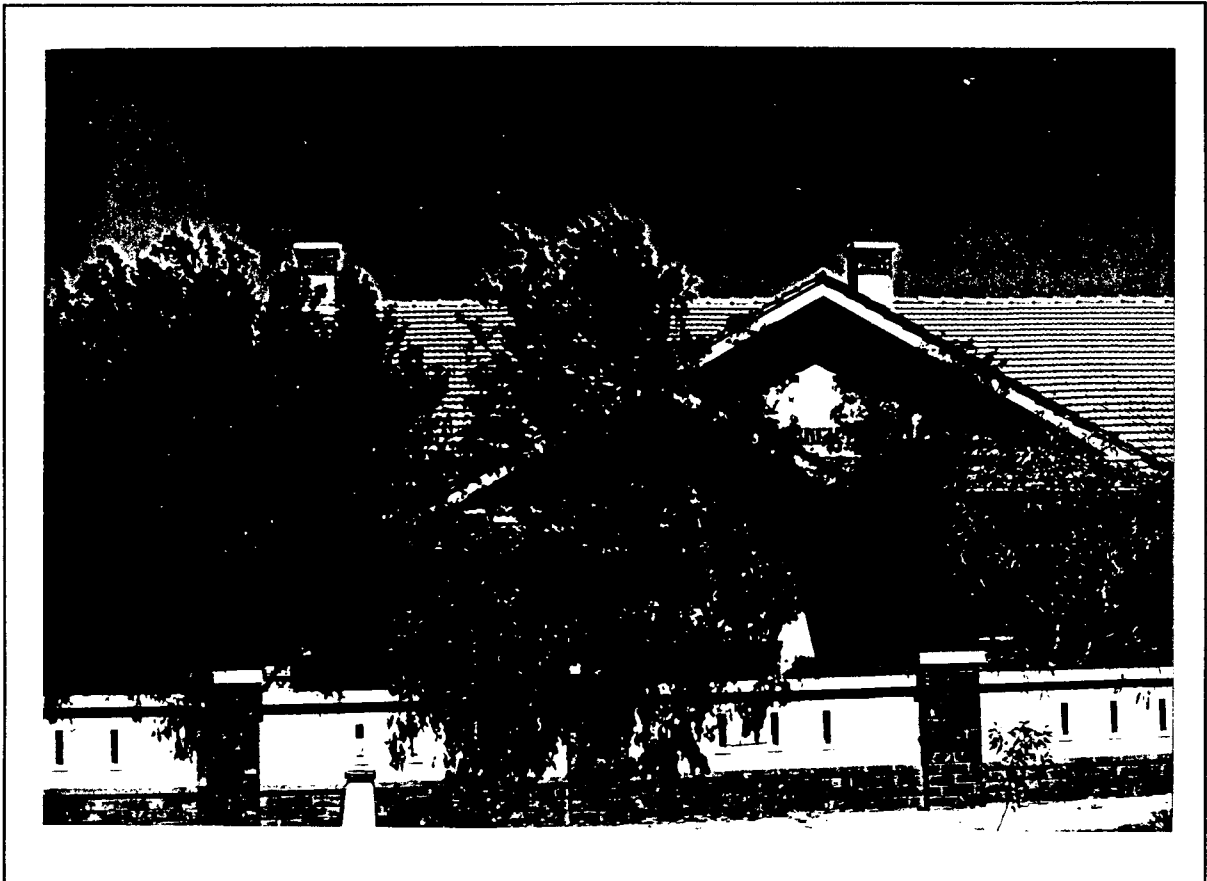
Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Brunswick City Council Rate books.

Sands & McDougall Directory of Victoria, various dates.

HOUSE
154 Blyth St

Map No. 11 Heritage Area No. 14 Planning Scheme: Level 2



History & Description

This large Bungalow style house was erected on the south west corner of Blyth and Myrtle Streets in the late 1920s for Ralph McGregor Dawson. James A. Dawson occupied the house on the south east corner also from the late 1920s, with Mrs Alice Dawson the occupier until the mid 1950s.

Ralph McGregor Dawson was the Town Clerk of Brunswick from 1912 to 1940. He is described as 'a dominating person who actually ran Council in his later years'.¹⁴ Ralph Dawson occupied the house until the late 1950s.

Another family member, John McGregor Dawson, established the Sheffield Steel Works in Michael Street in 1888, and reputedly made the first steel castings in Australia.

The house is a large, single storey Californian Bungalow house, constructed of rendered brick, with exposed bands of clinker brick used as a decorative feature, and a concrete tiled roof. It features a centrally placed pair of gables, with simple geometric decorative moulding and timber

shingling. The fence is similarly detailed with clinker brick piers, rendered fence and a corner entryway.

Significance

No. 154 Blyth Street is significant for its association with Ralph McGregor Dawson from the late 1920s and throughout his period as Town Clerk of Brunswick.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & Mc Dougall Directory of Victoria - various dates.

HOUSE

7 Brett Street

Map No. 10

Heritage Area No. -

Planning Scheme: Level 2

**History & Description**

A double fronted timber Victorian house that has remained substantially externally and possibly internally intact since its construction in the 1880s; it is in a poorly maintained condition.

Brett Street is first listed in the Sands and McDougall Directory in 1882, apparently named after W. A. Brett, a brewer in Glenlyon Road. He also owned land in Victoria Street that was subdivided to form Brett Street.

In 1885 this house was one of five in the street. Amos Simpson was the occupier until c1906, followed by William Gallagher until the late 1950s, and then Mrs L. E. Gallagher into the 1960s (directories after 1965 have not been examined).

Significance

Significant as an intact example of a timber Victorian house dating from the 1880s, and the only intact example remaining within this subdivision.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

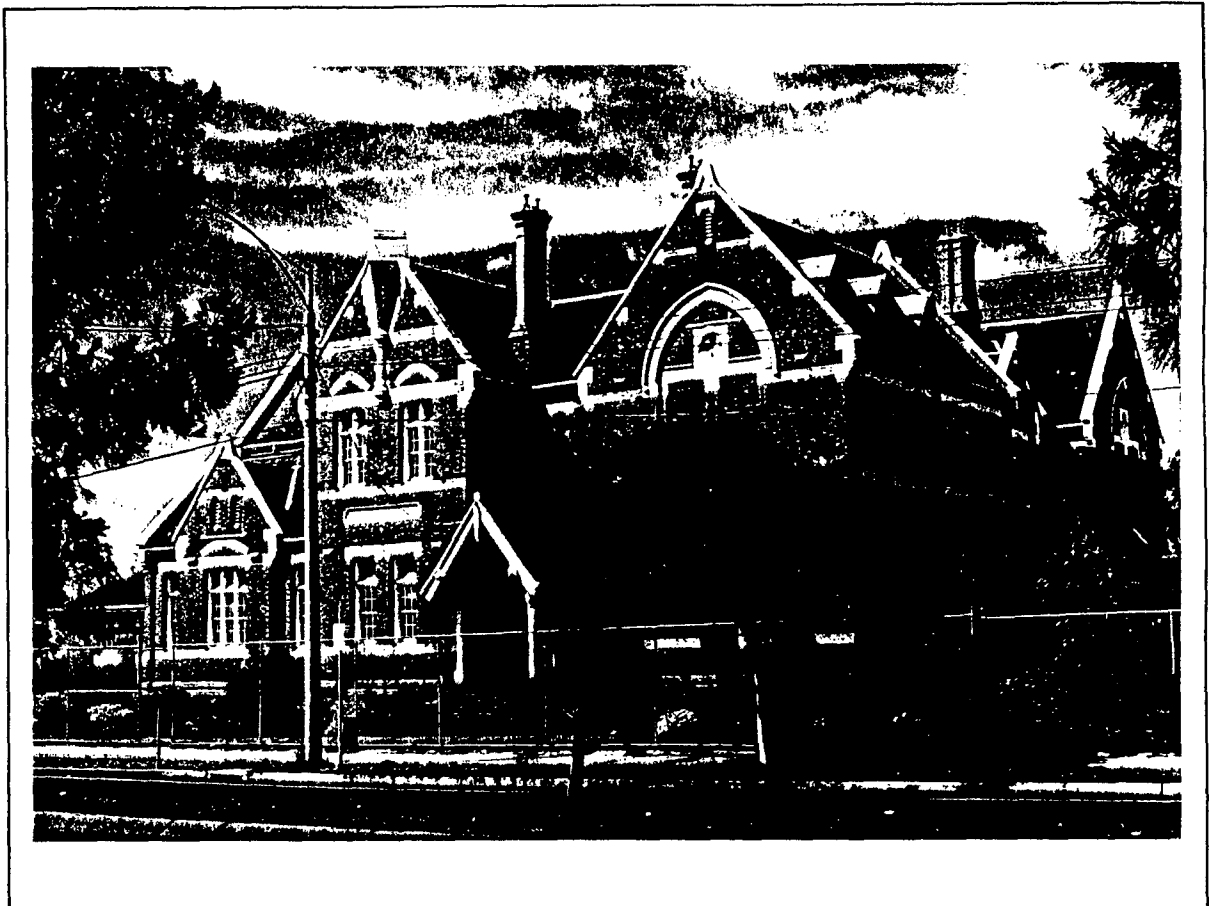
Sands & Mc Dougall Directory of Victoria - various dates.

BRUNSWICK SOUTH PRIMARY SCHOOL
56 Brunswick Road

Map No. 29

Heritage Area No. -

Planning Scheme: Level 2



History & Description

A site for another Brunswick school had been sought since the early 1870s. By the 1880s both Brunswick and Lee Street Primary Schools were full, and North Carlton and south Brunswick were growing rapidly.

The Brunswick Primary School was opened on the 1st May 1886 as a two storey brick building of six rooms and an office, providing accommodation for 498 children. The total enrollment in 1886 was 967 children, but the average attendance was only 491, but rose rapidly. Overcrowding meant the school needed to lease the Free Methodist Sunday School in 1887-8, until the extensions to the school (which would provide fourteen classrooms) had been completed.

In 1888 a timber caretaker's cottage was erected at the rear of the school and 1913 was relocated on to the Brunswick Road frontage and enlarged.

In 1906 the head teacher, James Robertson, requested that a modern infant room be constructed. A new brick Infant School was finally built in 1914, in the Edwardian style featuring jerkin-head roof, terracotta tiles, finials and decorative

ridges, and a pair of characteristic decorative cupola roof vents. It contained 6 class rooms.

Every aspect of building and expanding the school to meet the growing demand appears to have been difficult to achieve, with the intervention of the local members of Parliament essential in 1884, 1886, 1911, and 1912 to get the required action from the Department. The Hon. J.R. Jewell M.L.A., also a Brunswick Councillor, was an active advocate for the school in the 1910-20s.

Yarraville West (1887) and Auburn (1890) Primary Schools, were originally designed with very similar elevations.

The main school building at Brunswick South was designed under H.R. Bastow, Public Works Department Chief Architect. It is characterised by high pitched slate roofs, terminating at parapeted gables, pointed arches in contrasting bichromatic brickwork above arch-headed windows, clusters of tall octagonal chimneys and quatrefoils. The entrance has a steep slate roof and features Gothic timber brackets.

The school grounds contain a number of small timber shelters, each containing a seat.

The main school building is reasonable intact, but the front fleche was removed in 1958 and some windows blocked in. The Infants' School is relatively intact, as is the caretaker's cottage at 58 Brunswick Road.

Significance

Of the large, later Gothic schools built both by the Education Department (1876-1883) and the Public Works Department (1883-1900), Brunswick South Primary School opened 1st May 1886 is architecturally significant as one of a group of eleven schools which developed towards a distinct two-storied central block between 1877 and 1886, usually as a response to constricted urban sites. Of these, Brunswick South is the last built of the series.

The Infants' School, opened in 1914, is one of 28 built by the Public works Department for the Education Department between 1900 and 1929 with Edwardian characteristics and a plan consisting of a series of rooms surrounding a pavilion drill hall.

As a complex - the main school (1886 & 1888), caretaker's cottage (1888) and Infants' School (1914) - the school is historically significant in demonstrating the pattern of growth in Brunswick (for example Brunswick's rapid growth in the 1880s), the changes in school standards and teaching practices, and the influence of local people in achieving the standard of local education they sought.

Sources

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Marion, Olga Research notes: S.S. 2743 Brunswick South, History Section, Education Department, October 1981.

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Peterson, R. Survey of historic schools, unpublished survey and data base, Dept. of Housing and Construction, 1988-91.

BUILDING (fmr. Star Cinema Theatre)
66 Brunswick Road

Map No. 28 Heritage Area No. - Planning Scheme: Level 2



History & Description

A. P. Howson, well known pioneer of cinema opened a picture theatre in this large building around 1920. Ernest C. Luckman, stairbuilder, appears to have been the previous occupier of the site, running his business as a contractor from workshops here. The land was owned by Thomas Bydon..

Howson's cinema was referred to as the Star Cinema Theatre in the directories, with a Mrs S. Lock, confectioner, at the same address, presumably selling sweets to the patrons.

The building dates from the early 1920s, and appears to have been constructed as a theatre¹⁵. It is a large timber framed building, clad with corrugated iron. The lower sections of the walls are concrete. The entry 'portico' is a single storey section, with a simple parapet line that reflects the form of the main building.

15. There was a substantial increase in NAV between 1920 and 1923 from #40 to #494, suggesting the complete redevelopment of the site.

The cinema operated until the mid 1920s (Barnes 1922, directories still list 1925), when the Lygon Theatre opened in Lygon Street just north of Glenlyon Road.

The Lygon Theatre was operated as a picture theatre from 1922 - 1960. In 1985 it was partly demolished and rebuilt.

Of the many picture theatres once in Brunswick, few buildings remain. The former Lyric Theatre (1912) (separately listed) and the former Western Theatre (c1929) remain relatively intact, while only the shells of the former Lygon Theatre and former Liberty Theatre still exist.

Significance

The former Star Cinema Theatre is significant as an example of an early cinema established in a 'primitive' factory-like building. Other early cinemas were held in factories converted at night into cinemas; evidence of other examples in Brunswick, such as the first cinema (Oxford Hall) in Penders Nail factory c1909 have long since vanished.

Sources

Brunswick City Council Rate books

Barnes, L It happened in Brunswick, BCHG 1987

Sands & Mc Dougall Directory of Victoria - various dates.

COTTAGES (pair)

333 - 335 Brunswick Road

Map No. 27

Heritage Area No. 30

Planning Scheme: Level 2

**History & Description**

This pair of Edwardian cottages was built around 1910. The first occupiers were George Morrison (no. 333, then 128) and Edwin Lacey (no. 335, then 130). The longest occupier were members of the Spurway family who lived in no. 335 from around 1915 until at least the 1960s. The cottages combine classical elements in the window pilasters and eave brackets with picturesque elements of the Edwardian period in the decorative terracotta roof ridging.

The quality of the timber detailing on the building is outstanding, demonstrating the quality of the builder/craftsman¹⁶. The original timber fences have been retained.

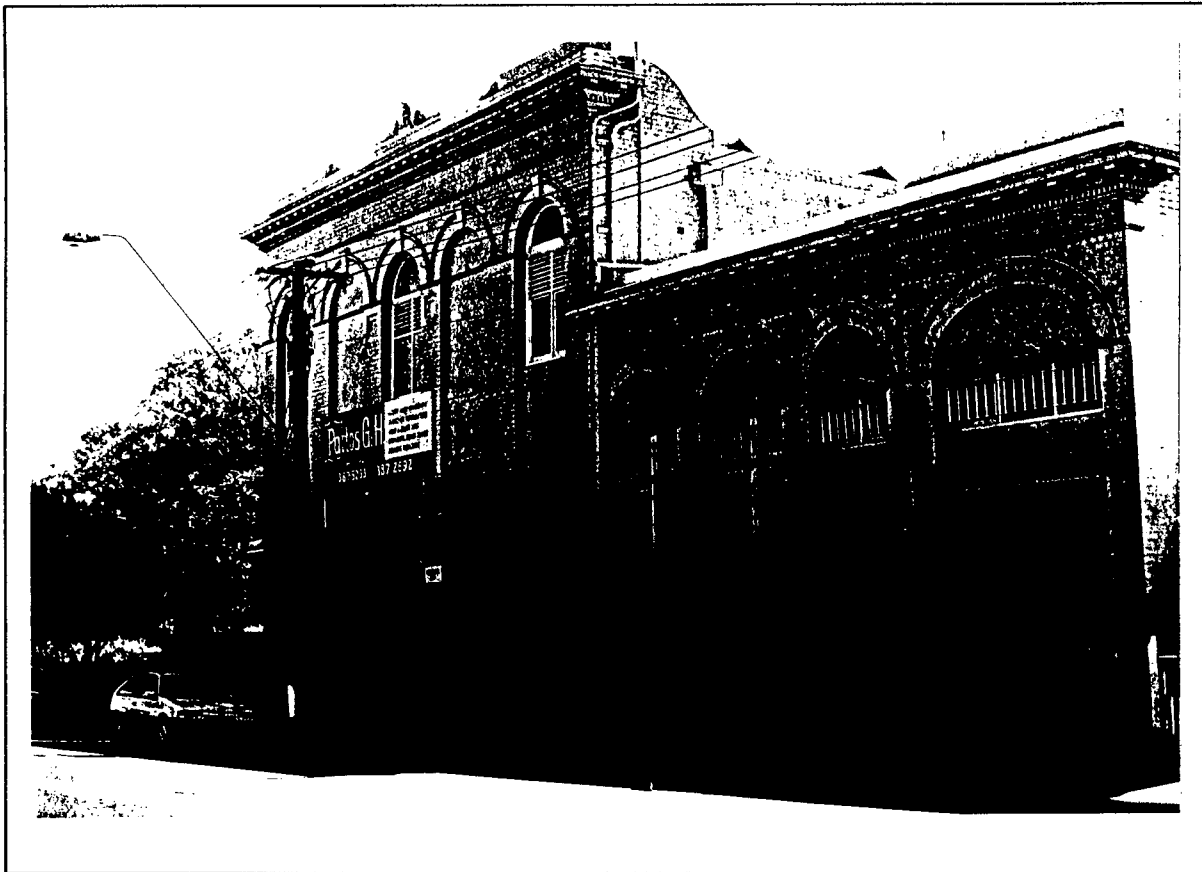
Significance

A pair of cottages significant for the fine craftsmanship and building skill demonstrated by the quality of the timber work on the facades of what are other relatively small cottages. The use of timber to create such elaborate decoration appears unusual.

16. The builder is not known.

HENDERSON'S SHIRT FACTORY (former)
337 - 339 Brunswick Road

Map No. 27 Heritage Area No. 30 Planning Scheme: Level 2



History & Description

Robert J Henderson established a shirt factory on this site in around 1910, possibly in the premises of or taking over the business of a Mrs Eleanor Johnston, a shirt manufacturer in this vicinity in 1900.

In 1904, the site now containing the factory was occupied by two houses, one brick (no. 134) and one timber (no.136). Henderson occupied no.134 from c1910 and nos 134 and 136 from c1915. The present factory complex appears to date from 1915¹⁷.

The factory comprises two attached brick buildings, one single storey and the other two storey, originally face brick with rendered detailing, but now all painted a single colour. Both buildings feature a series of semi-circular arches above rectangular windows. Rendered detailing used on the buildings includes the raised parapet (with central acroteria on the two storey building), projecting eaves with brackets and dentils, and heavy arched moulding above the two pedestrian entryways.

17. A rate book search has not been undertaken. No 134 disappears from directories after 1915.

Each building has a vehicle entry, with that in the single storey building probably the original.

Henderson's was one of the earlier clothing factories erected in Brunswick. In the 1880s-90s most listings for clothiers and outfitters were for individuals rather than companies. The earliest factory appears to have been that of Stephens & Co. in Gray Street (1895, extending into Hodgson St in 1910) and the Sterling Shirt and Clothing Factory at 77 Weston Street (c1900). By 1910 these two factories had been joined by R.J Henderson & Co. at 136 Brunswick Road. All other listings for clothing or hosiery manufacturers, shirt makers, and knitting factories were for individuals.

By 1920 many other clothing factories had been established and a number of these factory buildings remain including the Albion Clothing Factory (29 Weston St; c1920), G Burgin Pty Ltd (c. 1925; 151 Glenlyon Rd); Chandler & Folley (c.1920; 4 Railway Place); H H Mann (shirt & collar manufacturers) (c.1910; 1 Manallack Street) then Peerless Silk Mills (silk spinners) c.1942; Staley & Staley (c.1926; 6 Merri Street, then Holeproof 1934); Jackson & Eckersall Pty Ltd (c1910; 18 Michael Street); Bowen & Collins (c1925; 91 Lygon St).

Significance

The former Henderson's clothing factory is significant as Brunswick's earliest known example of a factory erected specifically as a clothing factory that remains today largely in its original form. Brunswick later became an important centre of clothing, textile and related industries, and this early factory, associated with Henderson one of the earlier Brunswick manufacturers, demonstrates the establishment of this important group of industries.

Sources

Sands & Mc Dougall Directory of Victoria - various dates.

HOUSE

356 Brunswick Road

Map No. 26**Heritage Area No. 28****Planning Scheme: Level 2****History & Description**

The construction of this concrete residence was begun in 1930 by Victor W.C. Heiberg, a German-born resident of Brunswick who acquired the land in July 1929.

Heiberg also constructed Beacon garage and flats at 405-13 Brunswick Road (opposite this house). He was well known in Brunswick as an innovative and eccentric builder, as well as for his sympathetic gestures to the unemployed during the 1930s depression, and as the provider of the lift cage from which Noel Counihan spoke during the "free speech" fight in 1932.

He built this house over the creek which ran from Dawson Street to Royal Park, with the entrance at the level of Brunswick Road and the land falling away steeply to the rear. Heiberg had previously built his own houses in Leslie and Albert Street and he was already renowned for his ad hoc manner of building. This house in Brunswick Road incorporates bizarre elements and forms to create a highly original composition in a manner which was perfected by such European architects as Antonio Gaudi at the turn of the century. Tiled gable and hip roofs intersect and a squat shingled tower rises

at roof level. Fence stanchions and verandah columns are tiled and pebble-faced, and window and door glazing displays floral forms. The tiled entrance balcony curves around a bay and provides access to the house and yard below. Entrance doors on the garage may have come from an old tram.

Significance

This house is a rare example of an individual approach to architecture. The use of bizarre elements and forms are characteristic of the house's owner and builder Victor Heiberg, and the resulting residence has a significant and unique quality.

Sources

Brunswick City Council Rate books 1929-30

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Nigel Lewis & Associates Brunswick Conservation Study, 1982.

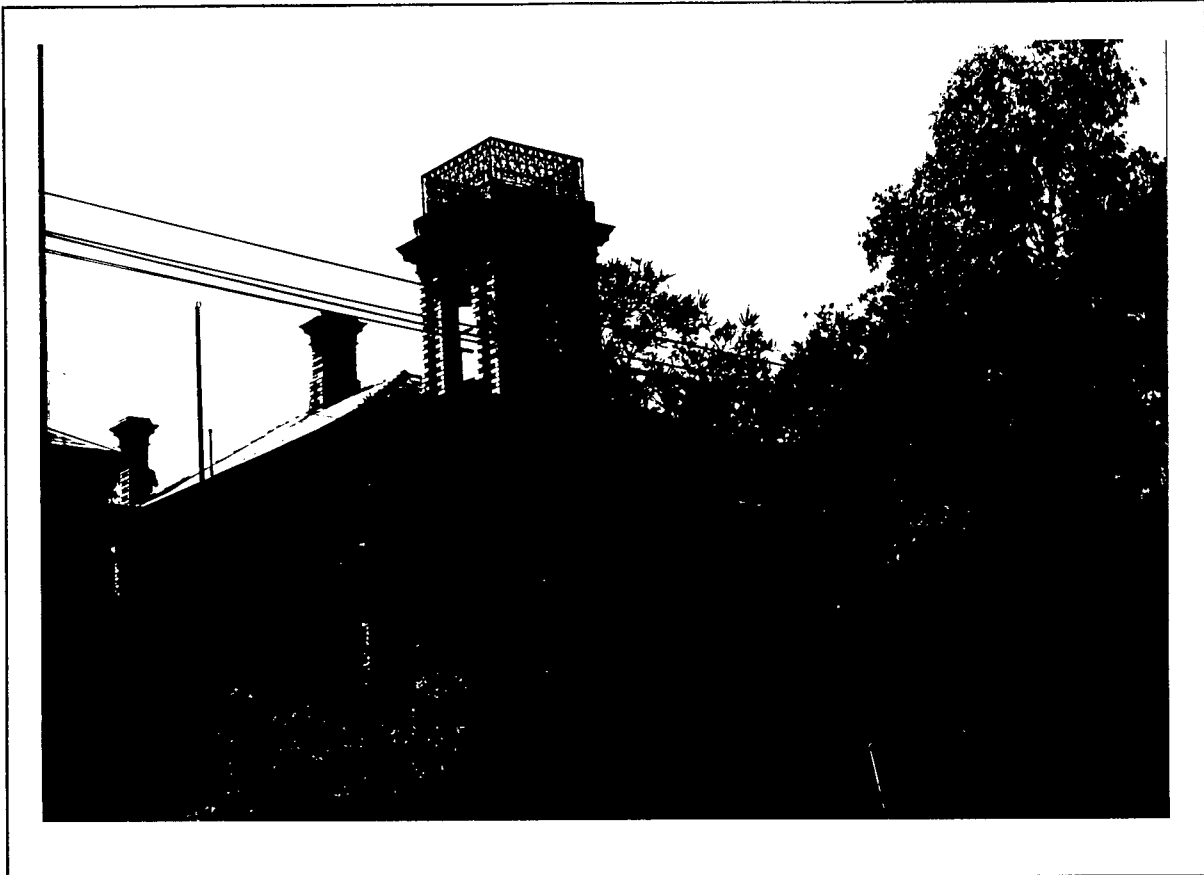
Sands & Mc Dougall Directory of Victoria - various dates.

Title certificate

Wixted, D. & Summerton, M. A short history and survey of motor garages and petrol stations in Victoria. Heritage Unit, Dept. Planning & Urban Growth, 1990.

"PRESTONIA"

357 Brunswick Road

Map No. 27**Heritage Area No. 30****Planning Scheme: Level 2****History & Description**

"Prestonia" was built for James Stroud, brickmaker, around 1890 apparently using bricks from his own yard. Stroud lived there for only a few years.

John Stroud founded a brickworks with William Barnes in 1854, operating from a site at the western end of Barkly Street, Phillipstown. The works became the Norfolk and Egerton Brick and Tile Works in the 1880s, and were located in Albert Street West. James joined his brother John in the business after the death of Barnes in 1883.

A number of local businessmen are recorded as living in this house including Harry Oxlade (c1900-1910), John Carey (1915) a local building contractor responsible for constructing St Mathews school (now St Margaret Marys), and Lawrence O'Brien (1937-40) proprietor of Brunswick Guardian newspaper,

"Prestonia" is a large, two storey house with a prominent tower. It is constructed in two colour brickwork, a dark brown brick with the cream bricks to highlight openings and as quoins. Cream bricks were introduced first by John Glew, brickmaker in the nearby Hodgson Street from 1849 to 1857.

The house is asymmetrical in form with a verandah extending between two projecting bays to the south and east. The hipped roof uses two colours of slate and terracotta ridging. The tower and upper level verandah use continuous cast iron balustrading, and the verandah posts and frieze are also cast iron. The other detailing includes rendered string courses, eave mouldings and brackets.

Significance

"Prestonia" is a fine example of the Italianate style, unusual in Brunswick for its size, and associated with a number of important Brunswick businessmen particularly James Stroud whose bricks are admirably displayed in this building. With "Hazeldeane" it is a local landmark.

Sources

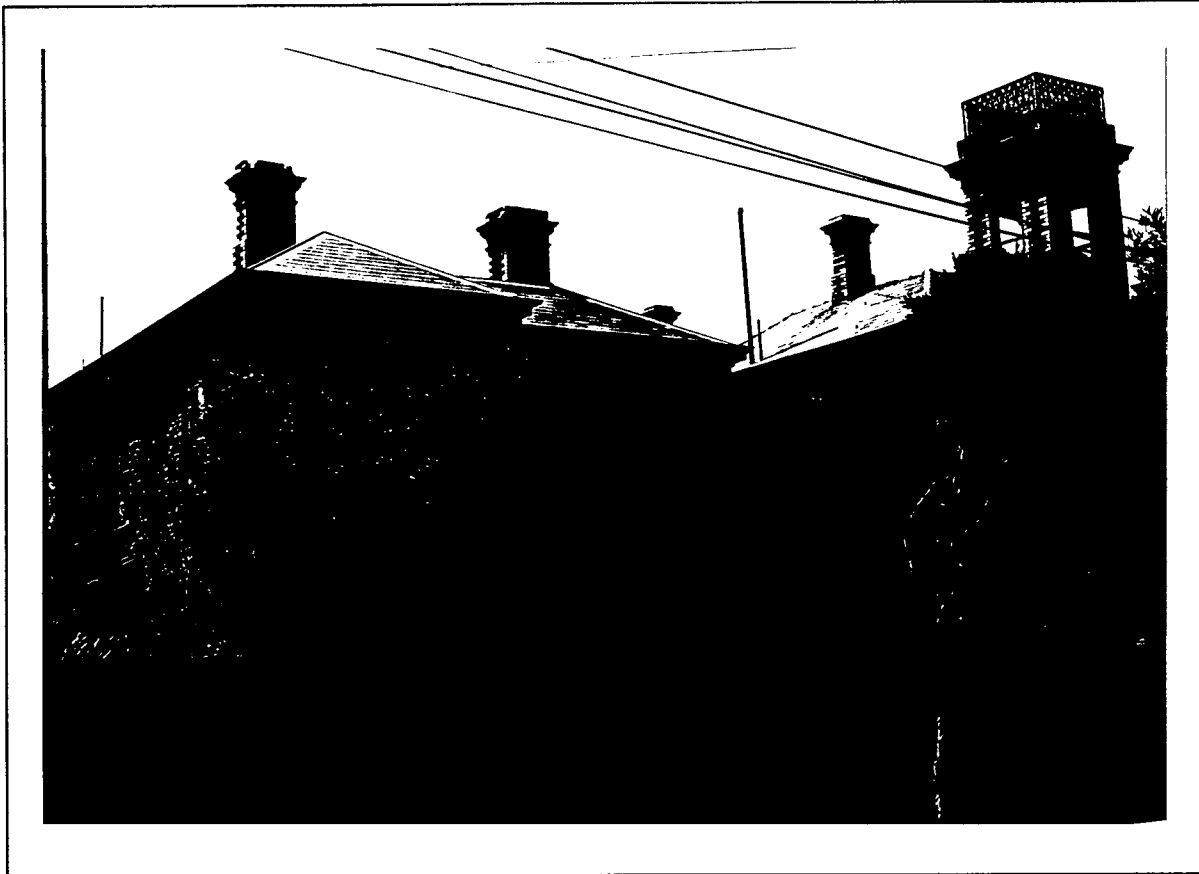
Les Barnes, pers. comm.

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & Mc Dougall Directory of Victoria - various dates.

"HAZELDEANE"

359 Brunswick Road

Map No. 27**Heritage Area No. 30****Planning Scheme: Level 2****History & Description**

"Hazeldeane" was built probably for Caleb Burchett around 1890. Burchett was a local landowner in the 1870s and Council Auditor in 1875¹⁸. The house was occupied by R.B. Slobom, local shirt manufacturer around 1895. Other occupiers included William Steele (1900) local physician.

"Hazeldeane" is a two storey brick house, in dark and cream bricks like its neighbour "Prestonia". It is also asymmetrical but simpler in form than "Prestonia", with a hipped slate roof and a two level verandah extending across part of the facade. The side walls are a plain red brick. The stables at the rear remain.

Significance

"Hazeldeane" is significant as an example of houses built for local businessmen in several locations in Brunswick in the 1880s, and for its associations with Caleb Burchett. With "Prestonia" it is a local landmark.

18. East, Sir R. The Burchetts and related families.

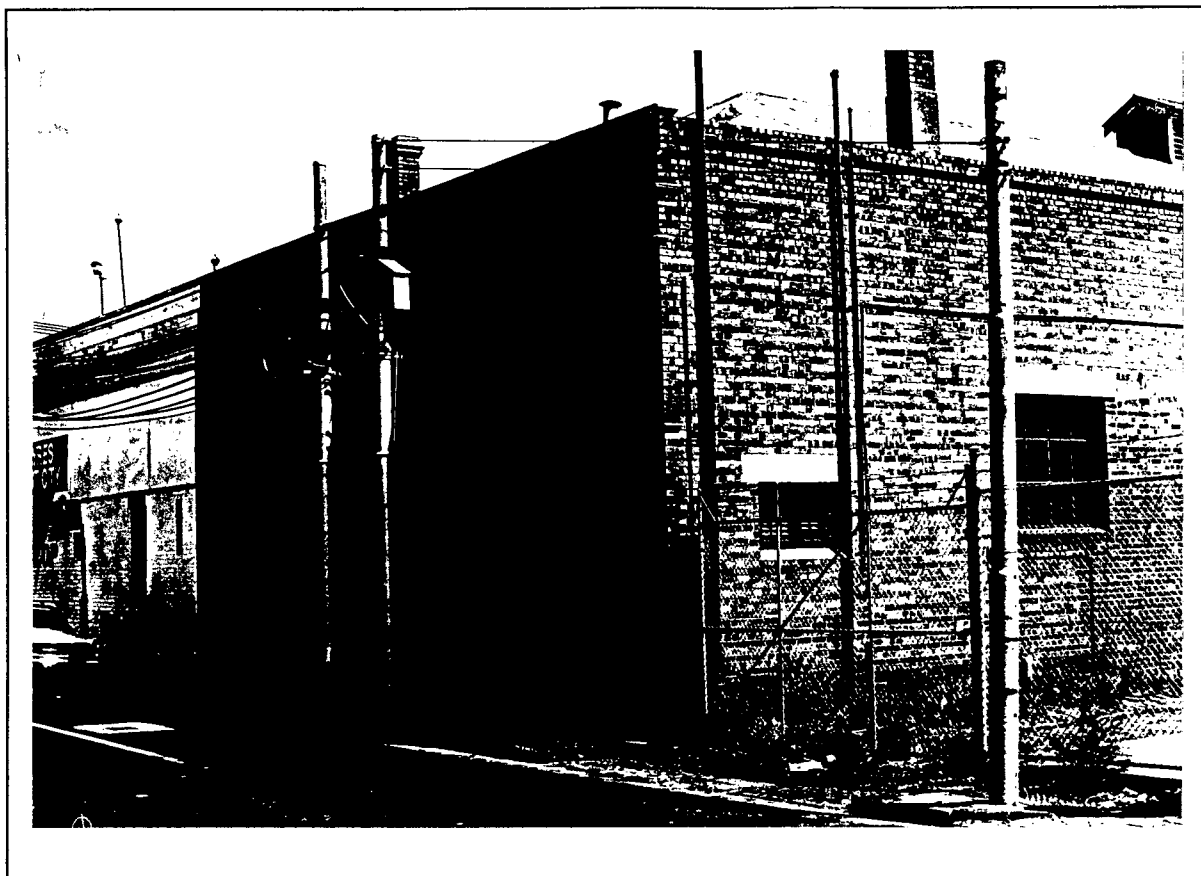
Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & Mc Dougall Directory of Victoria - various dates.

CABLE TRAM ENGINE HOUSE
363 Brunswick Road

Map No. 27 Heritage Area No. 34 Planning Scheme: Level 2



History & Description

In 1887 a cable tram service opened in Brunswick, following the route of the previous omnibus service. The engine house was built in Brunswick Road and a tram depot in Sydney Road (separately listed). It was the sixth route opened under the Melbourne Tramway & Omnibus Co. Act 1883. This Act established the Melbourne Tramways Trust (MTT), comprising the representatives of the various municipalities. The MTT built cable lines and engine houses between 1884 and 1891 and remained owner of the lines and installations until its dissolution in June 1916. A separate company (Melbourne Tramway & Omnibus Co. Ltd.) leased and operated the system. Their successors were the Melbourne Tramway Board (c1916-1918) and then the Melbourne & Metropolitan Tramways Board (1918 onwards)¹⁹.

When complete there were 17 routes on the cable tram network²⁰. The engine houses were located near the mid point of a route and the depots at the terminus.

19. Keating, 1970 p.141

20. Keating p.48

The engine houses were typically brick buildings built on bluestone foundations with a large chimney stack; each contained a large engine room with a boiler house and fuel yard to the rear of the building.

Richmond engine house was the first of the twelve engine houses constructed, and today eleven remain, although many have been altered and only Gertrude Street is still used for tramways purposes. Eleven were built in the 1880s, and one in 1920s. The last to function as an engine house was that on the Nicholson and Gertrude St corners.

The Brunswick engine house was often known as the Sarah Sands engine house, being close to that famous hotel. The preferred site was slightly further south on the north-east corner of Park Street, but land prices forced the Trust to purchase this site. It handled the longest cable on the cable tram system, being 31,620 feet and extending from the engine house to Flinders Street station and return; later the southern section was handled by the North Melbourne cable.

The Brunswick engine house is a simple structure without the embellishments of some engine houses. It consists of two hipped roof buildings with central gabled roof vents. Originally red brick used in Flemish bond pattern, with cream brick over arched windows with bluestone sills, and rendered keystones and string courses, the building on Brunswick Road has now been completely painted while the rear building remains unpainted. Its chimney stack has been demolished and the Brunswick Road building is now used for car repairs and an office.

Significance

The former cable tram engine house is significant as a relic of the cable tram system (which as a whole is of national significance) and reflects the importance of this transport system to the development of Brunswick.

Sources

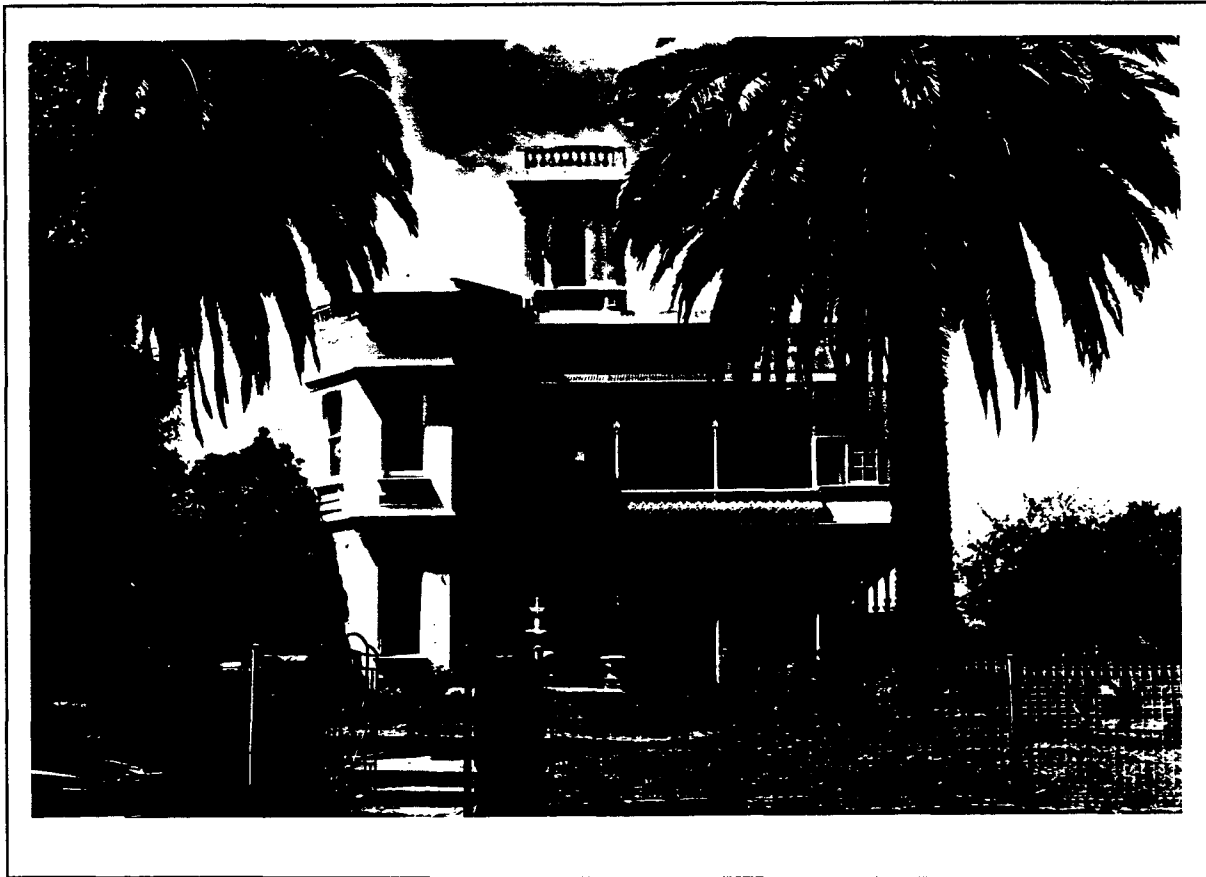
Barnes, Les, It happened in Brunswick, Brunswick Community History Group, Brunswick 1987 p.31, 56

Keating, J., Mind the curve! A history of the cable trams, Melbourne University Press, Melbourne, 1970, pp. 70-1, 77, 102, 143.

Sagazio, C 'Melbourne's famous cable tram system' Trust News, March 1990, pp.12-17.

HOUSE

20 Cohuna Street

Map No. 25**Heritage Area No. -****Planning Scheme: Level 2****History & Description**

This large mansion house was built around 1888 for John Buncle, engineer and implement manufacturer, who ran a large factory in North Melbourne. Alfred Buncle occupied the house from 1895 until c1897 when it was acquired by the Salvation Army as a maternity hospital and home for unmarried mothers. It became known as "The Harbour".

During the 1880s institutions to help the poor were limited to the public hospitals and the private, usually church-based, benevolent institutions. Examples included orphanages, homes for 'fallen women', and asylums for the deaf, dumb and blind²¹. The plight of the poor worsened during the 1890s depression.

The Salvation Army was formed in Melbourne in the early 1880s, building on the evangelical base, and achieved remarkable attendances at its meetings almost immediately. The Salvation Army established centres in the inner suburbs and outposts in nearby areas including Brunswick. The Brunswick Corps was

21. Shurlee Swain 'The poor people of Melbourne' The outcasts of Melbourne p.91

formed in 1883 and many of its members were working class men and women.²²

In Brunswick, the Salvation Army opening their citadel in Albert Street in 1884 (burnt down and rebuilt in brick in 1928), running a Neglected Children's Home on the site of Harnett House around 1900, and establishing the house in Cohuna Street for unmarried mothers. It is not known if there was a connection between the Buncle family and the Salvation Army.

The house is a large Italianate mansion, asymmetrical in form with a projecting faceted bay extending the full height of the building and a tower centrally placed above the entrance. A return verandah extends from the bay, with swag-bellied continuous cast iron balustrading and a cast iron frieze on both levels. The building is completely rendered, and heavily ornamented with features such as a rendered balustrade on the tower and swags below a parapet decorated with brackets and rosettes. Sections of the verandah have been enclosed. The interior has not been inspected.

At the rear of the house are a set of brick stables and on the south side a timber school building (c.1910/20). The front garden retains two large date palms and a centrally placed fountain.

Significance

This grand Italianate mansion dramatically expresses both affluence and poverty. The affluence and pretensions of the original owner are well demonstrated in its form, scale and siting in a prominent location. Its size also made it suitable accommodation for women who were probably poor, and certainly socially disadvantaged in a time when pregnancy outside marriage may have been common but was certainly not acceptable. These two aspects of its history are important, as is its largely intact external form, stables and garden elements, and its value as a local landmark.

Sources

Barnes, L. It happened in Brunswick, BCHG 1987

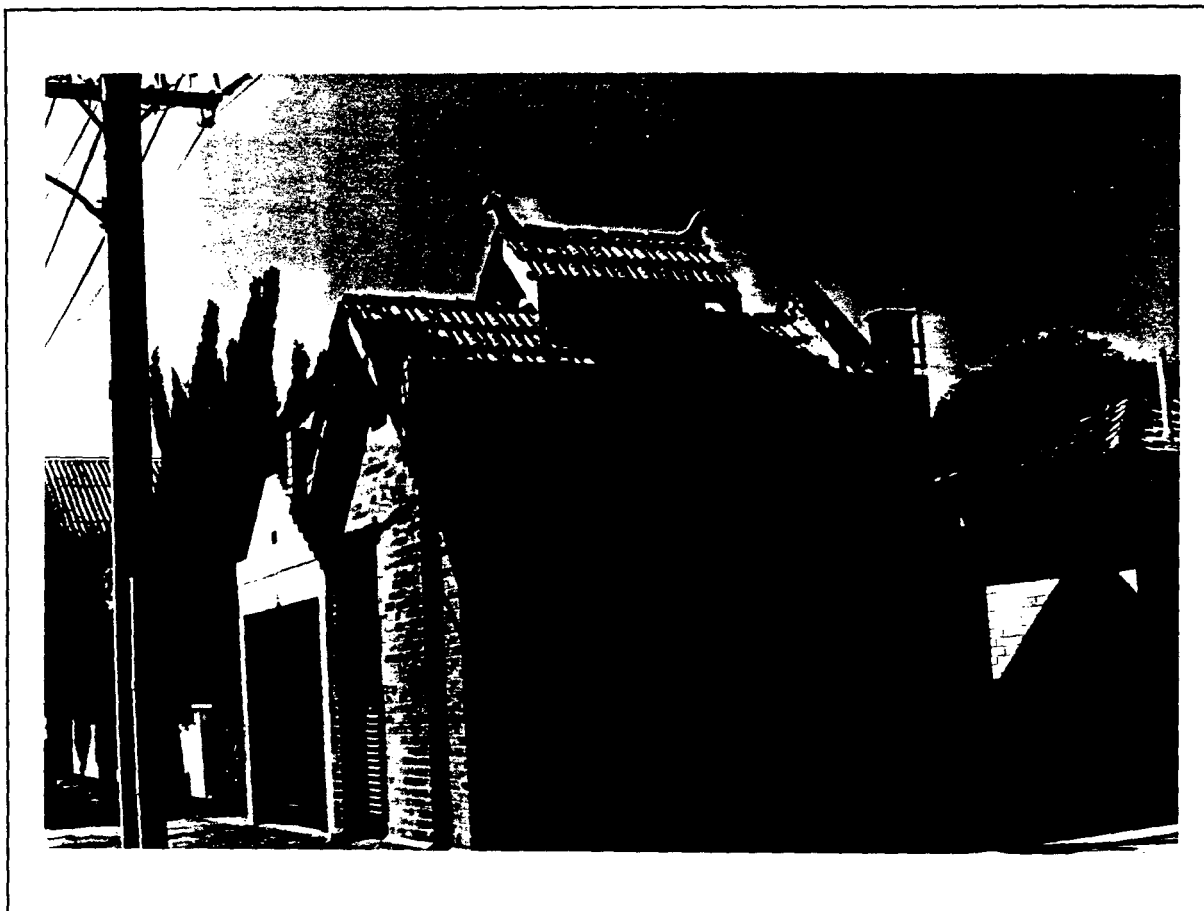
Barnes, L. Card file, Brunswick Library.

Sands & Mc Dougall Directory of Victoria - various dates.

22. Ussher, pp.124-139

BCC SUB-STATION
2A Connelly Street

Map No. 10 Heritage Area No. 11 Planning Scheme: Level 2



History & Description

On 22nd May 1914 electricity supply commenced in Brunswick, replacing gas light for street lighting and supplying some industries. After the SEC was established in 1918 the power generation became centralised in the Latrobe Valley, with electricity being supplied to Melbourne from this source in 1924.

Early electricity production was a relatively simple technology, but transmission over even a short distance was difficult. Lighting for public events such as the Duke of Edinburgh's visit in 1867, a night football match at the Melbourne Cricket Ground in 1879, and lighting in the theatre became popular. Small scale generating plants were built in Melbourne to serve small areas and industries. Gas remained as the source of street lighting until 1894 when the construction of the Spencer Street power station by Melbourne City Council generated enough power to light Melbourne's streets.

Other councils supported Melbourne's initiative and streets in many nearby areas (such as Richmond, Essendon, Hawthorn, South

Yarra) were also lit by electricity by the late 1890s. Melbourne City Council bought up private electricity generating companies and by 1901 had a monopoly of supply to Melbourne and adjoining areas.

The Brunswick Electricity Supply established its offices in a building in Dawson Street in 1916, and then in a new building on the site in 1927. A series of sub-stations were constructed soon after, including this building in Connelly Street.

The typical substation built by Brunswick Electricity Supply was face brick, with a bellcast vent in the roof. Many of these buildings remain, although few are as intact as the Connelly Street example. Other notable examples of buildings associated with the supplying of electricity include a substation in Colebrook Street, a large substation at 119 Brunswick Road and the SEC buildings and water tank at 64 and 64B Brunswick Road.

Significance

The BCC substation in Connelly Street is significant as an example of a structure built as part of the initiation of locally-based electricity supply in Brunswick.

Sources

Barnes, L. It happened in Brunswick, BCHG 1987

Dunstan, D. Governing the Metropolis: Melbourne 1850-1891, Melbourne University Press, Melbourne, 1984.

HOUSE

47 Cumming Street

Map No. 7**Heritage Area No. -****Planning Scheme: Level 2****History & Description**

The Brunswick Estate was a Closer Settlement scheme established in 1900 by the State Government. Such schemes were a response to the 1890s depression which had a severe impact on Brunswick. The aim was to provide agricultural land on a lease purchase arrangement to enable those of limited means to establish a farm and a livelihood. The earliest versions of these schemes, the "village settlement" were tried in the early 1890s, but most failed. By 1898 the Government introduced legislation on a new scheme based on similar principles, the Closer Settlement scheme.

The Brunswick Estate was the second Closer Settlement in Victoria (the first being at Whitfield) and the first in metropolitan Melbourne. It was developed in three stages - the Brunswick Estate 91 acres purchased in 1900 and divided into 56 allotments, the Dal Campbell Estate 18 acres purchased in 1904 and divided into 42 allotments, and Cadman Estate 45 acres purchased in 1905 and divided into 63 allotments.

This house is built on allotment 36 of the Dal Campbell Estate which was made available for lease purchase at a cost of \$57.10.0 in 1905. A deposit of \$2.19.6 and half yearly payments of \$1.14.6. Applications for these allotments could

be made by any person over 21 years who is engaged in manual, clerical or other work and owns no more than #250 in real or personal property, and essentially no other land. A dwelling house, to the value of at least #50 must be erected within the first year with substantial improvements to the value of a further #25 before the end of the second year.

This house was constructed between 1907-10²³ for Thomas Williams, an advertising agent. It was described in the rate books as a wooden house of 5 rooms, on an allotment with a 208' 7" frontage. Williams continued to own the house until around 1920, when it was sold to Henry A. Sandman, linesman. Williams appears not to have occupied the house for more than a few years before renting it to others.

No. 47 Cumming Street is an exceptional example of a single storey timber house in the Queen Anne Style with extensive use of timber fretwork, an iron roof with iron (Wunderlich?) decorative ridge capping and finials, and retaining many intact elements. The allotment retains an early timber picket fence, cypress hedge and other plantings. The house has a verandah on two sides with timber fretwork forming an arched "moongate" corner entry with a small gable set in the verandah roof over this entry. On the other sections of the verandah the fretwork creates a series of double arched bays.

The house and garden, while substantially intact, lacks maintenance which may eventually lead to the loss of significant elements.

Significance

An intact and elaborate timber house built as part of the Dal Campbell Estate Closer Settlement scheme, and an exceptional example of the Queen Anne style for Brunswick.

Sources

Brunswick City Council Rate books

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Hodgson, J., Holloway, E., Kirwan, A., Thege, D., Heritage significance of "The Brunswick Estate" Student project, Footscray Institute of Technology, 1989.

MMBW Plan No.103 (1907).

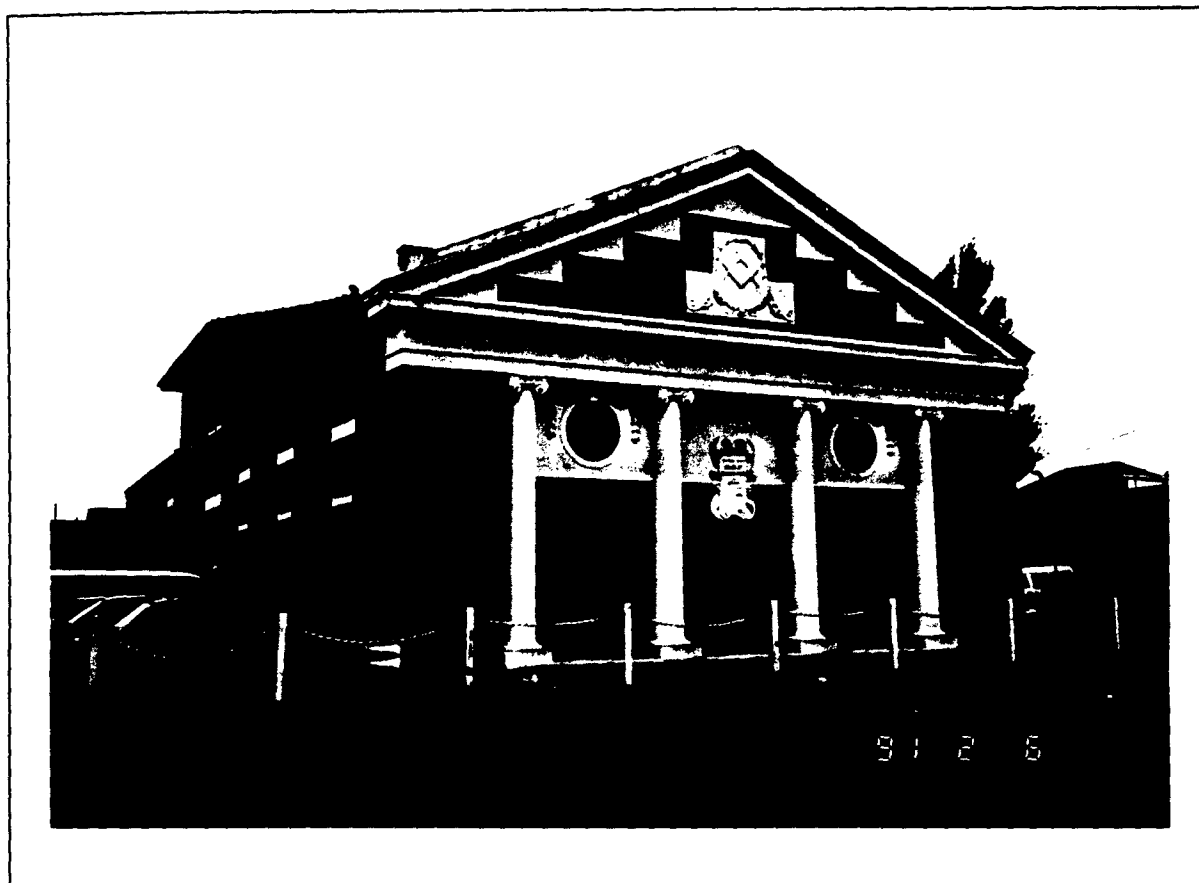
Plan of subdivision for workmen's homes (Dal Campbell Estate), Town of Brunswick, Parish of Jika Jika, 1905 (B 755 B (1))

Sands & Mc Dougall Directory of Victoria - various dates.

23. Reference to the 1907 MMBW plan suggests that the house was built in stages.

MASONIC TEMPLE
2 Davies Street

Map No. 5 Heritage Area No. - Planning Scheme: Level 2



History & Description

Davies Street was first subdivided in 1881 as part of "Lilburn's Paddock" subdivision, and resubdivided a number of times in subsequent land sales, with the street pattern retained but allotment sizes changing. The land was owned by David Mitchell, a builder and contractor, and an influential Melbourne businessman.

A six roomed timber house, "Ardmona" was built on this site c1900 by James Whelan, described in the rate books as a civil servant. James Beattie, and then Mrs Louisa Beattie were listed as occupiers from the early 1900s until the early 1920s. The house was demolished, and the Masonic Temple built in 1923. It is not known if the Beattie family had any role in the establishment of the Masonic Temple.

James Whelan was related to Patrick Whelan, founder of what is now Whelan the Wreckers. James Beattie was a partner in Beattie and Jacobs, manufacturing tailors which commenced business from premises in Sydney Road in 1883. Davies Street appears to have been a prime residential location for businessmen and traders.

The Davies Street Masonic Temple was designed and built by two masons - the architect being Charles R Heath, and the builder W H Cooper. Charles Heath is well known in Brunswick and Coburg as the designer of such buildings as Coburg Town Hall and the 1926 section of the Brunswick Town Hall and Municipal Offices complex (with Sydney H Wilson).

The building of the temple saw the combined efforts of three separate lodges - Brunswick St. Johns Lodge No.78, Moreland Temperance Lodge No. 244, and Letchworth Lodge No.266.

The brick Masonic Temple building appears to have been built in a number of stages, with the single storey Davies Street section rising to a second storey to the south, being the original part of the building. It is strongly classical in design, reminiscent of a temple, with a heavy pediment and four Ionic columns dividing the facade. Two circular, coloured glass windows and a central scroll provide the main detailing. This reversion to classical elements was relatively common between the wars, expressing a degree of conservatism and the design safety of accepted forms at a time when the modern era was starting to be expressed in new forms of architecture.

Significance

A simple, classical building designed by architect Charles Heath, and demonstrating the co-operative efforts of three local masonic lodges in its creation.

Sources

Brunswick City Council Rate books.

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Foundation stone.

MMBW Plan No.104 (1906).

Sands & Mc Dougall Directory of Victoria - various dates.

Vale Collection of auction notices, State Library of Victoria.

HOUSE

11 Davies Street

Map No. 5**Heritage Area No. -****Planning Scheme: Level 2****History & Description**

Davies Street was first subdivided in 1881 as part of Lilburn's Paddock" subdivision, and resubdivided a number of times in subsequent land sales, with the street pattern retained but allotment sizes changing. The land was owned by David Mitchell, a builder and contractor, and an influential Melbourne businessman.

No.11 Davies Street (originally no. 29) was built for James Spargo in 1899/1900, and occupied by John H Beattie, listed as a civil servant, from around 1900 until 1910s. It is assumed he was related to James Beattie (see 2 Davies St). William Cation owned the property from 1915. The house is described in the rate books as a brick house of 6 rooms, built on an allotment with a 52'6" frontage.

No. 11 Davies Street is an Italianate, bay-fronted villa. Constructed of brick and with a rendered street facade, the house retains many of its original features such as a slate roof, facade detailing, and cast iron verandah frieze. Many bay fronted villas were built in Brunswick, but most are located in Blyth Street where this building form predominates. This subdivision and the houses built on it are suburban

villas suited to the middle classes who, in Brunswick, were local business and professional men.

Significance

No. 11 Davies Street is a relatively intact example of a typical Italianate villa built for middle class, professional and business men in several prime locations in Brunswick.

Sources

Brunswick City Council Rate books

Sands & Mc Dougall Directory of Victoria - various dates.

HOUSE

26 Davies Street

Map No. 5

Heritage Area No. -

Planning Scheme: Level 2

**History & Description**

Davies Street was first subdivided in 1881 as part of Lilburn's Paddock" subdivision, and resubdivided a number of times in subsequent land sales, with the street pattern retained but allotment sizes changing. Davies Street first appears in the directories in 1890. The land was owned by David Mitchell, a builder and contractor, and an influential Melbourne businessman.

No. 26 Davies Street (originally no. 58) was built for George P. Cartledge between 1906-10. It is a single storey brick house, constructed using a dark brown brick with a cream brick string course, rosettes and eave brackets above the verandah. The cream brick features have now been painted. The side walls are constructed of the more common red brick. The house is unusual in form, with a return verandah and side entry. The Davies Street facade features two pairs of windows, but lacks a central entry door which would be more typical; this may reflect changes to the building within a few years of its construction. The slate roof comprises both square and scallop edged slates, and the chimney retains a cream brick string course. The verandah is supported in turned timber posts and features a narrow cast iron frieze. The fence is an

older style timber picket, but is not original in height or form.

Significance

This brick house at no. 26 Davies Street is significant as a relatively intact example of a villa constructed in the early years of this century.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & Mc Dougall Directory of Victoria - various dates.

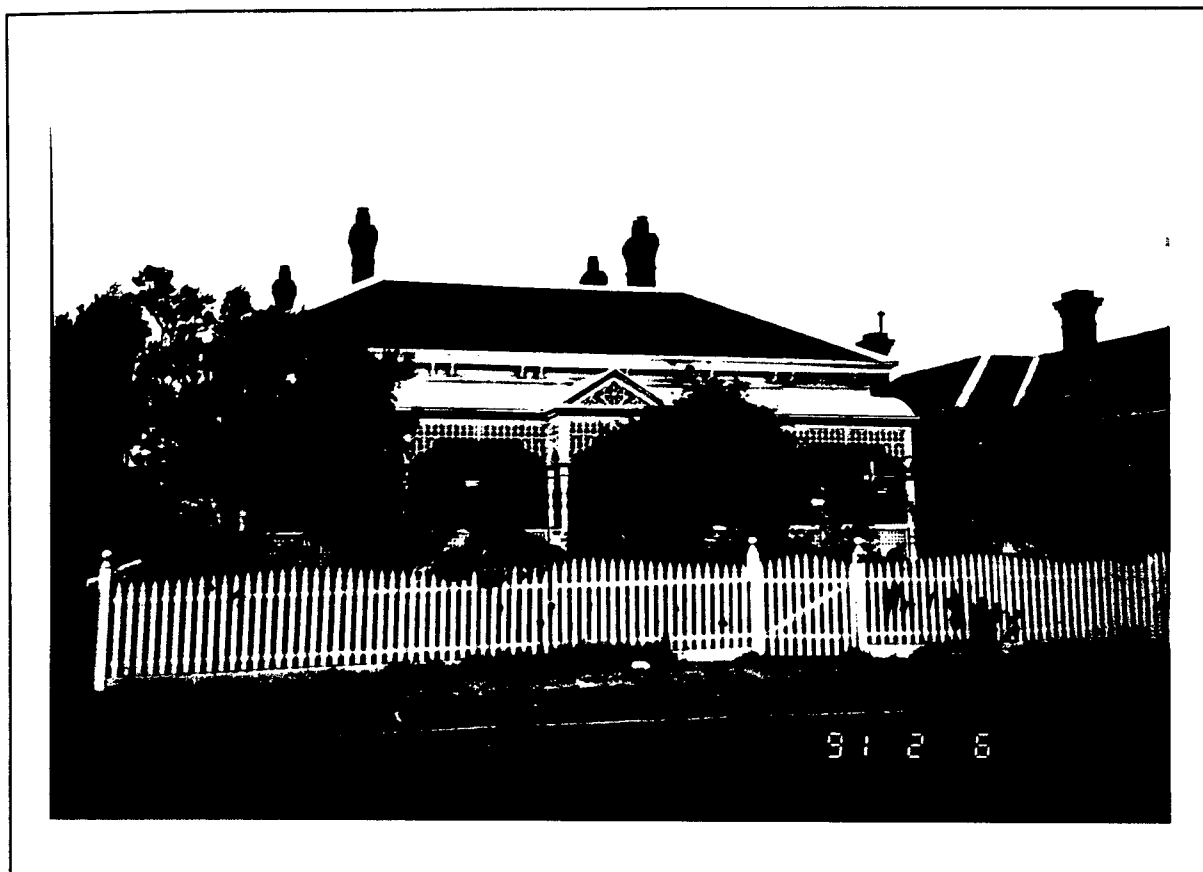
HOUSE

28 Davies Street

Map No. 5

Heritage Area No. -

Planning Scheme: Level 2

**History & Description**

Davies Street was first subdivided in 1881 as part of Lilburn's Paddock" subdivision, and resubdivided a number of times in subsequent land sales, with the street pattern retained but allotment sizes changing. The land was owned by David Mitchell, a builder and contractor, and an influential Melbourne businessman.

No. 28 Davies Street was built between 1915-20 and occupied by Richard Farmer. It is a single storey timber house, symmetrical in form with paired windows either side of a central entry, and retaining a slate roof and tall, fluted brick chimneys. The verandah is supported on elaborately turned posts and features a central gabled portico, inset with a cast iron motif, and a cast iron frieze. The verandah balustrade is formed by square lattice.

The use of a central gable on verandahs is relatively common in Brunswick, but examples where this gable forms a portico are unusual. A more elaborate example is 1 Barkly Street.

Significance

28 Davies Street is significant as a elaborately detailed timber house, featuring a central gabled portico, a common feature in Brunswick houses of this period, but expressed in an elaborate form in this building.

Sources

Sands & Mc Dougall Directory of Victoria - various dates.

BRUNSWICK BATHS
Dawson Street

Map No. 15 Heritage Area No. 34 Planning Scheme: Level 2



History & Description

The Brunswick Baths were originally constructed in 1913/14 in Dawson Street by Brunswick Council. The baths were described in the local paper as follows:

"The area occupied is 100ft. frontage to Dawson Street by 240ft. along the railway to Phoenix Street. The Swimming Tank is one of the finest in the metropolitan area, being 60ft by 180ft. with a varying depth from 2ft.6inches to 6ft. 6in. There are also bathing boxes, with a shelter shed 145ft. by 8ft. The baths cost #2550, and the work was done by Mr T Fisher of Elsternwick²⁴."

A Brunswick resident, Mr Les Barnes, remembers the Baths from 1916. The baths were surrounded by brick walls on all four sides, about 8ft. high with broken glass set in concrete along the top. Along the inside of the southern and western walls were changing cubicles and a long shelter shed with bench seats. There were 6 sets of concrete steps leading down into the pool (in each corner and in the centre of the longest

24. Brunswick and Coburg Star. October 9th 1914.

sides) and a 10ft. diving board at the centre of the southern end. Tiered seating surrounded the pool on at least the northern and eastern sides. The water was changed once a week, and no mixed bathing was permitted.

Mr Frank Beaurepaire, a champion Australian swimmer acted as Honorary Organizer for the Brunswick Swimming Carnival which marked the opening of the Baths in 1914.

The major renovations and additions to the baths in 1928 were designed by architects Peck & Kemter, and constructed by Brunswick City Council under the supervision of the City Surveyor D.W. Bonar using day labour. Peck & Kemter also designed the renovations to the Brunswick Town Hall in 1937 (altering completely its 1926 facade designed by Wilson and Heath). The renovations were apparently funded by 'profits earned by the Electricity Supply Department'.

The late twenties saw a major Council building program that changed the streetscape of Dawson Street; these changes included major extensions to the Municipal building, the construction of the Town Hall, the Electricity Supply building and the Baths.

The renovations greatly extended the baths creating a complex with separate men's and women's pools, administrative offices and club rooms, gymnasium and hot baths, a filtration plant and heating equipment.

The new indoor baths were constructed as womens' baths, and were heated. Tiered seating was provided at the northern end of the indoor pool, with cubicles along its western wall. A gallery was created in the main facade to provide an area with seating for viewing swimming events in each pool. These galleries were reached via internal staircases.

The outside pool was remodelled as the men's pool, being deepened at the southern end from 6ft 6in. to 14 ft. A tall (30ft) diving tower was built at the southern end of the outside pool to enable diving competitions to be held. The men's pool was claimed to be 'the largest and deepest freshwater modern swimming pool in Australia', measuring 165 feet x 65 feet.

The standard of the Baths was claimed to be 'the finest in Australia' and the capacity of its filtration system was particularly remarked on as having 'a capacity sufficient to meet the domestic requirements of a country town having a population of 12,000 to 15,000 people' with the water being clearer after use and filtration than 'the Melbourne City supply'.

The indoor pool was designed with a spectators gallery to enable it to be used for winter swimming carnivals. at this time it to have been an important community centre, with many swimming carnivals, including competitions between teams representing various Brunswick industries.

After the 1927/8 renovations the Baths appear to have been of some importance within the metropolitan area. The baths were used for the Victorian swimming championships for many years and were proposed for use in the 1956 Olympics. Their importance declined after the construction of the Olympic Pool which became the site for major championships.

Some elements of the 1913 baths remain including the brick walls along the western and part of the eastern side, the swimming tank, although deepened to provide a diving area at the 'deep' (southern) end of the pool. The Baths have had a number of minor alterations since the major reconstruction in 1927/8. The 33 foot diving tower has been removed.

Significance

The renovation of the Baths in 1927 reflects a period of considerable redevelopment of Brunswick's public assets, and of the reshaping of the civic precinct in Sydney Road and Dawson Street. The Baths reflected in design and technology, a modern complex regarded as the finest in Australia.

Sources

Les Barnes, pers. comm.

Broadley, B & Grounds, M 'The Brunswick Baths - a personal history' Fusion, No. 2 May 1986, p.7.

Sands & Mc Dougall Directory of Victoria - various dates.

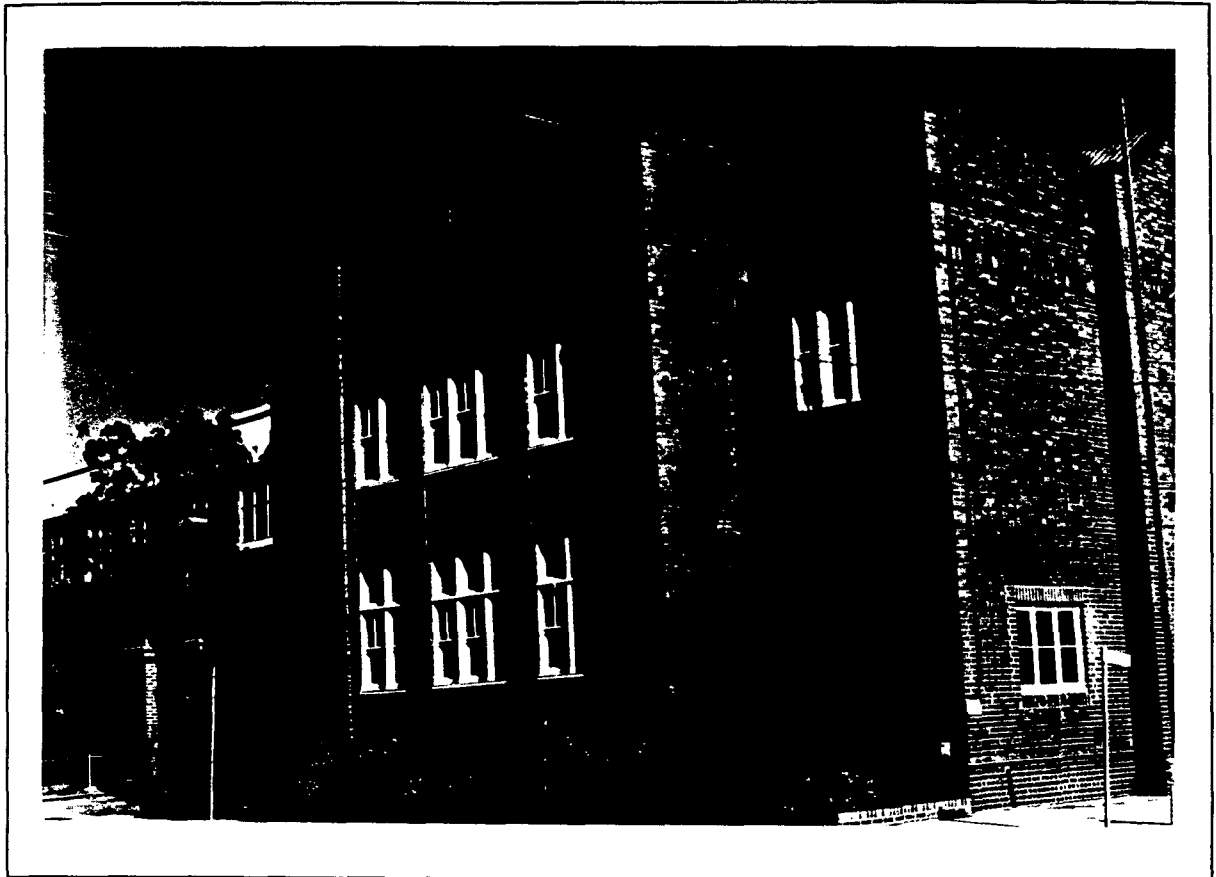
Trethowan, Bruce Brunswick Town Hall & Municipal Offices: Conservation Report Report prepared for Brunswick City Council by Bruce Trethowan, Architectural consultant, Robert Peck von Hartel Trethowan, July 1989.

'New swimming baths - City of Brunswick: description of Australia's most modern swimming baths' The Australian Municipal Journal, January 15, 1930, pp.339-367.

Drawings, Town Hall folio, BCC.

BRUNSWICK TECHNICAL SCHOOL
49 Dawson Street

Map No. 21 Heritage Area No. 20 Planning Scheme: Level 2



History & Description

Brunswick Technical School was opened in 1916, after three years of negotiation and advocacy by a committee of local people. Brunswick Council made a gift of \$1000 towards the cost of the first building and Jas. Miller and Co., a ropemaking company which operated from Dawson Street, offered the land at a moderate cost.

Technical training started through Mechanics' Institutes which provided further education for working people. The Brunswick Mechanics' Institute was still performing this role up until the Technical School was built. The first technical schools were the Schools of Mines, the first in Ballarat in 1871. The Melbourne Working Men's College (now RMIT) dates from 1887. The 1910 Education Act made provision for the dual system of State secondary and technical schools.

The 1927 Apprenticeship Act enhanced the role of the senior technical colleges by requiring compulsory schooling for apprentices. The apprenticeship system formalised and standardised the industrial teaching process, in effect taking power from the artisan who, by controlling the training of a skilled workforce, had effectively controlled the production process. Industrialists therefore supported apprenticeships.

Many technical schools were built in Melbourne's industrial suburbs from the early 1910s. Comparable examples in the northern and western region include Footscray Technical School (1915-6).

Construction of the first building started in 1915, and was opened in 1916. The school offered both junior technical classes, and part-time senior classes in architecture and building construction. Percy Everett, a well known architect, was the first principal of the school. He guided the development of the school for its first 19 years, being transferred to Brighton Technical School in 1932. A number of well known architects were apparently educated at the school, however this aspect requires more research to clarify the role of the school in shaping the built environment of Brunswick through its training of architects and builders.

The first school building was burnt down in 1920, leaving the 1918 brick building on the corner of Dawson and Fallon Streets as the main building. This building was constructed to enable training in pottery skills, with all aspects of pottery making taught. This was to be a most important area of training, given the predominance of Brunswick in the brick and pottery industries. But by the 1930s the pottery department was closed through lack of support.

An Engineering Department building was constructed in 1922; it remained a significant department for many years. In other areas, the school was also making a major contribution. The Bureau of Science and Industry (now the CSIRO) operated from the school from 1923-28, succeeding in the first fabrication of paper from Australian timber, as well as doing research into leather and pottery. The Lindsay Ross library (now the Migrant English Centre) was built in 1939, and was regarded as one of the finest technical libraries in the State.

Significance

Brunswick Technical School is significant for its role in training workers for Brunswick industries, continuing the role of the Mechanics' Institute. As the oldest State secondary school in Brunswick, the technical school provides evidence of the development of a technical education system which had particular relevance to an industrial area and its people.

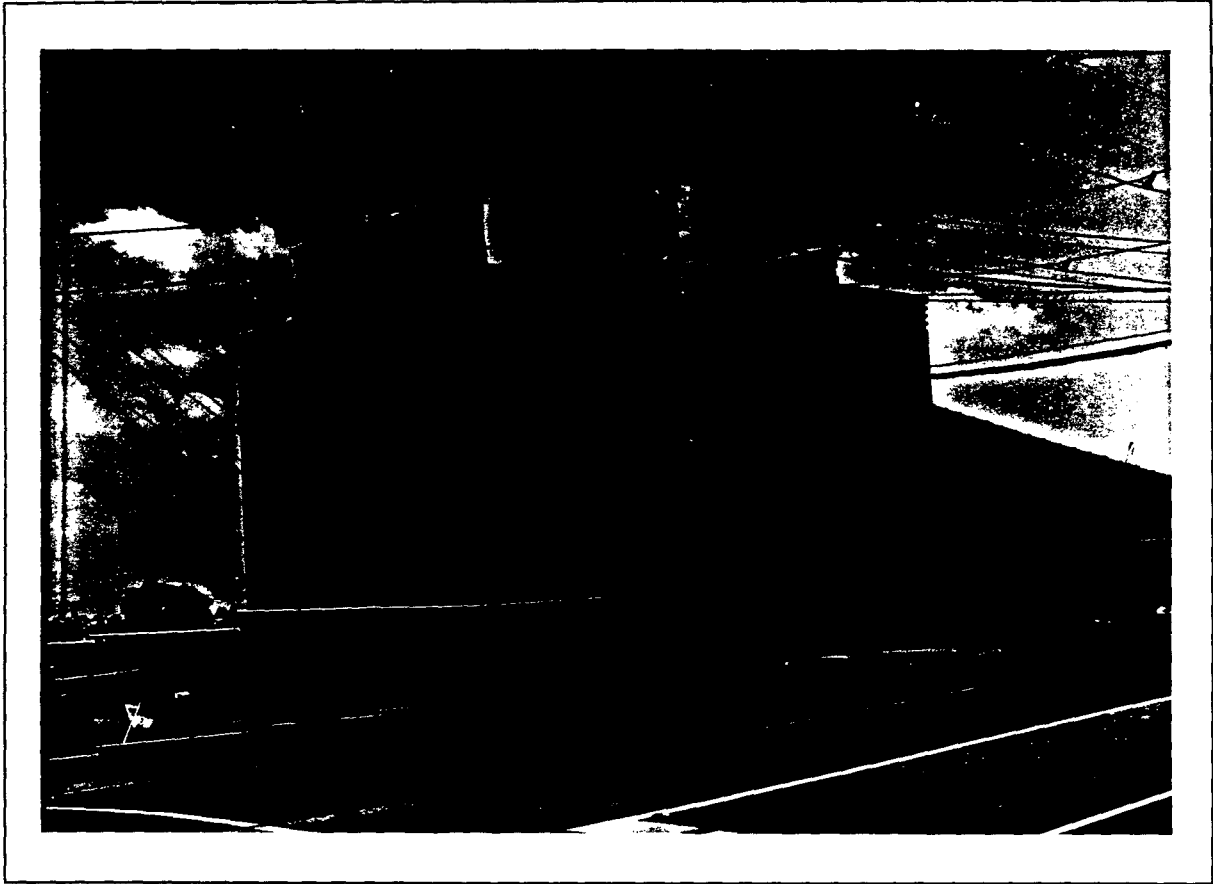
Sources

Walker, M. Johnston, C. and Boyce, C. Evidence of history: Melbourne Western Region Heritage Study, Melbourne Western Region Commission, 1986.

The Brunswick Technical School 1916-1986: a seventy year history. BTS, 1986.

MMTB SUB-STATION
196A Dawson Street

Map No. 13 Heritage Area No. - Planning Scheme: Level 2



History & Description

The building of the tramway through West Brunswick in 1925/6 enabled the development of much of the western side of Brunswick and Coburg. This substation is an essential part of the electrical conversion system; it is a simple brick building located on a prominent corner.

The West Coburg Progress Association lobbied strongly for the building of the tramline, but considered it had been built too far west to serve their needs²⁵.

The Melville Road route, which now forms an important north-south transport link through the western side of Brunswick did not exist until the early 1920s. By 1921 Melville Road had only been extended to a little north of Albion Street, and section between Smith and Dawson Street had not yet been built.

Areas to the north of Albion Street were particularly affected by the opening of the tramway route. Donald Melville's estate was to the north of Albion Street; after Melville's death the rest of his estate was quickly sold and subdivided and

25. Broome p.211

Melville Road was extended northwards as development occurred. Major estates developed during the early 1920s included the Irvine Estate sections of which were offered for sale in 1924 and 1927, with the new electric tramway promoted as a feature. The Baker Estate to the west of Melville Road dates from late 1920s, being developed as speculative house and land packages by J & P Baker.

The electric tram system started with the first line from Box Hill to Doncaster in 1889, but did not develop into a system until much later. In 1925, the Essendon tramline (electric since 1906) was extended along Flemington Road to link with the West Coburg tramline, and then along William Street to Collins Street, bringing electric trams into the city for the first time.

Significance

The MMTB substation is an important landmark on the corner of Dawson Street and Melville Road, and symbolises the importance of the tramway in opening up the north west of Brunswick as residential areas.

Sources

Broome, R. Coburg: between two creeks p.211

Carroll, B. Getting around town: a history of urban transport in Australia, Cassell Australia, 1980.

Hogan, J. Jenzen, G. & Jones, D. California Dreamin': an examination of the Californian bungalow style type in North West Brunswick, Student Project, FIT, 1989.

HUDSON RESERVE
208A Dawson Street

Map No. 13 Heritage Area No. - Planning Scheme: Level 2



History & Description

The development of fast, cheap public transport enabled speculation in land during the 1880s in which farms in areas such as Brunswick was subdivided into suburban allotments and offered for sale. So critical was public transport that land speculators tempted politicians with bribes of land and money to ensure a railway ran close to their land.

Barnes suggests that in 1890 Alfred Deakin (MLA) was engaged in a railway development program that would have created a line through West Brunswick to link with the north-eastern line at Pascoe Vale²⁶. An undated plan shows this estate with a reserve for the railway line and describes it as 'Moreland Road. The land of promise West Brunswick. A paradise in miniature, verily, verily! Eden revisited! A home for the chosen people'.²⁷

By 1900, when land was acquired for the Brunswick Estate Closer Settlement scheme, an easement had been provided for a "proposed railway"; another section of the easement also

26. Barnes, Street names, p.48.

27. Auction plan, Saturday 20th October. Vale collection.

extended through the Phoenix Estate Closer Settlement scheme. The MMBW plans (1906, 1907) only show the northern section.

In 1966 the Tullamarine Freeway - Melbourne's first freeway - was built along the northern sections of the railway reserve; the southern section remains as Hudson Reserve, and another section as Shields Reserve.

Significance

Hudson Reserve is significant as a remnant of the railway easement that was to provide railway services into west Brunswick and beyond to enable the development of these areas, but that never eventuated and, that with the provision of trams in Melville Road was no longer needed.

Sources

Broome, R., Coburg: between two creeks, p. 211.

Cannon, M., The Land Boomers, Melbourne University Press, 1966.

Hodgson, J., Holloway, E., Kirwan, A., Thege, D., Heritage significance of "The Brunswick Estate" Student project, Footscray Institute of Technology, 1989.

MMBW Plan No. 103 (1907).

Auction plan, Vale collection.

HOUSE

20 De Carle Street

Map No. 10

Heritage Area No. -

Planning Scheme: Level 2

**History & Description**

A single storey brick Queen Anne house featuring a small tower. The house has a number of features typical of the style, but compared to many other Brunswick examples it is elaborate and carefully detailed. This house has a return verandah and corner gable, arch head windows and bays, leadlights and carved barge-boards and terracotta finials.

Frederick C. Jackson, gentleman, built a house to the south of this house probably in the 1880s. Around 1918, he subdivided this allotment, and appears to have transferred it to E.A. Jackson²⁸. The 1918 rate books describe the property as 6 room brick house owned and occupied by E.A. Jackson. By 1920 the house was occupied by Robert B. Jackson, tram employee. Robert Jackson continued to occupy the house for some years.

Significance

20 De Carle Street is significant as an unusually elaborate example, given its Brunswick location, of a Queen Anne house.

28. This may be Mrs E. Jackson who ran a clothing business in Sydney Road around 1900, and started Jackson & Eckersall's clothing factory in Michael Street around 1910.

Sources

Brunswick City Council Rate books 1910, 1918, 1920.

Sands & Mc Dougall Directory of Victoria - various dates.

HOUSE

7 Donald Street

Map No. 5**Heritage Area No. -****Planning Scheme: Level 2****History & Description**

This timber house was built around 1901-5, probably for George Lesh. Its main feature is a centrally placed arched entrance-way, with a horizontal parapet decorated with cast iron cresting. This entrance is constructed in timber, including the keystone of the arch.

The front facade is symmetrical with two windows either side of the house and features cast iron valancing and fluted ionic columns. Dentils appear between the verandah and roof and the main hipped slate roof of the residence. Gabled side wings project at the rear and feature half timbering and window hoods supported on slatted timber brackets. Terracotta ridging, ball finials and red brick chimneys decorate the roof. The timber wall of the front facade is scribed to simulate stonework.

This residence is in very good condition. A garage has been added and encompasses the verandah on the west side of the house.

Significance

An important and elaborate example of a timber residence erected at the turn of the century. The entrance way is most unusual in a house of this size.

Sources

Sands and McDougall Directory of Victoria, various dates.

Nigel Lewis & Associates, Brunswick Conservation Study, p.63.

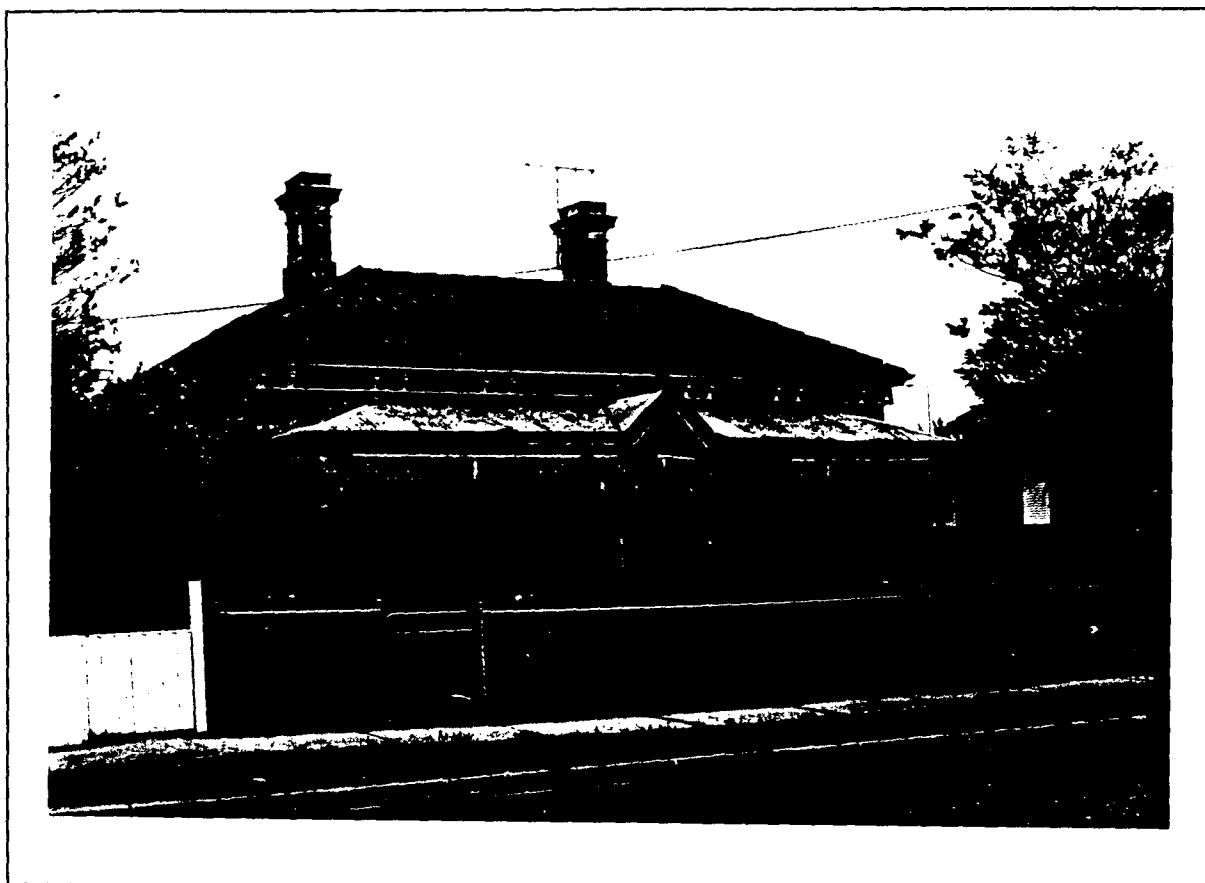
"IONA"

31 Donald Street

Map No. 5

Heritage Area No. 3

Planning Scheme: Level 2

**History & Description**

This timber residence was erected c1899 for Henry W. Bull, engineer. It is first described in the rate books as a brick house of 6 rooms. Bull owned and occupied the house for several years, selling to Frederick A. Goeby, manufacturer in 1903, who sold to Alexander Morrison in 1906. The house was listed as "Iona" from 1906. Morrison sold the house to Joel B. Lewis around 1915, and a brass plaque bearing his name remains on the house today suggesting it may remain in his or the same family's ownership.

"Iona" is a single storey brick house, built using dark brown bricks, with cream bricks used in bands across the facade, and cream moulded eave brackets. The facade is symmetrical with paired windows either side of a central doorway. The verandah is supported on simple timber posts and features a central gable with the painted name "Iona" faintly visible in the glass inset into the gable. The patterned tilework remains on the verandah. The garden retains two lozenge shaped beds either side of a central pathway; although the paths are now concrete, the form is early. The house has had its original roof replaced with tiles, but the rendered chimneys remain.

Although only examined externally, it is likely this building retains early interiors.

Significance

"Iona" is significant as a exceptionally intact example of a Victorian brick house featuring typical Brunswick features including the use of dark brown and cream bricks and the central gable verandah and retaining the form of its early garden layout.

Sources

Brunswick City Council Rate books 1899 - 1906.

Sands & Mc Dougall Directory of Victoria - various dates.

MMBW Plan No.104 (1906).

TERRACES

48-68 Donald Street

Map No. 5**Heritage Area No. 3****Planning Scheme: Level 2****History & Description**

These two groups of terraces, referred to as Oxford Terrace, were built for Henry Hayes who also owned Cambridge Terrace to the east of the church land. Hayes rented the houses to a variety of occupiers. In the 1890s Hayes lived on the north side of Donald Street, near the corner of Payne Street.

Oxford Terrace comprises an eastern group of 8 terraces which were constructed around 1892/3; the rate books describe each as a 4 roomed house. The other part of the terrace is a group of 3 houses constructed around 1896/7.

The eastern group is built with four houses each side of a central fire wall. Unlike many row houses, these terraces lack a parapet. Visually, these terraces are dominated by the roof form which comprises a slate roof, with both square and scallop edged slates, decorative terracotta ridge tiles and finials, and the polychrome brick chimneys that extend vertically from the ridge. The brick work of these building is quite elaborate, with cream bricks edging openings and corners and used in alternating bands with red brick on the party walls. Several chimneys have been removed and all the front fences have been replaced.

The three terraces to the west are quite different in form, although they also feature cream brickwork to highlight openings and banding the party wall. These three terraces have a high, rendered parapet, elaborately decorated with balustrading and urns. These buildings appear to have been unoccupied for some time. Their front fences have been removed.

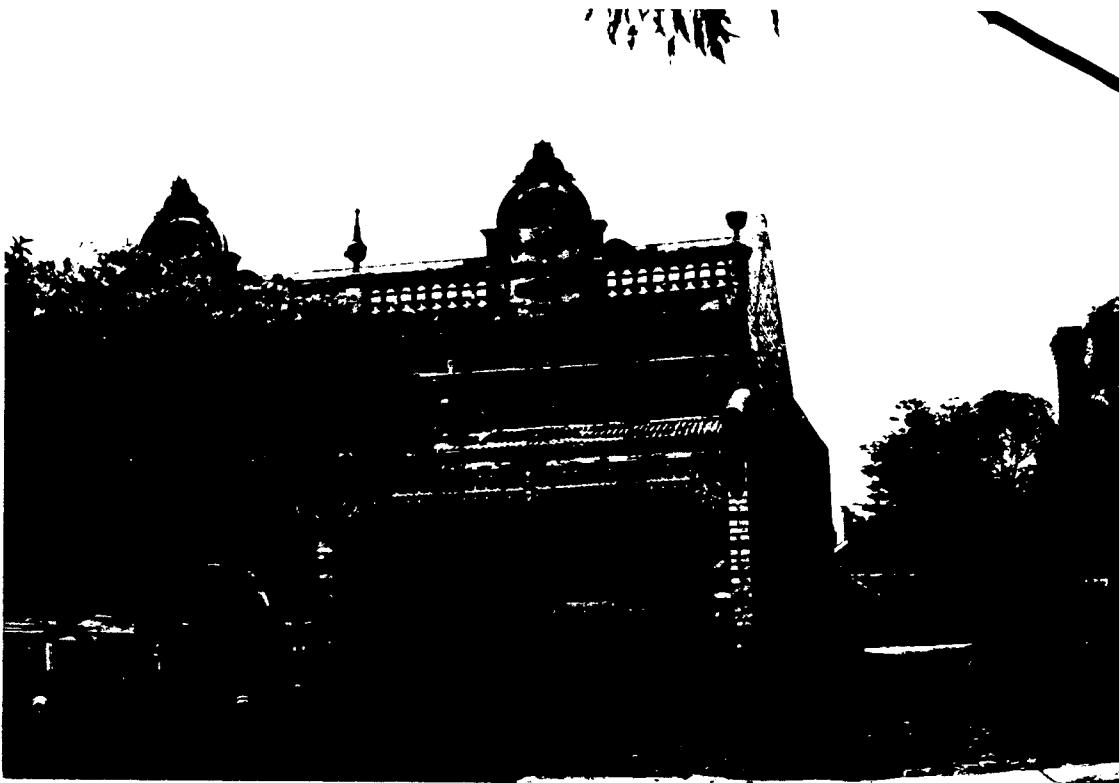
Significance

Oxford Terrace is significant as a fine example of two row house building styles built by the one owner as rental properties. The use of elaborate brickwork patterns, and the dramatic use of roof and parapets forms have created an important built element in the street that belies the size of each individual house.

Sources

Brunswick City Council Rate books 1889, 1892-1900.

Sands & Mc Dougall Directory of Victoria - various dates.



COTTAGES

191 - 193 Edward Street

Map No. 22**Heritage Area No.****Planning Scheme: Level 2****History & Description**

This pair of 3 roomed bluestone cottages probably date from the 1860s²⁹. In the early 1870s they were occupied by a blacksmith and quarryman and owned by J. Ridge. The directories list a number of occupiers, including a number of women.

These two cottages are very small. Internal inspection (in 1974) revealed that no.193 was virtually intact. From the front door one enters a sitting room with corner fire place. The bedroom is the second room and is entered from a short passage that leads to the kitchen, still then retaining a wood fired stove. The scullery, laundry and bathroom had been enclosed into a timber extension. A large timber shed in the backyard is since believed to have been demolished.

The bluestone walls and slate roofs on both cottages have been painted.

29. A detailed rate book search has not be completed.

Significance

This pair of three roomed cottages are significant as one of very few examples of early bluestone buildings remaining in Brunswick, and for their size and form.

Sources

Brunswick City Council Rate books 1871-2.

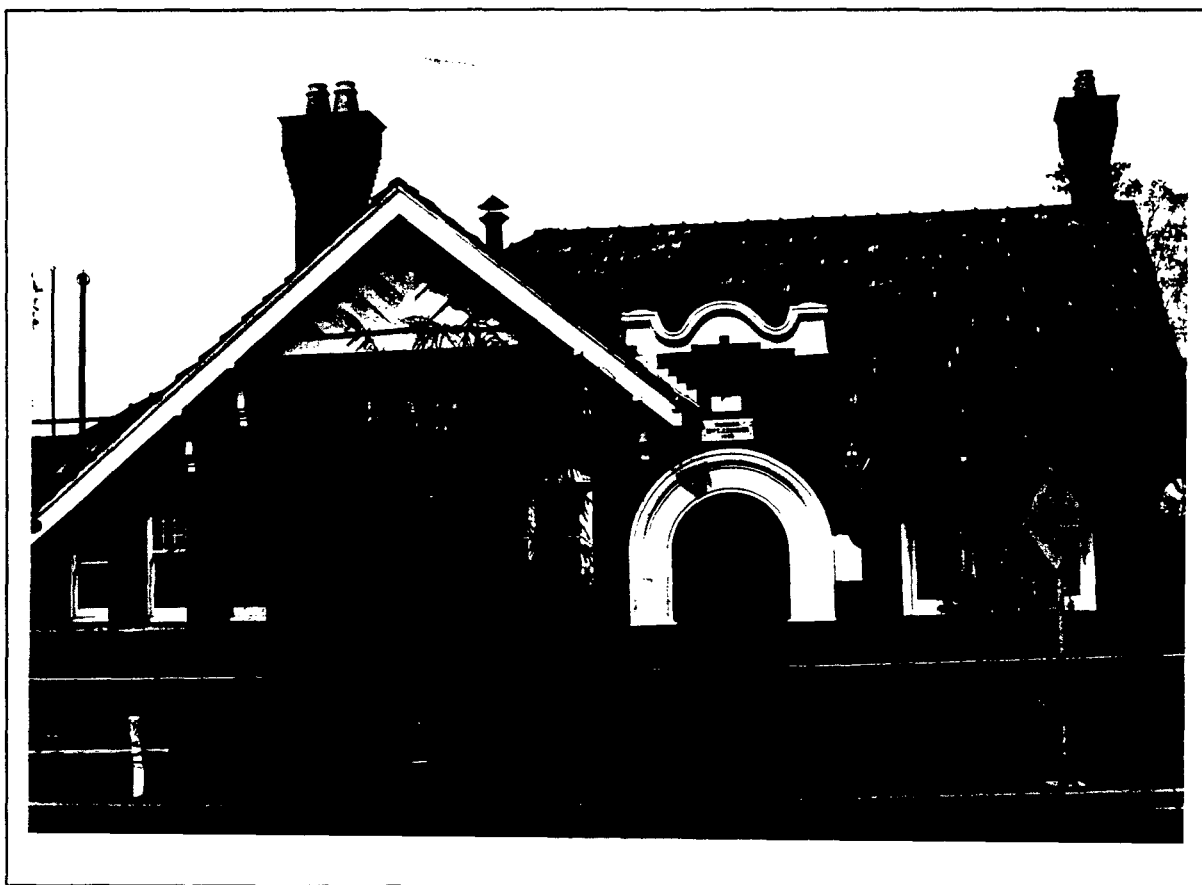
Sands & Mc Dougall Directory of Victoria - various dates.

BRUNSWICK CRECHE
86 Glenlyon Road

Map No. 22

Heritage Area No. -

Planning Scheme: Level 2



History & Description

Brunswick Creche was started in 1895 through the efforts of Mrs John Watson and Mrs Bardin, members of the Brunswick Benevolent Society. Both recognised the needs of mothers who required responsible child care so that they could work to support their families. Mrs Sumner was interested and sympathetic, she undertook to meet many of the initial costs, becoming their first president.

The Creche started in rented cottages; in the early 1900s it was in a cottage on the north side of Glenlyon Road, with Mrs E Adamson as matron. As the number of children cared for increased, and as rented premises proved inadequate, the decision was made to build their own building. This building, on the corner of Glenlyon Road and Bruce Street, was opened in 1911 by Premier W Watt. Further increases in numbers cared for meant the addition of a sunroom in 1939; more alterations occurred in the early 1940s to enable participation in war-time childcare scheme. In the 1950s the Creche extended again, demolishing an adjoining cottage and building a new wing in 1957/8.

Brunswick Creche has always been managed by a voluntary group of women to ensure the children were well cared for. It has

always been open to all, not just Brunswick residents, and would have assisted many women who lived elsewhere and worked in Brunswick.

By 1907 there were five such creches like that at Brunswick providing an essential service for women and their children. Fees have always been based on ability to pay, with the Creche assisted by donations. Need for trained staff became increasingly important; as well as child care staff, the Creche engaged a social worker in 1948 to visit homes and assist mothers.

The main Brunswick Creche building (1911) is a fine, red brick Edwardian building, asymmetrical in form with a central arched entrance portico and a dominating gable. Externally it is largely intact.

Significance

The Brunswick Creche is significant as an early and continuing expression of women's voluntary and benevolent efforts in caring for families.

Sources

Sands & McDougall Directory of Victoria - various dates.

Verrey, Reita 'History of the Brunswick Creche and Day Nursery' Tape of her talk given at Talks on Brunswick, 19th July 1990.

COTTAGES

38 & 48 Harrison Street

Map No. 6**Heritage Area No. -****Planning Scheme: Level 2****History & Description**

Thomas Harrison, a grocer in Sydney Road and Brunswick Councillor, owned land along Merri Creek from the late 1860s.

Around 1879 A. Powell, a tanner, established a tannery at 48 Harrison Street, and built the present wooden cottage by 1881 on an allotment of 2.5 acres. By 1883, two other houses were listed in the rate books for Harrison Street - a wooden cottage (no.38 Harrison Street) owned by F. G. & C. Anderson and a stone house, stables and land owned by David Mitchell and occupied by John Crowe, quarryman and later by Joseph Gamble, contractor and owner of 53 King Street. The stone house does not survive.

According to the rate books No. 48 remained a tannery only until 1886/8; after that Samuel Powell is described as a "carrier". He owned and occupied the property until 1892, when it was occupied by Robert Storm, contractor and was mortgaged to the Merchant Bank of Australasia. Storm occupied the property until 1899, when it was owned by George Reindel and then occupied by him from 1900 to the 1950s.

No. 38 was purchased by R. Lockington c1885. He was variously described as a carpenter, foreman and joiner, and occupied the 6 roomed wooden house on 3 acres until 1900. It appears that Lockington subdivided two allotments to the north of no. 38 to provide houses for other family members - Edwin Lockington and Robert Lockington Jnr. - both carpenters. Both these timber houses have since been demolished. Sydney Hewitt occupied no.38 from 1900 to the late 1930s, when it was occupied by Mrs F N Hewitt, then Miss E Hewitt until the 1960s.

These two small timber cottages with corrugated iron roofs are simple in form, being symmetrical around a central doorway, and with a verandah across the width of the facade. No.38 is externally intact and in good condition; no. 48 is in poor condition.

Significance

These two timber cottages remain as evidence of typical buildings of the early 1880s occupied by tradesmen. No. 48 was associated with a small scale tannery.

Sources

Barnes, Les, Street names of Brunswick, unpublished manuscript, 1987.

Brunswick City Council, Rate books.

MMBW Plan No.105 (1932).

"CHAUMONT"

49 Heller Street

Map No. 26

Heritage Area No. -

Planning Scheme: Level 2

**History & Description**

"Chaumont" is an attic style bungalow, built in the early 1920s by Harold G Ewen (builder) as his own house. It is a well detailed building, with a projecting, attic section under a central gable. Typical stylistic features include the extensive use of timber shingles on the attic and the rendering of the external walls.

The Ewen family was still residing here in the 1970s. The building is largely externally intact, perhaps reflecting this continuity of ownership, but the fence has been recently replaced.

Significance

"Chaumont" is significant as an unusual and exceptionally well designed and detailed example of a bungalow dwelling that was built by builder Harold Ewen as his own residence.

Sources

Sands & Mc Dougall Directory of Victoria - various dates.

BRUNSWICK GAS & COKE COMPANY BUILDINGS (Former)
 21 - 35 Hope Street

Map No. 9 Heritage Area No. 35 Planning Scheme: Level 2

Not possible to photograph Retort Building due to new buildings on Hope Street frontage.

History & Description

After reaching agreement with Brunswick Council on a street lighting contract, Stephen Hutchison (builder of a number of other works) floated a local gas company in 1889, and was incorporated as the Brunswick Gas and Coke Company in 1890. The site on the corner of Hope and Percy Streets was acquired and the works opened in 1891. Hutchison claimed that the retort building was designed to enhance the comfort of the workmen, an unusual feature.

The company manufactured gas and distributed it locally until 1897, but the economic depression of the 1890s has badly affected the viability of the enterprise. After approaching the Metropolitan Gas Company several times between 1895 and 1900 seeking the sale of the works to the MGC, this transfer finally occurred in 1904 after the MGC contracted with Brunswick Council to provide gas lighting in Brunswick's streets. The Brunswick works were closed immediately and the Metropolitan's mains connected to the Brunswick Company's distribution system.

The site has retained its connection with the gas industry, becoming the Lux Foundry which manufactured cast iron gas stoves, and then in 1947 being taken over by Craig and Seely, a modern gas appliance manufacturer.

Gas was first supplied to parts of Brunswick by the City of Melbourne Company's gasworks in 1860, as that Co. was responsible for supplying gas to the penal department at Pentridge; Brunswick was supplied 'en route'³⁰.

By 1892, twelve gasworks had been established in the Melbourne area³¹. The Brunswick works opened in 1891, one of the last 3 nineteenth century black coal gasification plants.

Each works generally comprised a gas production section (a retort house, condenser, scrubber, purifier, station meter, gas holder and main governor) plus ancillary buildings such as a workshop, office, coal store. The retort house was generally a large building containing a number of retorts in which the coal is carbonised at a high temperature and gas given off.

30. Proudley, p.49.

31. Proudley, p.294.

Only one of the original gasworks buildings remains today - the gas retort building. The gasometer has been demolished, the pit filled, and the entrance buildings demolished several years ago by Craig and Seely.

The retort building is a building of great volume with a massive arched roof and front parapet which incorporates a circular opening. Brickwork is used simply and boldly to accentuate this opening and the curved parapet above. A scrolled pediment tops this parapet. Other building activity since the demise of Gas works has downgraded the intactness of the site although this building still remains externally intact.

Significance

The former Brunswick Gas and Coke Company site has important historical associations with the gas industry in Brunswick since 1889. While the original gas works were a relatively short lived enterprise, the remaining retort building is a magnificent structure, and is all that remains of the original works.

Sources

Barnes, L It happened in Brunswick, BCHG 1987, p.33.

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987, p.65.

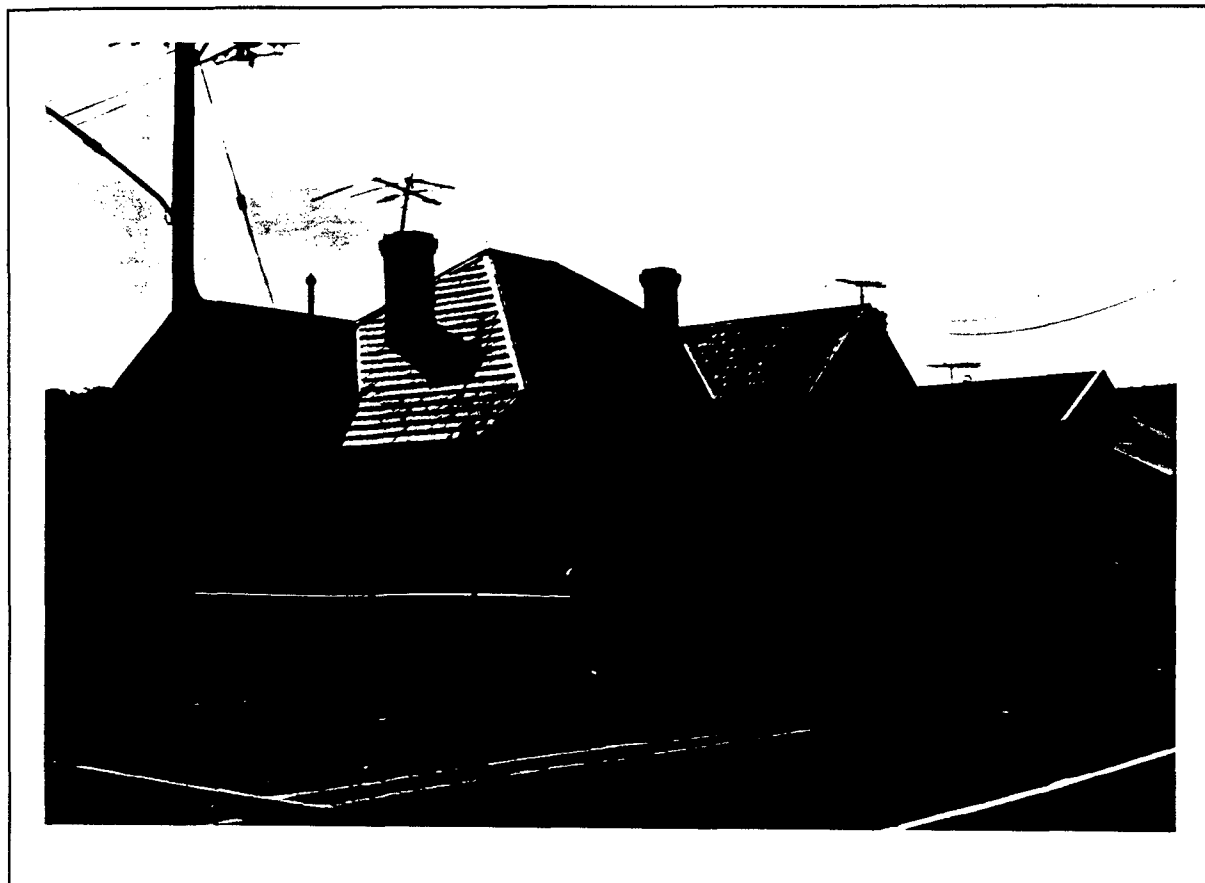
Melbourne and Metropolitan Board of Works Plan No. 104 (1906.)

Proudley, Ray, Circle of influence: a history of the gas industry in Victoria, Hargreen Publishing in association with Gas & Fuel Corporation, Melbourne, 1987.

HOUSE

160 Hope Street

Map No. 8 Heritage Area No. - Planning Scheme: Level 2

**History & Description**

An Edwardian house built around 1910/15, with many features typical of the period. It is asymmetrical in form with a verandah extending along two sides between projecting bays.

The original metal sheet roofing imitates tiles; it is unusual locally and is probably Wunderlich zinc roofing tiles which were available from the late 1890s.

The house was occupied by Henry C Gallagher from around 1920 until at least 1960. This continuity of ownership explains the relatively intactness of the house and garden.

Significance

A timber Edwardian house significant due to its relative intactness externally and the use of a pressed metal roof which is unusual in Brunswick.

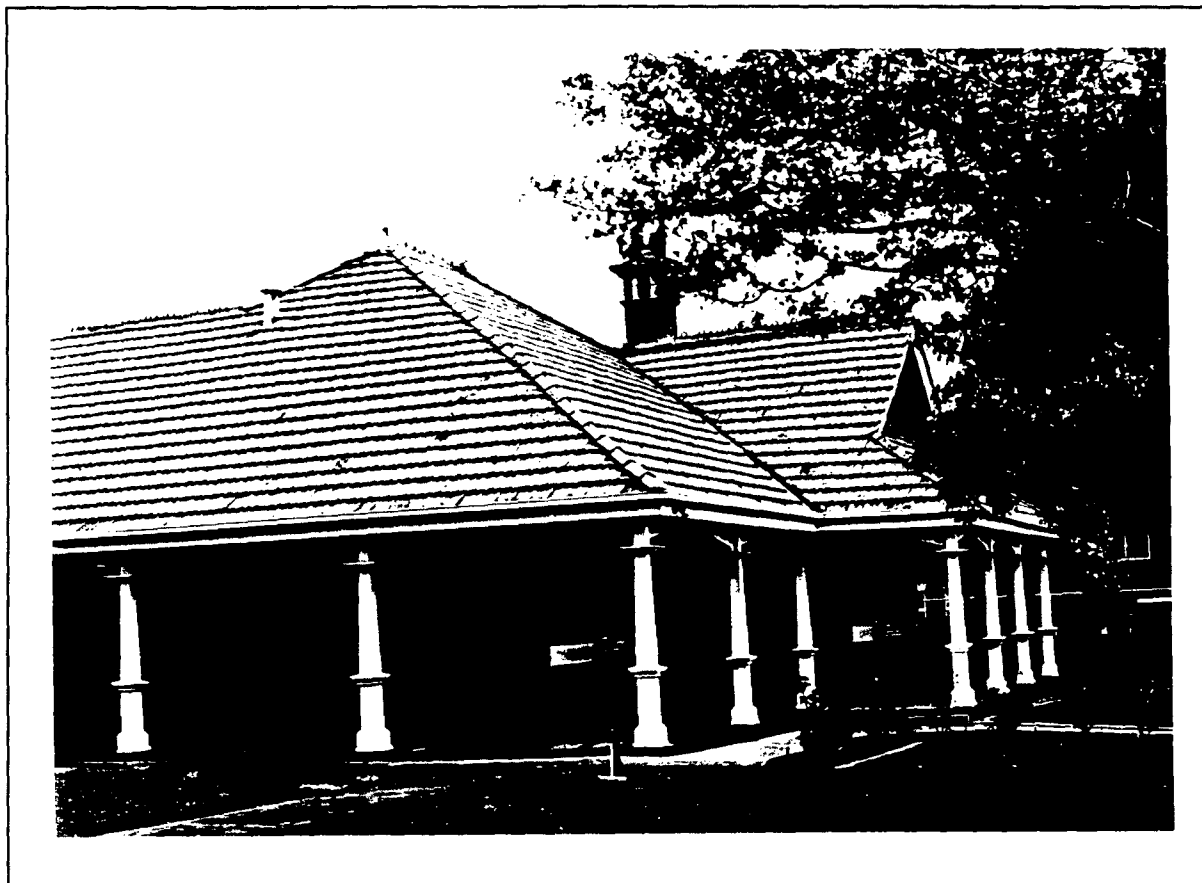
Sources

Bures, S. The house of Wunderlich, Kangaroo Press, Kenthurst (NSW), 1987.

Sands & Mc Dougall Directory of Victoria - various dates.

CHURCH COMPLEX

181-185 & 272 Hope Street

Map No. 7**Heritage Area No. -****Planning Scheme: Level 2****History & Description**

St. Joseph's Roman Catholic School was built in 1929, opposite the convent built a few years earlier in 1926. A church was built in 1931 (?) and replaced by a larger brick church in 1959. The fourth building in the complex is the presbytery probably also dating from around 1915.

This complex reflects the development of West Brunswick as a residential area largely in the 1920-30s. The Roman Catholic Church built three substantial red brick church and school complexes in Brunswick in the 1910-20s - St. Joseph's, St. Margaret Mary's in Mitchell Street (c1926) and Our Lady Help of Christians in Nicholson Street (c1911/13).

The convent is a red brick building, late Edwardian in style, with rendered detailing. The building is extremely intact and retains its original fence. The school (No.915) is also in red brick, replacing the previous (c1915) school on this site. It is a two storey building, set on the Hope Street boundary, and reflecting the simplified forms of the early modern style more typical of its era than the use of Edwardian elements on the convent and Presbytery. The latter is a very fine single-storey Edwardian house, carefully detailed with a terracotta roof and shingled gable, and elegant timber verandah brackets.

The church, built in 1959, reflects highly simplified Gothic forms.

Significance

A complex of red brick church and school buildings reflecting the growth of West Brunswick and dramatically sited at the corner of Hope Street and Melville Road.

Sources

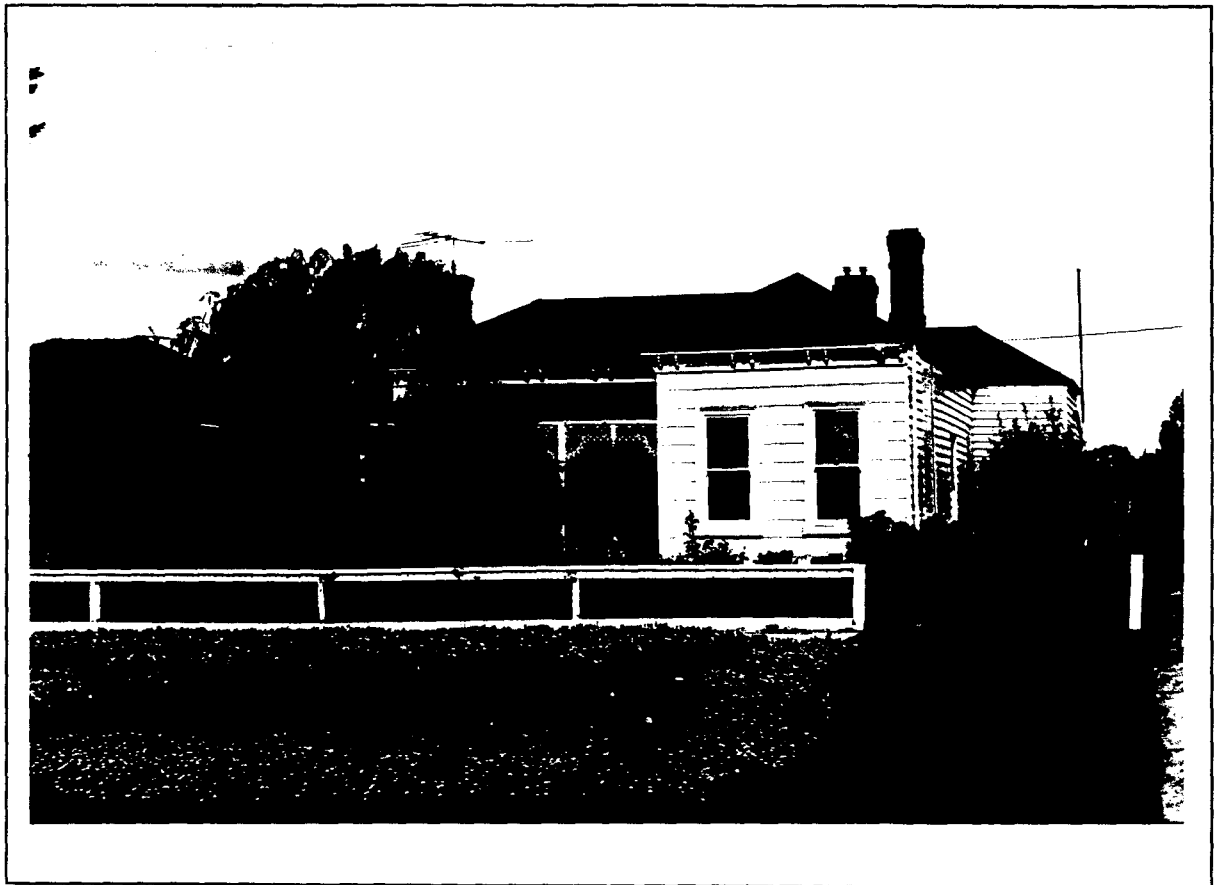
Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & Mc Dougall Directory of Victoria - various dates.



HOUSE

7 Hopetoun Ave

Map No. 2**Heritage Area No. 1****Planning Scheme: Level 2****History & Description**

The Brunswick Estate was a Closer Settlement scheme established in 1900 by the State Government. Such schemes were a response to the 1890s depression. The aim was to provide agricultural land on a lease purchase arrangement to enable those of limited means to establish a farm and a livelihood. The earliest versions of these schemes, the "village settlements" were tried in the early 1890s, but most failed. By 1898 the Government introduced legislation on a new scheme based on similar principles, the Closer Settlement scheme.

The Brunswick Estate was the second Closer Settlement in Victoria (the first being at Whitfield) and the first in metropolitan Melbourne. It was developed in three stages - the Brunswick Estate 91 acres purchased in 1900 and divided into 56 allotments, the Dal Campbell Estate 18 acres purchased in 1904 and divided into 42 allotments, and Cadman Estate 45 acres purchased in 1905 and divided into 63 allotments.

This house was built by J Jobson the original lessee of allotment 19 of the 1900 section of the Brunswick Estate. The allotment was originally slightly over 1 acre and cost

#72.10.0. Most of the houses on the Estate were relatively simple in form and small in size. No 7 Hopetoun Avenue is a timber Italianate house, with simple detailing and a cast-iron frieze on the verandah.

The original allotment was bounded by Moonee Ponds Creek to the west and a tributary stream to the south; the latter has since been enclosed. By 1907, the allotment had been divided and another timber house built on the northern section; today only a fine set of wrought iron gates remain from that house.

By 1925 John A Peterson was the occupier; later occupiers were the Speedie family (1930s James A Speedie, then Mrs J A Speedie and by 1950 Mrs Lucy Speedie).

The timber-capped cyclone chain wire fence may be original or early although its height suggests a later date. A large cypress tree, now located on No.5, would have been originally part of the garden of this property.

Significance

A Victorian timber house significant as one of only several houses remaining from the first metropolitan Closer Settlement scheme.

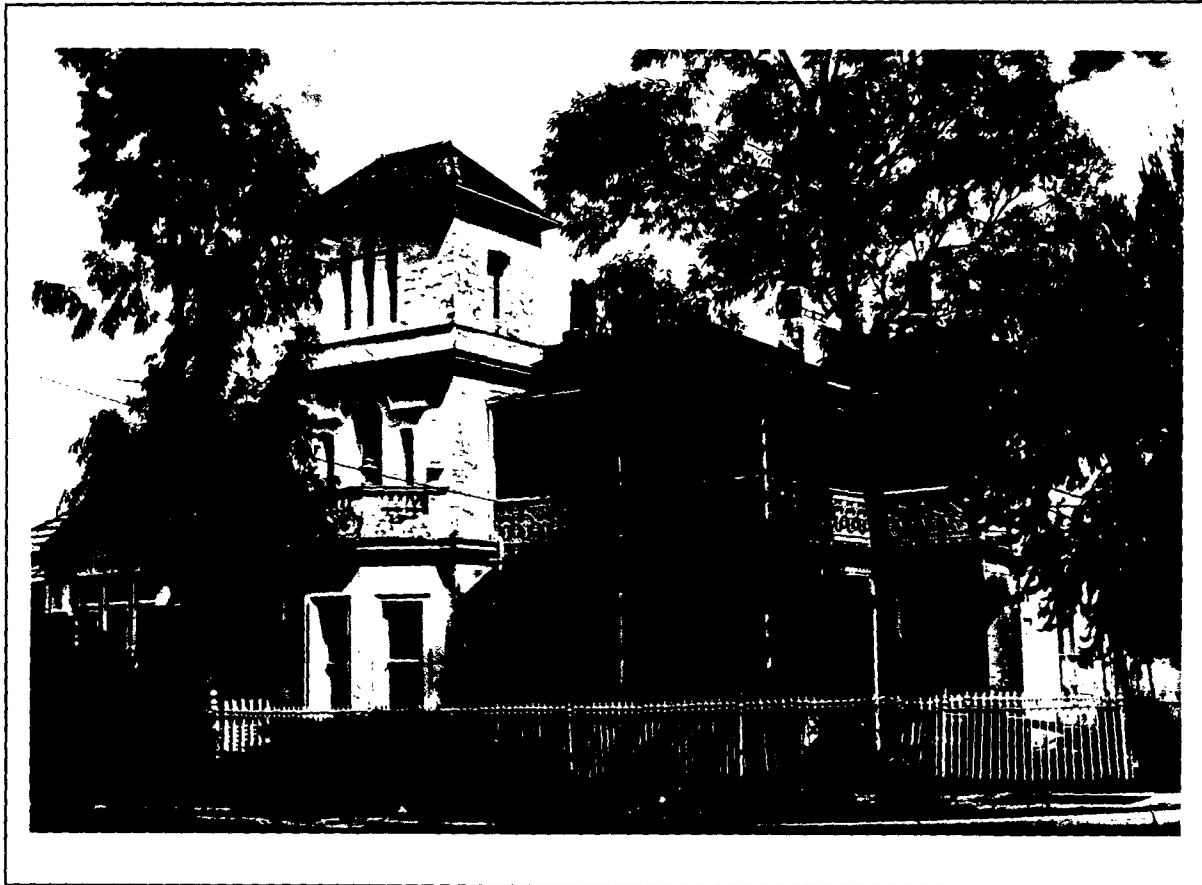
Sources

Hodgson, J., Holloway, E., Kirwan, A., Thege, D., Heritage significance of "The Brunswick Estate" Student project, Footscray Institute of Technology, 1989.

Sands & Mc Dougall Directory of Victoria - various dates.

HOUSE

53 King Street

Map No. 24**Heritage Area No. -****Planning Scheme: Level 2****History & Description**

Joseph Gamble launched the Excelsior Steam Crushing and Pavement Works in King Street in 1879, crushing bluestone from a quarry on the site and building himself a stone house and stables. The Excelsior Works was very successful, employing 26 hands by 1887 and producing 400 square yards of crushed rock weekly.

By 1883-4, his house was described as a stone house of 8 rooms, and continues to be described as an eight roomed house (although variously stone, brick or stone and brick) with stables until 1897, when it starts being described as nine rooms.

Gamble owned and occupied the house until 1893; he is also recorded as occupying a stone house in Harrison Street that was owned by David Mitchell. From 1896 the house was owned by John Dunne, proprietor of the Aberdeen Hotel (North Fitzroy), but he did not occupy it. From 1900 it was owned by the Austral Glass Bottle Company that had established its works to the south on King Street, and was occupied by William Sanderson, probably the manager of the works. Austral owned several other wooden houses, one of which was occupied by Mrs Jessie Gamble in the early 1900s.

The two storey house is Italianate in style, with a three storey tower. It is asymmetrical in form, with a two storey verandah wrapping around the facade, and with a balustraded balcony continuing the line across the facade of the tower. The building is fully rendered, and is largely externally intact. The cast iron palisade fence remains at the front of the property but the stables have been demolished.

Significance

A simple, elegant and largely intact Italianate house associated with Joseph Gamble, an important local contractor, and later with the Austral Glass Bottle Works.

Sources

Brunswick City Council Rate books

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & Mc Dougall Directory of Victoria - various dates.

SYNAGOGUE (former)
32 Lord Street

Map No. 17 Heritage Area No. 22 Planning Scheme: Level 2



History & Description

This building was erected in 1911-12 as a home for James Dolphin, hosiery manufacturer.³² It was the first house constructed in Lord Street, and Dolphin owned a number of allotments in this and adjoining streets. The area had been used as a stone quarry by Methven, and after its filling, the 'Lygon Estate' area was subdivided for housing.

Dolphin died 1929 at the age of 80, leaving the house - then known as Girgaree House - to his wife and two daughters.

The property was owned by Israel Sukiert, a flock manufacturer, when it was purchased by Brunswick Talmud Torah ("school for learning") in 1942 for use as a synagogue and Sabbath school. The actual owners, presumably on behalf of the Talmud Torah, were Joseph Yoffe (hosiery manufacturer), Boris Sonkin (manufacturer) and Salomon Wertheim (manufacturing chemist of Fitzroy); after the death of these three joint proprietors it was transferred to Morris Yoffe in 1967, and then to M and HJ Goldberg in 1982. It was used a

32. There are no hosiery manufacturers listed as James Dolphin in Brunswick, but he may have used a company name.

synagogue until its closure in 1987. It is now used as a residence.

The Brunswick Talmud Torah was established in 1921, and has been one of the most enduring Jewish congregations of Melbourne. The Jewish population of Brunswick in 1921 was nearly 300. It was one of only two Jewish congregations north of the Yarra, the other being the Albert Street synagogue.

When built in 1911-12, the building was described as being 4 rooms. An extra room was added in 1912-13, and when taken over by the Talmud Torah it was seven rooms. A back section containing a cellar, fernery and closed verandah was demolished.

It is a single storey red brick building featuring a grand front portico with a heavy entablature supported on paired Ionic columns. The main openings are horseshoe or keyhole arches, giving the building an exotic appearance. Bay windows project from both sides. Lattice terracotta ventilating panels are both functional and decorative. Internally the building has elaborate joinery in the hall and principal rooms.

Significance

Originally a house, and then a synagogue, this building is significant architecturally due to its unusual design, and is important socially and historically for its connection to the Brunswick Jewish community, which played an important part in the clothing and associated industries from the 1920s.

Sources

Brunswick City Council Rate books 1908-13

Nigel Lewis & Associates Brunswick Conservation Study, 1982.

Sands & Mc Dougall Directory of Victoria - various dates.

National Trust of Australia (Victoria) Research notes 1988.

INFANT WELFARE CENTRE ("Baby Health Centre")
 318-324 Lygon Street

Map No. 17 Heritage Area No. - Planning Scheme: Level 2



History & Description

Brunswick has several Infant Welfare Centres, most domestic in form. The Centre in Lygon Street started in the late 1930s and the current building was probably constructed in the 1940s/50s.

This building is of particular interest for its design, and the intactness of the building and its setting. In design it expresses the ideas of the modern movement, with simple geometric forms such as the protruding semi-circular 'wing' that dominates the facade of the building, and provides a sense of streamlining. The use of light coloured face brick, and textured glass are also a characteristic expression of the style. While the building is not domestic in external appearance, its internal spaces are smaller than expected, with a central sun room looking out over a rear garden, with smaller rooms provided for the infant welfare sister's consultation and as an office. The projecting wing forms part of the entry, and is a place for leaving strollers and prams.

Significance

An architecturally distinctive building, purpose-designed as a baby health centre, it is unusual for its use of a modern style rather than the more usual domestic forms used for such buildings.

Sources

Sands & Mc Dougall Directory of Victoria - various dates.

LYNDHURST HOTEL
513 Lygon Street

Map No. 10 Heritage Area No. - Planning Scheme: Level 2



History & Description

The Lyndhurst Hotel was opened in 1890 as a hotel and coffee palace with John McMahon as the first licensee. It was situated at the end of an undeveloped street. Because of the unexpected depression of the 1890s, this hotel had an early struggle for existence. However the three storey building itself reflects the confidence of the land boom.

The Lyndhurst Hotel is one of six Brunswick hotels built around 1889/90, the second major period of hotel construction in the municipality. By this time there were already sixteen hotels in Brunswick, most of these dating from the 1850s, and reflecting both goldfields trade and early development areas within Brunswick. All the 1889/90 hotels are "grand" hotels most of 3 storeys and reflecting the optimism and flamboyance of the 1880s land boom period.

Situated on a corner, the main Lygon Street facade features arched openings on all levels and a section of balustrading on the otherwise panelled parapet. At first floor level a recessed balcony features arcading. A pediment stands high above the parapet at the corner with blind arched openings

below, and plain rectangular windows replace the grander arched ones, towards the rear of the building.

Although substantially intact above street level, the Lyndhurst Hotel has had openings altered and signs added at street level.

Significance

A largely intact example of a large three storey hotel building, constructed toward the end of Melbourne's land boom period.

Sources

Barnes, Les, It Happened in Brunswick, BCHG, 1987.

Atkinson photographs c1910, held by Town Clerk, City of Brunswick.

Nigel Lewis & Associates, Brunswick Conservation Study, 1982.

Cole, R. K. Hotel records, State Library Victoria.

WESTERN THEATRE
41-43 Melville Road

Map No. 13

Heritage Area No. -

Planning Scheme: Level 2



History & Description

The Western Theatre was built around 1929 and operated as a cinema until 1963. It was one of three picture theatres built in Brunswick in the 1920s, and one of six operating in Brunswick at that time. Of these only the Lyric Theatre (c.1911), the Star Cinema Theatre (1920s) and the Western Theatre remain in a relatively intact form.

The theatre is a two storey rendered building, with a barrel-vaulted roof over the actual cinema. The parapet forms reflect the roof shape. The name plate of the theatre is located in the centre of the upper level parapet. The facade of the two storey section above the entry foyer uses simplified classical elements typical of the inter-war period; it is divided into three bays, each containing a pair of windows, by paired pilasters. On either side of the main entrance is a small shop that forms part of the original building. One was used as a confectioners shop, being run initially by a Mrs Male. The northern shop is the most intact.

The theatre and shop was acquired by the Estonian Club in 1971.

Significance

The former Western Theatre is significant as the only remaining example of a long-serving suburban picture theatre remaining in Brunswick.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & Mc Dougall Directory of Victoria - various dates.

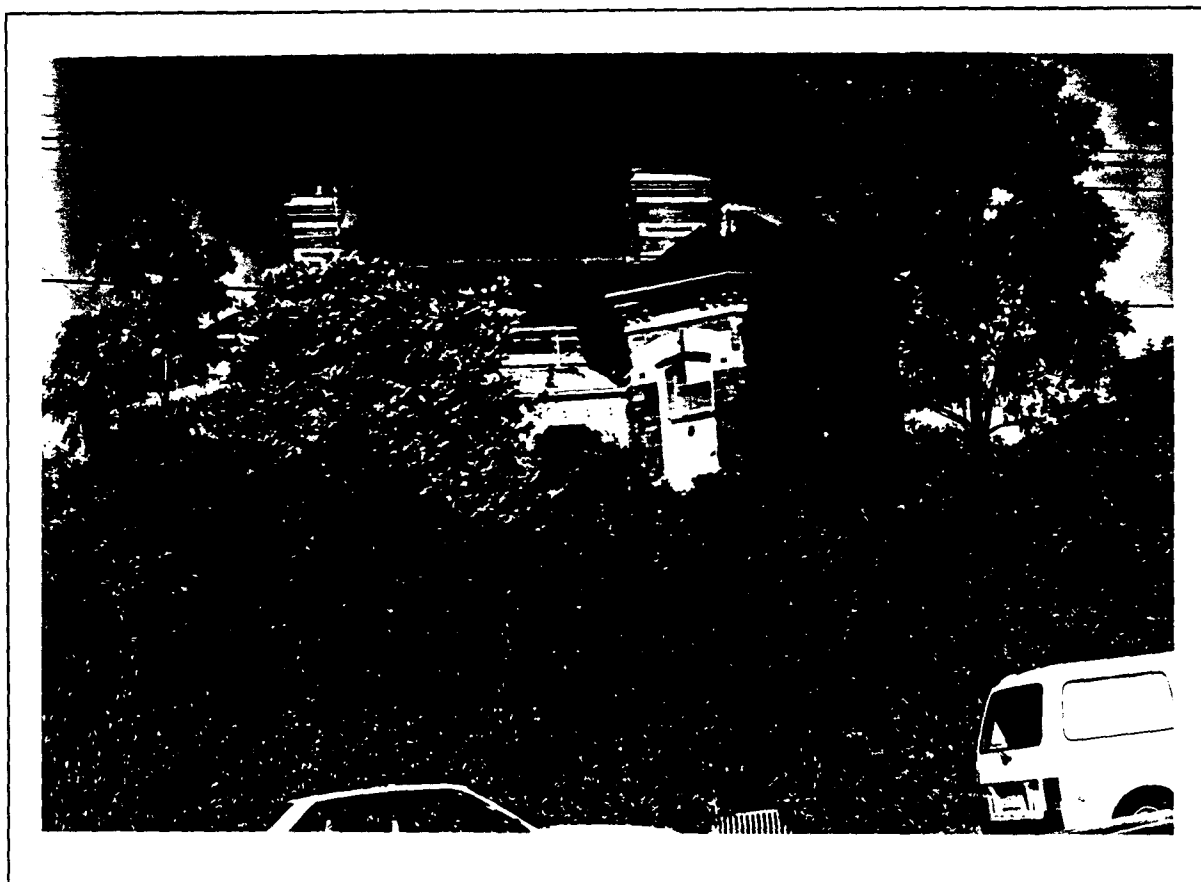
HOUSE

104 Melville Road

Map No. 8

Heritage Area No. -

Planning Scheme: Level 2

**History & Description**

This two storey polychrome brick Italianate residence was built around 1895 probably for William Mentiplay, a herbalist or 'botanic practitioner'. Mentiplay lived there until the early 1910s, when it was occupied by a variety of people including A. Bastow, architect³³. It is a large house with a projecting semi-octagonal bay on the Melville Road facade. A two storey verandah extends from this bay along the west and north facade. Cast iron frieze and balustrading has been retained.

The land was originally part of Donald Melville's estate. He subdivided and sold a section from Whitby to Albion Street in 1885; it was subdivided into typical residential allotments. In 1889-90 these allotments were held by either James Littlejohn or John Southern. By 1907, relatively little development had occurred, with two pairs of single storey terraces and two detached houses, of which 104 Melville Road was one.

33. The 1920 rate book records Austin Bastow as owner, and Elizabeth Denyer as occupier.

The property retains an unusual wrought iron fence and gate and pittosporum hedge (now overgrown).

Significance

An unusually intact example of an 1890s mansion, retaining its large allotment, garden elements and hedge.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Brunswick City Council Rate books.

MMBW Plan No.103 (1907)

JOHN WELSH PTY LTD
12-20 Miller Street

Map No. 29 Heritage Area No. - Planning Scheme: Level 2



History & Description

John Welsh Pty Ltd was established c1910, initially running an engineering and gear cutting factory from Rathdowne Street Carlton. The present buildings were constructed for the company in 1940/41 to accommodate their need to expand during the second world war. During the war, the company manufactured slab milling machines for the production of shells.

The first endeavours of the company were in the production of tile presses, clay de-airing machines, gold rolling mills for jewellers and woodworking machinery. They extended their activities to gear cutting in 1922, and this is now their major specialisation. During the 1930s depression the company patented and manufactured a gold ore crusher able to be operated by one person.

The site was already being used by smaller metal works prior to the construction of the present buildings. The 1940 directory records W.J.Muir, Brass Finisher and Seaborne & Garner, Retinning at 12 Miller Street.

The factory is a cream brick building, with a stark, dramatic facade, showing an uninterrupted surface of brick, with the only relief being the company name. In form it is in three

sections, two end sections linked to a central recessed section by two sections of curved wall. The brick work is polychrome, with the three brick types used to create solid bands of colour; the lower walls are brown brick, with several small panels of red bricks above the vehicle entrances, and the upper parapet in cream brick, with narrow bands of brown. Brown bricks also mark the pedestrian entrance. Several small sections of glass brick are let into the facade. The building has a galvanised iron saw-tooth roof. Some extensions have apparently been made at the rear of the site. As well as their current operating machinery, the company retains some of its earlier equipment.

Significance

John Welsh Pty Ltd is significant as an engineering and gear cutting enterprise that served the brickmaking and other industries from c1910, and that relocated in 1941 into this purpose-built, modern building that forms a dramatic built element in Miller Street.

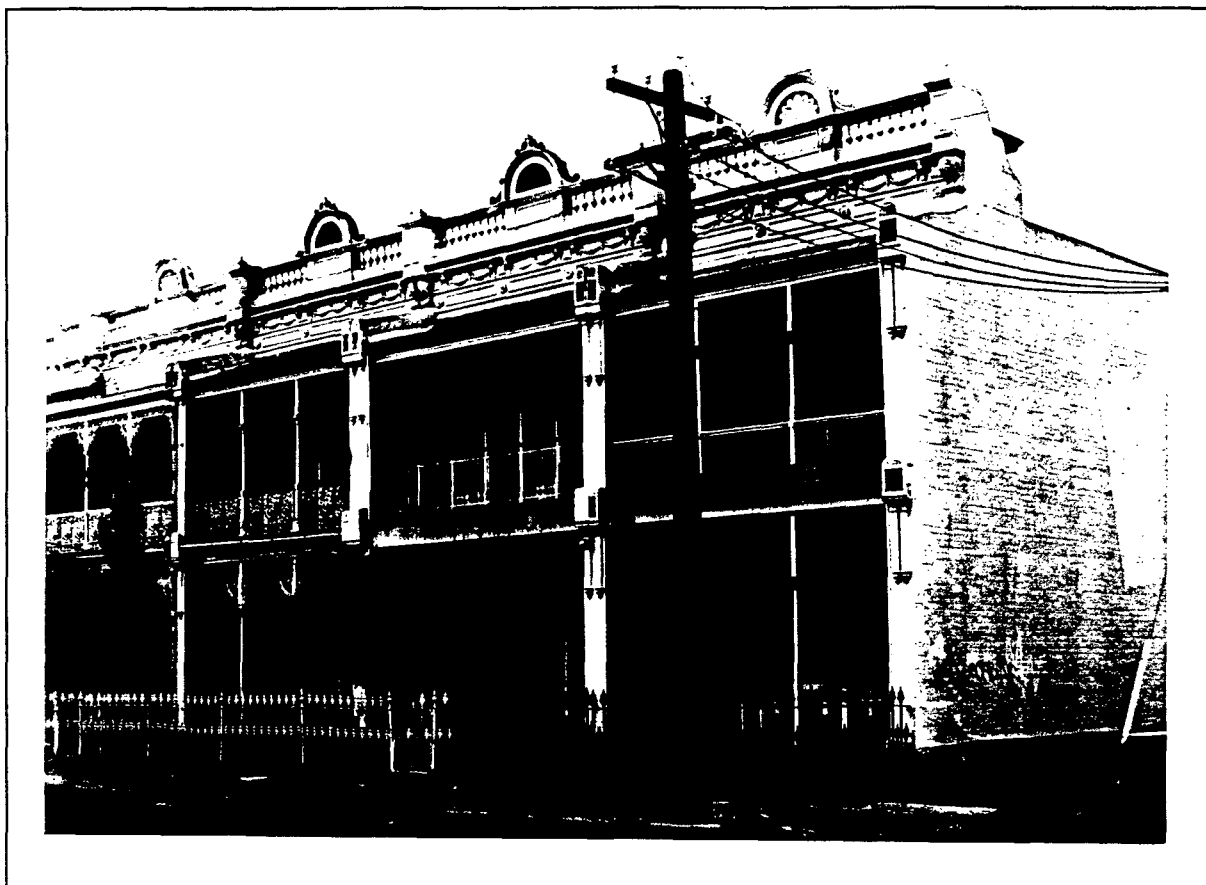
Sources

National Trust of Australia (Victoria) Classification Report
John Welsh Pty Ltd, NTA.

Sands & McDougall Directory of Victoria - various dates.

"Moreland Terrace"
222 - 238 Moreland Rd

Map No. 4 Heritage Area No. - Planning Scheme: Level 2



History & Description

This group of nine two storey terraces were erected in 1889 for Charles Marshall, mortgaged to the Enterprise Building Society. Moreland Terrace is matched by the group of terraces on the north side of Moreland Road (in Coburg) and appear to represent an intensification of development resulting from the building of the railway.

The directories reveal that all these buildings were empty in 1890, demonstrating the effects of the depression that had a major impact on Brunswick. By 1895 all were occupied, but the directories reveal frequent changes in the occupiers. An exception was no.226 (originally 3) which was occupied by Mrs Elisabeth Eyre, and then by Miss A Eyre from 1895 until at least the 1950s.

The terraces display polychrome brickwork, with cream and red patterning on a dark brown brick. The facade of each is symmetrical around a central window; the second floor level has three full-length windows, with the three elements on the ground floor being two windows and the entry door. The party walls feature false arches edged with cream bricks and filled with red brick.

Cast iron valences and balustrades remain on all of the terraces except no. 236. The parapet features a raised pediment, decorative balustrading, eave brackets, festoons. A larger central pediment has been partly removed but the name "Moreland Terrace" remains visible in raised lettering. All of the buildings retain their cast iron palisade fences and gates and party fences. No.232 has been rendered and no.228 painted.

Significance

A row of nine terraces which, with the set of seven similar terraces on the north side of Moreland Road, demonstrate the confidence in the development of northern Brunswick engendered by the construction of the railway in 1884 and the building boom of the 1880s.

Sources

Brunswick City Council Rate books

Sands & McDougall Directory of Victoria - various dates.

WESLEYAN METHODIST CHURCH (former)
53 Nicholson Street

Map No. 29 Heritage Area No. - Planning Scheme: Level 2



History & Description

The oldest section of the Wesleyan Methodist Church appears to date from 1877, being later extended towards Nicholson Street in the late 1880s³⁴. A Sunday School building and 1932 brick church complete the complex.

The earliest building is a simplified brick hall in form, with narrow Romanesque windows set with coloured glass. It is constructed of hand made bricks, with cream bricks used to highlight openings, quoins and piers. The later (1880s/90) extension uses machine made red bricks and carefully follows the detailing of the earlier section. The building retains its slate roof. Internally, there are fine trusses below a boarded ceiling.

Stylistically, this building is unusual for its period, resembling earlier churches such as the first brick Methodist Church in Hawthorn (1854), and perhaps using a design of an earlier period for religious, financial or (in fact) design reasons.

34. Barnes (Street names) records the church as opening in 1887.

Brunswick's main Wesleyan church, built in Sydney Road in 1872, was designed by architects Fox and Oakden (of Ballarat). While very different in form and style, this building also features polychrome brickwork, using cream bricks produced by John Glew. Glew made the first cream bricks in Melbourne and was an involved member of the Brunswick Wesleyan congregation. It is not known if Glew or Fox and Oakden had a role in the Nicholson Street building.

The 1870s/80s church building is to be reused for housing in the near future and the other buildings on the site demolished.

Significance

The 1870s/80s Nicholson Street Wesleyan Church is significant as an unusual surviving example of the Romanesque style which appears to have been relatively rarely applied to churches, especially in this period.

Sources

Nance, Alan The Nicholson Street Brunswick original Wesleyan Methodist Church, Research notes prepared by Alan Nance, Heritage Architect, Historic Buildings Branch, Ministry of Housing and Construction, 1989.

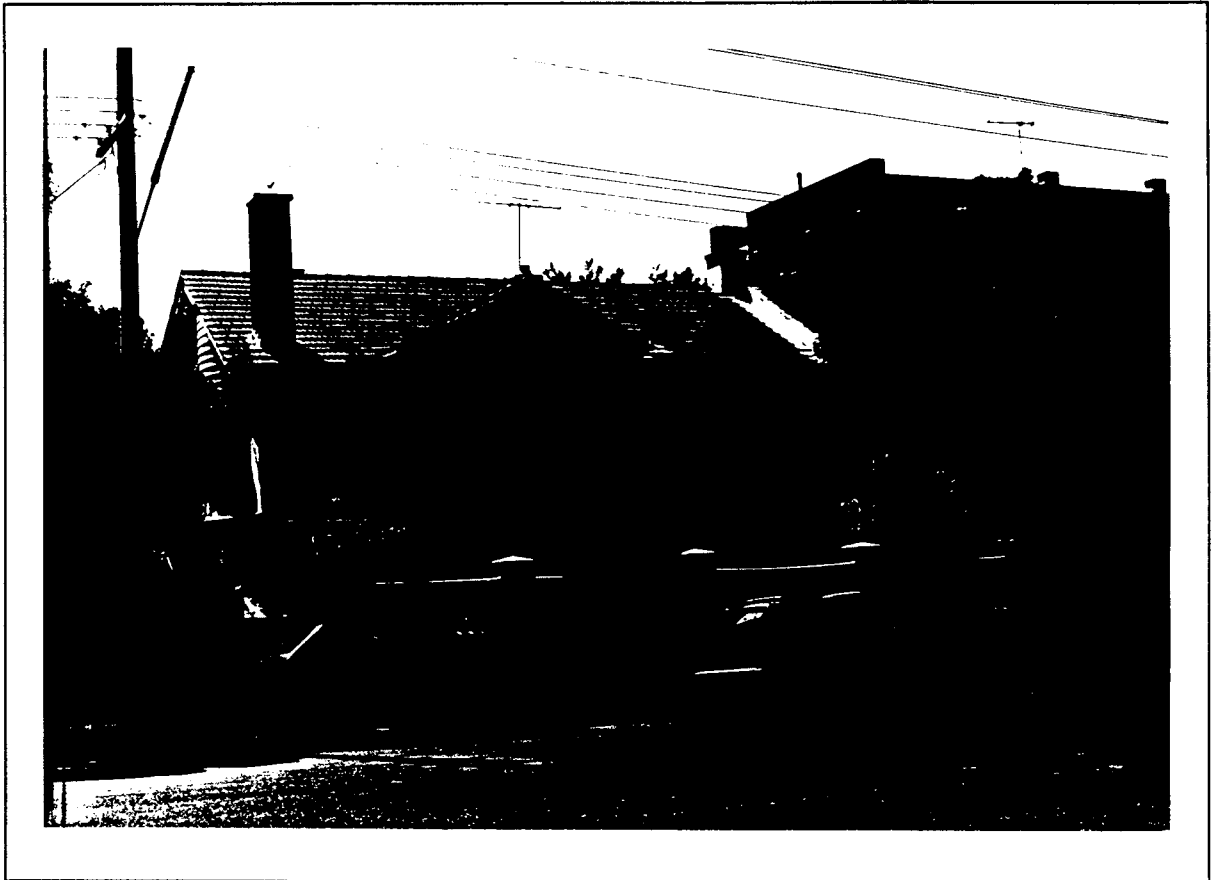
"NALANG"

655 Park Street

Map No. 28

Heritage Area No. -

Planning Scheme: Level 2

**History & Description**

"Nalang" is a single storey Californian Bungalow house with a complex, asymmetrical facade. A main gable shelters a small porch, and another gable protrudes through the concrete tiled roof. Each gable is decorated with timber shingles. The upper section of the walls are rendered, with the lower sections and verandah piers remaining as face brick. A singled bay window on the front facade is matched by two similar bays on the side. The main entry is at the side of the house and is sheltered by a small portico, pergola-like in form. The fence uses the same design elements, with a bluestone plinth, clinker brick piers and a broad timber picket between the piers. The timber entry gate is particularly fine.

The house appears to have been occupied by Henry Williams and then by Mrs Mary Williams from the 1920s to the late 1930s.

Significance

"Nalang" is significant as a remarkably intact Californian Bungalow house.

Sources

Sands & Mc Dougall Directory of Victoria - various dates.

SUPERINTENDENT'S RESIDENCE (former)
 903 Park Street

Map No. 26 Heritage Area No. - Planning Scheme: Level 2



History & Description

A two storey polychrome brick residence constructed c.1888 as a private residence for James P. Adams, merchant. The house comprised 16 rooms. It was owned and occupied by Robert Johnston, an accountant, from 1895 until the early 1900s. In the 1906 Sands and McDougall directory the house, still occupied by Johnston, is referred to as "Aldersyde".

The building was purchased by the State Government c.1909 and used from that date as a residence for Superintendents of the Mount Royal Home for the Aged (originally called the Victorian Benevolent Hospital and Home for the Aged and Infirm). Notable occupiers associated with the Hospital during this period included Dr C.G. Godfrey, Superintendent of the Hospital c.1907, Dr Albert Philpott in the 1920s and later (at least 1959-69) Dr John Cade, the discoverer of lithium as a specific in the treatment of schizophrenia.

The Benevolent Hospital was set up in one of a group of Government Reserves on the south side of Park Street (Parkville). The site was originally allocated for an Industrial School, and building were designed for it by John Gill c 1862 (and still stand today). In 1882 the building was given to the Immigrants Aid Society to be used as a Benevolent

Home. Mt Royal evolved from the Victorian Benevolent Home and Hospital for the Aged and Infirm. In 1907, while Dr Godfrey was Superintendent of the Institution, the Mental Health Authority announced that the opening of the Receiving House at Royal Park was an important step forward in the treatment of the insane. Later Superintendents and occupiers of 903 Park Street also had important roles in developing medical and mental health services.

The building was purchased (or transferred to) the Housing Commission of Victoria c1984. The house is used as a rooming house. The stables have been demolished and the rear section of the allotment redeveloped as public rental housing.

The house has not been inspected internally, however when last inspected in 1984 it retained many of its original internal features. Externally it has been altered by the replacement of its roof with a terracotta tile roof, and the addition of a rear fire access stair. The integrity of the building is not markedly reduced by these changes. The building is in good repair.

The rear garden and stables no longer exist, although the house and new developments retain a single title, and are managed as an integrated public housing facility by the Brunswick-Coburg Accommodation Service. The front garden retains some early features such as the corner entry gate location, an overgrown pittosporum (mock orange) hedge and several large trees.

Significance

This house is a good and relatively intact example of the large residences built along Park Street in Brunswick during the 1880s to accommodate upper middle class families.

It is important for its associations with the early medical history of Victoria and with the Mount Royal Home for the Aged from 1909 to 1984, and for its association with notable individual superintendents.

Sources

Brunswick City Council Rate books.

Kellaway, C. 'Research notes on 903 Park St Brunswick'.
Prepared for the National Trust Buildings Committee
18.5.84.

MMBW Plan No.52, 1901

National Trust of Australia (Victoria) File.

Sand & McDougall Directory of Victoria - various dates.

HOUSE

905 Park Street

Map No. 26 Heritage Area No. - Planning Scheme: Level 2**History & Description**

This single storey Victorian house was built for Thomas Stephens, manufacturer, in the late 1890s. The 1900 rate book describes the house as a brick villa of 8 rooms. It was listed as occupied by Stephens and then by Mrs Emma Stephens until the late 1910s; around 1935 it was again occupied by Mrs Emma Stephens, perhaps remaining in the family for this whole period.

The house has an asymmetrical plan with a projecting gabled bay on the east side and a return verandah. It is fully rendered with restrained detailing. The paired round headed windows on the bay are trimmed with moulded Corinthian pilasters. The roof is slate.

Significance

This house is a fine example of a late Victorian building, well detailed and substantially intact, built in an area of Brunswick that features many fine villas.

Sources

Brunswick City Council Rate books 1889/90, 1900.

Sands & Mc Dougall Directory of Victoria - various dates.

HOUSE

19 Passfield Street

Map No. 13

Heritage Area No. -

Planning Scheme: Level 2

**History & Description**

Phoenix Estate was developed as a Closer Settlement Scheme in 1908. No. 19 Passfield Street (originally no.11) was built on allotment 32 around 1910 by Frank Stringer, who occupied the property until (at least) the 1930s.

Phoenix Estate was the second Closer Settlement scheme in Brunswick, the first being 1900 Brunswick Estate, created in three sections from 1900-1905. It was developed on land previously owned by John Fleming, a Brunswick councillor for many years (1867 - 1905, and 1908 to his death in 1919. These schemes were a response to the 1890s depression and aimed to give people of modest means an opportunity to purchase land and build their own house. Brunswick was hit hard by the 1890s depression, probably prompting the government's action in establishing a series of Closer Settlement schemes there.

Other Closer Settlement Schemes in Melbourne closely followed the Brunswick Estate model, with several schemes being developed in 1906 including the Phoenix Estate and Penders Grove (Northcote) and Thornbury Estate (Northcote).

No. 19 Passfield Street is a simple Edwardian timber house, asymmetrical in form, with a projecting bay and a half

verandah. The gable features carved timber barge-boards. The original allotment has only recently been subdivided.

Significance

A timber house significant as one of only three relatively intact examples of houses remaining from the Phoenix Estate, Brunswick's second Closer Settlement scheme and one of several of the second wave of metropolitan schemes.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Hodgson, J., Holloway, E., Kirwan, A., Thege, D., Heritage significance of "The Brunswick Estate" Student project, Footscray Institute of Technology, 1989.

Plan of Phoenix Estate 1907.

Sands & Mc Dougall Directory of Victoria - various dates.

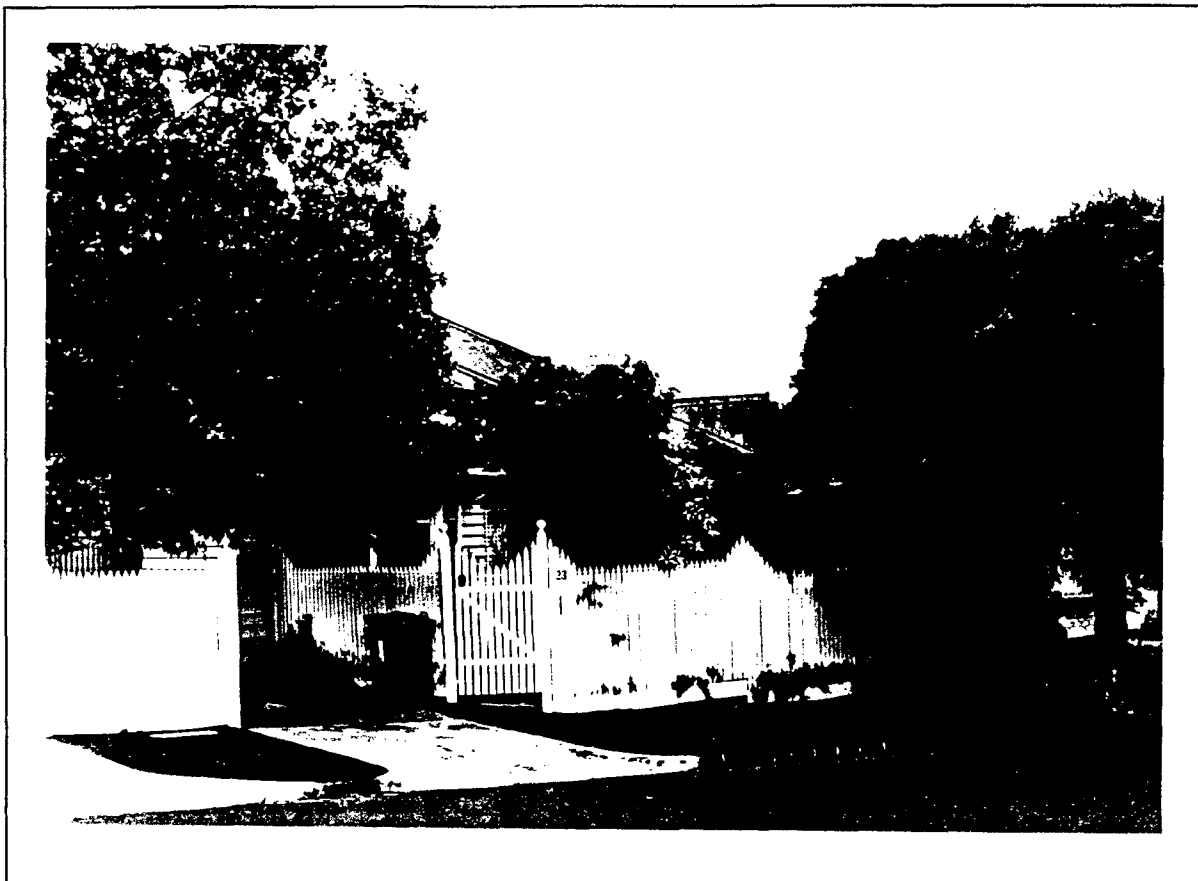
HOUSE

23 Passfield Street

Map No. 13

Heritage Area No. -

Planning Scheme: Level 2

**History & Description**

Phoenix Estate was developed as a Closer Settlement Scheme in 1908. No. 23 Passfield Street (originally no.15) was built on allotment 30 around 1910 by William Halliday who occupied until (at least) the 1930s.

Phoenix Estate was the second Closer Settlement scheme in Brunswick, the first being 1900 Brunswick Estate, created in three sections from 1900-1905. It was developed on land previously owned by John Fleming, a Brunswick councillor for many years (1867 - 1905, and 1908 to his death in 1919. These schemes were a response to the 1890s depression and aimed to give people of modest means an opportunity to purchase land and build their own house. Brunswick was hit hard by the 1890s depression, probably prompting the government's action in establishing a series of Closer Settlement schemes there.

Other Closer Settlement Schemes in Melbourne closely followed the Brunswick Estate model, with several schemes being developed in 1906 including the Phoenix Estate and Penders Grove (Northcote) and Thornbury Estate (Northcote).

No. 23 Passfield Street is an Edwardian timber house, asymmetrical in form with a projecting bay and return verandah with a corner gable. The original allotment has been subdivided.

Significance

A timber house significant as one of only three relatively intact examples of houses remaining from the Phoenix Estate, Brunswick's second Closer Settlement scheme and one of several of the second wave of metropolitan schemes.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Hodgson, J., Holloway, E., Kirwan, A., Thege, D., Heritage significance of "The Brunswick Estate" Student project, Footscray Institute of Technology, 1989.

Plan of Phoenix Estate 1907.

Sands & Mc Dougall Directory of Victoria - various dates.

DRILL HALL (Former)
6 Percy Street

Map No. 9 Heritage Area No. 35 Planning Scheme: Level 2



History & Description

The drill hall was erected here in 1917, one of a number built in Melbourne suburbs around 1916-20. It was the headquarters of the 59th Battalion until the suspension of compulsory military training in 1929. Previously the local military headquarters had been located in Albert Street since 1912. It has served as offices for several military units. The Drill Hall is now owned by Craig & Seely.

The drill hall is a simple structure, with a timber frame, clad in corrugated iron and unlined.

Significance

A drill hall typical in form and materials of many such military buildings erected in a number of suburban and country location, and with historical importance in the Brunswick locality.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & Mc Dougall Directory of Victoria - various dates.

HOUSE

33 Saxon Street

Map No. 15**Heritage Area No. 34****Planning Scheme: Level 2**

Not possible to photograph; surrounded by other buildings.

History & Description

This house was built for Alfred Cornwell in 1888, adjoining his Cornwell Pottery Works. It is a two storey polychrome brick mansion house, built on bluestone footings, and asymmetrical in form with a projecting bay towards Saxon Street and a return verandah on the eastern and northern sides. The brickwork uses a dark brown brick with cream bricks used to create decorative patterns. The house retains a slate roof, with its square and scallop-edged slates, polychrome brick chimney stacks and tall chimney pots. The house is an example of the brickmakers and potters arts, and is assumed to use wares from Cornwell's works. The verandah has a cast iron frieze. Much of the building is now enclosed within the Trinity College site, and some of the brickwork of the rear wings has been painted.

Alfred Cornwell was a civil engineer from Cambridge, England who migrated to South Australia in 1853, coming to Victoria in 1857. He worked at various brickworks until about 1860 when he started his pottery in Phoenix Street, calling it the Brunswick Potteries and Brick Works. The works expanded rapidly, specialising in terracotta ware (e.g. chimney pots), pipes, architectural ornaments (with Graham Ferry as sculptor), and bricks.³⁵ Cornwell expanded his operations into Launceston (Tasmania) in 1876; this pottery later became that of John Campbell. In 1885 he also took over the Victorian Patent Steam Works in Barkly Street, East Brunswick.

Alfred Cornwell died in 1890, but the pottery continued, under the management of James Allard and then later Cornwell's sons (Fred and Percy). The pottery finally closed in 1965, and all the pottery buildings have been demolished.

The house was sold to the Roman Catholic Church in 1895 and used the house as the St Ambrose presbytery. It has since been incorporated into Trinity College, a catholic college associated with St Ambrose.

Significance

This house is significant as the last remaining evidence of the pottery and brick making enterprises of Alfred Cornwall, an important Brunswick pottery proprietor, and as an example of the type of residence built by an industrialist overlooking his own works.

35. Sutherland, Victoria and its Metropolis

(Cottages occupied by workers in the pottery and brick industries have been identified in several Heritage Areas such as Lyle Street and Edward Street).

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & Mc Dougall Directory of Victoria - various dates.

Shepparton Art Gallery Australian ceramics SAG, 1987.

Sutherland, Alexander Victoria and its metropolis past and present, Melbourne, 1888.

HOUSE

2 Second Ave

Map No. 4

Heritage Area No. 2

Planning Scheme: Level 2

**History & Description**

First Avenue is part of a single subdivision initiated in 1915 and approved in 1920. The directories indicate the estate started to be constructed in 1920, and by 1925 was virtually complete.

The first owner of this house was Alfred Joseph Taylor, a carpenter, who may have built the house. It is a single storey Californian Bungalow style house which retains its original stained weatherboards and shingled gable. The verandah pillars and an external chimney wall and stack are unpainted render. Like the majority of houses on the estate it has a terracotta tile roof. The fence and side lattice may also be original.

Significance

This house is significant as an intact example of a timber bungalow house that retains its original unpainted finish.

Sources

Brunswick City Council Rate books 1918, 1920, 1923.

Sands & Mc Dougall Directory of Victoria - various dates.

BRUNSWICK EAST PRIMARY SCHOOL
195-197 Stewart Street

Map No. 11 Heritage Area No. - Planning Scheme: Level 2



History & Description

Brunswick East Primary School (No. 3179) was built in 1892-3 and known as North Brunswick Primary School until 1922. The school was originally an adjunct to Moreland and later Brunswick South.

The school building is double-storey and gable-roofed, originally of L-shaped plan. It is an asymmetrical composition of bichromatic brickwork (red and chocolate brown) with a Marseilles tile roof. There are giant Romanesque arches inscribed within the timbered gables. There is a delightful domed timber bellcote. The gabled entry porch has a tympanum of terracotta nailhead diaperwork. There are large cast iron vents (at about 1.6 m. height) which may be for Tobin tubes.

The only apparent alterations are the enlargement of most windows and consequent refacing of their tympanum decoration. Only the south elevation has original windows. They are narrow, in pairs or triples, with Romanesque heads.

A timber caretaker's residence, now a private dwelling, was constructed at 255 Nicholson Street (on the northern boundary

of the school) in 1914. The school was extended in 1922 and 1929.

Although the school was built in 1892/3, the area surrounding it was not developed until the 1910s and 1920s. At the turn of the century there were few houses nearby, with a few cottages in Ryan Street near the quarries, and a few small villas in Clarence and Glenmorgan Streets.

Development of the adjoining Stewart Street returned serviceman's estate in the early 1920s probably led to the major expansion of the school. The original school building is the section nearest Stewart Street. The 1922 extension to the north appears to have more than doubled its capacity.

A 1932 plan shows a house, possibly the caretakers residence, on the corner of Stewart and Nicholson Street, with no.255 Nicholson Street a vacant site; it is assumed the house was moved after this date.

Significance

Brunswick East primary school, built in 1892-93, is one of a small group of sixteen large late nineteenth century schools which display alternative approaches to the ubiquitous Gothic that had dominated the Edwardian Department's schools, from its foundation in 1874 until 1885. About five of these incorporate variously Flemish (although not at Brunswick East), English Queen Anne, Romanesque and Aesthetic Movement influences.

It is historically significant as an early Brunswick school, built to serve this area and extended to meets the needs of the new families establishing on the adjoining war service estate.

Sources

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MMBW Plan No. 105 (1900? and 1932)

Peterson, R. Survey of historic schools, unpublished survey and data base, Dept. of Housing and Construction, 1990.

LYRIC THEATRE (former)
199-201 Sydney Road

Map No. 21 Heritage Area No. 34 Planning Scheme: Level 2



History & Description

The Lyric Cinema Theatre opened in 1911, the first building constructed in Brunswick specifically as a cinema, and the first to be opened north of the Yarra. It predates the Northcote cinema (1912), Empire (Brunswick 1913), and Barkly Theatre (Footscray 1914).

The site had been owned by Patrick Whelan since 1907 when he established a second hand building materials yard here. His business had been in Brunswick Road since 1891; after selling this site he moved to the present site of Whelan the Wreckers in 1912.

The Lyric Theatre Company, of which the Melbourne real estate firm of Gudgeon and Grace was apparently a part, built a chain of three Lyrics - Prahran, Brunswick and later Fitzroy.

The building originally comprised a cinema theatre, a large auditorium with a flat floor, and a gallery serving as a dress circle. It was more reminiscent of a hall than a current cinema. The entrance to the cinema was through a wide tiled passage way from Sydney Road. As well as pictures, the cinema was used for public events such as a function in honour of Brunswick's military forces just before they left for World

War 1. The cinema closed in 1931 as it was unsuited to conversion to the talkies and was being out-competed by the talkies at the nearby Empire. The cinema was later used as a boxing stadium, dance hall and then as a store.

On Sydney Road there were four shop fronts (which remain today); one of these shops provided access to a billiard room, while another often served as a confectioners serving cinema patrons. In 1928 the billiard room was replaced by Pat Doran's Boxing School, and, in 1931, became the office of the Unemployed Workers Movement, and the Friends of the Soviet Union in 1932.

Upstairs, at the front of the building was a large ballroom, generally known as the Lyric Hall, with a roof promenade. Entry to the hall was from Michael Street. The ballroom was used as a dancing school for many years, firstly by Morgan's Dancing School (1911-19) and then by John Rose who popularised modern dancing. The Brunswick Club took over the hall in 1927. After Cyril Bright bought the building in 1935 and opened the Casino Dance Palais, using the old cinema as the dance hall and the old billiard room for refreshments. It operated until 1942 when the building was acquired by the Commonwealth government as a store.

Today the building remains largely intact with the cinema used as a store, and the Brunswick Club and shops continuing to operate. The Sydney Road verandah, with its arched central entry, has been removed, and the parapet brickwork painted.

It is a two storey brick building, Edwardian in style, symmetrical around an arched central entranceway on Sydney Road. The second storey facade has a series of elongated windows in pairs, between piers decorated with sinuous Art Nouveau motifs, and surmounted by a curved parapet.

Significance

The Lyric Theatre is the oldest purpose-built cinema to known to survive in Melbourne, predating Northcote (1912) by a year, but also quite different in form, combining a cinema, dance hall, shops and billiard room. It has played an important role in the social history of Brunswick being associated with significant events and organisations, including the Unemployed Workers Movement during the 1930s depression.

Sources

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Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

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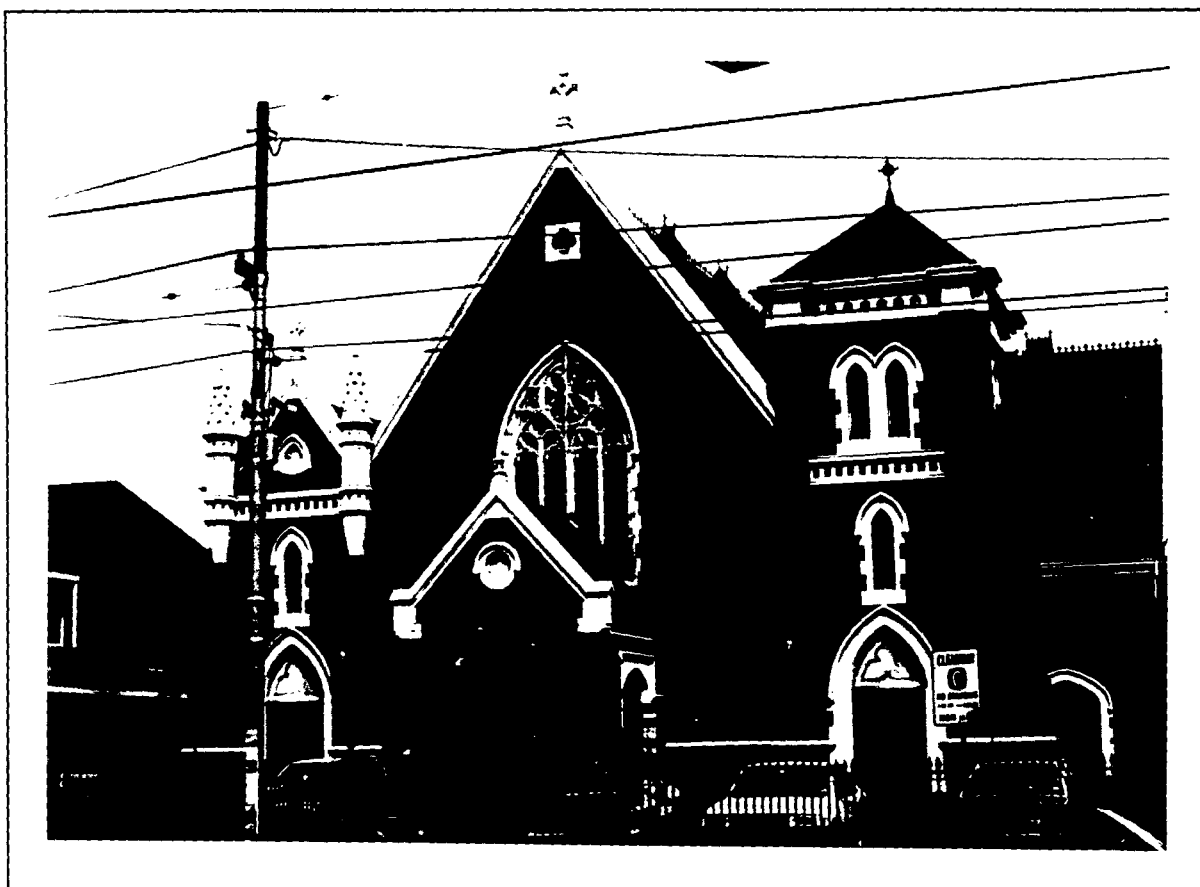
Cunningham, L 'The Lyric: Flicks and Fleas' Fusion, Vol.4 No.2
June 1990, pp.1, 4-5.

'Lyric Theatre, Brunswick' Brunswick Medium, Sept. 8th, 1911
and Sept. 1, 1911.

Sands & Mc Dougall Directory of Victoria - various dates.

ST AMBROSE CHURCH & SCHOOL COMPLEX

289 Sydney Road, and 1-3 Dawson Street

Map No. 15**Heritage Area No. 34****Planning Scheme: Level 2****History & Description**

St Ambrose chapel was founded in 1871. The land was donated by Michael Dawson, an Irish Catholic who owned the Phoenix Park estate, a large allotment extending from Sydney Road to the Moonee Ponds Creek. Sebastiano Danielli, an Italian macaroni manufacturer resident in Brunswick from the 1860s, is said to have suggested that the church be named after St Ambrose, the patron saint of Milan (see Don Bosco Centre). As the Catholic population of Brunswick grew in the 1880s, St Ambrose was elevated to a parish.

The proposed design by J.M. Robertson included a 75 foot tower which was not built due to cost. The church was constructed in a number of stages, reaching completion probably in the early 1900s.

St Ambrose church is a substantial and solid bluestone building, cruciform in plan and built in the Gothic style, with a squat tower on the north east corner. The masonry work is of a high standard, demonstrating the skill of the stonemasons. Architect J.B.Denny is recorded as being responsible for the design of the first section of the presbytery. The cast iron palisade fence and gates remain.

St Ambrose school started in what is now the Hall. The Hall is a single storey brick building, constructed on bluestone foundations. The rear section appears to be the earliest, with the Dawson Street facade added later, probably when the school was converted to a hall.

The present school was built in 1916. It is a single storey Edwardian building, constructed in brick with bluestone sills, slate roof and terracotta ridging.

The church was a centre of community life for the Irish Catholics in Brunswick, and featured in a number of important community events. As sectarianism grew in the 1890s, extreme Protestants started annual marches along Sydney Road; after several such marches the Irish confronted them outside the Sarah Sands, despite the pleas of Father Luby at St Ambrose not to interfere with the march. No further marches were held.

Anti-conscription was a strong focus of attention in the parish during World War 1. John Curtin, a former student at St Ambrose, became the most prominent anti-conscription figure in Victoria. The hall was used as a centre of local anti-conscription action. John Curtin later became Prime Minister of Australia (1941-5).

Significance

St Ambrose Church and school complex is significant for its association with the Irish Catholic community of Brunswick, and for the visual contribution of each building to the civic precinct on Sydney Road and Dawson Streets.

Sources

Architects Index (ref. from Ebsworth Pioneer Catholic Victoria p.147)

Barnes, L `Book review: a history of St Ambrose Church, Fusion, Vol.4, No.2, June 1990, pp.2-3, 6.

Hayes, D. Brunswick: the growth of a community (history of St Ambrose), 1990.

Jones, R. & Young, D. An investigation of bluestone quarries and the use of bluestone in the City of Brunswick, FIT student field work report, 1990.

CUMBERLAND ARMS HOTEL
337 - 341 Sydney Road

Map No. 15 Heritage Area No. 34 Planning Scheme: Level 2



History & Description

The first Cumberland Arms Hotel was erected c.1858, with Thomas Martin the first licensee.

This two storey, red brick hotel appears to date from the late nineteenth century. Its main feature is a rectangular pyramidal tower and oriel window below. The facade is made asymmetrical by the northern section (bay) which extends over the former Martins Lane. The slate tower roof rises from a square base featuring ball elements, to a wrought iron finial. The face brickwork is particularly detailed, creating parapet balustrading, pilasters, string courses and other features. Below the parapet, the first floor facade is dominated by arched windows.

The land beside the hotel was owned by Thomas Martin, who subdivided it and constructed a terrace of 5 houses probably in the 1870s. These were occupied by working people until 1882 when the shops on Sydney Road were replaced. The bluestone cobbled laneway is all that remains.

Significance

The Cumberland Arms Hotel is significant as an intact and unusual late Victoria hotel, reflecting the growing use of face brickwork and the decline of cement render decoration in the 1890s.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

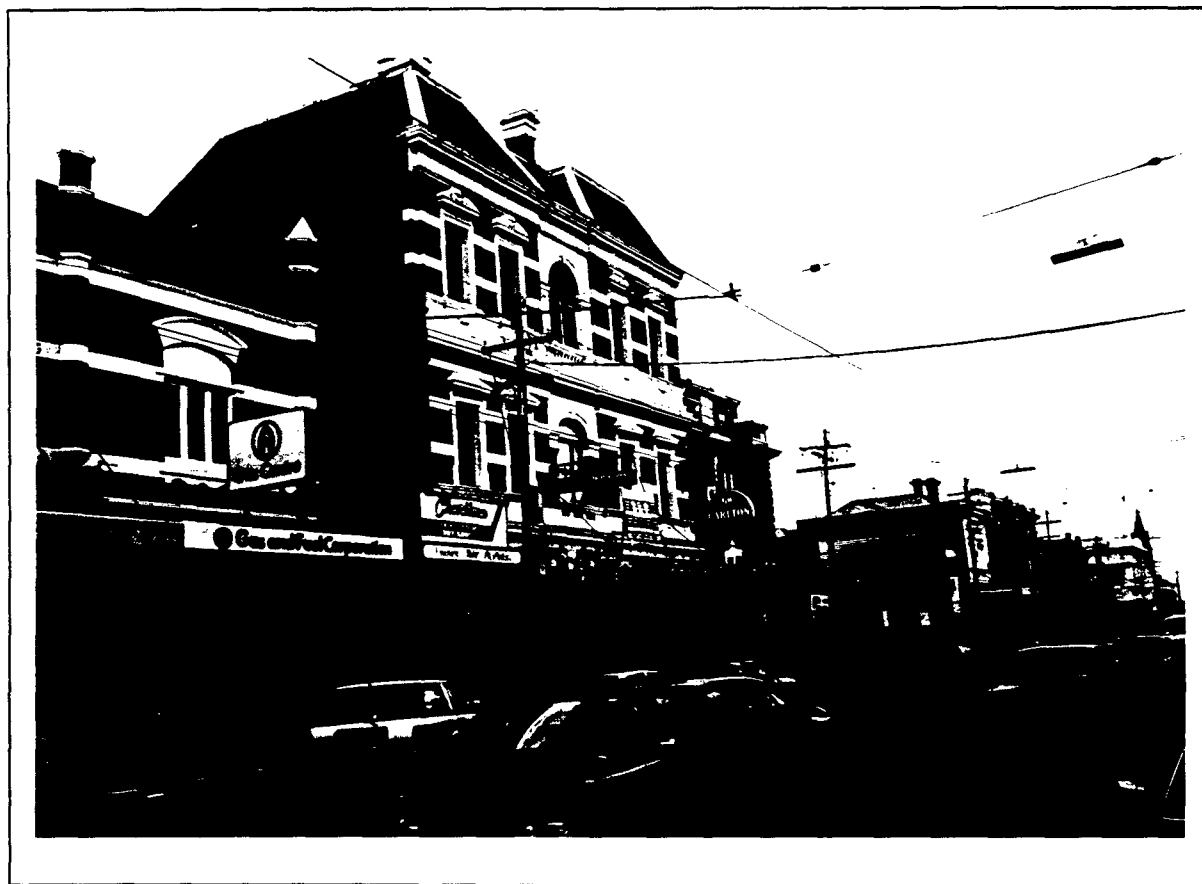
Barnes, L. 'Houses in the lane' Fusion, Vol.2, No.1, April 1988, p.7.

Nigel Lewis & Associates Brunswick Conservation Study, 1982.

Sands & Mc Dougall Directory of Victoria - various dates.

DUKE OF EDINBURGH HOTEL
430 Sydney Road

Map No. 16 Heritage Area No. 34 Planning Scheme: Level 2



History & Description

The Duke of Edinburgh Hotel was first erected on this corner Sydney Road site in 1868. The distinctive three storey, red brick hotel that now stands on the site was built towards the end of the nineteenth century. The hotel is set as a corner building, with a bevelled corner to the former Boltons Lane. Its decorative scheme is simple and bold, relying on the contrast between the red bricks and the banding at first and second floor levels, with scrolled pediments above the rectangular windows and festoons on the podiums below. A slightly recessed bay on the Sydney Road facade breaks the repetition of window forms, and is reinforced by the change in form of the mansard roof above.

The original verandah has been removed, and the contrasting courses - probably originally cream brick - have been painted. The corner site has been reduced by the construction of the Post Office.

Significance

The Duke of Edinburgh Hotel is significant in its distinctive and bold use of red brick and contrast courses and is a good example of a late nineteenth century hotel building located in an important Victorian streetscape.

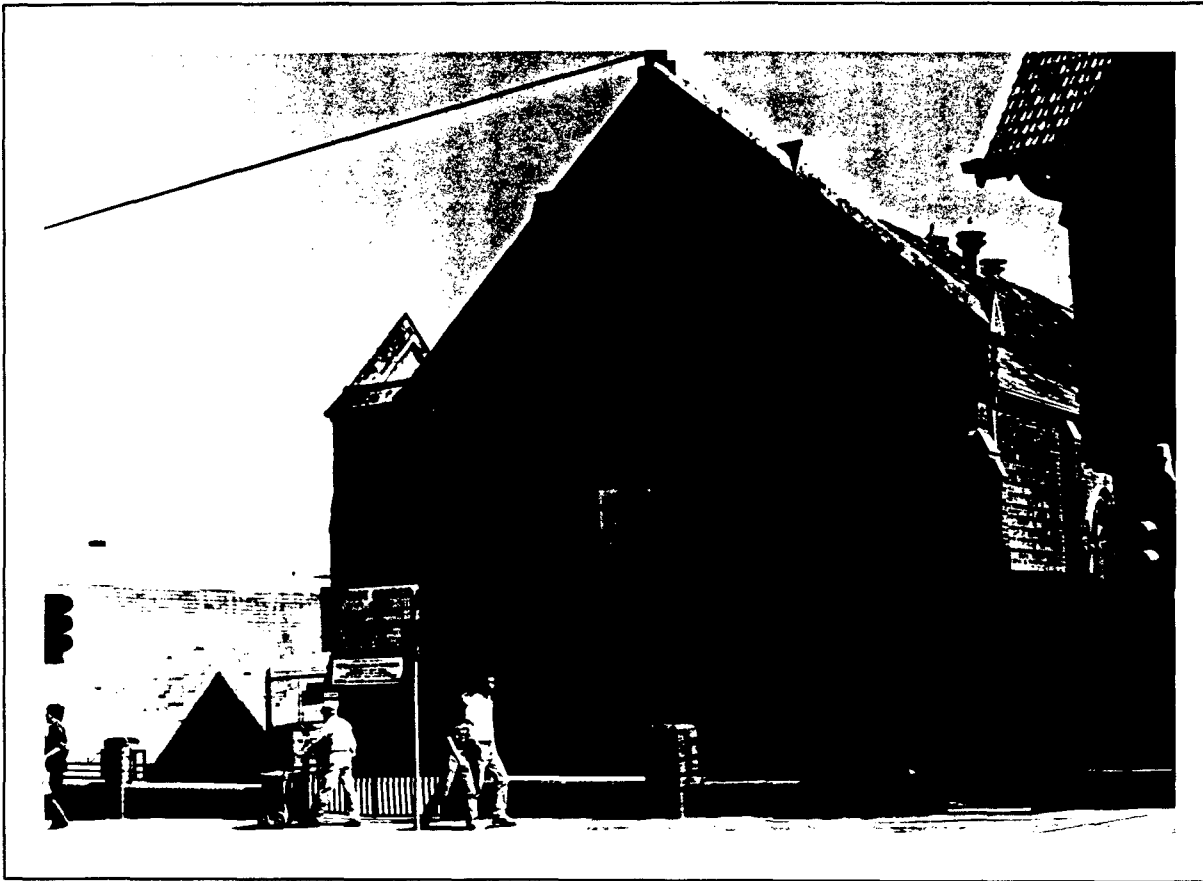
Sources

Nigel Lewis & Associates Brunswick Conservation Study, 1982.

Sands & Mc Dougall Directory of Victoria - various dates.

BAPTIST CHURCH
491 Sydney Road

Map No. 9 Heritage Area No. 34 Planning Scheme: Level 2



History & Description

The Baptists built a church here in 1862, with a break-away group establishing the Independent Church at 529 Sydney Road in 1869. The present brick church was built in 1889, and a brick church meeting hall and Sunday School built on the south side of the church in 1893. These two latter buildings were demolished in 1966, with a new hall being built at the rear of the church.

The church is a polychrome brick building with freestone trim, an intact interior, fine stained glass windows and a cast iron stairway.

Significance

An interesting church, largely intact, that makes a substantial streetscape contribution as one of a group of fine buildings at the corner of Blyth Street and Sydney Road.

Sources

Barnes, L. It happened in Brunswick, BCHG 1987

DENTIST'S SURGERY & RESIDENCE
503 Sydney Road

Map No. 9 Heritage Area No. 34 Planning Scheme: Level 2



History & Description

This ten-roomed dentist's surgery and residence was erected in Sydney Road in 1905 for Dr.F.W.Kiel, who had commenced his Brunswick practice in Blyth Street in 1898.

The Queen Anne style red brick building features projecting oriel windows at first floor level with interesting decorative detailing including shingle cladding and gables. The high pitched roof has terracotta tiles and ridge and tall chimneys are capped with terracotta chimney pots. At the ground floor, the central entrance is flanked by arch-headed windows, but the overall front elevation is asymmetrical in composition. The building shows the influence of the English Queen Anne revival period which was being adopted in Melbourne from the 1890s.

The building is substantially intact. It is now the Baptist Church Christian Education Centre.

Significance

The residential form of this building is unusual in the commercial context of Sydney Road, and was one of a small group of buildings near the corner of Sydney Road and Blyth Street that combined professional rooms and a residence. It is an intact example of the style that has become known as Australian Federation.

Sources

Brunswick Rate books, 1904-1905.

Miles, F. G., Jubilee History of Brunswick and Illustrated Handbook of Brunswick and Coburg., Melbourne, 1907, p.95.

Nigel Lewis & Associates, Brunswick Conservation Study.

Sands & McDougall Directory of Victoria - various dates.

INDEPENDENT CHURCH

523-7 Sydney Road

Map No. 9**Heritage Area No. 34****Planning Scheme: Level 2****History & Description**

A split in the Baptist Church in 1869 led some of the congregation to establish this church not far from the first Baptist Church at 491 Sydney Road. It became the Independent Church and was used until 1888/9 when a new church was built on the corner of Blyth and Lawrence Streets.

A 'high school for girls' was recorded here from 1892 to 1910, with Mrs E McCowan as principal. It was also referred to as the Federal Hall (MMBW plan in 1906). Later the building was fronted with shops and remains in that form today. The directories suggest that it was used as the Victor Knitting Mills around 1925.

Significance

The former Independent Church is one of the earliest Brunswick churches to remain; the earlier churches are St. Andrews (1854) and Christ Church (1857-75).

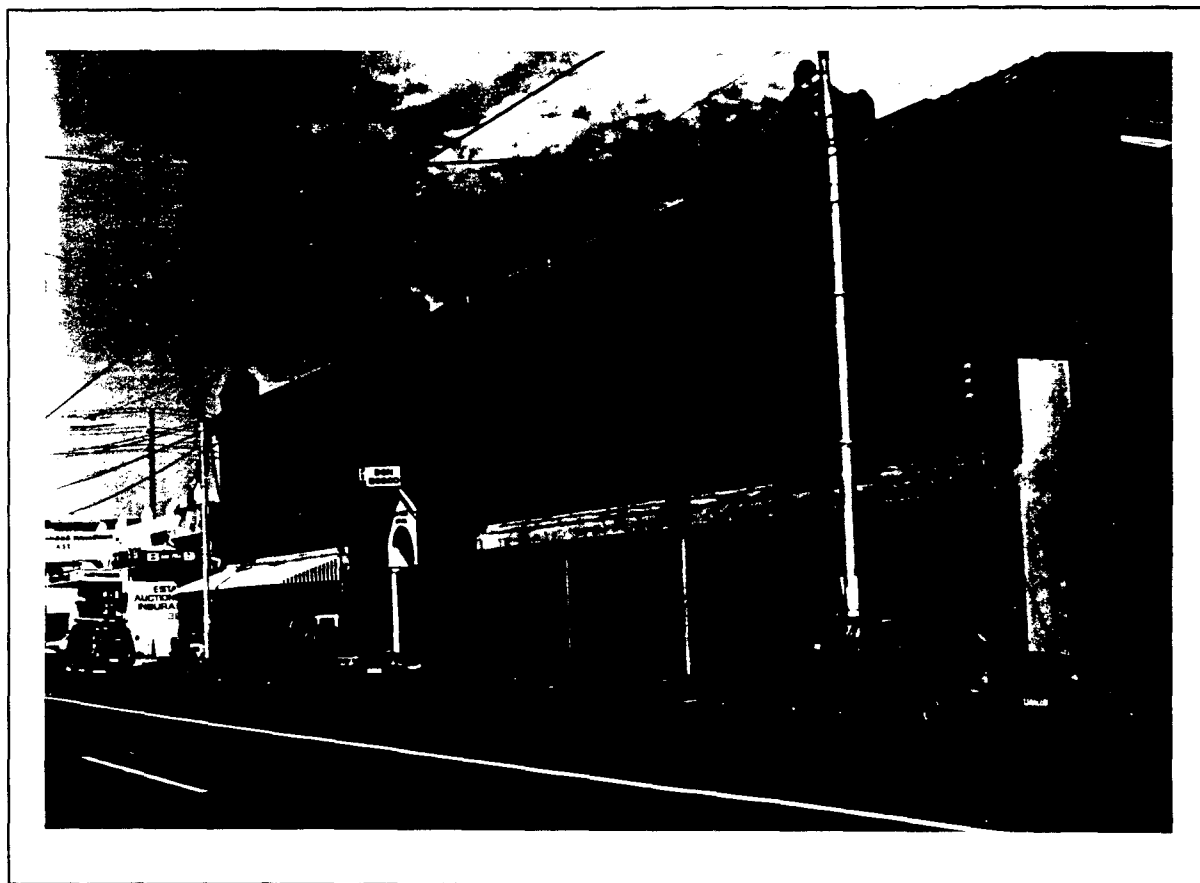
Sources

Barnes, L., It happened in Brunswick, BCHG 1987.

Sands & Mc Dougall Directory of Victoria, 1885 - 1940.

DON BOSCO YOUTH CENTRE
715 - 719 Sydney Rd

Map No. 4 Heritage Area No. - Planning Scheme: Level 2



History & Description

Sebastiano Dannelli opened a shop on this site before the mid 1880s manufacturing vermicelli. He was a migrant from Milan, and was responsible for persuading the Irish priest of the (now) St Ambrose church to name the church after the patron saint of Milan. His property apparently passed to the Catholic Church after his death and shops were erected on the site. In 1945 the Church erected the Don Bosco Hostel and club for boys, later extending it in 1975 when the shops were burnt.

Italians have made a significant contribution to Brunswick since the earliest years of European settlement, working in the stone quarries in Brunswick and Coburg, as craftsmen and builders, and from the 1890s often as shopkeepers. After the Second World War, many Italians migrated to Australia and Brunswick became a centre of Italian settlement.

It is a two storey red brick building constructed on the Sydney Road frontage. It's external design reflects simplified Spanish Mission elements.³⁶

36. The architect and builder have not been identified.

Significance

A building reflecting the influence of Italians in Brunswick.

Sources

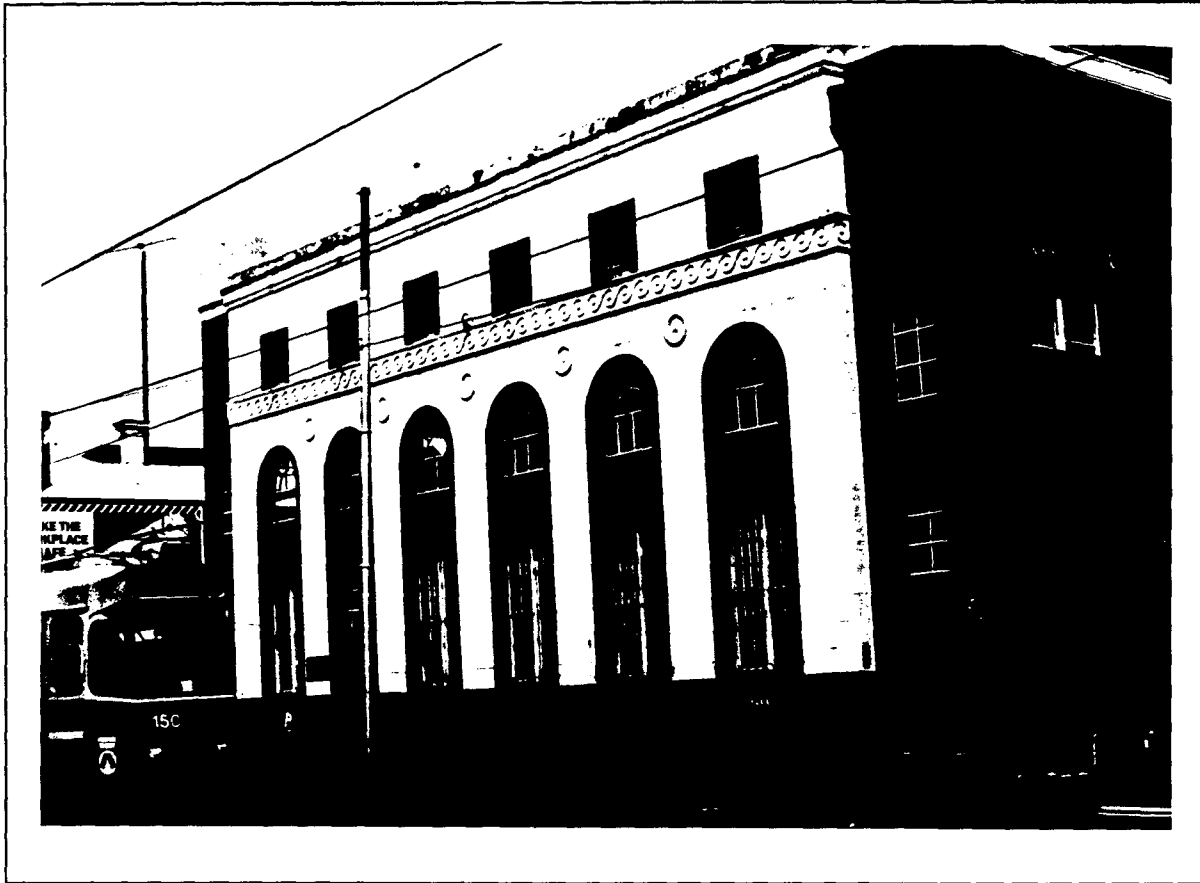
Barnes, L., Street names of Brunswick, Unpublished manuscript, 1987 p.137.

Sagazio, C., Italian craftsmanship and building in Victoria, National Trust of Australia (Victoria), Melbourne, 1990.

D'Aprano, C., 'Italian settlement in Brunswick' Fusion, Vol.4., No. 3., August, 1990, pp. 1 & 3.

MMTB DEPOT

807 - 813 Sydney Rd

Map No. 4 Heritage Area No. - Planning Scheme: Level 2**History & Description**

In 1887 a cable tram service opened in Brunswick, following the route of the previous omnibus service. The engine house was built in Brunswick Road (separately listed) and a tram depot on this site in Sydney Road. It was the sixth route opened under the Melbourne Tramway & Omnibus Co. Act 1883. This Act established the Melbourne Tramways Trust (MTT), comprising the representatives of the various municipalities. The MTT built cable lines and engine houses between 1884 and 1891 and remained owner of the lines and installations until its dissolution in June 1916. A separate company (Melbourne Tramway & Omnibus Co. Ltd.) leased and operated the system. Their successors were the Melbourne Tramway Board (c1916-1918) and then the Melbourne & Metropolitan Tramways Board (1918 onwards)³⁷.

When complete there were 17 routes on the cable tram network³⁸. The engine houses were located near the mid point of a route and the depots at the terminus. The depots were designed as massive storage sheds for the trams.

37. Keating, 1970 p.141

38. Keating p.48

In most depots, the cable trams were manhandled into the sheds, but in Brunswick and Richmond, there were special slotted tracks leading into the sheds enabling the cable grip to be lifted and horses to be used to haul the larger and heavier bogie cars into the sheds³⁹. The Brunswick depot undertook all the servicing and overhaul of the tram cars on site due to their size; this was the only depot where this occurred.

The Brunswick depot was originally built in timber with a building on the corner of Peveril Street in brick. A 1906 plan⁴⁰ shows that the sheds were built to the Sydney Road boundary, with the tram entry at the centre of the Sydney Road frontage. Around 1935 the depot was rebuilt in brick with shops fronting Sydney Road, and tram entry and shunting area now in Cameron Street. The depot is a brick building, with a row of round-head windows across the Sydney Road facade, a Georgian element commonly used in the revival of elements of this style between the wars.

The line was converted to electricity in 1936, replacing the cable tram. Brunswick's first electric tram line was established in 1916 along Lygon Street, and the conversion of the Sydney Road line seems to have occurred very late.

Significance

This site is significant as part of the Melbourne tramway network since the construction of the cable tram depot in 1887. Its redevelopment and conversion to electricity in the 1930s is reflected in the design style of the current depot.

Sources

Barnes, L. It Happened in Brunswick, Brunswick Community History Group, Brunswick 1987 p.31, 56

Keating, J., Mind the curve! A history of the cable trams, Melbourne University Press, Melbourne, 1970.

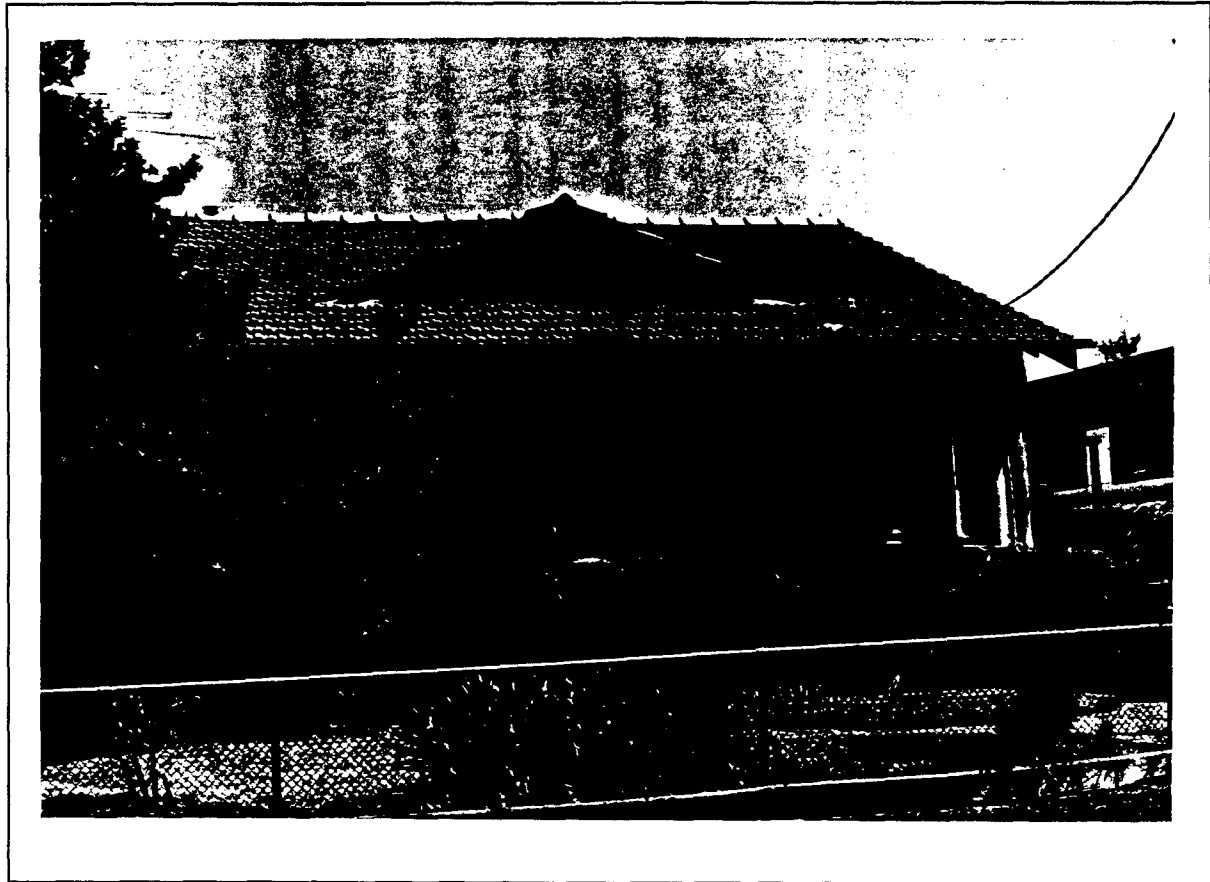
MMBW Plan No. 104 (1906)

39. Keating pp.89 & 90.

40. MMBW Plan 104.

"MERNDA"
1 Timaru Avenue

Map No. 11 Heritage Area No. - Planning Scheme: Level 2



History & Description

Alexander Stewart had a farm on the Nicholson Street corner from the 1870s; the northern part of the Stewart farm was bought by the State Government and developed as war service homes.

To meet the housing needs of returned soldiers, the War Service Homes Commission was established by the Federal Government. The WSHC purchased land for housing in many areas including Brunswick which still had substantial areas of undeveloped land, as well as good public transport by tram and train. The WSHC built some estates, but saw its primary role as providing loans at a low interest rate to returned servicemen.

The estate centred around Stewart Street lacked the innovation and application of garden city principles evident in some other war service homes estates⁴¹. It was one of two estates in Brunswick, the other being in Hall and Westbourne Streets.

"Mernda" is a simple timber bungalow, typical of the houses built on this estate, and one of several standard designs

41. Freestone, pp. 177-8.

used. "Mernda" was occupied by Mrs Mary Beard from around 1925, and by Miss M.A. Beard and later Miss L.M. Beard until (at least) the 1970s.

The estate was developed by Northern Timber Mills between 1921-4, presumably under contract to WSHC. The rate books reveal the Northern Timber Mills as the primary land owner, with some houses owned by WSHC. Northern Timber Mills were located in Stewart Street between Nicholson Street and Merri Creek, and operated from the 1920s to the 1960s.

Significance

"Mernda" is significant as an intact example of the houses built by the Northern Timber Mills for the War Service Homes Commission to house returned servicemen.

Sources

Barnes, L. It Happened in Brunswick, BCHG, 1987, p.51.

Brunswick City Council, Rate books.

Freestone, R., Model communities: the garden city movement in Australia.

Report of the War Service Homes Commission 1919-1921, Commonwealth Parliamentary Papers, 1922, Vol.2., Part 1.

Sands & McDougall Directory of Victoria - various dates.

DOWNES & SONS "SAMSON" CORDAGE WORKS

64-72 Tinning Street & 7 - 9 Cassells St

Map Nos. 3 & 4 Heritage Area No. - Planning Scheme: Level 2**History & Description**

The Downes Cordage Works were established in 1888 by A. C. Downes, a rope maker from Hull, England, who arrived from England in 1887 and worked as a master rope maker for James Miller and Co. Pty Ltd for a year. A. C. Downes was joined in business by his eldest son (J. W. C. Downes) in 1890 and the business became known as Downes & Sons. The company occupied several premises in Brunswick and Coburg, including a site on Sydney Road (1888-1900) and the site of the Moreland Rope Works (occupied between 1892-1903), before moving into an existing rope-making factory in Tinning Street in 1903. The timber factory had been built by 1888 (or earlier) for the Brunswick Rope Works operated by Jack and McLean. These works changed hands in 1893 and were operated by George McCarthy until 1898. The factory was then vacant until 1903.

The first ropeworks buildings were timber and extended from La Rose Street westwards at the rear of the site. After 1907, with the change to a proprietary limited company, and expansion of the business, the company replaced the earlier timber buildings with the brick structures that remain today. These buildings were built on the Tinning Street frontage, allowing the rear of the site for the rope walk. The 1907 (?) buildings that remain are the two storey brick Mill Office and

Bulk Store on the corner of La Rose and Tinning Streets, the Mill, Braiding Department and Netting Department in single storey brick buildings fronting La Rose Street, and the ropewalk to the rear of the site.

Later changes include the shortening of the rope walk as the company began to specialise on small cordage rather than heavy ropes, the addition of a "modern" cafeteria and social hall for employees (c1947), the construction of an office building in Cassells Road, and the recent construction of a warehouse on Tinning Street.

Downs Works specialised in making smaller, more intricate rope products from butchers twine, plough reins, horse halters, parachute cord (during World War 2); today the works produces laces, industrial and carpet threads, blind cords, tennis nets, bouncinette fabric (etc).

The ropeworks have always been a family business with a predominantly local workforce, many of whom have worked in the factory for much of their working life.

Downs Cordage Works is the sole surviving rope works in Brunswick. Other rope works included:

- . George Jones Rope and Twine Makers who were established in 1897 and located in De Carle Street for a number of years. The ropeworks buildings have been demolished.
- . McNally's Rope Factory in John Street (Vale plan - no further details known).
- . James Miller and Co., established originally in South Melbourne in 1861, relocating to Yarraville in 1890 and to Dawson Street Brunswick in 1908. Millers manufactured a range of products from fine thread to the heaviest ropes, and competed with Downs in both products and to attract employees. It was a far larger establishment with many times the number of employees. Many of the buildings on their site have been demolished during 1989/90.
- . Brunswick Rope Works, probably established prior to 1888, and closed by 1898; site and works taken over by Downs.
- . F. J. Wolfe Cordage Manufacturers in Albion Street Brunswick, a small works. A brick building remains today.

In recent years Downs & Sons has been regarded as second only to Kinnears in the rope and cordage business. It has branches in all States. Geo. Kinnear & Sons was established in 1874, transferring to their present Footscray works c1902, and rebuilding the factory after a major fire c1908. Like Downs it has remained largely a family concern.

Significance

Downs & Sons Rope and Cordage Works are the sole remaining ropeworks in Brunswick, and one of few such works remaining in

Melbourne. The buildings on the site date from 1907, but the use dates from 1888 or earlier. The works are of historical importance to Brunswick and demonstrate the development of a specialised industry.

Sources

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Hy. Ling Limited, Cordage Canvas and Jute World, The Dorchester Press, Dorchester, Dorset, July, 1947.

Miles, F. G., Jubilee History of Brunswick and Illustrated Handbook of Brunswick and Coburg, Periodicals Publishing Company, Melbourne, 1907.

Sands & McDougall Directory of Victoria - various dates.

HELLERS ABATTOIRS (former)
145-7 Union Street

Map No. 26 Heritage Area No. - Planning Scheme: Level 2



History & Description

John Heller opened slaughter yards on this site in 1852, building a butcher's shop in 1863 and converting the works to an abattoirs in 1867. The business was handed from father to son (Fred Heller), and transferred to Brunswick Council as the Borough Abattoirs in 1877. John Blakemore leased the works and operated it until 1886.⁴² Heller continued to operate as a butcher.

In 1866/7 the rate books describe Heller's holdings as a brick house (7 rooms) and stables, a brick shop and rooms, a slaughterhouse and premises. By 1871/2 his holdings are described as a wood house, brick house (4 rooms, kitchen) and stables, brick house and butchers shop, wood and brick slaughterhouses, boiling down establishment and land. The directories confirms that Heller continued to occupy these buildings (then no.265 - 267) through the 1880s until the 1910s (Mrs. Rose Heller).

The buildings at no. 145-147 Union Street are probably the brick house and butchers shop that formed part of his holdings at least from the 1870s and perhaps earlier. The house is a

42. Barnes Street names

simple hip roofed building, symmetrical around a central doorway, and constructed of hand made bricks; the walls have been painted but the dark brown and cream brickwork is revealed on the chimney. Both front windows have been replaced with larger aluminium windows. The shop is also brick, single fronted with a gable roof. The window has been covered with cement sheet. Although both the house and shop have been externally altered, they generally retain their original forms.

The hotel across the road, originally the Phillipstown Hotel, was renamed the Butcher's Arms in 1867, suggesting the growing importance of Heller's slaughter yards as a local employer and land mark.

Significance

The former butcher's shop and dwelling which formed part of the holdings of John Heller, are significant as some of the earliest buildings known to remain in the Phillipstown area (the first part of Brunswick to be settled and developed, and the first brickmaking and pottery area) and as buildings with an early and long association with the supply of meat to Phillipstown and Brunswick.

Sources

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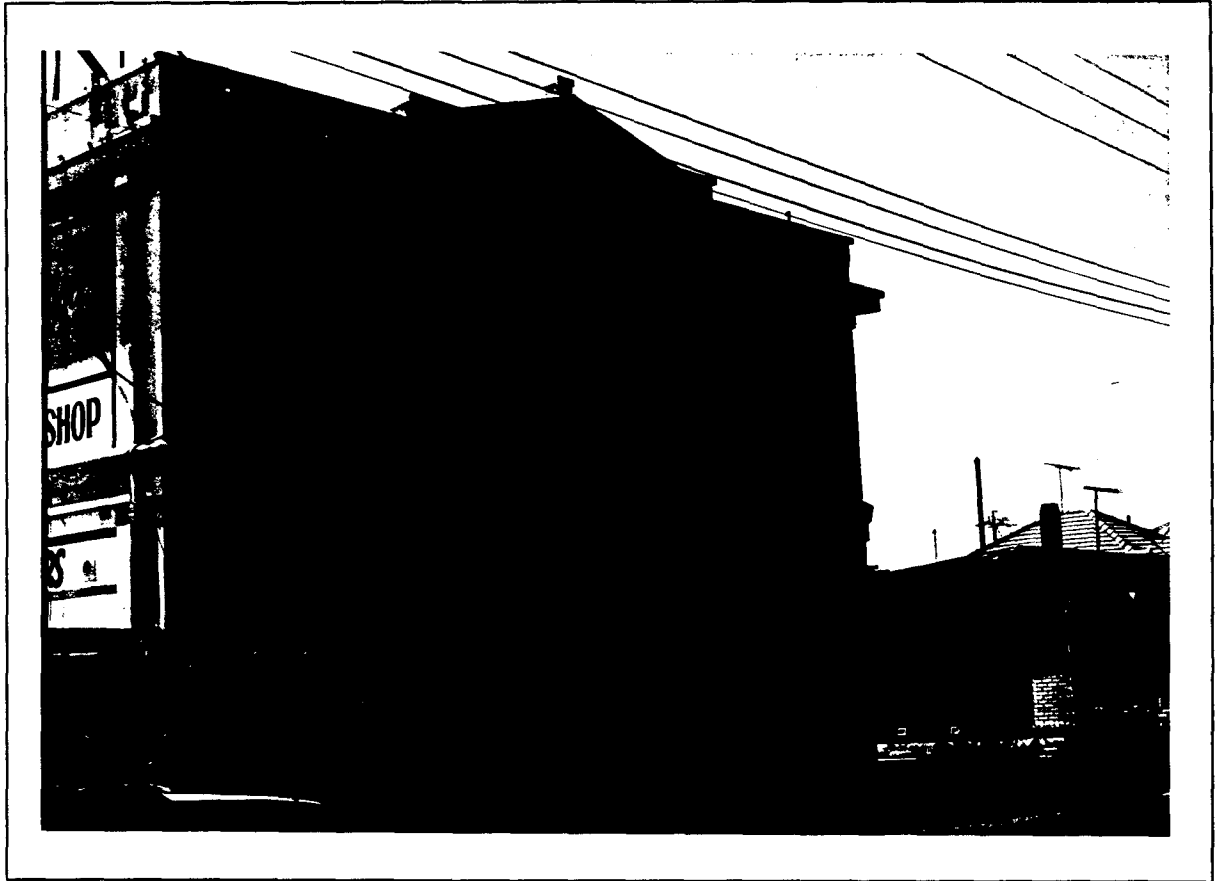
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Sands & Mc Dougall Directory of Victoria - various dates.

CARRINGTON HOTEL
158-162 Union Street

Map No. 20 Heritage Area No. - Planning Scheme: Level 2



History & Description

The Carrington Hotel is built on the site of the Phillipstown Hotel, established in 1855/56 by Samuel Halfpenny. By 1867 it was known as the Butchers Arms and had been purchased by brothers Frederick and Henry Froment. They owned the Union Hotel (located on the south side of Union Street) from 1860-1, which they then closed for about five years after purchasing the Butchers Arms.

When the hotel was sold in 1874 it was described as a rendered brick building with a slate roof and 12 rooms, comprising two front parlours and business bar, two side rooms and 6 bedrooms upstairs.

The hotel was rebuilt as the Carrington Hotel in 1927.

Significance

The Carrington Hotel is significant as a good example of a 1920s hotel and retains many of its external and internal features; its location on the site of the former Phillipstown Hotel, and the connection to the early years of Brunswick is an important association although not demonstrated by the physical fabric of the current structure.

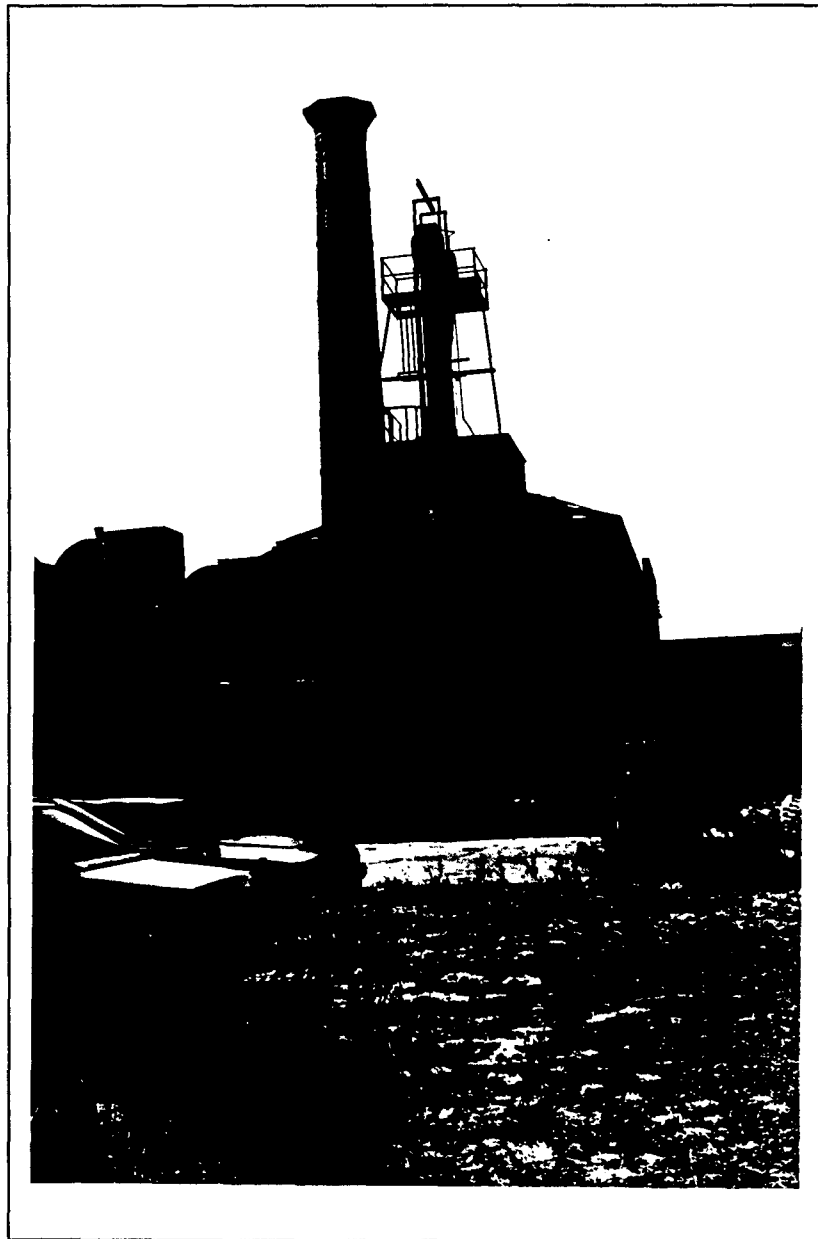
Sources

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LIQUORICE FACTORY (former)
342-348 Victoria Street

Map No. 15 Heritage Area No. 35 Planning Scheme: Level 2



History & Description

In 1917 Bakers Stadium bought the land and opened a Stadium. The stadium was connected with famous fighter Reginald Baker 'Snowy'. The war came that year and the stadium flopped. The stadium was put to other uses including a carnival ("Bruce's Big Boom" a carnival run by W H Bruce) and it was a favourite site for passing shows such as Perry Bros circus and Coles Strolling Players. Around 1917 the site was apparently used by the Salvation Army which ran an open air mission there.

In 1922 the Australian Liquorice Co. erected its factory on the site. It was a joint venture between rivals Hoadleys and MacRobertsons. There were shop fronts as part of the factory

(probably on Victoria St). In 1970 the buildings were extended to Rosser St and Victoria St (presumably resulting in the replacement of the shops with the present structure fronting Victoria St).

The buildings remaining from the Liquorice Factory are many and varied, comprising all the buildings remaining on the site, and dating from the 1920s to quite recent times.

The boiler house and stack is the most notable building on the site. Other buildings remaining on the site probably from the 1920s development include the vat room (the vats have been removed) and a large building on the western side of the site, now used as a machining room. The present boiler house appears to date from the 1930/40s judging by the concrete blockwork. The roughness of the building is quite incongruous, given the fine detailing and distinctively Edwardian styling of the stack. It is certainly a later building than the stack and may have replaced an earlier - perhaps timber - building.

The two boilers within the building are a cylindrical boiler made by A Roberts & Sons, Bendigo (makers plate) and a larger furnace and boiler made by Trevor.

Since the 1960s several smaller structures have been removed from the eastern side of the site, and a new facade added on Victoria Street.

When the present owners took possession of the site several years ago, the boiler house was fairly much in its present condition. The boiler house roof has been removed and the connections to the boilers/steam system disconnected. Structurally the building appears sound, as does the stack. There has been some erosion of the brickwork that makes up the cornice of the stack.

Significance

The former liquorice factory stack is of social significance within Brunswick as a landmark and a reminder of the liquorice factory. The factory was well-known and its liquorice odour pervaded the locality. The site contains other evidence of the industry which is of interest, but of lesser significance.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

BRUNSWICK PARK & OVAL
423A - 425A Victoria Street

Map No. 8 Heritage Area No. - Planning Scheme: Level 2



History & Description

In 1907 this site was Crown Land. Thomas Bert, Premier is said by Barnes to have granted the site to Brunswick Council in return for a speech made by the local Member of Parliament Frank Anstey that favour legislation Bent supported. Brunswick Park was probably designed by BCC and some of the trees were planted by local school children. The Brunswick Recreation Reserve on Hope Street opened in 1908, with a playing field for football. The Brunswick Football Club had joined the VFA in 1897, and won its first VFA premiership in 1909.

In 1908 the Brunswick Footballers Cricket Club was formed, playing first on Roche's Paddock (now Syme Street), transferring to the old Brunswick Ground (now Macalister Reserve) in 1912.

The croquet lawn was part of the original Park and Recreation Reserve. The adjoining land to the west was also part of the original 1907 land grant. It was used as a paddock reserve and a number of cricket clubs played on it, including Rose of Brunswick, which became West Brunswick, Brunswick District, and Brunswick Footballers 1921-22. In 1926 a part of it became the bowling green for the West Brunswick Bowling Club

and it became one cricket ground, shared by West Brunswick and Brunswick Club teams. In 1934 it was re-graded and covered with turf. It was named Reaburn Reserve, after Cr. Arch Reaburn. It became the exclusive ground of the Brunswick Third cricketers.

The Brunswick Park and the Recreation Reserve (the latter now renamed the Alex G. Gillan Oval) retains many features from its establishment - 1907-25. The park is crossed by avenues of large elms with several large beds used for annuals. A small rockery remains near the croquet lawn, a pittosporum hedge encloses the bowling green and palms remain at the rear of the club house. The building of the croquet and bowling clubs appear to date from the period of their establishment. The A. R. Glenn Stand at the oval was built in concrete in 1925, similar in form to an adjoining timber stand that was burnt down and later replaced with a brick stand.

The small timber building in the Park is reputed to have been associated with a toll gate, either that on Sydney Road or Lygon Street, both of which were removed in 1877. However, this building appears to be much later, and is Edwardian in appearance, suggesting a date of 1895-1910 (and therefore another origin) or that it was re-clad and relocated at this time.

Most of Brunswick's early parks have resulted from the filling of old clay and quarry holes (Temple Park c1922), Methven Park c1920, Fleming Park c1919). Brunswick Park and Recreation Reserve was the first created simply to provide for the leisure and sporting needs of a local people. Warr Park (originally North Park) was the second established for leisure several years later (c1910).

Significance

The Brunswick Park and Recreation Reserve is of historical significance as the first public park established in Brunswick.

Sources

Barnes, L It happened in Brunswick, BCHG 1987

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Fred Southern, pers. comm.

WEST BRUNSWICK PROGRESS ASSOCIATION HALL (former)
434-6 Victoria Street

Map No. 14 Heritage Area No. - Planning Scheme: Level 2



History & Description

The West Brunswick Progress Association built the West Brunswick Public Hall on this site in 1910, and then built this hall in 1931. The Progress Association was formed just after 1900 as the Moonee Vale Progress Association, an association representing the concerns of those who had settled on the Brunswick Estate Closer Settlement Scheme.

The hall served many local needs from a meeting hall, to a picture show and dance hall, as well as the headquarters of the Progress Association. The West Brunswick branch of the Labor Party (then the Political Labor Council) met here from 1902 until 1975. The Association disappeared in the 1960s and in 1970 the hall was leased as a reception centre. In 1980 it was sold. It is now the Monte Lauro Social Club.

The two storey WBPA hall is Spanish Mission in style, a style that was much favoured in the 1930s. It is a well executed example of the style, with fully rendered walls (painted on the front facade only), twisted columns marking the entry, and dividing the round headed windows on the ground floor facade. The upper floor facade is relieved by a row of round headed windows. Curled metal brackets are set under the eaves.

Significance

An unusual use of the Spanish Mission style in a local hall, distinguishes it from most other known examples. The connection with the West Brunswick Progress Association which arose from the first metropolitan Closer Settlement schemes, and the social importance of the hall to the West Brunswick community make it of considerable significance.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Foundation stones.

Sands & Mc Dougall Directory of Victoria - various dates.

WEST BRUNSWICK PRIMARY SCHOOL
490-492 Victoria Street

Map No. 14 Heritage Area No. 18 Planning Scheme: Level 2



History & Description

The West Brunswick Primary School No.2890 was constructed c1889, presumably to serve the needs of the growing western parts of Brunswick; much of the development anticipated in this area in the 1880s failed when the land boom collapsed. Within six months, the school had enroled 500 pupils, perhaps drawing on those living further east near the brickworks⁴³.

The school was built in two stages. The first stage was built on the Victoria Street frontage and comprised seven classrooms, a teachers room, hat and cloakrooms, and an open courtyard. The building was extended in 1889 and 1891, with an Infants' School being built in 1910. A timber caretakers residence was built in Victoria Street to the west of the school, probably in the 1890s; it remains today as no. 496 Victoria Street.

Today the building is fully rendered. The Victoria Street section has a terracotta tiled roof and the rear a slate roof with terracotta ridge tiles.

43. Barnes Street names p.157

Significance

West Brunswick Primary School (built 1888, 1889 & 1891) is architecturally significant as one of a group of twenty-five schools of a characteristic and striking design, built between 1877 and 1904 which was the first in Victoria to incorporate verandahs. Of this group, West Brunswick is the only one in Melbourne, the others being built in country areas. It also has a distinctive courtyard plan which is comparable to only two other schools, both rural also.

The Infants' School (built c1910) is one of the first group of 28 built by the Public Works Department for the Education Department between 1900 and 1929. These had Edwardian characteristics and a plan consisting of a series of classrooms surrounding a pavilion drill hall.

It is of historical significance as an early Brunswick state government school.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Education Department file - drawings.

MMBW Plan No. 97 (1906).

Peterson, R. Survey of historic schools, unpublished survey and data base, Dept. of Housing and Construction, 1988-91.

Sands & Mc Dougall Directory of Victoria - various dates.

HOUSE

1 Waihi Avenue

Map No. 11 Heritage Area No. - Planning Scheme: Level 2**History & Description**

Alexander Stewart had a farm on the Nicholson Street corner from the 1870s; the northern part of the Stewart farm was bought by the State Government and developed as war service homes.

To meet the housing needs of returned soldiers, the War Service Homes Commission was established by the Federal Government. The WSHC purchased land for housing in many areas including Brunswick which still had substantial areas of undeveloped land, as well as good public transport by tram and train. The WSHC built some estates, but saw its primary role as providing loans at a low interest rate to returned servicemen.

The estate centred around Stewart Street lacked the innovation and application of garden city principles evident in some other war service homes estates⁴⁴. It was one of two estates in Brunswick, the other being in Hall and Westbourne Streets.

Like "Mernda" this house is a simple timber bungalow, typical of the houses built on this estate, and one of several

44. Freestone, pp. 177-8.

standard designs used. It appears to have been first occupied by William S Pearl and has had a variety of occupants since including John Martin (1930s), Mrs May Docter (1930s-40s), George White (1940s-50s).

The estate was developed by Northern Timber Mills between 1921-4, presumably under contract to WSHC. The rate books reveal the Northern Timber Mills as the primary land owner, with some houses owned by WSHC. Northern Timber Mills were located in Stewart Street between Nicholson Street and Merri Creek, and operated from the 1920s to the 1960s.

Significance

This timber war service house is significant as an intact example of the houses built by the Northern Timber Mills for the War Service Homes Commission to house returned servicemen.

Sources

Barnes, L., It happened in Brunswick, BCHG, 1987, p.51.

Brunswick City Council, Rate books.

Freestone, R., Model communities: the garden city movement in Australia.

Report of the War Service Homes Commission 1919-1921, Commonwealth Parliamentary Papers, 1922, Vol.2., Part 1.

Sands & McDougall Directory of Victoria - various dates.

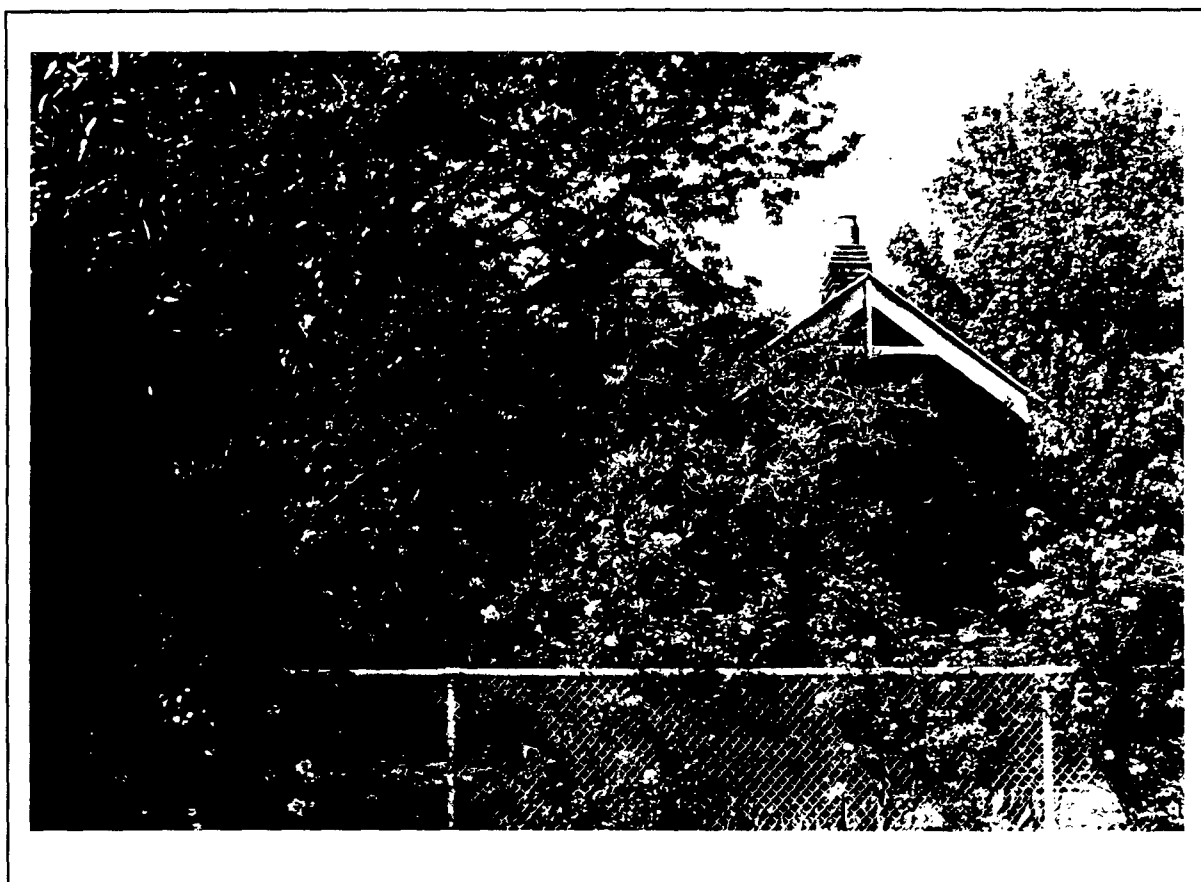
HOUSE

37 Waxman Parade (originally Hopetoun Ave.)

Map No. 7

Heritage Area No. 1

Planning Scheme: Level 2

**History & Description**

The Brunswick Estate was a Closer Settlement scheme established in 1900 by the State Government. Such schemes were a response to the 1890s depression. The aim was to provide agricultural land on a lease purchase arrangement to enable those of limited means to establish a farm and a livelihood. The earliest versions of these schemes, the "village settlement" were tried in the early 1890s, but most failed. By 1898 the Government introduced legislation on a new scheme based on similar principles, the Closer Settlement scheme.

The Brunswick Estate was the second Closer Settlement in Victoria (the first being at Whitfield) and the first in metropolitan Melbourne. It was developed in three stages - the Brunswick Estate 91 acres purchased in 1900 and divided into 56 allotments, the Dal Campbell Estate 18 acres purchased in 1904 and divided into 42 allotments, and Cadman Estate 45 acres purchased in 1905 and divided into 63 allotments.

This house is part of the Dal Campbell Estate, offered for lease purchase in 1905. Successful applicants were required to build a house valued at, at least, \$50 within the first year.

The property was occupied by John Mooney in 1910, presumably the original lessee, and remained in that family until the 1940s.

This single-storey timber house in Waxman Parade (originally part of Hopetoun Avenue), like that at no. 43 Waxman and 47 Cumming Street, are certainly substantial Edwardian (or Queen Anne) houses. This house is simpler in design and detailing than the other two. It is asymmetrical in form with a verandah on two sides between two projecting bays. A gable on the corner of the verandah links it in design with 47 Cumming Street, but otherwise the detailing is far simpler and less ornamental. It is closer in form and design to 535 Albion Street, a building within the first section of the Brunswick Estate.

The original allotment (no. 68) was priced at #65. By 1907 (MMBW Plan 103) the house appears to be largely in its present form, but without a verandah.

Significance

This house is significant as one of three relatively intact houses remaining from stage 2 (Dal Campbell Estate) of the Brunswick Estate, the first metropolitan Closer Settlement scheme.

Sources

MMBW Plan No.103 (1907).

Plan of subdivision for workmen's homes (Dal Campbell Estate), Town of Brunswick, Parish of Jika Jika, 1905 (B 755 B (1))

Hodgson, J., Holloway, E., Kirwan, A., Thege, D., Heritage significance of "The Brunswick Estate" Student project, Footscray Institute of Technology, 1989.

Sands & Mc Dougall Directory of Victoria - various dates.

"CANOWINDRA"

43 Waxman Parade (originally Hopetoun Ave.)

Map No. 7**Heritage Area No. 1****Planning Scheme: Level 2****History & Description**

The Brunswick Estate was a Closer Settlement scheme established in 1900 by the State Government. Such schemes were a response to the 1890s depression. The aim was to provide agricultural land on a lease purchase arrangement to enable those of limited means to establish a farm and a livelihood. The earliest versions of these schemes, the "village settlement" were tried in the early 1890s, but most failed. By 1898 the Government introduced legislation on a new scheme based on similar principles, the Closer Settlement scheme.

The Brunswick Estate was the second Closer Settlement in Victoria (the first being at Whitfield) and the first in metropolitan Melbourne. It was developed in three stages - the Brunswick Estate 91 acres purchased in 1900 and divided into 56 allotments, the Dal Campbell Estate 18 acres purchased in 1904 and divided into 42 allotments, and Cadman Estate 45 acres purchased in 1905 and divided into 63 allotments.

This house is part of the Dal Campbell Estate, offered for lease purchase in 1905. Successful applicants were required

to build a house valued at, at least, #50 within the first year.

The house was occupied by Laurence McCann from c1910 until the 1950s when it was listed as Mrs M. McCann, and in the 1970s as Miss U. M. McCann, a remarkable continuity of ownership.

This single-storey timber house was built on allotment 69, valued at #65. The house appears to be largely in its present form by 1907. Like the houses remaining at No. 37 Waxman and 47 Cumming Street, this is a substantial Edwardian (Queen Anne) house, similar in overall form with an asymmetrical facade and verandah on two sides between two projecting bays. The feature of this house is the use of notched weatherboards on the whole of the facade. Other typical Edwardian features include the use of terracotta roof ridging and finials, fluted chimney forms and ornate timber window hoods.

The allotment has been divided into two (creating no. 47) and retains the character and some early elements such as the privet hedge and a large oak.

Significance

"Canowindra" is significant as the most elaborate of the three relatively intact houses remaining from stage 2 (Dal Campbell Estate) of the Brunswick Estate, the first metropolitan Closer Settlement scheme; retention of some garden elements adds to its significance.

Sources

MMBW Plan No.103 (1907).

Plan of subdivision for workmen's homes (Dal Campbell Estate),
Town of Brunswick, Parish of Jika Jika, 1905 (B 755 B (1))

Hodgson, J., Holloway, E., Kirwan, A., Thege, D., Heritage significance of "The Brunswick Estate" Student project, Footscray Institute of Technology, 1989.

Sands & Mc Dougall Directory of Victoria - various dates.

HOUSE

51 Waxman Parade (originally Hopetoun Ave)

Map No. 7**Heritage Area No. 1****Planning Scheme: Level 2****History & Description**

The Brunswick Estate was a Closer Settlement scheme established in 1900 by the State Government. Such schemes were a response to the 1890s depression. The aim was to provide agricultural land on a lease purchase arrangement to enable those of limited means to establish a farm and a livelihood. The earliest versions of these schemes, the "village settlement" were tried in the early 1890s, but most failed. By 1898 the Government introduced legislation on a new scheme based on similar principles, the Closer Settlement scheme.

The Brunswick Estate was the second Closer Settlement in Victoria (the first being at Whitfield) and the first in metropolitan Melbourne. It was developed in three stages - the Brunswick Estate 91 acres purchased in 1900 and divided into 56 allotments, the Dal Campbell Estate 18 acres purchased in 1904 and divided into 42 allotments, and Cadman Estate 45 acres purchased in 1905 and divided into 63 allotments.

This house is part of the Dal Campbell Estate, offered for lease purchase in 1905. Successful applicants were required to build a house valued at, at least, \$50 within the first year.

The single storey timber cottage at 51 Waxman Parade is sited on allotment 70 of the Dal Campbell Estate, valued originally at #65. The remainder of the allotment has been resumed for the Tullamarine Freeway.

The house was probably originally built for James Power c1910. It has been held by six people during the sixty years to 1970, with Thomas Halliwell occupying it for around twenty years.

This is the smallest building to remain within the three sections of the Brunswick Estate. It is symmetrical in form with a central door and verandah across the full width of the facade. While details such as the turned verandah posts reflect the period of its construction, its form is a typical cottage, little changed from far earlier examples in Brunswick and elsewhere, with its single chimney on an external wall. The picket fence also appears to be an intact element

Significance

This cottage is significant as a representative example of the smaller cottages that were found on the Brunswick Estate (although not the predominant building type), the first metropolitan Closer Settlement scheme.

Sources

MMBW Plan No.103 (1907).

Plan of subdivision for workmen's homes (Dal Campbell Estate), Town of Brunswick, Parish of Jika Jika, 1905 (B 755 B (1))

Hodgson, J., Holloway, E., Kirwan, A., Thege, D., Heritage significance of "The Brunswick Estate" Student project, Footscray Institute of Technology, 1989.

Sands & Mc Dougall Directory of Victoria - various dates.

COPPIN MASONIC HALL
191 Weston Street

Map No. 23 Heritage Area No. - Planning Scheme: Level 2



History & Description

Coppin Masonic Hall was built in 1928, on the site of and possibly retaining some of the bluestone structure of the United Free Methodist Church which was built here in 1877. The church fell out of use after 1902 and was sold in 1908. The directories suggest that the East Brunswick Masonic Hall was using this site from around 1910.

The building today is a two storey brick building, with a rear section in bluestone (not inspected). The facade uses classical elements, such as the four ionic pilasters, in a restrained 1920s manner, with the rendered entry the dominant element. The ground floor windows are round headed, while the upper level are rectangular, each with metal frames.

Significance

An interesting building, significant for its contribution to the streetscape, and its design; its apparent re-use of parts of the 1870s United Free Methodist church adds to its interest.

Sources

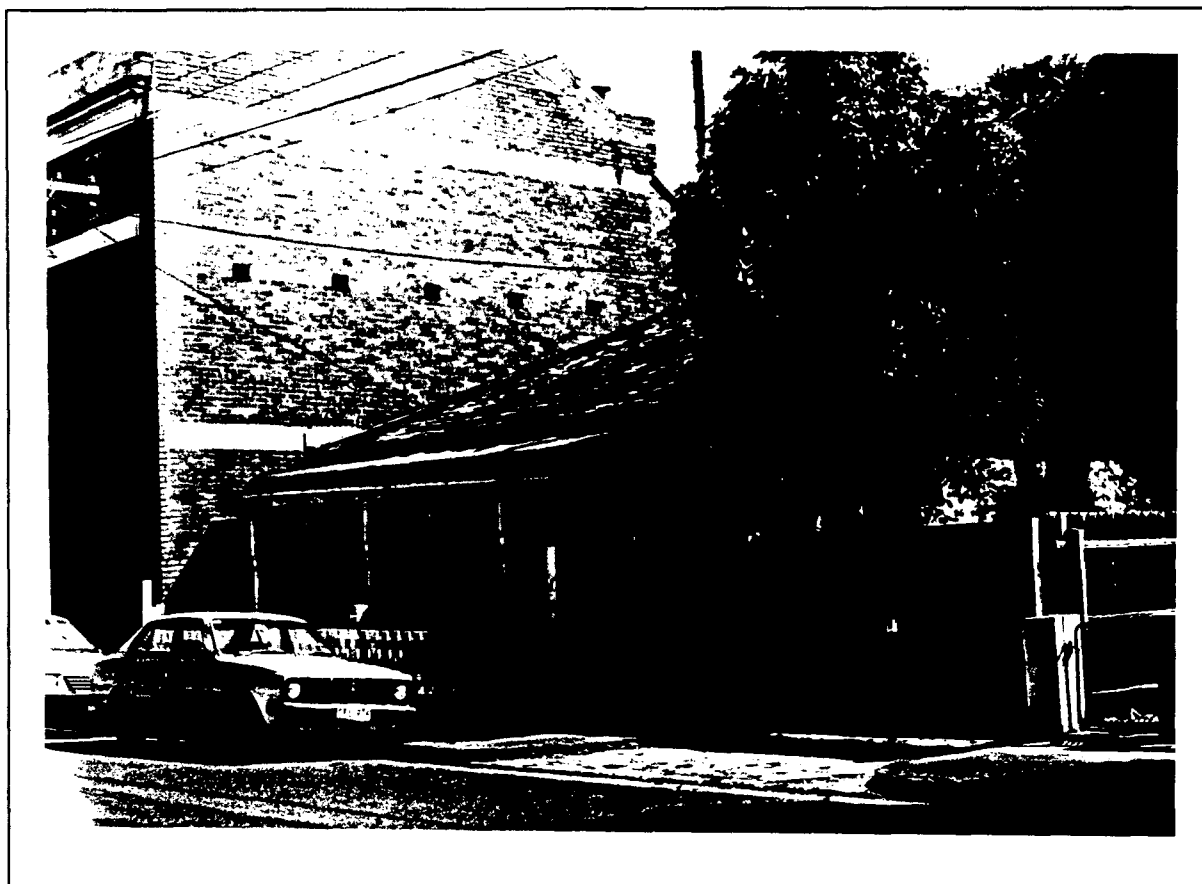
Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Foundation stone.

Sands & Mc Dougall Directory of Victoria - various dates.

COTTAGE

193 Weston Street

Map No. 23**Heritage Area No. -****Planning Scheme: Level 2****History & Description**

This single storey bluestone cottage, with remains of stables at the rear, appears to date from 1860s. It is a simple building with a symmetrical facade built close to the street frontage. The stone work is quarry-faced, with window quoins prominent. It retains a slate roof and full width verandah; the turned timber verandah posts may have been replaced or may indicate a later date for this building.

Known occupiers include Joseph Smith who ran the East Brunswick Dairy from this location in the early 1900s, and Archibald MacMillan (carrier) and Mrs Mary MacMillan from around 1910.

Significance

This cottage and the remains of stables are significant as early Brunswick bluestone buildings, and as evidence of the dairy located on this site in the early 1900s.

Sources

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & Mc Dougall Directory of Victoria - various dates.

"HARCOURT"

43 Whitby Street

Map No. 8

Heritage Area No. 6

Planning Scheme: Level 2

**History & Description**

"Harcourt" was built on land owned that William G. Dowsley had owned for some years in Whitby Street; other family members also owned land in the street.

William G Dowsley was an important local businessman, opening a newsagency, incorporating West Brunswick Post Office, in Victoria Street in 1889 and running it until he retired and his son took over the business. Dowsley later started a real estate agency, and was successful locally. The firm continues today. Dowsley was also involved in local affairs and was the Treasurer of the Building Committee of the West Brunswick Progress Association for the construction of the 1910 hall in Victoria Street.

"Harcourt" is a fine single storey bungalow, probably constructed in the late 1920s, with a spreading hipped gable roof. The building is completely rendered, and the front fence, gateway, garage and other outbuildings are consistent in design.

Significance

A fine example of a bungalow, unusual for its size in Brunswick, and associated with William Dowsley, a local businessman.

Sources

Brunswick City Council Rate books 1920, 1923.

Barnes, L. Street names of Brunswick, unpublished manuscript, 1987.

Sands & Mc Dougall Directory of Victoria - various dates.

HOUSE

57 Whitby Street

Map No. 8**Heritage Area No. 6****Planning Scheme: Level 2****History & Description**

Land on the south side of Whitby Street was offered for sale in 1883. John Trenoweth, brickmaker, purchased this allotment in 1884. By 1886 the rate books record a brick house on the site.

John Trenoweth ran a brickyard in Victoria Street in the 1880s on the site now occupied by Brunswick High School. It was one of several small brickyards on this site; the others were run by John Mills and Peter Buckingham. After selling out in the 1890s, John Mills returned to the site and opened the Federal Pottery in 1901, probably incorporating all the previous works in this new development. John Trenoweth was a Councillor (1882-1892 at least) and Mayor (1891-2). After 1887 he is listed as a gent, and resided here until around 1900. Subsequent occupiers included Richard Stone (early 1900s) and William Flannery, a cartage contractor (1940s to 1970s at least).

The house is a single storey brick building, rendered with a vermicullated quoins, a slate roof and decoratively rendered chimney stacks. It is asymmetrical in form with a projecting bay. The mouldings used on the building are highly decorative with the gable forming a pediment above the bay. Rough cast

render and eave brackets are used within the pediment to reinforce this effect. There are two sets of Italianate triple light arched windows each with decorative pilasters separating the side lights from the central window. The verandah retains its original cast iron frieze and slate edging. Brick stables remain at the rear of the allotment.

Significance

No. 57 Whitby Street is of historical importance for its association with local brickmaker and Councillor John Trenoweth. It is a carefully executed and well detailed Italianate house.

Sources

Brunswick City Council Rate books 1883-1900.

Sands & McDougall Directory of Victoria - 1882-1892.

Barnes, Les, Street names of Brunswick.