

people place heritage

# CONTEXT

## MORELAND HERITAGE GAP STUDY 2019

### VOLUME 2B: RESIDENTIAL PLACE CITATIONS

Brunswick East

Brunswick West

Coburg

Fitzroy North

11 September 2019

Prepared for  
City of Moreland



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## HOUSE, 8 AINTREE STREET, BRUNSWICK EAST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 61710	<b>Survey Date:</b> March 2017
<b>Name:</b> House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential Bungalow	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1928
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Interwar Period (c.1919-c.1940), Bungalow	



### History

#### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century*

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.



Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s, however; most of these subdivisions were only partially developed before the economic depression of the 1890s brought a halt to development. Development recommenced slowly in the early twentieth century but gathered pace by the 1910s with the opening of the electric tramway along Lygon Street in 1916, which encouraged the establishment of new textile factories in the area such as Prestige Hosiery, established in 1922. The new industries created a demand for housing and this led to the subdivision of the last remaining nineteenth century estates such as the Sumner property, 'Stony Park' (built c.1860s) on the west bank of the Merri Creek, which was subdivided in 1924 and was developed as an extensive interwar housing estate (Sumner Estate, HO238). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

### **Place history**

There had been little development in Aintree Street, East Brunswick, in the period up until the early 1900s. Before 1928, the east side of Aintree Street contained only three residential properties – a group of three single-fronted brick cottages on the corner of Aintree and Albert streets (RB 1910-1928; S&M 1928). Demand for new housing in the 1920s saw the subdivision of blocks in Aintree Street and a number of Californian Bungalows erected on the west side of the street.

The house at 8 Aintree Street, East Brunswick, was built in 1928 for the Hosking family. Kate Hosking was recorded as the occupant in 1929 (SM 1929). Prior to 1928, the site had been vacant, with the Frank Price Pty Ltd brass foundry located immediately north on Aintree Street (MMBW 1905; S&M 1928). The Hoskings tenanted the property until c.1936. It was then purchased by Leslie George Williams c.1938, who lived there until at least 1979 (RB 1928-1978/79; S&M 1928-1974).

## References

- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.
- City of Brunswick Municipal Rate Books (RB), 1910, 1915, 1925, 1928, 1929, 1930, 1935, 1940, 1950, 1958-9, 1971-2, 1978-9.
- Context Pty Ltd 1990, 'Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study', Volume 1.
- Historica 2010, 'City of Moreland Thematic History', prepared for the City of Moreland.
- Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1878, dated 1905, State Library of Victoria.
- Sands & McDougall, *Melbourne and Suburban Directories (S&M)*, 1928, 1929, 1930, 1935, 1936, 1938, 1940, 1945, 1950, 1960, 1970, 1974.

## Description

This detached gable-fronted weatherboard bungalow is located on the eastern side of the street and is set behind a small garden with a hedge at the street edge.

The single fronted weatherboard house has a number of characteristics associated with the Californian Bungalow style, including a low-pitched roof with gabled end, deep eaves with exposed rafter ends, a generous enclosed verandah supported by half brick piers and paired timber posts.

The prominent gable end faces the street and features timber shingle cladding and a gable ventilator with decorative architraves. The gable projects slightly over a solid verandah beam and has a row of timber brackets below. Half brick pillars with paired timber posts are located at each end of the timber verandah. A distinctive carved timber detail sits between the pairs of timber posts, and brick pillars include a soldier course. Barge boards have tapered, rounded ends and protrude past the roof line. A simple brick chimney is evident.

Double entry doors are located to one side of the verandah and are framed by wide decorative timber architraves with a half star over the centre of the opening. Metal screen doors may be original or early. A triple casement window also has wide decorative architraves.

### Intactness and integrity

The dwelling remains relatively intact. The brick verandah pillars have been over-painted, and the corrugated iron roofing is a recent addition/alteration.

### Comparative analysis

Interwar houses are well represented in the Heritage Overlay (HO) in Moreland in a range of styles including the ubiquitous bungalow, which was popular throughout the 1920s and the 1930s, as well as Spanish Mission, Old English and Moderne, which were popular from the late 1920s onwards.

Bungalows comprise the vast majority of the interwar houses in Moreland and generally fall into two distinct types – the hipped or gabled bungalows of the 1920s, and hipped roof bungalows of the 1930s.



The bungalows constructed during the 1920s can be put in three main groups: California Bungalows, Arts & Crafts Bungalows (which show a more English influence), and Indian Bungalows (both those from the turn-of-the-century that are called Federation Bungalows, and interwar examples). These three styles share a number of stylistic details, including heavy verandah supports resting on dwarf piers, box-frame windows, use of contrasting materials and textures (e.g., timber shingles, roughcast render), and weatherboards or simple red brick walls (jointed instead of tuckpointed).

The differentiating features of California Bungalows are their gable roofs (main transverse gable or gable fronted with minor gables), use of tapered verandah piers or paired timber posts (atop dwarf piers), and a Japanese influence (seen in lych gates, pergolas, vent and window frames). Arts & Crafts Bungalows were more likely to be architect-designed. They often have an attic-storey form, heavy square piers to support verandahs, masonry arches (usually round arches), extensive use of roughcast render, and Art Nouveau details (e.g., leadlight windows). The Indian Bungalows are characterised by their dominant roof form (a gabled hip or hip), which continues over the wide verandah. While the Federation versions of this style often had projecting gables, the interwar examples have strong, simple roof lines.

8 Aintree Street is a fine and well-detailed representative example of a weatherboard Californian Bungalow with typical form and detailing including the low-pitched gable-fronted roof with deep eaves with exposed rafter ends that projects to form a full-width verandah supported by half brick piers and paired timber posts. It is notable for the fine quality Arts and Crafts details seen in the timber shingled gable and wide decorative architraves around the gable ventilator, the contrasting soldier course brickwork to the verandah pillars, the carved timber detail between the pairs of timber posts, a half star motif over the double entry doors, and tapered barge boards with rounded ends.

The single, gable-fronted form sets it apart from most other examples, which have the more common double fronted form with a main hip or gable roof with projecting gable room or porch.

The intactness and detailing at 8 Aintree Street is comparable that demonstrated on larger examples already within the HO such as 655 Park Street, Brunswick (HO134) and 2 Second Avenue, Brunswick (HO143).

### **Statement of significance**

#### *What is significant?*

The house at 8 Aintree Street, Brunswick East, built in 1928, is significant.

Non-original alterations and additions are not significant.

#### *How is it significant?*

The house at 8 Aintree Street, Brunswick East, is of local representative and aesthetic significance to the City of Moreland.

*Why is it significant?*

It is significant as a fine and well-detailed example of a weatherboard Californian Bungalow with typical form and detailing including the low-pitched gable-fronted roof with deep eaves with exposed rafter ends that projects to form a full-width verandah supported by half brick piers and paired timber posts. It is notable for the fine quality Arts and Crafts details seen in the timber shingled gable and wide decorative architraves around the gable ventilator, the contrasting soldier course brickwork to the verandah pillars, the carved timber detail between the pairs of timber posts, a half star motif over the double entry doors, and tapered barge boards with rounded ends. (Criteria D & E)

**Recommendations****Moreland Planning Scheme**

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified

## **TERRACE HOUSES, 23 & 25 ALBERT STREET, BRUNSWICK EAST**

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56118	<b>Survey Date:</b> March 2017
<b>Name:</b> 23 – Canaway House, 25 – Albert House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential Terrace	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1878-79
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



## History

### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.2 Building houses during the 1850s and 1860s, 6.3 Building houses during the boom*

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

Brunswick, located a few miles north of central Melbourne, was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres. The early allotments each had a frontage to either the Moonee Ponds or Merri Creeks and to a rough north–south track that soon became known as the Sydney Road. The allotments were quickly sold over three auctions, mostly to private speculators, and re-subdivision began almost immediately. On the west side of Sydney Road James Simpson subdivided his allotment, creating Albert (then Carmarthen) and Victoria (then Llandillo) streets. When Thomas Wilkinson purchased the allotment on the opposite side of Sydney Road he extended Victoria and Albert streets. This pattern

was repeated many times, and each time the land was divided into smaller and smaller allotments (Context 1990:10).

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

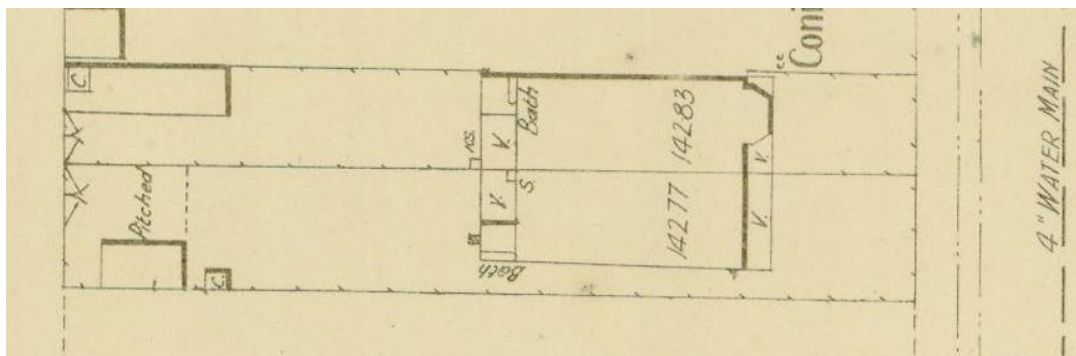
In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for

housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s, however; most of these subdivisions were only partially developed before the economic depression of the 1890s brought a halt to development. Development recommenced slowly in the early twentieth century but gathered pace by the 1910s with the opening of the electric tramway along Lygon Street in 1916, which encouraged the establishment of new textile factories in the area such as Prestige Hosiery, established in 1922. The new industries created a demand for housing and this led to the subdivision of the last remaining nineteenth century estates such as the Sumner property, 'Stony Park' (built c.1860s) on the west bank of the Merri Creek, which was subdivided in 1924 and was developed as an extensive interwar housing estate (Sumner Estate, HO238). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

### Place history

The houses at 23 and 25 Albert Street, East Brunswick, are a pair of five-roomed, brick terraced houses, built between 1878 and 1879 (RB 1875-1878/79). Allotment 131 was purchased in the name of Mary Byers (d.1919) between 1877 and 1878 and was described as 'building land' at the time (RB 1877/78). Byers was married to Francis Byers (d.1894). The Byers family owned 23-25 Albert Street for over forty years, Francis and Mary and their children were living at 'Canaway House' at 23 Albert Street, East Brunswick, in the early 1900s (trove 1901). They also rented the two properties to various individuals (RB 1878/79-1920).



*MMBW Detail Plan No. 1878, dated 1905 (source: State Library of Victoria)*

The houses were sold as a pair in 1924 at an auction held by McCrae & Co., and were bought by Henry Cake, a former tenant (RB 1920, 1925; *Age*, 9 April 1924:2). At this time, 23-25 Albert Street was listed as 349 and 347 Albert Street in both the municipal rate books and Sands and McDougall directories (RB; SM). Street numbers changed again in 1928, listing 23 as 233 Albert Street and 25 as 231 Albert Street (RB; S&M). Present-day street numbers were eventually introduced in the 1950s (RB 1950, 1958/59; S&M 1950-1960).



Until the early 1920s, rates officers gave 23-25 Albert Street slightly varied physical descriptions. Prior to the early 1920s, the houses were described as a single property with a width of 36 feet, although rated separately (RB 1895-1925; *Age*, 9 April 1924:2). After 1925, No. 23 Albert Street – occasionally referred to in the rate books as ‘Canaway House’ – had a frontage of 16 feet (RB 1925). Between 1950 and 1958, this had diminished to 15 feet and 10 inches (RB 1950, 1958/59). Meanwhile, 25 Albert Street – also known as ‘Albert House’ – was consistently described as a 20-foot wide property until at least the late 1950s (RB 1925-1958/59).

## References

*Age*, 9 April 1924: 2.

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Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.

Broome et, Richard et al. (eds) 2016. *Remembering Melbourne*. Royal Historical Society of Victoria, Melbourne.

City of Brunswick Municipal Rate Books (RB), 1875, 1877/78, 1878/79, 1880, 1885, 1890, 1895, 1899, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1958/59.

Context Pty Ltd 1990, ‘Keeping Brunswick’s Heritage: A Report on the Review of the Brunswick Conservation Study’, Volume 1.

Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>

Historica 2010. ‘Moreland Thematic History’, prepared for the City of Moreland.

Melbourne & Metropolitan Board of Works. Detail Plans, Town of Brunswick, 1890s-1900s (State Library of Victoria).

MMBW Detail Plan No. 1878, dated 1905 (State Library of Victoria).

Sands & McDougall, *Melbourne and Suburban Directories* (S&M), 1880, 1884, 1950, 1955, 1960.

Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

Victorian Places website: <http://www.victorianplaces.com.au/>

## Description

This pair of Victorian terraces is located on the northern side of Albert Street, East Brunswick. Set behind a deep front garden, the houses are slightly elevated above street level. Front fences are non-original.

Constructed of brick with a rendered finish, the houses have matching parapets with a triangular pediment and simple corncicing. House names are inscribed in the pediments (number 25 – Albert House, number 23 – Canaway House).

Number 23 retains much of the original detailing including a balcony with a convex roof, and simple cast iron balustrade and verandah frieze. At the lower level, a canted bay is enclosed within the verandah space. Slender, full length windows are centred on each of the three faces of the bay. The identical openings have shallow arches and are inset with timber sash windows. A timber front door has a highlight window above.

## Intactness and integrity

Number 25 has been substantially altered with 'period' style detailing added. Added details are generally more consistent with the later Victorian period when detailing was more elaborate. Alterations to number 23 include: new verandah roof to the upper level, replacement cast iron verandah posts, friezes at both levels and balustrade to the upper level, new timber picket front fence. French doors to the balcony may not be original. A tripartite timber window and timber front door with surrounded by sidelights (one side) and highlight windows appear to be original.

### **Comparative analysis**

There are approximately 87 Victorian era houses of individual significance in Moreland. Of these, nine are terrace pairs or rows and all but one were constructed in the late Victorian period (c.1888 onwards), most in the 'Italianate' style, often with highly decorated parapets. There are examples of single storey and double storey and the level of detail and decoration varies. All are of masonry construction, many with bi-chrome brickwork.

The level of intactness is generally good, although is often not consistent across the whole row, with some houses having more alterations than others. Most common alterations occur to roofs, verandahs and fences, and painting of face brickwork.

Houses constructed prior to 1880 are comparatively rare in Moreland and terrace pairs or rows even more so. In this study, one other single storey example has been identified at 16 & 18 Glenlyon Road. Constructed of bi-chrome brick, this attached pair has a shared hip roof and virtually no ornament. Another comparison of a two-storey house, also assessed by this study, is 195 Barkly Street, Brunswick, which was built 1877-78. Like these houses, this has simple form and detailing.

Other pre-1880s houses in Moreland already within the HO are mostly either simple cottages constructed of timber, stone or iron, or mansions (some of the former and most of the latter are included on the Victorian Heritage Register).

All these houses demonstrate the early development of Brunswick, particularly along Albert Street and Barkly Street, which were some of the earliest streets to be established in the suburb. While slightly less intact than some of the other examples, the simplicity of detailing of 23 & 25 Albert Street is consistent with and reflective of the pre-1880s 'Boom' period where more elaborate ornamentation was typical.

### **Statement of significance**

*What is significant?*

The terrace houses at 23 and 25 Albert Street, Brunswick East, built c.1878-79, are significant.

Non-original alterations and additions are not significant.

*How is it significant?*

The terrace houses at 23 and 25 Albert Street, Brunswick East, are of local historical and representative significance to the City of Moreland.

*Why is it significant?*

They are significant for their comparatively early pre-1880 build date and are associated with the early development of Albert Street which was one of the earliest streets to be established in Brunswick. (Criterion A)

While No.25 has lost some of its architectural integrity following the replacement of verandah details, the simple form and detailing of the pair is still evident and is representative of terrace houses constructed in the pre-1880s Boom period. (Criterion D)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified

## GLEN IRIS & HAZEL GLEN, 28 & 30 ALBERT STREET, BRUNSWICK EAST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56134	<b>Survey Date:</b> March 2017
<b>Name:</b> 28 – Glen Iris, 30 – Hazel-Glen	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1919
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



### History

#### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century*

**Locality history**

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.



Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s, however; most of these subdivisions were only partially developed before the economic depression of the 1890s brought a halt to development. Development recommenced slowly in the early twentieth century but gathered pace by the 1910s with the opening of the electric tramway along Lygon Street in 1916, which encouraged the establishment of new textile factories in the area such as Prestige Hosiery, established in 1922. The new industries created a demand for housing and this led to the subdivision of the last remaining nineteenth century estates such as the Sumner property, 'Stony Park' (built c.1860s) on the west bank of the Merri Creek, which was subdivided in 1924 and was developed as an extensive interwar housing estate (Sumner Estate, HO238). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

### **Place history**

The land upon which 28-30 Albert Street is built was originally known as Allotment 10 – a 40-foot wide property on the south side of Albert Street that had had no previous buildings on it (RB 1905-1919; S&M 1920). The MMBW detail plan of 1906 indicates that this side of Albert Street was not subdivided until after 1906 (MMBW 1906).

The pair of single-fronted, four-roomed Edwardian/Federation brick cottages at 28-30 Albert Street, Brunswick East, were built in 1919 for (and possibly by) W.H. Deipenau, a contractor (RB).

During the twentieth century, the properties' street numbers changed twice. Originally described as 372-374 Albert Street in the early 1920s, the house numbers changed again in 1928 to 238-240 Albert Street. Between 1955 and 1958, the current street



number allocation of 28-30 Albert Street was adopted (RB 1920-1930, 1955, 1958/59).

For over forty years, W.H. Deipenau rented 28 and 30 Albert Street to various tenants while living in Victoria Street near his relatives Alfred, William and Henry (RB 1919-1958/59; S&M 1920-1960). The properties at 28 and 30 Albert Street remained in the Deipenau family until at least 1971 and continued to be used as rental accommodation.

### References

- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.
- Broome, Richard et al. (eds) 2016. *Remembering Melbourne*. Royal Historical Society of Victoria, Melbourne.
- City of Brunswick Municipal Rate Books (RB), 1905, 1910, 1915, 1916, 1917, 1918, 1919, 1920, 1925, 1927, 1928, 1929, 1930, 1935, 1940, 1955
- Context Pty Ltd 1990, 'Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study', Volume 1.
- Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>
- Historica 2010. 'Moreland Thematic History', prepared for the City of Moreland.
- Melbourne & Metropolitan Board of Works. Detail Plans, Town of Brunswick, 1890s-1900s (State Library of Victoria).
- Sands & McDougall, *Melbourne and Suburban Directories (S&M)*, 1920, 1921, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1970, 1974.
- Victorian Building Societies Association 1981, *Homes for Victorians: the role of the building societies*, Victorian Building Societies Association, Melbourne.
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>
- Victorian Places website: <http://www.victorianplaces.com.au/>

### Description

This pair of single-fronted gable-fronted brick houses is located on the southern side of the street, with a garden set back consistent across both houses. Number 28 has a hedge at the front boundary and number 30 has a small non-original timber picket fence.

The houses are joined by a brick party wall, with corbelling at the upper edge. Typical of the period, they are identical in form and detailing, but mirror-imaged. For each house, entry is set back from the front façade and accessed via a side verandah enclosed by the main roof line. Timber verandah posts are turned and there is a timber ladder frieze with small panels cut out with floral motifs, and carved brackets. The façade contains double timber casement windows supported by brick corbels and with a bracketed window hood with a shallow ladder frieze. Each house has a brick chimney with terra cotta chimney pot.

The houses are notable for their distinctive pressed metal gable detailing. Embossed with sinuous Art Nouveau floral motifs each gable is also inscribed with a name: Number 28: 'Glen Iris, Number 30: 'Hazel Glen'.

### Intactness and integrity

The houses are intact with the façade of number 28 in better condition than on number

30. In both houses, the facebrick has been painted. A new corrugated iron roof is evident on number 30.

### **Comparative analysis**

In the early years of the twentieth century, the semi-detached pair, sharing a single party wall, was preferred over the traditional Victorian terrace form, which was perceived as cold and dark.

Typically, semi-detached pairs were constructed of either timber or face brick with tuckpointing. Semi-detached pairs often consisted of an identical façade, reversed. Features include a return or side verandah with entry at the side rather than the front of the property, timber casement windows, turned timber verandah posts and decorative timber verandah friezes. Roof forms were either hipped or gable-fronted.

The pair of houses at 28 and 30 Albert Street, Brunswick East, has typical gable-fronted form and details, but they are notable for the extraordinary Art Nouveau detailing to the gable ends.

The Art Nouveau style emerged in France the late nineteenth century and was fashionable from about 1890 to World War I. A reaction against the precise geometry of Neoclassical forms, Art Nouveau was in favour of applying artistic designs to everyday objects and employed flat, decorative elements that could be used in all art forms. Intricate curvilinear patterns of sinuous asymmetrical lines, often inspired by floral and plant forms are typical of the style, and typical decorative elements include leaf and tendril motifs.

The influence of the Art Nouveau style is clearly evident here in the stylised leaf and flower motifs used in the gable end decoration and is also repeated in the panels in the verandah frieze, which have floral cut-outs.

In Federation/Edwardian houses in Moreland, Art Nouveau motifs were more commonly used in verandah details (see for example, the house at 22 Grantham Street, Brunswick West, also assessed by this study) and in features such as leadlight windows, but there are no other known examples of this type of gable end detailing in Moreland. Typically, gable ends for houses of this period were half-timbered or had pressed metal, sometimes with simple embossed patterns to imitate roughcast, or were embellished with timber trusswork.

One comparison is the pair of attached cottages at 159-161 Barkly Street Brunswick (HO19), which were constructed c.1905. These houses are notable for the incorporation of unusual carved timber panels on the facade, on each side of and below the projecting bay window. The carved panels are Art Nouveau in style, using lily motifs on the central panels. The houses also feature fine timberwork on the frames of the bay windows, and unusual turned timber verandah posts.

## Statement of significance

### *What is significant?*

The pair of houses at 28 and 30 Albert Street, Brunswick East, built in 1919, is significant.

### *How is it significant?*

The pair of houses at 28 and 30 Albert Street, Brunswick East is of local aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is of aesthetic significance for the extraordinary pressed metal detailing to the front gables, which features distinctive Art Nouveau floral and leaf motifs and the house names - 'Glen Iris' for No. 28, and 'Hazel Glen' for No. 30. (Criterion E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified

# HOUSE, 19 BALMORAL AVENUE, BRUNSWICK EAST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56173	<b>Survey Date:</b> March 2017
<b>Name:</b> House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1926
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Interwar Period (c.1919-c.1940), Bungalow	



## History

### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century*

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the

municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local



prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s, however; most of these subdivisions were only partially developed before the economic depression of the 1890s brought a halt to development. Development recommenced slowly in the early twentieth century but gathered pace by the 1910s with the opening of the electric tramway along Lygon Street in 1916, which encouraged the establishment of new textile factories in the area such as Prestige Hosiery, established in 1922. The new industries created a demand for housing and this led to the subdivision of the last remaining nineteenth century estates such as the Sumner property, ‘Stony Park’ (built c.1860s) on the west bank of the Merri Creek, which was subdivided in 1924 and was developed as an extensive interwar housing estate (Sumner Estate, HO238). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

### **Place history**

The brick Californian Bungalow at 19 Balmoral Avenue, East Brunswick, was built in 1926 by William Alsford, a bricklayer, who resided there with his wife Johanna for over fifty years (RB 1925-1971/72; SM 1974).

Alsford purchased this land – Allotment 17 – in the early 1920s from the previous owners Mr and Mrs Armstrong (RB 1920-1925). In 1925, the rate books indicate that Alsford had registered a brick villa for the allotment, and the following year a four-roomed brick house was completed (RB 1925, 1926).

William Alsford owned the house up to the early 1930s, when his wife Johanna took over ownership (RB 1930, 1935). The Alsford family continued to live at 19 Balmoral Avenue until at least 1979 (RB 1978/79; ER 1977).

### **References**

Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.  
Broome, Richard et al. (eds) 2016. *Remembering Melbourne*. Royal Historical Society of Victoria, Melbourne.



City of Brunswick Municipal Rate Books (RB), 1920, 1924, 1925, 1926, 1930, 1935, 1940, 1950, 1958/59, 1971/72, 1978/79.

Context Pty Ltd 1990, 'Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study', Volume 1.

Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>

Historica 2010. 'Moreland Thematic History', prepared for the City of Moreland.

Melbourne & Metropolitan Board of Works. Detail Plans, Town of Brunswick, 1890s-1900s (State Library of Victoria).

Sands & McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.

Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

Victorian Places website: <http://www.victorianplaces.com.au/>

## Description

This gable-fronted California Bungalow is located on the northern side of the street and is set back behind a front garden with a new but sympathetic timber and woven wire fence.

Typical of the style, the house has a dominant gable fronted roof, with a projecting gable to one side of the separate flat-roofed verandah. The minor gable is shingled, while the lower part of the main gable is battened, with timber shingles inset with a decorative vent grill and resting upon modillions to the upper portion. The verandah has a low broad rendered arch and is supported by a solid brick pillar on one end, which is connected by a balustrade to a half brick pillar with paired timber posts providing support at the middle of the arch.

The house has the features of a classic Californian Bungalow, with timber shingles to the front gable end and a dominant verandah with brick piers. The brickwork to the verandah is unusual.

Of note is the quality of the brick detailing, which is presumably the work of the original owner-builder William Alford, a bricklayer. Two colours of brick have been used, with a mottled brown/red brick to the lower walls and red brick to the upper walls. A soldier course runs around the face at the point of transition between the two brick colours. Rounded brick edging is used at the threshold to the tiled verandah, and a soldier brick course defines the edge of the broad verandah arch.

The projecting bay has a triple timber sash window, with original leadlight (with a bluebird pattern) to the upper sashes. It is boxed with a rendered lintels and rests upon brick corbels. A second boxed timber sash window (also with leadlights to the upper sash) is located under the verandah and there are double entrance doors. It also has lead lighting to the upper sashes, but the pattern is not visible from the street.

## Integrity and intactness

Corrugated iron roofing appears to be recent, but the house otherwise appears to be very intact. The woven wire front fence is sympathetic, but not original.

## Comparative analysis

Interwar houses are well represented in the Heritage Overlay (HO) in Moreland in a range of styles including the ubiquitous bungalow, which was popular throughout the 1920s and the 1930s, as well as Spanish Mission, Old English and Moderne, which were popular from the late 1920s onwards.

Bungalows comprise the vast majority of the interwar houses in Moreland and generally fall into two distinct types – the hipped or gabled bungalows of the 1920s, and hipped roof bungalows of the 1930s.

The bungalows constructed during the 1920s can be put in three main groups: California Bungalows, Arts & Crafts Bungalows (which show a more English influence), and Indian Bungalows (both those from the turn-of-the-century that are called Federation Bungalows, and interwar examples). These three styles share a number of stylistic details, including heavy verandah supports resting on dwarf piers, box-frame windows, use of contrasting materials and textures (e.g., timber shingles, roughcast render), and weatherboards or simple red brick walls (jointed instead of tuckpointed).

The differentiating features of California Bungalows are their gable roofs (main transverse gable or gable fronted with minor gables), use of tapered verandah piers or paired timber posts (atop dwarf piers), and a Japanese influence (seen in lych gates, pergolas, vent and window frames). Arts & Crafts Bungalows were more likely to be architect-designed. They often have an attic-storey form, heavy square piers to support verandahs, masonry arches (usually round arches), extensive use of roughcast render, and Art Nouveau details (e.g., leadlight windows). The Indian Bungalows are characterised by their dominant roof form (a gabled hip or hip), which continues over the wide verandah. While the Federation versions of this style often had projecting gables, the interwar examples have strong, simple roof lines.

19 Balmoral Avenue is a representative example of a Californian Bungalow, with characteristic form and detailing including the dominant gable fronted roof with projecting minor gable and the flat-roofed verandah with arched opening. While it is modest in scale it is notable for the high degree of intactness. This includes the gable ends, which feature timber shingles to the minor gable, while the lower part of the main gable is battened, with timber shingles inset with a decorative vent grill and resting upon modillions to the upper portion. Other original details include the leadlight to the upper sashes of the windows.

Built by a bricklayer, it is especially notable for the quality of the brickwork detailing to the low-slung rendered arch and across the front façade, which includes the use of two colour face brickwork and soldier brick courses and rounded brick edging at the threshold to the tiled verandah.

In terms of its intactness and details, as a modest example of an interwar bungalow it compares with 2 Donald Street, Brunswick (HO143) and 290 Moreland Road, Brunswick. (HO332), built c.1925. The quality of the brickwork detailing is also comparable to more substantial examples such as 655 Park Street (HO134) and 154 Blyth Street, Brunswick East (HO28).

## Statement of significance

### *What is significant?*

The house at 19 Balmoral Avenue, Brunswick East, constructed in 1926, is significant. The front fence is sympathetic but is not significant.

Non-original alterations and additions are not significant.

### *How is it significant?*

The house at 19 Balmoral Avenue, Brunswick East, is of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant as an intact and well-detailed example of a Californian Bungalow, with characteristic form including the dominant gable fronted roof with projecting minor gable and the flat-roofed verandah with arched opening, and detailing to the gable ends including timber shingles to the minor gable, while the lower part of the main gable is battened, with timber shingles inset with a decorative vent grill and resting upon modillions to the upper portion. Built by a bricklayer, it is notable for the quality of the brickwork detailing to the low-slung rendered arch and across the front façade, which includes the use of two colour face brickwork and soldier brick courses and rounded brick edging at the threshold to the tiled verandah. Other original details of note include the leadlight to the upper sashes of the windows. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No

<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No
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**Other recommendations**

None specified

## HOUSE, 23 HOLMES ROAD, BRUNSWICK EAST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56423	<b>Survey Date:</b>
<b>Name:</b> House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1918
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Federation/Edwardian Period (1902-c.1918), Bungalow	



### History

#### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century*

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant



and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s, however; most of these subdivisions were only partially developed before the economic depression of the 1890s brought a halt to development. Development recommenced slowly in the early twentieth century but gathered pace by the 1910s with the opening of the electric tramway along Lygon Street in 1916, which encouraged the establishment of new textile factories in the area such as Prestige Hosiery, established in 1922. The new industries created a demand for housing and this led to the subdivision of the last remaining nineteenth century estates such as the Sumner property, 'Stony Park' (built c.1860s) on the west bank of the Merri Creek, which was subdivided in 1924 and was developed as an extensive interwar housing estate (Sumner Estate, HO238). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

### **Place history**

The brick bungalow at 23 Holmes Street, Brunswick East, was built as a four-roomed dwelling for John P. Walker in 1918. Walker had owned the property for several years prior, when it was a 42-feet, six-inches wide lot known as Allotment 5. In 1919, Walker added an additional room to the house (RB 1915-1919).

After living at 23 Holmes Street for over twelve years, Walker rented the property to various individuals, eventually selling it to Valentine Leslie – a wool buyer – in the early 1930s (RB 1925-1935). Under Leslie's ownership, several tenants passed through 23 Holmes Street until the Ross family bought the house in the early 1950s. The Rosses continued to own and live here until at least 1979 (RB 1935-1978/79; SM 1930-1974). The remnant rose garden possibly is associated with the Rosses occupation of the property.

### **References**

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Summerton, Michelle 2010, 'City of Moreland Thematic History', prepared for the City of Moreland.

Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

Victorian Places website: <http://www.victorianplaces.com.au/>

## Description

This red brick bungalow is located on the western side of the street. It is set behind a large garden and original brick fence. The two-colour brick fence has solid brick pillars with a rendered top, a band of clinker bricks laid in a chevron pattern through the mid-section and a border of curved edged bricks running along the top edge.

Built in 1918, the house has characteristics associated with the housing styles of both the Federation era and the Interwar era, pointing to a transition in housing styles that occurred in the years following World War 1.

Features typical of the Federation 'Queen Anne' style include the steeply pitched pyramidal roof with projecting gable clad in tiles with terracotta ridge capping and finials that encloses the main form of the house and extends to form the verandah, the projecting wing to one side with a jettied half-timbered gabled front supported by timber brackets above a curved bow window that is divided into five equal casements with decorative leadlight to the upper sections and small leadlight panes to the lower sections, two brick chimneys with corbelling to the upper edge and shaped terracotta chimney pots.

The verandah arrangement is more closely associated with the Californian Bungalow style. The generous enclosed space has broad rendered arches over each opening and tapered rendered pillars over half brick piers at each end. A half brick wall runs across the front with detailing that matches the front fence (brickwork has been overpainted).

## Comparative analysis

The housing styles of the Federation era are typically associated with the period 1890-1915, corresponding with the years before and after Federation, and ending with the outbreak of World War I. In the years following the war, a range of new housing styles emerged to replace the styles of the Federation era. The Californian Bungalow was one of the most popular of the Interwar years. The transition between styles was

not absolute, with houses sometimes combining characteristics from several styles or eras.

The Federation Bungalow style can be regarded as a transition between the picturesque Federation era ‘Queen Anne’ style and the interwar ‘Californian Bungalow’ styles. It cast off the picturesque complexities and decorative qualities of the ‘Queen Anne’ style and introduced features associated with the Californian Bungalow style including an emphasis on carpentry details and natural materials. The style appeared late in the Federation period and continued into the Interwar period. Federation Bungalows varied in appearance but are characterised by qualities of homely simplicity and robust honesty.<sup>1</sup>

Transitional bungalows are uncommon within Moreland. 23 Holmes Road can be compared to:

- 39 Cassels Road, Brunswick (HO285). Built in 1917. Transitional red brick late Edwardian Bungalow, externally very intact. Steeply pitched terra cotta tiled roof, which incorporates a verandah at the front and sides, supported by tall tapered roughcast piers.

23 Holmes Street compares well to the house at 39 Cassels Road. Built at a similar time, both are solid red brick buildings with steeply pitched tiled roofs and half timbering to a gabled front. Both houses have the solid verandah detailing more closely associated with the Californian Bungalow style than more delicate detailing associated with the Federation era. Both houses retain a high level of intactness, with the Holmes Street house retaining an original brick fence.

Other comparisons are:

- 290 Moreland Road, Brunswick (HO332). Built c.1925. Transitional gable fronted interwar attic bungalow, brick with weatherboards to the gable ends. Original red brick fence. Highly intact.
- 154 Blyth Street, Brunswick East (HO28). Built late 1920s. Reflecting the relative prestige of a main road address, the house is comparatively large and well-built and detailed for the suburb. It showcases a number of features typical of the ‘Californian Bungalow’ style.

Both these examples were built later than 23 Holmes Street and while still characterised as transitional, have more features associated with the Californian Bungalow. All three houses have main road addresses, and the size and level of detailing reflects the relative prestige of a main road address. Like the Holmes Street house, 290 Moreland Road has an intact brick fence with notable detailing.

## Statement of significance

*What is significant?*

<sup>1</sup> Apperley, R., Irving, R., Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture*, Angus and Robertson

The house at 23 Holmes Street, Brunswick East, built in 1918, is significant. The front fence is also significant.

Non-original alterations and additions are not significant.

*How is it significant?*

The house and front fence at 23 Holmes Street, Brunswick East, is of local representative and aesthetic significance to the City of Moreland.

*Why is it significant?*

It is significant as a representative example of the transitional housing style known as the Federation Bungalow, which combined elements of the Federation-era ‘Queen Anne’ style and the Interwar ‘Californian Bungalow style. The style emerged in the years immediately following World War I, prior to the emergence of the divergent styles of the interwar era. (Criterion D)

The brick dwelling at 23 Holmes Street, Brunswick East, combines characteristics typical of the Federation ‘Queen Anne’ style (a steeply pitched roof pyramidal roof form, tiled roof with terracotta finals and ridge capping, half timbering to the projecting gable, a curved bay window with leadlight to the casement windows, and casement windows with leadlight) with characteristics more typical of the Californian Bungalow style (generous enclosed verandah with broad arched openings, tapered rendered columns over heavy brick pillars, and a half brick wall across the front). Chevron pattern brick detailing is notable to the brick wall and the front fence. (Criterion E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	Yes – front fence

<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified



# HOUSE (DEVON), 38 JOHN STREET, BRUNSWICK EAST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56451	<b>Survey Date:</b> March 2017
<b>Name:</b> Devon	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1893
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901), Italianate	



## History

### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.3 Building during the Boom*

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

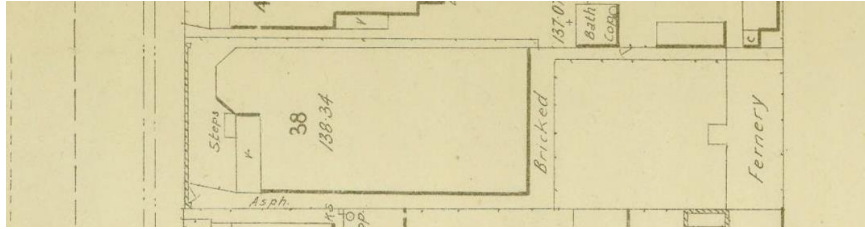
Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s, however; most of these subdivisions were only partially developed before the economic depression of the 1890s brought a halt to development. Development recommenced slowly in the early twentieth century but gathered pace by the 1910s with the opening of the electric tramway along Lygon Street in 1916, which encouraged the establishment of new textile factories in the area such as Prestige Hosiery, established in 1922. The new industries created a demand for housing and this led to the subdivision of the last remaining nineteenth century estates such as the Sumner property, 'Stony Park' (built c.1860s) on the west bank of the Merri Creek, which was subdivided in 1924 and was developed as an extensive interwar housing estate (Sumner Estate, HO238). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

### **Place history**

The house at 38 John Street, East Brunswick, was built for John McGregor Dawson in 1893 (RB 1893). The block was originally known as Allotment 38, and prior to 1893 a timber house had stood here for several years (RB 1885–1892). Dawson had owned and occupied the timber house on Allotment 38 before rebuilding it as the present 10-roomed brick villa (RB 1893).

John Dawson McGregor (1851–1928) was a steel expert and a founder and major shareholder of Dawson & Sons Steel Foundry in Brunswick. He was the son of Scottish-born John Dawson, iron moulder, who immigrated to Victoria with his wife and family in 1852. John McGregor Dawson became a prominent local figure and stood as a candidate in the council elections. On his death in 1928, he left a substantial estate worth over £25,000 (*Age*, 21 August 1928: 8). John and his wife Emma (née Stephenson) had a large family, with their ninth child born in 1892.

The larger new residence was a modest villa built in the Victorian style, with a front bay window and the decorative use of polychromatic brickwork. The MMBW detail plan of 1905 shows an asphalt path along its south perimeter, and the garden had the fashionable addition of a fernery along the back fence (MMBW 1905).



*Extract from the MMBW Detail Plan No. 1878, dated 1905 (source: SLV)*

From the early 1890s until his death in 1928, Dawson also owned two neighbouring houses on the east side of John Street – 40 and 42 (RB 1892-1925; *Age* 30 March 1928:1). In 1897, 38 John Street was reduced to nine rooms, although the property's net annual value increased from £24 to £30 (RB 1896, 1897). For a brief period between 1914 and 1921, the rate books referred to 38 John Street as 'Devon', however this name was not repeated in later books (RB 1914, 1921).

## References

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Melbourne & Metropolitan Board of Works. Detail Plans, Town of Brunswick, 1890s-1900s (State Library of Victoria)

Melbourne Metropolitan Board of Works (MMBW). Detail Plan No. 1874, dated 1905, State Library of Victoria

Sands & McDougall, *Melbourne and Suburban Directories* (SM)

Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

Victorian Places website: <http://www.victorianplaces.com.au/>

## Description

This fine and well-detailed Victorian Italianate brick villa is set back behind a small front garden and an original iron palisade fence with bluestone plinth and bi-chrome brick piers with rendered caps.

The house is asymmetrical in plan with a canted wing projecting to one side. The M-profile hipped roof has bracketed eaves and is clad in what appears to be the original slate with a band of contrasting coloured slate in a fish scale pattern across the front face. Polychromatic (three colours) brick is used across the façade, with detailing in

cream and red brick contrasting with the face brown brick. This includes brick courses across the façade, over the arched window openings and under the eave line. The original cast iron verandah has paired barley-twist posts with classical capitals and scalloped verandah frieze, and tessellated tiling appears to be intact on the verandah floor. Rounded arched windows with leadlight to the highlights are located around the projecting bay. Two identical squared windows open onto the verandah. The entry door has a single side light and highlight windows.

The tall dark brick chimneys have cornices and a stringcourse in contrasting red brick and terracotta chimney pots.

### **Intactness and integrity**

The house and front fence are very intact, as viewed from the street, with no alterations evident.

### **Comparative analysis**

In Brunswick East, Victorian era houses are typically terraces or detached cottages, designed to accommodate the growing number of workers employed in Brunswick's expanding industries during the 'Boom' years of the 1880s. Most are built of timber with some masonry examples evident.

Of the houses in Brunswick East included in the Heritage Overlay (HO) as individually significant places, most are cottages or terraces with one timber villa included. Typically, they are set within a garden with a low front fence at the street frontage. Detailing is not elaborate but includes typical features from the era including cast-iron verandah friezes and posts and timber block work to the front face. The level of intactness is high.

The house at 38 John Street, Brunswick East stands out as an intact and well-detailed example of a Victorian Italianate brick villa of characteristic asymmetrical form with a wide canted bay, a bracketed M-hip roof (clad in the original two-tone slate with fish scale detailing) and separate convex profile verandah. It is representative of the superior quality villas built for the wealthier residents of Brunswick in the late nineteenth century. Of note is the fine quality of the polychromatic brickwork, the arched windows with leadlight highlights, the elegantly detailed cast iron verandah, which features paired twisted columns with classical capitals, and the slender bi-chrome brick chimneys and the cast iron palisade fence with brick piers with rendered caps.

It compares with 76 Victoria Street, Brunswick East (HO306). Built c.1892, this is a double-storey bi-chrome brick terrace house. While there are many differences in the form and style of the two properties, they are comparable as a more substantial dwelling for the suburb, with a high level of intactness. Both have intact iron palisade fences.

Other comparable examples throughout Moreland include 44 Acacia Street, Glenroy (HO201), 41 Cassels Road, Brunswick (HO286), 11 Davies Street, Brunswick (HO58), 28 Pleasant Street, Pascoe Vale (HO420) and 120 Stewart Street, Brunswick



(HO147). 38 John Street is of equivalent or higher intactness than all of these places and is one of only three to retain an original front fence.

### **Statement of significance**

#### *What is significant?*

The house at 38 John Street, Brunswick East, built in 1893 for John Dawson McGregor, is significant. The iron palisade front fence with brick and rendered piers is also significant.

Non-original alterations and additions to the house are not significant.

#### *How is it significant?*

The house at 38 John Street, Brunswick East is of historical, representative and aesthetic significance to the City of Moreland.

#### *Why is it significant?*

It is of historical significance for its association with local industrialist and steel founder John Dawson McGregor who had this house built and lived here with his family until his death in 1928. (Criterion A)

It is significant as an intact and well-detailed example of a Victorian Italianate brick villa of characteristic asymmetrical form with a wide canted bay, a bracketed M-hip roof (clad in the original two-tone slate with fish scale detailing) and separate convex profile verandah. It is representative of the superior quality villas built for the wealthier residents of Brunswick in the late nineteenth century. Of note is the fine quality of the polychromatic brickwork, the arched windows with leadlight highlights, the elegantly detailed cast iron verandah, which features paired twisted columns with classical capitals, and the slender bi-chrome brick chimneys and the cast iron palisade fence with brick piers with rendered caps. (Criteria D & E)

### **Recommendations**

#### **Moreland Planning Scheme**

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b>	No



Does an Incorporated Plan apply to the site?	
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	Yes – front fence
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified

## TERRACE HOUSES, 31 & 33 LYGON STREET, BRUNSWICK EAST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56485	<b>Survey Date:</b> March 2017
<b>Name:</b> 31- Inverurie, 33 – Keithhall	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential Terrace House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1890
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901), Italianate	



## History

### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century*

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large

proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s, however; most of these subdivisions were only partially developed before the economic depression of the 1890s brought a halt to development. Development recommenced slowly in the early twentieth century but gathered pace by the 1910s with the opening of the electric tramway along Lygon Street in 1916, which encouraged the establishment of new textile factories in the area such as Prestige Hosiery, established in 1922. The new industries created a demand for housing and this led to the subdivision of the last remaining nineteenth century estates such as the Sumner property, 'Stony Park' (built c.1860s) on the west bank of the Merri Creek, which was subdivided in 1924 and was developed as an extensive interwar housing estate (Sumner Estate, HO238). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

### **Place history**

Originally known as Cameron Street, Lygon Street was named after the British cabinet minister, Lord Lygon, in 1872 (Historica 2010:40).

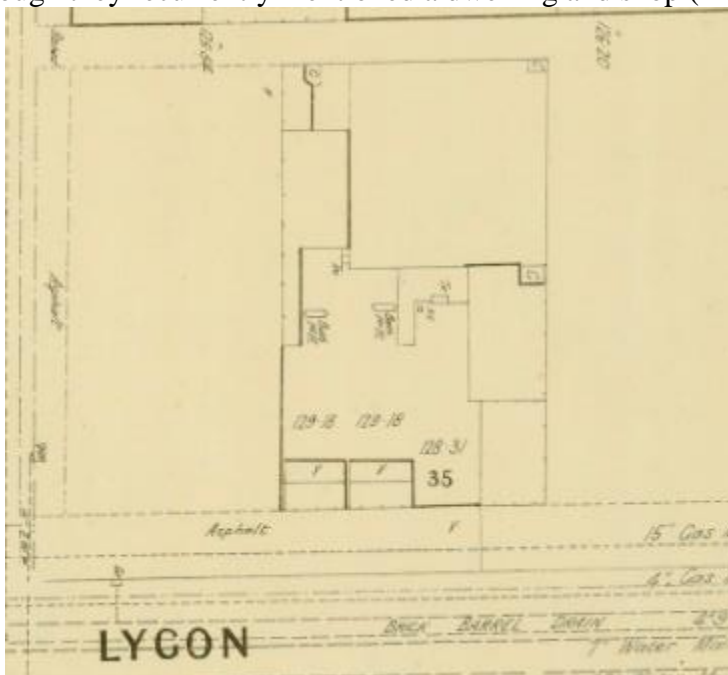
The exact date of double-storeyed brick terrace pair at 31 and 33 Lygon Street, Brunswick East is unclear, but it appears they were built c.1900 for Alexander Cran Keith, a baker, who had purchased the property in 1886.

Keith purchased the property from Robert C. Logan and he constructed his residence, known as 'Clyde-villa', which was the first brick building on the west side of Lygon

Street, north of Brunswick Road (RB 1880-1884/85). Logan died suddenly in December 1885 at ‘Clyde-villa’, Lygon Street, East Brunswick (*Argus*, 29 December 1885). He was described on his death as ‘an old and established resident’, although aged only 37 (*Age*, 30 December 1885: 6).

After Logan’s brief ownership, 31 and 33 Lygon Street were simultaneously used as dwellings, shop and bakery for most of their history (RB 1886-1958/59). After Alexander Cram (or Cran) Keith purchased the property in 1886 he established a bakery, and by 1890, the property was described as containing a three-roomed ‘dwelling’, as well as a shop and bakery (RB 1886-1890).

During the 1890s, rates officers differentiated 31 and 33 Lygon Street by allotment number; they are listed in the rate books as Allotment 3 and 4/6 respectively (RB 1890, 1895). Between 1890 and 1895, the property’s physical descriptions varied, although they recurrently mentioned a dwelling and shop (RB 1890-1895).



*Detail from MMBW Detail Plan No. 1871, dated 1905 (source: SLV)*

In 1899, allotments 3 and 4/6 adopted present-day street numbers, and were subsequently listed as 31 and 33-35 Lygon Street (RB 1900). The MMBW detail plan of 1905 (see above) shows the building had a larger footprint with section – numbered ‘35’ – attached to the north side of 33 Lygon Street built to the street boundary with a footpath verandah (MMBW 1905). This extension presumably contained the bakery and shop (RB 1900, 1905).

The present terrace pair was possibly constructed c.1900, as each was described as containing at least six rooms by 1905 (RB 1900, 1905). The names of the terraces – Inverurie and Keithhall’ recall the owner and presumably his Scottish heritage (Inverurie is a Royal Burgh and town in Aberdeenshire, Scotland at the confluence of the rivers Ury and Don, to the north west of Aberdeen). By this time, Keith also owned ‘fenced land’ nearby, which he held until his death in 1913. He died at the age



of 60 at 'Bon Accord', Lygon Street, Brunswick, having operated his baking establishment in Lygon Street for many years (*Age*, 26 December 1913: 6).

By 1915, Alfred Kirton – another baker – had bought 31 and 33-35 Lygon Street, including the fenced land formerly owned by Keith (RB 1910, 1915). Throughout his ownership, 31 Lygon Street is consistently described in the rate books as a six-roomed brick house, measuring 16 feet and six inches across (RB 1915-1935).

Descriptions of 33-35 Lygon Street varied over these years; initially an 11-room brick house in 1902, the property was later described as having nine rooms in 1920, and as a 'seven-room brick house and shop' from c.1925 until at least 1958/59 (RB 1920-1958/59). As 33-35 Lygon Street maintained its frontage of 49 feet and six inches over this period, it may be possible to attribute varying room numbers to different rates officers.

The properties were purchased by Capitol Bakeries in 1936, and the company continued to operate from 31 and 33-35 Lygon Street for at least another thirty-five years (RB 1936-1971/72).

### References

- Barnes, Les 1987, *Street Names of Brunswick*, Brunswick Public Library, Brunswick.
- Broome et, Richard et al. (eds) 2016. *Remembering Melbourne*. Royal Historical Society of Victoria, Melbourne.
- City of Brunswick. Municipal Rate Books (RB), 1880, 1883/84, 1884/85, 1886, 1890, 1891, 1892, 1893, 1894, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1936, 1940, 1945, 1950, 1958/59, 1971/72.
- Context Pty Ltd 1990, 'Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study', Volume 1.
- Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>
- Historica 2010, 'City of Moreland Thematic History', prepared for the City of Moreland.
- Melbourne & Metropolitan Board of Works. Detail Plans, Town of Brunswick, 1890s-1900s (State Library of Victoria).
- Melbourne & Metropolitan Board of Works (MMBW). Detail Plan No. 1871, dated 1905, State Library of Victoria.
- Miles Lewis. 'Australian Architectural Index'
- Sands & McDougall, *Melbourne and Suburban Directories* (SM), 1884.
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>
- Victorian Places website: <http://www.victorianplaces.com.au/>

### Description

This pair of terraced, double-storey dwellings is located on the western side of Lygon Street and set back from the street frontage behind a small garden and iron palisade fence with a rough bluestone plinth and bricked pillars with rendered caps and a stringcourse.

The houses have Victorian Italianate terrace form and detailing but with red brick construction, which suggests a c.1890-1900 build date. Each dwelling has a balustraded parapet with an urn finial over a pedestal at each end and a triangular



pediment inscribed with the name of each house (No. 31- 'Inverurie', No. 33 – 'Keithhall'). A dentillated cornice sits below the parapet. The two level cast-iron verandahs have cast iron posts with Corinthian capitals and iron frieze and brackets with dentil detailing to the verandah fascia and beam of no.31 and are enclosed by side walls with rendered scroll brackets to each level. The side walls extend to form an ogee profile wing walls that connect to the fence piers. There is tessellated tiling the verandah floors and front paths.

Walls are of face red brick with likely bi-chromatic (now painted) detailing over the windows and to courses along the façade. At ground level, each has a tripartite window with twisted columns with four panelled timber doors with leadlight to the highlight windows, and at first floor there are timber framed French windows.

### **Intactness and integrity**

The pair of dwellings has a high level of intactness, with minor alterations including painting of the bi-chrome brick detailing and the loss of the dentillations to the verandah beams of no.33. The balustrade pattern to each house is also different.

### **Comparative analysis**

Large numbers of terraced houses were built in response to the rapid development of Brunswick in the 'Boom' years of the 1880s and it was common for a single landowner/contractor to build a row or group of houses to be let out as accommodation for working people. Often, an owner would build a row of simple houses to be let out, sometimes with a larger house at the end of the row or group for his or her own use. Terrace houses were an efficient way of building multiple houses and maximising the use of land at a time when the suburb was growing rapidly.

There are approximately 87 Victorian era houses of individual significance in Moreland. Of these, nine are terrace pairs or rows and all bar one were constructed in the late Victorian period (c.1888 onwards), most in the 'Italianate' or 'Boom' style with highly decorated parapets. There are examples of single storey and double storey and the level of detail and decoration varies. All are of masonry construction, many with bi-chrome brickwork.

The level of intactness is generally good, although is often not consistent across the whole row, with some houses having more alterations than others. Most common alterations occur to roofs, verandahs and fences, and painting of face brickwork.

'Inverurie' and 'Keithhall' well-detailed examples of Victorian Italianate style terrace houses with typical form and detailing including balustraded parapets with pediment and urn finials, a two-level cast iron verandah, tripartite windows, bi-chrome brickwork. As a pair, the houses are notable for their intact state with original details such as the tripartite windows with twisted columns at ground level, four panelled timber entry doors with leadlight to the highlight windows, tessellated tiling to the verandahs and front paths, and the iron palisade fence with bricked pillars and a bluestone plinth.

In terms of their intactness and detailing they are comparable to 76 Victoria Street, Brunswick East (HO306). Built c.1892, this bi-chrome brick two storey Victorian house with a rendered parapet and also retains intact iron palisade front fence.

## Statement of significance

### *What is significant?*

The terrace houses known as ‘Inverurie’ and ‘Keithhall’ at 31 and 33 Lygon Street, Brunswick East, built c.1900 for Alexander Cram Keith, are significant. The iron palisade fence with bluestone plinth and brick piers to each house is also significant.

### *How is it significant?*

‘Inverurie’ and ‘Keithhall’ at 31 and 33 Lygon Street, Brunswick East, are of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

They are significant intact and well-detailed examples of Victorian Italianate style terrace houses with typical form and detailing including balustraded parapets with pediment and urn finials, a two-level cast iron verandah, tripartite windows, bi-chrome brickwork. As a pair, the houses are notable for their intact state with original details such as the tripartite windows with twisted columns at ground level, four panelled timber entry doors with leadlight to the highlight windows, tessellated tiling to the verandahs and front paths, and the iron palisade fence with bricked pillars and a bluestone plinth. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	Yes – front fences
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b>	No

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Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	
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**Other recommendations**

None specified

# HOUSE & CANARY ISLAND PALM, 255 NICHOLSON STREET, BRUNSWICK EAST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56550	<b>Survey Date:</b>
<b>Name:</b> House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1927
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Interwar Period (c.1919-c.1940), Bungalow	



## History

### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century*

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.



Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s, however; most of these subdivisions were only partially developed before the economic depression of the 1890s brought a halt to development. Building recommenced slowly in the early twentieth century but gathered pace by the 1910s with the opening of the electric tramway along Lygon Street in 1916, which encouraged the establishment of new textile factories in the area such as Prestige Hosiery, established in 1922. The new industries created a demand for housing and this led to the subdivision of the last remaining nineteenth century estates such as the Sumner property, 'Stony Park' (built c.1860s) on the west bank of the Merri Creek, which was subdivided in 1924 and was developed as an extensive interwar housing estate (Sumner Estate, HO238). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

### **Place history**

The timber bungalow at 255 Nicholson Street, East Brunswick, was owned and occupied by the Brentnall family for at least fifty years (RB 1926-1978-9; SM 1930-1974). Jessie Doughty Brentnall (née Fish), purchased land on the west side of Nicholson Street in 1926. Prior to 1926, there were no houses matching this description along this section of Nicholson Street (RB 1925). MMBW plans indicate that this area of land – between Nicholson, Stewart and Clarence streets – was sparsely populated as late as 1910 (MMBW).

Brentnall's land comprised a lot just north of State School No. 3179 – now Brunswick East Primary School (MMBW 1910). By 1927, Brentnall owned an unnumbered, 4-roomed weatherboard house measuring 126 by 30 feet (RB 1927). A house number was first assigned in 1928, and the property became known as 303 Nicholson Street (RB 1926-1928).



In 1920, Jessie had married Harold Walter Brentnall, of Nicholson Street, Brunswick, who was a returned serviceman and the son of a carpenter. They had one child, a daughter named Joyce, born in 1922. In 1922 Walter was listed as a woodworker but in 1925, he was listed as an invalid and was living with his parents. In 1928 Harold Brentnall continued to be listed as an invalid (ER 1922-1928). It is possible, but unconfirmed, that Walter may have benefitted from the War Service Home scheme offered to returned servicemen by the Commonwealth Government.

The house was designed following the principles of the Californian Bungalow, although this example has a relatively uncommon form and unusual timber detailing, including the verandah brackets and supports, and the carved timber window frames. Walter Brentnall was listed a woodworker on returning home from the First World War, suggesting the possibility that he may have contributed to the unusual verandah design. His father, who died in 1930, was a carpenter and may also have been involved. The garden contains two notable specimens: a Cordyline and a mature *Phoenix canariensis*. The latter is likely to be 80-90 years old and therefore contemporary with the establishment of the house on this site.

## Description

This timber bungalow is situated on a narrow site located on the curve of Nicholson Street, adjacent to East Brunswick Primary School. The front of the house faces a small reserve, accessed from Nicholson Street. The side of the house fronts onto Nicholson Street and is set behind a small established garden, behind a wire fence with planting. A large Canary Island Date Palm (*Phoenix canariensis*) is located in the side garden, adjacent to Nicholson Street.

The house is gable fronted, with a secondary projecting gable to the front, each with slatted vents at the peak of the gable. A verandah runs across the front and returns down the one side of the projecting secondary gable. It has a separate flat roof with exposed rafter ends with access is from a set of concrete stairs at one corner of the verandah. There is a plain red brick chimney.

Timber detailing to the verandah is unusual. With a typical Californian Bungalow, the verandah is supported by a square solid masonry post or masonry half-post with solid timber post above. In this case, support comes from an arrangement of two timber posts connected by a flat timber panel below and simple timber cross bars above. The appearance is of a more delicate, flat arrangement than a solid square support. A timber rail with lattice balustrade runs between the posts and timber brackets sit between the timber posts.

Matching double casement windows with small square panes to the upper sections are located around the verandah – one to the front and one to the return section of the verandah. Both windows have deep curved architraves. A canted oriel bay window is located on the north side of the house, visible from Nicholson Street. It is supported by simple timber brackets and has a flat roof with exposed rafter ends. Identical sash windows have small panes to the upper sashes.

### **Intactness and integrity**

The house appears to be highly intact with good integrity there are no significant changes apparent.

### **References**

- Barnes, Les 1987. *Street Names of Brunswick*, Brunswick Public Library, Brunswick.
- Broome et, Richard et al. (eds) 2016. *Remembering Melbourne*. Royal Historical Society of Victoria, Melbourne.
- City of Brunswick Municipal Rate Books (RB), 1926, 1927, 1928, 1930, 1940, 1950, 1958/59, 1971/72, 1978/79.
- Commonwealth Electoral Rolls (ER), 1922, 1924, 1925, 1928
- Context Pty Ltd 1990. 'Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study', Volume 1.
- Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>
- Historica 2010. 'Moreland Thematic History', prepared for the City of Moreland.
- Melbourne & Metropolitan Board of Works. Detail Plans, Town of Brunswick, 1890s-1900s (State Library of Victoria)
- Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 2070, dated 1910, State Library of Victoria
- Sands & McDougall *Melbourne and Suburban Directories* (SM), 1930, 1940, 1950, 1960, 1974
- Victorian Births, Deaths and Marriages (via Ancestry.com).
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>
- Victorian Places website: <http://www.victorianplaces.com.au/>

### **Comparative analysis**

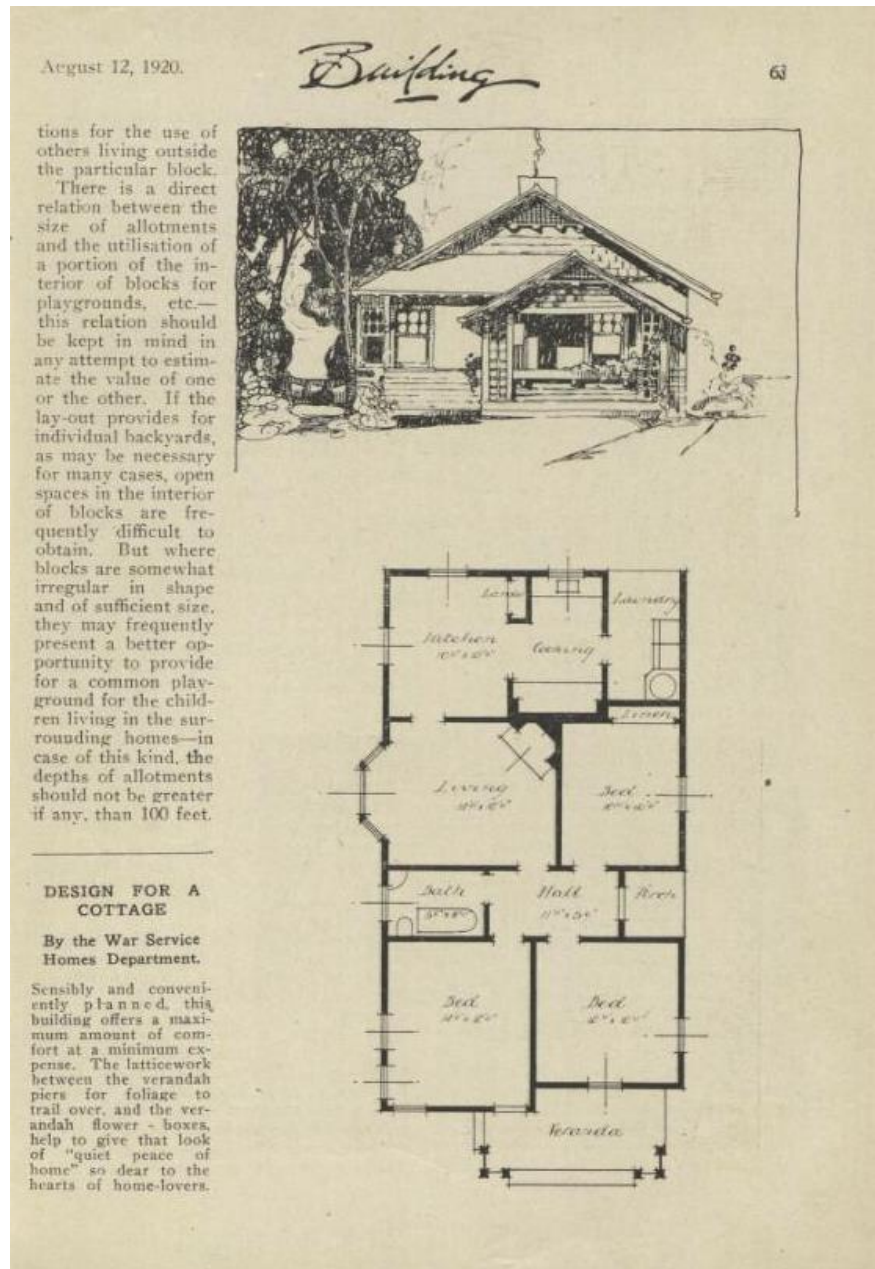
Interwar houses are well represented in the HO in Moreland in a range of styles including the ubiquitous bungalow, which was popular throughout the 1920s and the 1930s, as well as Spanish Mission, Old English and Moderne, which were popular from the late 1920s onwards.

Bungalows comprise the vast majority of the interwar houses in Moreland and generally fall into two distinct types – the hipped or gabled bungalows of the 1920s, and hipped roof bungalows of the 1930s.

The bungalows constructed during the 1920s can be put in three main groups: California Bungalows, Arts & Crafts Bungalows (which show a more English influence), and Indian Bungalows (both those from the turn-of-the-century that are called Federation Bungalows, and interwar examples). These three styles share a number of stylistic details, including heavy verandah supports resting on dwarf piers, box-frame windows, use of contrasting materials and textures (e.g., timber shingles, roughcast render), and weatherboards or simple red brick walls (jointed instead of tuckpointed).

This simple bungalow has some of the characteristics of the 1920s bungalows such as the prominent gabled roof, simple massing, and flat-pitched verandah. It is of interest most for the unusual verandah details, which show an Arts & Crafts influence, and are similar to the timber verandahs of the bungalows built toward the end of World War I.

The house is in proximity to an area where it is known that several timber homes were constructed for or with the assistance of War Service Homes Commission. These houses, situated in Stewart Street, Akeroa Avenue, Pareora Avenue, Temuka Avenue and Timaru Avenue are small timber bungalows, built to standard designs with Arts & Crafts details. While 255 Nicholson Street is not the same design as any of those houses, the unusual verandah details are very similar. An article in the 12 August 1920 edition of *Building* magazine (see below) shows the design of a War Service Homes cottage that includes ‘latticework between the verandah piers for foliage to trail over’.



Some of the nearby houses have a similar lattice detail to the verandah/porch, and while 255 Nicholson Street may not be a War Service House, it is possible the design

of the verandah was influenced by the extant examples seen nearby by the original owner who was a carpenter (and ex-serviceman).

## Statement of significance

### *What is significant?*

The house at 255 Nicholson Street, Brunswick East, built in 1927, is significant. The mature Canary Island Date Palm (*Phoenix canariensis*) is also significant.

Non-original alterations and additions and the front fence are not significant.

### *How is it significant?*

The house at 255 Nicholson Street, Brunswick East, is of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant as an intact example of a timber bungalow of the 1920s, which is of note for the unusual verandah detailing that comprises paired timber posts, connected by a flat timber panel at balustrade level and cross timber bars at the upper level resulting in an appearance is of a more delicate, flat arrangement than a solid square support, as is typical of the other 1920s bungalows. Other details of interest include the timber lattice balustrade and the distinctive timber verandah brackets, which are tapered with rounded ends, the paired casements with coloured toplights, and the oriel window facing Nicholson Street. The setting of the house is enhanced by a mature Canary Island Palm, which is a traditional interwar planting. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	Yes – Canary Island Palm
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No

<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified



## HOUSE, 7 PARKVIEW AVENUE, BRUNSWICK EAST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 61698	<b>Survey Date:</b> March 2017
<b>Name:</b> Canals House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1956
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Postwar Period (1945-1965)	



### History

#### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century*

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the



municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local

prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s, however; most of these subdivisions were only partially developed before the economic depression of the 1890s brought a halt to development. Development recommenced slowly in the early twentieth century but gathered pace by the 1910s with the opening of the electric tramway along Lygon Street in 1916, which encouraged the establishment of new textile factories in the area such as Prestige Hosiery, established in 1922. The new industries created a demand for housing and this led to the subdivision of the last remaining nineteenth century estates such as the Sumner property, 'Stony Park' (built c.1860s) on the west bank of the Merri Creek, which was subdivided in 1924 and was developed as an extensive interwar housing estate (Sumner Estate, HO238). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

### **Place history**

The double-storey brick residence at 7 Parkview Avenue, East Brunswick, was built in 1956 for John Joseph 'Jack' Canals, a fishmonger, and his wife Josephine (Josee), who also owned a neighbouring allotment (RB 1956/57). Canals built 7 Parkview Avenue on Allotment 12, eventually building a second house on Allotment 13 in the 1960s (RB 1956/57, 1958/59). For the first two years of its existence, the house was listed in the rate books as 7 Parkview Avenue (RB 1956/57-1958/59). Throughout the 1950s and 1970s, the rate books described the house as both brick and 'brick veneer' (RB 1956/57-1978/79). Canals lived there with his family until at least 1979 (S&M 1974; RB 1978/79).

Jack Canals was the son of Spanish immigrants who had established a fish shop in Collingwood in 1917 not long after arriving in Melbourne. In the 1930s, the Canals family moved the business to a shop in Nicholson Street, North Carlton, and Jack Canals took over as manager in 1947 (Age, 28 September 2017) Canals Seafood, which has been described as a 'Melbourne institution', operated for one hundred years before announcing its closure in September 2017.

The Canals family home in Parkview Avenue, was designed with the dwelling elevated above the garage, which enabled easy access for vehicles regularly travelling to the wholesale fish market.

### References

Broome, Richard et al. (eds) 2016. *Remembering Melbourne*. Royal Historical Society of Victoria, Melbourne  
 Encyclopedia of Melbourne: <http://www.emelbourne.net.au/>  
 Historica 2010. 'Moreland Thematic History', prepared for the City of Moreland Melbourne & Metropolitan Board of Works. Detail Plans, Town of Brunswick, 1890s-1900s (State Library of Victoria)  
 Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>  
 Victorian Places website: <http://www.victorianplaces.com.au/>

### Description

This cream brick house is located on the eastern side of the street and set behind an established garden and a low cream brick fence.

This simple squared form of this house is offset by the strong horizontal lines of the flat roof and cantilevered concrete balcony. The main living space is located at the front of the property and elevated above street level. It has a full wall of glass windows and doors leading onto the balcony. The garage is incorporated into the overall design of the house, located to take advantage of the slope of the site. Entry is via a straight stair to the side of the property. The stair leads to a concrete porch with entry door to one side. A wide stone clad chimney is incorporated into the stair.

The house at 7 Parkview Avenue, Brunswick East, is devoid of added decoration or ornamentation, with aesthetic interest coming from the expression of materials and form: the straight, unbroken line of the bargeboards emphasise the flatness of the roof; the face cream brickwork is expressed as a massed solid plane; the exposed concrete floor slab and minimal wrought iron balcony appear to float above ground level; the timber window frames of the fully glazed front wall create a rhythm across the front façade; and the stone cladding to the prominent chimney.

The house is complemented by the original low cream brick front fence with low piers and a castellated profile, which returns as low walls along the central concrete driveway.

### Intactness and integrity

The house appears to be intact with minimal alterations evident.

### Comparative analysis

There are 14 post-war houses of individual significance in Moreland. This includes the seven houses forming the 'Beaufort' Houses Serial Listing in Pascoe Vale South. The 'Beaufort' Houses are pre-fabricated steel houses constructed by the Commonwealth Government in 1947-49 as part of the response to the post-war housing shortage. There is also one other pre-fabricated house, the 'Myer' house, constructed in 1947, at 659 Moreland Road, Pascoe Vale South.

Of the other houses, most are late examples of the Streamlined Moderne style or its successor the 'Waterfall Front' style. They include 'Villa Italia' at 610 Sydney Road, Coburg, the duplex at 2 & 4 Langtree Avenue, Pascoe Vale South, and the houses at 36 Alister Street, Brunswick East, and 54 & 55-57 Rainer Street, Pascoe Vale.

Houses in the post-war Modern style are rare in Moreland and, as demonstrated by the above examples, most are standard double or triple-fronted cream or clinker brick houses with hipped tile roofs. The only individually significant example currently included in the Heritage Overlay is 1 Gaffney Street, Coburg, constructed c.1961. Although not designed by an architect, 1 Gaffney Street nonetheless stands out as a confident and well-designed house on a visually prominent site overlooking Coburg Lake, which exhibits elements of the modern movement and the International style in its floor to ceiling glass windows, the cantilevered window to the living room, the low-pitched roof line and exposed rafters that extend under the eaves.

7 Parkview Avenue, built six years earlier, is also a good example of a post-war Modern house with typical features including the simple geometric form with flat roof; a window wall to the front façade, the appearance of a floating form with the main volume placed over a recessed garage with a balcony cantilevered towards the street frontage, and minimal added decoration or ornamentation with the exception of the stone cladding to the chimney.

It provides an interesting contrast to 36 Alistair Street, Brunswick East (HO262), built two years later, but in a *retardataire* 'Waterfall' style.

## **Statement of significance**

### *What is significant?*

The house and fence at 7 Parkview Avenue, Brunswick East, built in 1956, is significant.

### *How is it significant?*

The house and fence at 7 Parkview Ave, Brunswick East, is of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

It is significant is an intact representative example of a Modern style residence from the mid-twentieth century with typical features including the simple geometric form with flat roof; a window wall to the front façade, the appearance of a floating form with the main volume placed over a recessed garage with a balcony cantilevered towards the street frontage, and minimal added decoration or ornamentation with the exception of the stone cladding to the chimney. (Criterion D)

Aesthetically, it is notable for the almost complete absence of added decoration or ornamentation (the exception being the stone clad chimney), with aesthetic interest coming from the pure expression of materials and form. This includes the straight, unbroken line of the bargeboards, which emphasise the flatness of the roof and the expression of the face cream brickwork as a massed solid plane, and the fully glazed front wall and minimal wrought iron balcony set upon the exposed concrete floor slab, which appear to float above ground level. The setting of the house is enhanced by original low brick front fence and walls. (Criterion E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	Yes – front fence
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified



## HOUSE, 31 BURNELL STREET, BRUNSWICK WEST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56243	<b>Survey Date:</b> March 2017
<b>Name:</b> House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1886
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901)	



### History

#### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.e Building during the Boom*



### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Some parts of Brunswick West were subdivided into housing allotments during the nineteenth century, but most of the area was too remote from transport and services and little development occurred until the early twentieth century. Parts of West Brunswick, such as the Melville Manor estate, were subdivided for speculative housing in the 1880s, but most were left vacant when the economic depression hit in 1891.

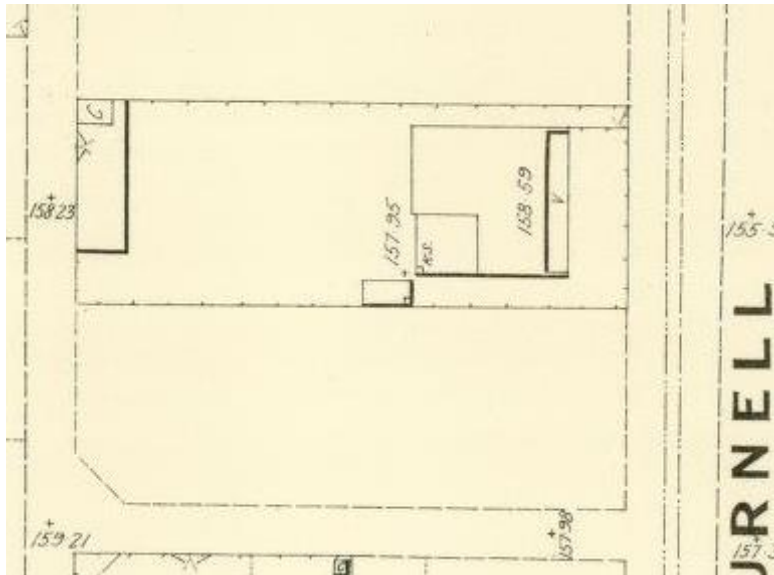
One response by the Victorian Government to the 1890s depression was to provide working folk with greater opportunities to settle and establish a livelihood. In West Brunswick, the *Brunswick Land Purchase Act 1900* enabled the purchase of the Hopetoun Estate (later known as the Brunswick Estate) of 91 acres (37.5 hectares) under the 'Closer Settlement Scheme'. The land was subdivided into fifty-six allotments of between one and two acres, which were made available to 'working men' on a lease purchase arrangement. The Brunswick Estate was the first Closer Settlement scheme in metropolitan Melbourne (Historica 2010:72-3).

The catalyst for the suburban development of Brunswick West was the opening of the electric tram from the City to West Coburg via Grantham Street, Dawson Street and Melville Road. The first section, which terminated at Albion Street, opened by October 1925 and the line was extended to the terminus at Bell Street by 1927. Three state schools opened in West Brunswick in the 1920s to accommodate the growing population. A post office had opened in West Brunswick in 1913, and there was commercial development along Grantham Street and Melville Road. Local industries also prospered in the area, including textiles and light manufacturing.

### **Place history**

The Victorian brick residence at 31 Burnell Street, Brunswick West, was constructed between late 1885 and 1887 by Robert Charles Norgate (1859-1934) and his wife Harriet, whom he had married in 1882 (RB 1886, 1887; SM 1887-1890; BDM). The house originally had three rooms, with an extra room added between 1897 and 1898. The original street number was 33, however when street numbers changed in c.1927 this property became 31 Burnell Street (RB 1897, 1898,1928).

The MMBW detail plan, dated 1910, shows a double-fronted dwelling on the west side of Burnell Street, with a front verandah extending across the full width of the house. There were few houses in Burnell Street at that time. An outside toilet was provided within an outbuilding, probably the washhouse, which was located on the rear boundary. The toilet, which was installed prior to the underground sewerage system operating in the area, was emptied via the rear laneway (MMBW 1910).



*MMBW Detail Plan No. 1910, dated 1910 (source: SLV)*

Norgate owned and occupied this property before selling it to Sarah Ann Wallis in c.1899. Ownership changed again shortly after when Amos Bannister purchased it between March 1904 and March 1905, after which it remained in the Bannister family for at least the next six decades (RB 1899-1971/72; SM 1905-1974).

Rate collectors described this property in different ways over the years. At construction, in c.1886, it was described as a brick house. From the 1930s to the 1970s it was described as a 'brick and wood' house, possibly in reference to a rear addition, although at least once it was described as a 'wood house' (RB 1887-1971/72).

## References

Australian Places website:

<https://web.archive.org/web/20040417074534/http://www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/brunswickw.html>

Ancestry.com

City of Brunswick. Municipal Rate Books (RB), 1886, 1887, 1910, 1915, 1920, 1925, 1927, 1928, 1929, 1930, 1935, 1940, 1943/44, 1950, 1958/59 & 1971/72.

Context Pty Ltd, *Keeping Brunswick's Heritage. A report on the review of the Brunswick Conservation Study*, Volume 1, 1990

Historica 2010. 'Moreland Thematic History', prepared for the City of Moreland.

MMBW Detail Plan No. 1910, City of Brunswick, dated 1910, State Library of Victoria.

Sands and McDougall. Melbourne Directories (S&M). 1887, 1888, 1889, 1890, 1905, 1906, 1907, 1910, 1911, 1920, 1930, 1940, 1950, 1960, 1970 & 1974.

State Library of Victoria, 'Melville Manor [cartographic material]', 1885

Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

Victorian Places website: <http://www.victorianplaces.com.au/>  
Wises. Melbourne Directory 1888.

## Description

This is a double fronted single-storey late Victorian house constructed of bi-chrome brick with a M-hip roof clad in corrugated iron. The symmetrical façade contains a central door with a top light, flanked by double hung timber sash windows with stone sills. Although fully detached, it has a terrace house form with the verandah enclosed by wing walls at both ends. The verandah, which may have been reconstructed, has a cast iron frieze and chamfered timber posts. Other original features include the decorative quoining created by the bi-chromatic brickwork around the openings, a bi-chromatic chimney with a bracketed cornice, rendered vermiculated panels and small scrolls to the verandah walls.

The roof cladding to both the main building and the verandah appears to be relatively new and the side walls, the lower part of the front walls (including the window sills) have been painted. There is a recent front fence, verandah decking and timber pathway/ramp.

## Comparative analysis

Nineteenth century development within Brunswick West is mostly concentrated within the south and east parts of the suburb and individual examples as well as small clusters of late Victorian houses are found within the HO56 Daly Street and HO196 Whitby Street precincts. West of Melville Road and north of Hope Street there are far fewer examples, and the ones included within the Heritage Overlay include three individually listed places (20 Cohuna Street HO49, 273 Union Street HO372, and 104 Melville Road HO112) as well as two pairs of cottages and a timber house within the HO109 Marion Street precinct.

Of the individual houses listed above the double storey Italianate house at 104 Melville Road provides a pertinent comparison, as this was also constructed on part of the Melville Manor estate. According to the citation for 104 Melville Road, it was constructed c.1895, or about a decade after 33 Burnell Street.

Of the other houses that were constructed in nineteenth century on the Melville Manor estate, many have been demolished (e.g., 412 Albion St, 49, 73 Burnell St, 30 & 32 Wallace St) or significantly altered (e.g., 380, 400-02, 408 Albion St, 26, 38, 43, 58 Burnell St). The other relatively intact pair of nineteenth century cottages at 15 & 17 Hamilton Street also dates from c.1895.

Accordingly, 33 Burnell Street remains as the earliest known house to survive in a relatively intact state within the Melville Manor estate and is now one of the oldest houses in this part of Brunswick.

## Statement of significance

*What is significant?*

The house, constructed c.1886, at 31 Burnell Street, Brunswick West is significant.

Non-original alterations and additions are not significant.

*How is it significant?*

The house at 31 Burnell Street is of local historic significance to the City of Moreland.

*Why is it significant?*

The house at 31 Burnell Street is historically significant as one of the earliest dwellings constructed within this part of Brunswick and provides rare evidence of the limited development associated with the speculative residential subdivisions of the mid-1880s. While several houses were built in the late nineteenth century on the Melville Manor estate, many have been demolished or altered and those that remain relatively intact were constructed during the 1890s. (Criteria A & B)

**Recommendations****Moreland Planning Scheme**

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified



## HOUSE & FRONT FENCE, 22 GRANTHAM STREET, BRUNSWICK WEST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56388	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1910-1912
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural style:</b> Edwardian Period (1902-c.1918), Bungalow	





## History

### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century*

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate

the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Some parts of Brunswick West were subdivided into housing allotments during the nineteenth century, but most of the area was too remote from transport and services and little development occurred until the early twentieth century. Parts of West Brunswick, such as the Melville Manor estate, were subdivided for speculative housing in the 1880s, but most were left vacant when the economic depression hit in 1891.

One response by the Victorian Government to the 1890s depression was to provide working folk with greater opportunities to settle and establish a livelihood. In West Brunswick, the *Brunswick Land Purchase Act 1900* enabled the purchase of the Hopetoun Estate (later known as the Brunswick Estate) of 91 acres (37.5 hectares) under the 'Closer Settlement Scheme'. The land was subdivided into fifty-six allotments of between one and two acres, which were made available to 'working men' on a lease purchase arrangement. The Brunswick Estate was the first Closer Settlement scheme in metropolitan Melbourne (Historica 2010:72-3).

The catalyst for the suburban development of Brunswick West was the opening of the electric tram from the City to West Coburg via Grantham Street, Dawson Street and Melville Road. The first section, which terminated at Albion Street, opened by October 1925 and the line was extended to the terminus at Bell Street by 1927. Three state schools opened in West Brunswick in the 1920s to accommodate the growing population. A post office had opened in West Brunswick in 1913, and there was commercial development along Grantham Street and Melville Road. Local industries also prospered in the area, including textiles and light manufacturing.

### Place history

Grantham Street was created in the 1880s (*Mercury and Weekly Courier*, 27 January 1883: 2), but remained largely undeveloped until the early twentieth century. In 1905 there were no houses on the east side between Brunswick Road and Union Street. Development of this area began around 1910 and by 1917 only one vacant lot remained in Grantham Street between Heller Street and Union Street, while the west side had developed to a similar extent (MMBW, SM).

The land at 22 Grantham Street, with a frontage of 43 feet, was purchased by Florence Younger in 1912 and a five-roomed timber house was constructed that year. During the 1910s there was also a stable located on the property (RB 1915, 1921).

Younger lived there for a few years before selling to Walter Gaston, a blacksmith and implement maker, in c.1917. Walter and his wife Alice had moved to Melbourne from the Wimmera; they remained there as owner-occupiers until at least 1970. (RB 1912-1971/72; SM 1930-1974).

The house was originally numbered 26 until street numbers were changed in c.1927 when it became number 22 Grantham Street (RB 1914, 1927, 1928).

### References

- Apperly Richard, Irving, Robert & Reynolds, Peter, *A pictorial guide to identifying Australian architecture. Styles and terms from 1788 to the present*, 1994
- City of Brunswick Municipal Rate Books (RB), 1912, 1913, 1915, 1916, 1918, 1921, 1925, 1930, 1935, 1940, 1950, 1958-59 & 1971-72
- Historica 2010. 'Moreland Thematic History', prepared for the City of Moreland
- Mercury and Weekly Courier*, 27 January 1883, p. 2.
- MMBW Detail Plan No. 1888, dated 1905 (State Library of Victoria)
- MMBW Detail Plan No. 1890, Municipality of Brunswick, dated 1917 (State Library of Victoria)
- Sands & McDougall, *Melbourne and Suburban Directories* (SM), 1930, 1935, 1940, 1944/45, 1950, 1955, 1960, 1970
- Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>
- Victorian Places website: <http://www.victorianplaces.com.au/>

### Description

This Edwardian single-story weatherboard bungalow is located on the east side of Grantham Street, Brunswick West. It has an almost pyramidal hipped roof, clad in corrugated iron, with a gablet at the peak that features a decorative timber bargeboard. The symmetrical facade has a central panelled door with arched window and sidelights and highlights and two sets of tall double hung sash windows to either side. The original bullnose verandah is supported by timber posts and Art Nouveau style decorative timber frieze with stylised leaf and floral motifs and triangular brackets with sinuous lines. There are also timber eaves brackets separated by shaped timber mouldings above the verandah, and two tall heavily corbelled brick and render chimneys topped with terracotta pots.

### Intactness and integrity

The house is highly intact.

## Comparative analysis

This house is a representative example of an Edwardian timber bungalow. The form and detailing are typical of the style, however; the house is notable for the high degree of intactness and especially for the original timber verandah detailing. While the use of cast iron verandah decoration lingered into the early 1900s, the start of the Federation period marked a decline in the use of cast iron for structural and ornamental components of verandahs and an increase in wood for these components. According to Apperly et al (1994:108)

*The use of steam and, later, electricity to operate tools such as bandsaw, the jigsaw and the lathe made it possible for pieces of wood of many shapes and sizes to be made quickly, easily relatively cheaply, and in large quantities.*

Comparable examples of Edwardian houses with timber verandah detailing in the City of Moreland include:

- House, 275 Albion Street, Brunswick (HO257). The verandah at this house features a 'ladder' frieze composed of straight timber sticks and narrow panels with Art Nouveau motifs.
- Closer Settlement House, 6 Allard Street, Brunswick West (HO263). The verandah at this house features a 'ladder' frieze composed of timber sticks with 'wavy' profiles and is also distinguished by a central gablet with elaborate bargeboards.
- Chewton, 27 Carnarvon Street, Brunswick (HO283). This has a simple 'ladder' frieze with carved brackets.
- Closer Settlement House, 47 Cumming Street, Brunswick West (HO54). This has an elaborate timber screen and balustrade forming arched openings.
- House, 87 Garnet Street, Brunswick (HO302). The verandah has an arched 'ladder' frieze.
- House, 160 Hope Street, Brunswick (HO95). This has a shallow 'ladder' frieze, with alternating sticks with a circle or simplified Art Nouveau motifs.

The verandah detailing at 22 Grantham Street compares favourably with the above examples, most of which are variations on the 'ladder' frieze, which is one of the most common types used for Federation and Edwardian verandahs. The verandah at 22 Grantham Street is notable for the distinctive Art Nouveau details and patterning, which are not found at the examples cited above.

The Art Nouveau style emerged in France the late nineteenth century and was fashionable from about 1890 to World War I. A reaction against the precise geometry of Neoclassical forms, Art Nouveau was in favour in applying artistic designs to everyday objects and employed flat, decorative elements that could be used in all art forms. Intricate curvilinear patterns of sinuous asymmetrical lines, often inspired by floral and plant forms are typical of the style, and typical decorative elements include leaf and tendril motifs.

The influence of the Art Nouveau style is evident in the details in this verandah, particularly the stylised leaf and flower motifs within the frieze, and the sinous lines in the triangular brackets. The effect of the detailing is enhanced by its slightly exaggerated scale and the spacing between the elements.

## Statement of significance

### *What is significant?*

The house, constructed by 1912, at 22 Grantham Street, Brunswick West is significant.

Non-original alterations and additions are not significant.

### *How is it significant?*

The house is of local representative and aesthetic significance to the City of Moreland.

### *Why is it significant?*

The house is significant as a representative example of an Edwardian timber bungalow, which is notable for its high degree of intactness. While the form and detailing are typical, it is also notable for the decorative timber detailing to the verandah, which demonstrates the influence of the Art Nouveau style. This is particularly evident in the stylised leaf and flower motifs within the frieze, and the sinuous lines in the triangular brackets. The effect of the detailing is enhanced by the slightly exaggerated scale and the spacing between the elements. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule (External paint controls are recommended, as an accurate period-appropriate colour scheme would greatly enhance the heritage values of this place):

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	Yes
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b>	No

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Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	
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**Other recommendations**

None specified



## CONCRETE HOUSE (KOROROIT), 70 HELLER STREET, BRUNSWICK WEST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56410	<b>Survey Date:</b> March 2017
<b>Name:</b> Kororoit	<b>Designer:</b> Unknown
<b>Place type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1913
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural style:</b> Edwardian Period (1902-c.1918), Bungalow	





## History

### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century*

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.



Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Some parts of Brunswick West were subdivided into housing allotments during the nineteenth century, but most of the area was too remote from transport and services and little development occurred until the early twentieth century. Parts of West Brunswick, such as the Melville Manor estate, were subdivided for speculative housing in the 1880s, but most were left vacant when the economic depression hit in 1891.

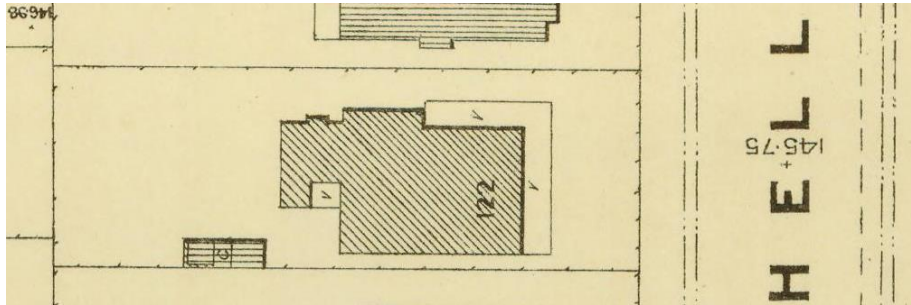
One response by the Victorian Government to the 1890s depression was to provide working folk with greater opportunities to settle and establish a livelihood. In West Brunswick, the *Brunswick Land Purchase Act 1900* enabled the purchase of the Hopetoun Estate (later known as the Brunswick Estate) of 91 acres (37.5 hectares) under the 'Closer Settlement Scheme'. The land was subdivided into fifty-six allotments of between one and two acres, which were made available to 'working men' on a lease purchase arrangement. The Brunswick Estate was the first Closer Settlement scheme in metropolitan Melbourne (Historica 2010:72-3).

The catalyst for the suburban development of Brunswick West was the opening of the electric tram from the City to West Coburg via Grantham Street, Dawson Street and Melville Road. The first section, which terminated at Albion Street, opened by October 1925 and the line was extended to the terminus at Bell Street by 1927. Three state schools opened in West Brunswick in the 1920s to accommodate the growing population. A post office had opened in West Brunswick in 1913, and there was commercial development along Grantham Street and Melville Road. Local industries also prospered in the area, including textiles and light manufacturing.

### **Place history**

Robert Aitken (1877-1938) built the house in Heller Street, West Brunswick, in c.1913 and resided there with his wife Elsie Mysie (ER 1914, 1915). On the birth of their daughter in 1913 their address was given as 'Kororoit', Heller Street, West Brunswick (*Argus*, 18 June 1913: 1).

The house was described in the municipal rate books as a five-roomed concrete house. Street numbers were introduced in 1915, and for the next thirteen years 70 Heller Street was listed as 122 Heller Street (RB 1915-1928; SM 1928; MMBW 1890).



*MMBW Detail Plan No. 1890, dated 1917 (source: SLV)*

The MMBW detail plan of 1917 shows a comfortable home at '122' Heller Street with a return front verandah and an attached rear kitchen. There is an outside toilet in a timber shelter, located on the boundary fence but no laneway access, as the sewerage presumably was connected in the local area by that time (MMBW).

Robert Aitken was listed as a clerk in 1910s but by the early 1930s was listed as an employee of the tramways (ER 1914, 1931, 1936). He lived here until his death in July 1938 (*Argus* 14 July 1938:8). Between 1938 and 1940, his widow Elsie Aitken assumed ownership of 70 Heller Street, and the family continued to reside in the house until at least 1979 (RB 1971/72, 1978/79).

## References

Ancestry.com

*Argus*, 18 June 1913, p. 1.

*Argus* 14 July 1938, p. 8.

Australian Places website:

<https://web.archive.org/web/20040417074534/http://www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/brunswickw.html>

City of Brunswick. Rate Books. 1915, 1920, 1928, 1971/72, 1978/79.

Commonwealth Electoral Rolls (ER), 1914, 1931, 1936.

Historica 2010. 'Moreland Thematic History', prepared for the City of Moreland.

MMBW Detail Plan No. 1890, Municipality of Brunswick, dated 1917 (State Library of Victoria).

Sands and McDougall. Melbourne Directories, 1928.

Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

Victorian Places website: <http://www.victorianplaces.com.au/>

## Description

This Edwardian bungalow has rendered walls with ashlar coursing (that possibly indicate the original concrete block construction) and quoining at the wall corners. The low-pitched gable fronted roof extends to form a verandah along the east side and returns along the façade creating a 'floating' gable with timber fretwork facing the street. There is a smaller projecting gable on the east side. The facade has a pair of double hung sash windows equally spaced on either side of the chimney, which is centrally placed at the ridgeline and has small square side apertures. There are two other concrete chimneys, also with square or rectangular side apertures. The verandah

has chamfered timber posts with an arched timber valance and a tessellated tile inlaid floor. The entrance, positioned at the side of the house adjacent to the projecting bay, features a panelled timber door with a high-waisted window flanked by leadlight window sidelights and toplights, and there is a porthole window in the adjacent wall of the projecting bay, and another small square window in the main side wall.

The house appears to be very intact and in good condition.

### **Comparative analysis**

Concrete, using a number of locally developed or imported systems of reinforcement and formwork, was being used by several architects and builders in Australia from the early 1900s for commercial buildings and civil engineering structures, as well as for houses. The first reinforced concrete houses began to appear in Australia from c.1907 and several pioneer examples were built in Adelaide around that time by builder W.C. Torode, who developed a method of in situ concrete cavity walling. A Melbourne builder, H.R. Crawford, patented his own system in 1907, and, over the next seven years, erected concrete houses at Camberwell, Canterbury, East Malvern and Balwyn. Another important early example was that built by John Monash at 4 Ray Street Beaumaris in 1912, but unfortunately demolished in 1999. In the 1920s, S.B. Marchant built houses in Adelaide using his 'Monolyte' system, and the State Savings Bank of Victoria experimented with the system in 1925-6 on a small housing estate at Sunshine. Also, in the 1920s, A.C. Matthews developed the 'Self-Form' system, which produced cavity walls (Lewis).

Probably the most prolific designer and builder of concrete houses in Melbourne, from about 1914 until the 1930s, was the Melbourne architect Lesley M. Perrott. In 1923 with the assistance of G.W. Green Perrott published a book on the subject *Concrete Homes*. In it he explains that reinforced concrete is "the most suitable building material known to us, and that it lends itself readily to effective architectural treatment". A newspaper article about the book opines:

*Quite rightly he objects to any attempt being made to disguise concrete - that is to try to make it pass for some other material - seeing that in capable hands it has a character of its own. (The Argus, 'New Books', 17 December 1923, p.3)*

According to Miles Lewis, the 'conventional and somewhat old-fashioned design' of most early concrete houses contrasts with the concrete houses designed in the 1910s by Perrott, which overlaid elements of the newly fashionable Californian Bungalow style onto verandahed Federation bungalow forms. Other Perrott houses of the 1920s departed further from the picturesquely gabled Federation and Californian Bungalow styles.

Early concrete houses erected by Perrott include his demonstration concrete house at Pascoe Vale Road, Essendon (1914, extant) and the W. Thackray house, Canterbury Road, Canterbury (1914, demolished?), as well as the house at 220 Alma Road, St Kilda East (1915, extant, included in heritage overlay HO23, Port Phillip Planning Scheme).

In the period following World War I concrete became a familiar and accepted material, rather than the 'province of a few specialist firms and important buildings' (Lewis) and many more houses were constructed through the interwar period.



This is one of three houses of concrete construction in Moreland that are among the earliest known surviving examples in Victoria. In order of construction date, they are:

- ‘Ranche’, 9 Waxman Parade, Brunswick West. Constructed 1907-1911, presumably by the owner George T. Gatens who was a builder and contractor, on the Dal Campbell Closer Settlement Estate. Correspondence on the Closer Settlement File held at PROV describes the walls as being constructed of concrete with steel rod reinforcing. Designed in a highly decorated transitional Victorian/Federation villa style, the house has been significantly altered, but the original form and some details remain.
- House, 1 South Daly Street, Brunswick West. Constructed by 1910 in a transitional Victorian/Edwardian style, this house has rendered walls with ashlar coursing with quoining to the corners and vermiculated sills to the windows. Described as a concrete house in the rate books, the method of construction is unknown. It is highly intact.
- House, 70 Heller Street, Brunswick West. Constructed by 1913, this house demonstrates the transition to the interwar bungalow style through the low-pitched gabled roof, whilst details such as the distinctive chimney apertures and the timber screen to the gable end show an Arts & Crafts influence and suggest the work, or influence of, Harold Desbrowe Annear (Lewis). Described as a concrete house in the rate books, the method of construction is unknown, but appears to be mass concrete. It is highly intact.

Another house at 36 King Street, Fitzroy North, dating from 1926 is a much later example, built at a time when concrete construction was becoming more mainstream (but still much less common than other conventional forms of construction). This, however, is of interest as an example of the ‘Monolyte’ system and demonstrates the continuing development of concrete house technology in the 1920s.

(There is one other concrete house identified by the 2017 Heritage Review at 21 Stanley Street, Brunswick, which was described as being of ‘reinforced concrete and wooden’ construction in the rate books. However, as it was constructed in 1920 it is not in the vanguard of concrete construction, and it also has been altered, changing its appearance. Accordingly, it does not satisfy the threshold of local significance.)

## **Statement of significance**

*What is significant?*

The concrete house, constructed by 1913, at 70 Heller Street, Brunswick West is significant.

Non-original alterations and additions are not significant.

*How is it significant?*

The concrete house at 70 Heller Street, Brunswick West is of local historical, representative and aesthetic significance to the City of Moreland.

*Why is it significant?*

It is significant as an intact representative example of an early concrete house dating from prior to World War I. Many early concrete houses were in reasonably conservation or old-fashioned styles and this example is notable for its relatively progressive transitional bungalow form and detailing and high degree of intactness

and integrity. Notable features include the simplified detailing, low-pitched gabled roof, whilst details such as the distinctive chimney apertures and the timber screen to the gable end show an Arts & Crafts influence. (Criterion A, D & E)

The significance of the house is enhanced by its rarity values as many of the other earlier examples of concrete houses have been demolished. Consequently, it has potential to provide further information about early concrete construction techniques. (Criteria B & C)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified

# HCV HOUSE, 2 MCLEAN STREET, BRUNSWICK WEST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 60461	<b>Survey Date:</b> March 2017
<b>Name:</b> HCV House	<b>Architect:</b> Housing Commission of Victoria
<b>Place Type:</b> Residential House	<b>Builder:</b> R.N. Bone
<b>Grading:</b> Significant	<b>Construction Date:</b> 1942-1943
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Interwar Period (c.1919-c.1940) American Bungalow	



## History

### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century, Post World War Two: Government housing and Credit Foncier housing*

### Housing Commission of Victoria

The passing by the Victorian Parliament in December 1937 the *Housing Act 1937* brought the Housing Commission of Victoria (the Commission) into existence. Once it commenced work in March 1938 there were two separate but related tasks the Commission faced when addressing the housing problem in Melbourne. The first was clearing inner city slums. The second was providing housing for those whose homes were being reclaimed or who were generally living in poverty.

In its first Annual Report the Commission noted that:

*... it has been difficult to synchronize these two functions – demolition and the building programme ... in order to implement effectively a sound policy of slum*

*reclamation, there must be a supply of unoccupied houses of varying sizes and types completed and ready to accommodate occupiers of houses to be demolished.*

Despite being a major impetus for the creation of the Commission, slum reclamation gradually slipped to the bottom of its agenda. What emerged instead was an emphasis on the types of homes the Commission was providing and the importance of the design and layout of any new housing estates or clusters of Commission-built homes. Over the first few years of its existence the Commission focussed upon acquiring land and building houses. By 1942 the Commission had acquired, by various means, sites for 2,040 houses across Victoria (HCV Annual Report 1942).

In 1938 the Commission conducted a national architectural competition for the ‘design and planning of low cost houses’ on the first estate (which became known as Fisherman’s Bend) in Port Melbourne ‘with a view to obtaining the advantage of the best brains of the architectural profession in the design and planning of low-cost houses’. It was from among the winners of this competition that the Commission in 1939 appointed the members of the Commission’s first Panel of Architects (also known as the Architects’ Panel). The Panel provided advice to the Commission on the design, planning and specification of housing and estates to be built by the Commission in metropolitan areas (HCV Annual Report 1939-40).

The design and layout of estates was considered equally important as the construction techniques and standards and great emphasis was placed on open space, gardens and the right balance of public and private space. The design philosophy of the Commission, which sought to develop new estates according to ‘modern’ town planning ideals and principles, was strongly influenced by the Garden City movement and the Panel of Architects strived to achieve a balance between public and private open space. A principle of ‘ordered variety’ was applied with regard to the placing of dwellings and the general street pattern (HCV Annual Report 1939-40).

The Panel of Architects, at the direction of the Commission, experimented with the design and construction of houses beginning with the first estate at Fisherman’s Bend. The most economical forms of construction, building materials, finishes and internal fittings were investigated, as were economies of scale in construction and design. The more economical the design and construction, the more people the Commission could afford to house. Houses in the metropolitan area were in general erected in pairs to save money on roofs, verges and wall construction as well as sewerage and water services. However, in 1942 the Commission erected the first complete estates of single detached houses in Brunswick and Preston (HCV Annual Report 1943:8)

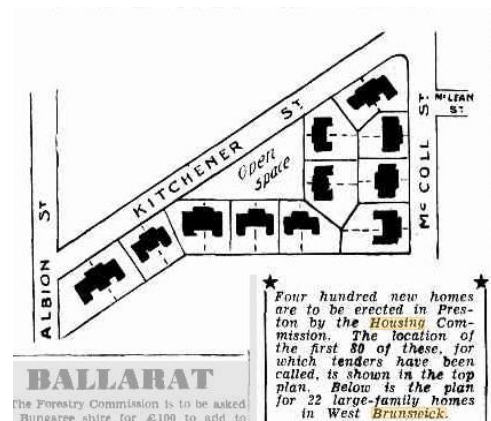
The building ‘experiments’ carried out at Fisherman’s Bend were continued at other new Commission estates around Melbourne throughout the early 1940s until a ban on building was introduced following the entry of Japan into World War II. With the introduction of this restriction the Commission limited its output to the completion of contracts in progress (HCV 1943:6-7).

#### *HCV estates in Moreland*

The City of Moreland contains some of the earliest estates constructed by the Commission in the first years of its operation from 1939 to 1942, as well as some the largest estates established in the post-war era.

The first houses constructed by the Commission were located at the Fisherman’s Bend estate, where the first four contracts were issued in July 1939. The next contract

issued in October 1939 was for the 22 houses in the Kitchener Estate, which was located on land in Brunswick West that once formed part of the Brunswick Closer Settlement Estate.



*Plan of the HCV estate in Kitchener Street and McColl Street (now Peacock Street), West Brunswick (Age, 4 October 1939: 14)*

Around the same time the Commission had purchased a further 7 acres of the Closer Settlement estate to the south of Albion Street where construction of the 58 concrete houses comprising Fowler Estate commenced in 1941. In 1942 the Commission built a small group of five timber-framed houses in McColl Street (now Peacock Street) directly opposite the Kitchener Estate. As mentioned above, these were among the first estates of detached houses in Melbourne. Further concrete houses were built to the north of Albion Street in the later 1940s.

Meanwhile, in 1940 the Commission purchased over 25 hectares of land in Coburg East and commenced construction of what would become the Elizabeth Street or Spring Meadows Estate. This would be expanded to over 75 hectares to become the Newlands Estate and was developed in stages over the next ten years.

In the post-World War II era the Commission constructed over 3,000 houses on large estates in Fawkner, Glenroy North, Jacana and Broadmeadows East (Historica 2010:68-69).

### **Place history**

The house at 2 McLean Street, on the east corner of Peacock Street, was constructed in 1942 for the Housing Commission of Victoria as one of five houses forming a small estate on the north side of what was then known as McColl Street in Brunswick West (the eastern end of McColl Street was renamed Peacock Street following the construction in the late 1960s of the Tullamarine Freeway/Citylink). R.N. Bone was the contractor (HCV Fifth Annual Report 1943:13). The houses were directly opposite the semi-detached brick houses forming the Kitchener Estate.





*Aerial photo of 1945 showing the group of 22 semi-detached residences in Peacock and Kitchener Streets, and the five timber houses on the north side of Peacock Street, including 2 McLean Street (source: Melbourne 1945 website)*

The Annual Report of the Commission, in a section entitled ‘Design, experiment, research and investigation’, noted that this estate was one of two in the metropolitan area that for the first time had been developed with single detached houses instead of the semi-detached houses used at the previous estates at Fisherman’s Bend, Preston and Brunswick. The McColl Street estate consisted of five timber-framed houses, clad with a weatherboard dado and cement sheets, and fibrous plaster internal walls. The other estate in May Street, Preston comprised 31 single houses, 18 of similar construction, and 13 of brick. A further ten timber houses were constructed as part Elizabeth Street Estate in Coburg (HCV Fifth Annual Report 1943:8-13).

The five houses on the north side of McColl/Peacock Street were directly opposite some of the brick duplexes built for the Commission as part of the Kitchener Estate in 1939-40. All of this land once formed part of the Brunswick Closer Settlement Estate, which had been established in 1902.

The first tenant of this house was aircraft assembler Ernest Henry Haywood (RB 1943 & 1944) and he remained the tenant until the mid-1970s. It was first described as a four-roomed wood and fibro house in 1944, and street directories from that year until at least the mid-1970s continued to list Haywood as its tenant (RB 1945; SM 1944/45, 1950, 1960, 1970 & 1974).

An earlier two-roomed wood house at 2 McLean Street, built on the Closer Settlement Estate was owned and occupied by John Ryan at least between 1902 and 1907. Ryan continued to own the property through the 1910s and 1920s but rented it out to a succession of tenants until c. 1924 (RB 1902, 1905, 1908, 1914, 1915, 1917, 1920 & 1925; *Age* 8 February 1917:3). This is the wooden house that appears on the Melbourne & Metropolitan Board of Works Detail Plan of 1919 (MMBW). By 1929 this earlier house was demolished, and the land was vacant, owned by Brunswick City



Council in 1940 and the Commission by the following year (RB 1930, 1941 & 1942; SM 1930, 1940, 1942 & 1943).

### **References**

Brunswick Municipal Rate Books (RB), as cited

Housing Commission of Victoria (HCV) annual reports, as cited

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 2269, dated 1919

Sands & McDougall, *Melbourne and Suburban Directories* (SM), as cited

### **Description**

This house is located on the corner of McLean and Peacock streets, Brunswick West. It is small timber-framed bungalow, clad with a weatherboard dado and cement sheet and has a tiled gable roof that extends to form a small porch, which has a latticed timber screen. The windows are timber framed multiple casements, including one that wraps around the corner adjacent to the porch, and there is one external brick chimney. The height of the low timber front fence is correct, although the traditional picket style is not historically appropriate.

### **Intactness and integrity**

This house appears to be relatively intact and is in good condition.

### **Comparative analysis**

The estates constructed by the Housing Commission of Victoria in the early years of its operation are significant as they demonstrate the continuing experimentation with house designs, construction and estate layout.

The majority of the early estates constructed by the Commission comprised duplexes, as it was believed this was the most economical and efficient form of construction. This estate and others in Preston and Coburg East contained the first detached houses built by the Commission and the first to be built in timber. In the following year the Commission built the first detached houses in concrete and developed a method of 'factory production' for timber houses where the roof and wall sections could be sawn and assembled in the builder's workshop prior to delivery to the site. Timber houses using these methods were constructed on the Spring Meadows estate at Coburg East (HCV Sixth Annual Report 1944:17). Eventually, detached houses would form the vast majority of the housing constructed by the Commission on its estates in the post-war era.

In early 2017 this house was one of three of the original five that survived. Of the other two, the house immediately to the north remained intact, however, a permit had been issued for its demolition. The other surviving house, at 26 Peacock Street, has been significantly altered. The Spring Meadows estate (part of the broader Newlands Estate) contains some of the later examples of timber houses built by the Commission.

Outside of Moreland, several examples of similar timber houses survive from the other estate in Preston.

## Statement of significance

### *What is significant?*

The house, constructed in 1942 by R.N. Bone for the Housing Commission of Victoria, at 2 McLean Street, Brunswick West is significant.

Non-original alterations and additions are not significant.

### *How is it significant?*

The house at 2 McLean Street, Brunswick West is of local historic and representative significance to the City of Moreland.

### *Why is it significant?*

It is significant as evidence of the first estates constructed by the Housing Commission of Victoria and of the importance of Brunswick as an area where the Commission built many of the first metropolitan estates. These early estates are important as they demonstrate the continuing experimentation by the Commission with different house types and construction techniques during the first years of its operation in order to determine the most efficient and economical way of meeting Melbourne's housing shortage. This house is notable as it formed part of the first estate of detached timber houses erected by the Commission in the metropolitan area. These early designs led to the development of other timber house types in the following years and also signalled the beginning of the move away from duplex house types to detached houses, which would form the vast majority of the housing built by the Commission in the post-war period (Criterion A).

This house also demonstrates the simple and economical designs of early Commission houses. The significance of the house is enhanced by its rarity values as one of the few examples of these detached timber houses to survive. (Criteria B & D)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b>	No

Are there outbuildings and fences, which are not exempt from notice and review?	
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified

## HOUSE & FRONT FENCE, 33 NEWMAN STREET, BRUNSWICK WEST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 58271	<b>Survey Date:</b> March 2017
<b>Name:</b> House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential Bungalow	<b>Builder:</b> Unknown
<b>Grading:</b> Yes	<b>Construction Date:</b>
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Interwar Period (c.1919-c.1940) American Bungalow	



### History

#### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses*; 6.4 Building houses in the twentieth century

#### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the

municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local



prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Some parts of Brunswick West were subdivided into housing allotments during the nineteenth century, but most of the area was too remote from transport and services and little development occurred until the early twentieth century. Parts of West Brunswick, such as the Melville Manor estate, were subdivided for speculative housing in the 1880s, but most were left vacant when the economic depression hit in 1891.

One response by the Victorian Government to the 1890s depression was to provide working folk with greater opportunities to settle and establish a livelihood. In West Brunswick, the *Brunswick Land Purchase Act 1900* enabled the purchase of the Hopetoun Estate (later known as the Brunswick Estate) of 91 acres (37.5 hectares) under the 'Closer Settlement Scheme'. The land was subdivided into fifty-six allotments of between one and two acres, which were made available to 'working men' on a lease purchase arrangement. The Brunswick Estate was the first Closer Settlement scheme in metropolitan Melbourne (Historica 2010:72-3).

The catalyst for the suburban development of Brunswick West was the opening of the electric tram from the City to West Coburg via Grantham Street, Dawson Street and Melville Road. The first section, which terminated at Albion Street, opened by October 1925 and the line was extended to the terminus at Bell Street by 1927. Three state schools opened in West Brunswick in the 1920s to accommodate the growing population. A post office had opened in West Brunswick in 1913, and there was commercial development along Grantham Street and Melville Road. Local industries also prospered in the area, including textiles and light manufacturing.

### **Place history**

No houses are shown on the southern side of Newman Street between Straw and Wallace Streets on the MMBW Detail Plan of 1910, which revealed a three-foot wide main sewer running through the empty block (MMBW 1910). Extensive suburban development took place in West Brunswick in the 1920s, with the subdivisions of a large number of housing estates in that decade. The first house in this section of Newman Street was first recorded in street directories in 1920 (SM 1920).

A four-roomed timber house owned by John M. Roberts of West Brunswick first appeared in a rate assessment dated 16 December 1929. Roberts's occupation was

given as a 'traveller', which was akin to a travelling salesman (Roberts, Probate papers, 1938). In 1929 Roberts was leasing the house to hotel porter Richard Joseph Gale (RB 1930), who lived there with his wife Molly Beatrice Gale (ER 1931). The previous council rate assessment, dated 10 December 1928, included a notation that a 'WB Villa' was under construction on the land (RB 1929). Roberts had owned the vacant land (allotments 59/60) for a number of years (RB 1925-1928).

The timber Californian Bungalow at 33 Newman Street, with its multiple gabled front, timber shingles and brick-piered verandah, bears a likeness to the 1920s pattern book designs of the State Savings Bank of Victoria and it is possible that that house was financed through the State Bank's credit foncier scheme, which provided affordable loans to new home builders. A branch of the State Savings Bank had opened on Melville Road, West Brunswick, by this time, which serviced customers in the local area.

The house was first numbered 33 Newman Street in the *Sands and McDougall* street directory of 1930 (SM 1930). A number of tenants lived in the house during that decade including Gale, Norman McCartney, Isabella Bodley and William C. McConnel, although Roberts retained ownership until he passed away on 23 March 1938 and the property was sold by executor's auction the following year (SM 1932-1936; *Age* 8 April 1939:2). From 1941, retired shipwright William Henry Knapman and his wife Holly were owner-occupiers. On William Knapman's death in 1953, by that time described as an investor, the title to the property passed to his widow Holly Knapman. Members of the Knapman family were owners and residents until at least the mid-1970s (RB 1941, 1945; SM 1941-1974). It is likely that the garden, with its mature plantings of *Cupressus sempervirens* was developed during the period of the Knapman's ownership from 1941.

## References

*Age*, 8 April 1939, p. 2.

*Age*, 4 November 1954, p. 20.

Australian Places website:

<https://web.archive.org/web/20040417074534/http://www.arts.monash.edu.au/ncas/multimedia/gazetteer/list/brunswickw.html>

Births Deaths and Marriages (via Ancestry.com).

City of Brunswick Municipal Rate Books (RB), 1925, 1927, 1928, 1929, 1930, 1941, 1945.

Commonwealth Electoral Rolls (ER), 1931, 1941, 1949.

Historica 2010. 'Moreland Thematic History', prepared for the City of Moreland.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1910, dated 1910, State Library of Victoria.

Roberts, John M., Probate papers. Date of grant: 30 Apr 1938; VPRS 7591/P2 unit 1043, item 296/492, PROV.

Sands & McDougall, *Melbourne and Suburban Directories* (SM), 1920, 1930, 1931, 1932, 1932, 1934, 1935, 1936, 1941, 1942, 1944/45, 1950, 1960, 1970, 1974.

Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

Victorian Places website: <http://www.victorianplaces.com.au/>

## Description

This weatherboard Californian Bungalow has a typically dominant gable-fronted roof with two smaller gabled bays projecting forwards from the front of the house; a smaller gable to the left containing a room, and a larger gable over the porch. The gable ends are decorated with timber shingles supported on timber modillions and there are diamond-shaped vents to the main and porch gables. The porch gable has a timber frieze and rests on square brick piers with a rendered band and tapered rendered top. Both the pier and the brick balustrade are constructed of red bricks with clinker bricks laid as decorative soldier course at mid-wall height. There are triple panelled casement windows in both the east and west bays.

The house is complemented by the extraordinary brick and render front fence, which matches the verandah piers and balustrades in materials form and detailing. The tall end piers and those framing the entrances match the verandah piers, while the fence wall is the same as the balustrade. The front garden features mature plantings including several Italian or Mediterranean cypresses (*Cupressus sempervirens*) in a line behind the front fence, and a Canary Island Palm (*Phoenix canariensis*).

### Intactness and integrity

A garage has been added to the west side of the house. Otherwise, the house appears to be relatively intact when viewed from the street.

## Comparative analysis

Interwar houses are well represented in the Heritage Overlay in Moreland in a range of styles including the ubiquitous bungalow, which was popular throughout the 1920s and the 1930s, as well as Spanish Mission, Old English and Moderne, which were popular from the late 1920s onwards. Compared to pre-World War I houses; a greater percentage of these houses retain their original front fence. Some of the better examples include:

- HO33 Brunswick Road West. This is a small precinct of substantial interwar houses on large elevated sites extending from nos. 483 to 507. Several retain original front fences and retaining walls. Better examples include 'Hokitika' at no.489 (clinker brick with wrought iron balustrade in a matching pattern to the balcony balustrade to the house), no.491 (Spanish Mission house with low render wall and piers with wrought iron balustrade).
- 290 Moreland Road, Brunswick (HO332). This is a transitional gable fronted attic bungalow. Both the house and the original brick front fence are rather conventional in style. The fence comprises of brick piers with rounded render caps and a balustrade with narrow slot openings.
- 292 Moreland Road, Brunswick (HO333). This highly intact Spanish Mission style house is complemented by an original front fence with clinker brick piers with square render caps, low rendered balustrades and decorative steelwork that matches the balustrade of the house porch.
- 655 Park Street, Brunswick (HO134). This is a fine and intact example of an interwar bungalow with Arts & Crafts detailing. The original front fence uses the same design elements with a bluestone plinth, clinker brick piers capped with render. Original timber pickets and gate described in the citation have been replaced.

- ‘Harcourt’, 43 Whitby Street, Brunswick West (HO198). This is a fine and intact example of an interwar bungalow with an integrated front fence and garage. Whilst relatively conventional in form, the fence is distinguished by an original lych-gate over the driveway.

The superior examples of the fences described above have been specifically designed to complement the house through materials, form and detailing, rather than just being a standard interwar style. This is evident at 33 Newman Street, where the fence exactly matches the verandah piers and balustrade. While the house has a visible addition, this has been done in a relatively sympathetic manner and the house otherwise has comparable integrity to the places cited above.

The Italian cypresses are not a typical interwar planting for a house of this style (although they were sometimes used to complement Spanish Mission style houses), but together they form a notable and distinctive grouping, which creates a dramatic silhouette within the streetscape.

### **Statement of significance**

#### *What is significant?*

The house, constructed in 1929, at 33 Newman Street, Brunswick is significant. The front fence and Italian or Mediterranean cypresses (*Cupressus sempervirens*) contained in the front garden behind it, are also significant.

Non-original alterations and additions including the garage are not significant.

#### *How is it significant?*

The house, trees and front fence at 33 Newman Street, Brunswick West is of local representative and aesthetic significance to the City of Moreland.

#### *Why is it significant?*

It is significant as a representative example of a typical interwar gable-fronted bungalow. The house features characteristic details of the Californian Bungalow style including the prominent gable clad in timber shingles, a generous enclosed verandah with a timber frieze and resting on square brick piers with a rendered band and tapered rendered top. (Criterion D)

The aesthetic quality of 33 Newman Street, Brunswick West is enhanced by the intact and well-detailed front fence that has been designed to complement the detailing of the porch and balustrade, creating a unified ensemble. The setting of the house is also enhanced by the line of Italian Cypresses, which create a dramatic silhouette within the streetscape. (Criterion E)

### **Recommendations**

#### **Moreland Planning Scheme**

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b>	No
Is a permit required to paint an already painted surface?	

<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	Yes – Italian cypresses
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	Yes – front fence
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified



# CONCRETE HOUSE, 1 SOUTH DALY STREET, BRUNSWICK WEST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56410	<b>Survey Date:</b> March 2017
<b>Name:</b> House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1922
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural style:</b> Federation/Edwardian Period (1902-c.1918)	



## History

### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century*

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Some parts of Brunswick West were subdivided into housing allotments during the nineteenth century, but most of the area was too remote from transport and services and little development occurred until the early twentieth century. Parts of West Brunswick, such as the Melville Manor estate, were subdivided for speculative housing in the 1880s, but most were left vacant when the economic depression hit in 1891.

One response by the Victorian Government to the 1890s depression was to provide working folk with greater opportunities to settle and establish a livelihood. In West Brunswick, the *Brunswick Land Purchase Act 1900* enabled the purchase of the Hopetoun Estate (later known as the Brunswick Estate) of 91 acres (37.5 hectares) under the 'Closer Settlement Scheme'. The land was subdivided into fifty-six allotments of between one and two acres, which were made available to 'working men' on a lease purchase arrangement. The Brunswick Estate was the first Closer Settlement scheme in metropolitan Melbourne (Historica 2010:72-3).

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### **Place history**

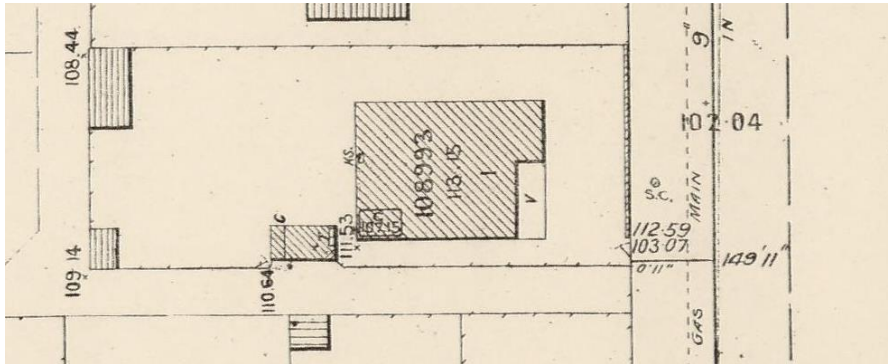
1 South Daly Street was created in 1891 by a subdivision of a narrow strip of land on the north side of Union Street extending west to the Moonee Ponds Creek. Originally shown as Guthrie Street on the title and lodged plans, it was listed as Daly Street in the Directories and later renamed as South Daly Street (see below). The subdivision appears to have been unsuccessful and only a handful of lots were sold in the early

1890s before the beginning of the economic depression. The remaining unsold land was transferred to new owners and sales recommenced in 1908 (LV).

This property on the west side of the street was sold in 1911 to Eliza Jordan and Blanche George, who also purchased the allotment to the north (LV). It appears that this house had already been constructed by that time, as it was listed in the 1910 Directory as 'vacant'. The following year it was occupied by E. Gunston, a tuckpointer (SM).

The house remained tenanted for several years until 1921 when it was sold to Charles P. Leake, a seedsman and caretaker (LV). He moved into the house and continued to live at the property for at least five decades. In 1927 the house was described as a five-roomed concrete residence (RB, SM).

The house is shown on the Melbourne & Metropolitan Board of Works plan of this area dated 1928. On this plan the street is still named as Guthrie Street, despite it being listed in the Directories (and rate books) as Daly Street by that time. The name South Daly Street first appears in the Sands and McDougall street directories of 1957 (MMBW SM).



MMBW Detail Plan No. 2255, dated 1928 (source: State Library of Victoria)

## References

- Brunswick Municipal Rate Books (RB), as cited  
 Context Pty Ltd, *Keeping Brunswick's Heritage. A report on the review of the Brunswick Conservation Study*, Volume 1, 1990  
 Historica, *City of Moreland Thematic History*, 2010  
 Land Victoria (LV), Lodged Plan, Certificates of title Vol. 2293 Fol. 515, Vol. 3477 Fol. 238  
 Lewis, Miles, *Australian Building. A cultural investigation*, viewed online at <http://www.mileslewis.net/australian-building/> 12 August 2017 (additional information provided by Prof. Lewis via email)  
 Melbourne Metropolitan Board of Works (MMBW) Detail Plan No. 2255, dated 1928, State Library of Victoria  
 Sands & McDougall, *Melbourne and Suburban Directories* (SM), as cited.

## Description

This house is located on the west side of South Daly Street, Brunswick West. Set back from street, it is asymmetrical in plan with a hipped iron roof and a forward projecting gable to one side. The masonry walls have ashlar coursing with quoining to



the corners and vermiculated sills to the windows. Stylistically, it demonstrates the transition from Victorian to Edwardian periods through details such as the paired eaves brackets and string course, the heavily corbelled chimneys with terracotta pots, the four panel front door with sidelights and coloured glass top light, the cast iron verandah with frieze and brackets and tessellated tile floor (with a matching tessellated tile path), the half-timbering to the gable end, and the incised decoration to the barge boards (that is repeated in the verandah fascia).

At the frontage, there is the remnant section of an over-scaled fence with massive rendered piers (one retains a distinctive cruciform gable top) and iron rods set within a rendered balustrade and top rail. The date of this fence is unclear. There is also an early bluestone crossover.

### **Comparative analysis**

Concrete, using a number of locally developed or imported systems of reinforcement and formwork, was being used by several architects and builders in Australia from the early 1900s for commercial buildings and civil engineering structures, as well as for houses. The first reinforced concrete houses began to appear in Australia from c.1907 and several pioneer examples were built in Adelaide around that time by builder W.C. Torode, who developed a method of in situ concrete cavity walling. A Melbourne builder, H.R. Crawford, patented his own system in 1907, and, over the next seven years, erected concrete houses at Camberwell, Canterbury, East Malvern and Balwyn. Another important early example was that built by John Monash at 4 Ray Street Beaumaris in 1912, but unfortunately demolished in 1999. In the 1920s, S.B. Marchant built houses in Adelaide using his 'Monolyte' system, and the State Savings Bank of Victoria experimented with the system in 1925-6 on a small housing estate at Sunshine. Also, in the 1920s, A.C. Matthews developed the 'Self-Form' system, which produced cavity walls (Lewis).

Probably the most prolific designer and builder of concrete houses in Melbourne, from about 1914 until the 1930s, was the Melbourne architect Lesley M. Perrott. In 1923 with the assistance of G.W. Green Perrott published a book on the subject *Concrete Homes*. In it he explains that reinforced concrete is "the most suitable building material known to us, and that it lends itself readily to effective architectural treatment". A newspaper article about the book opines:

*Quite rightly he objects to any attempt being made to disguise concrete - that is to try to make it pass for some other material - seeing that in capable hands it has a character of its own. (The Argus, 'New Books', 17 December 1923, p.3)*

According to Miles Lewis, the 'conventional and somewhat old-fashioned design' of most early concrete houses contrasts with the concrete houses designed in the 1910s by Perrott, which overlaid elements of the newly fashionable Californian Bungalow style onto verandahed Federation bungalow forms. Other Perrott houses of the 1920s departed further from the picturesquely gabled Federation and Californian Bungalow styles.

Early concrete houses erected by Perrott include his demonstration concrete house at Pascoe Vale Road, Essendon (1914, extant) and the W. Thackray house, Canterbury Road, Canterbury (1914, demolished?), as well as the house at 220 Alma Road, St Kilda East (1915, extant, included in heritage overlay HO23, Port Phillip Planning Scheme).



In the period following World War I concrete became a familiar and accepted material, rather than the ‘province of a few specialist firms and important buildings’ (Lewis) and many more houses were constructed through the interwar period.

This is one of three houses of concrete construction in Moreland that are among the earliest known surviving examples in Victoria. In order of construction date, they are:

- ‘Ranche’, 9 Waxman Parade, Brunswick West. Constructed 1907-1911, presumably by the owner George T. Gatens who was a builder and contractor, on the Dal Campbell Closer Settlement Estate. Correspondence on the Closer Settlement File held at PROV describes the walls as being constructed of concrete with steel rod reinforcing. Designed in a highly decorated transitional Victorian/Federation villa style, the house has been significantly altered, but the original form and some details remain.
- House, 1 South Daly Street, Brunswick West. Constructed by 1910 in a transitional Victorian/Edwardian style, this house has rendered walls with ashlar coursing with quoining to the corners and vermiculated sills to the windows. Described as a concrete house in the rate books, the method of construction is unknown. It is highly intact.
- House, 70 Heller Street, Brunswick West. Constructed by 1913, this house demonstrates the transition to the interwar bungalow style through the low-pitched gabled roof, whilst details such as the distinctive chimney apertures and the timber screen to the gable end show an Arts & Crafts influence and suggest the work, or influence of, Harold Desbrowe Annear (Lewis). Described as a concrete house in the rate books, the method of construction is unknown, but appears to be mass concrete. It is highly intact.

Another house at 36 King Street, Fitzroy North, dating from 1926 is a much later example, built at a time when concrete construction was becoming more mainstream (but still much less common than other conventional forms of construction). This, however, is of interest as an example of the ‘Monolyte’ system and demonstrates the continuing development of concrete house technology in the 1920s.

(There is one other concrete house identified by the 2017 Heritage Review at 21 Stanley Street, Brunswick, which was described as being of ‘reinforced concrete and wooden’ construction in the rate books. However, as it was constructed in 1920 it is not in the vanguard of concrete construction, and it also has been altered, changing its appearance. Accordingly, it does not satisfy the threshold of local significance.)

## **Statement of significance**

### *What is significant?*

The house, constructed by 1910, at 1 South Daly Street, Brunswick West is significant. Also significant is the tessellated tiled path and the remnants of an early front fence.

Non-original alterations and additions are not significant.

### *How is it significant?*

The house at 1 South Daly Street, Brunswick West is of local historic, representative and aesthetic significance to the City of Moreland.

*Why is it significant?*

It is significant as one of the early houses in this part of Brunswick West and provides evidence of the limited suburban development prior to World War I. (Criterion A)

It is significant as representative example of an early concrete house dating from prior to World War I and demonstrates how many adopted relatively conservative or old-fashioned architectural styles. Many of the other earlier examples of concrete houses have been demolished and this example is enhanced by its rarity values.

Consequently, it has potential to provide further information about early concrete construction techniques. (Criteria B, C & D)

It is significant as an intact and well-detailed house that demonstrates the transition from the Victorian to Edwardian styles through details such as the paired eaves brackets and string course, the heavily corbelled chimneys with terracotta pots, the four panel front door with sidelights and coloured glass top light, the cast iron verandah with frieze and brackets and tessellated tile floor (with a matching tessellated tile path), the half-timbering to the gable end, and the incised decoration to the barge boards (that is repeated in the verandah fascia). It is complemented by a rare example of original tessellated tile path and the remnant of an over-scaled rendered front fence. (Criterion E)

**Recommendations****Moreland Planning Scheme**

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified

## CONCRETE HOUSE (RANCHE), 9 WAXMAN PARADE, BRUNSWICK WEST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 58746	<b>Survey Date:</b> March 2017
<b>Name:</b> Closer Settlement House ('Ranche')	<b>Designer:</b> George T. Gatens
<b>Place Type:</b> Residential House	<b>Builder:</b> George T. Gatens
<b>Grading:</b> Significant	<b>Construction Date:</b> 1907-1911
<b>Extent of Overlay:</b> Lots 8 & 9 on RP 18571 (see diagram at end of this report)	
<b>Architectural style:</b> Federation/Edwardian Period (1902-c.1918)	



### History

#### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century, Settlement schemes*

### **Closer Settlement estates in Moreland**

Early in the twentieth century, two estates were acquired in Brunswick as urban Closer Settlement Schemes. The Hopetoun Estate of 91 acres in Brunswick's north-west corner, later renamed the Brunswick Estate, included 56 allotments of between one and two acres. By 1905 the estate had been extended twice and covered a large area between Moreland Road and Hope Street, and Moonee Ponds Creek to Melville Road. The second stage, known as the Dal Campbell Estate (18 acres or 7.5 hectares), purchased in 1904, was divided into forty-two allotments, and the Cadman Estate (45 acres or 18.5 hectares), purchased in 1905, included sixty-three allotments. The other estate, the Phoenix Estate, centered on Passfield Street and comprising 47 allotments, was created in 1906 and offered for lease in 1907 (Historica 2010:49, *Age* 2 July 1907, p.4).

The allotments were allocated to 'workingmen' (with few exceptions, the applicants were almost always working men) on a purchase lease, which could be converted to freehold within six years, with a maximum of 31 years to pay. Applications could be made by any person over 21 years of age who was engaged in manual, clerical or other work and owned no more than 250 pounds in real or personal property, and essentially no other land. A dwelling house, to the value of at least 50 pounds had to be erected within the first year with substantial improvements to the value of a further 25 pounds before the end of the second year.

In order to meet the lease conditions, many of the applicants built their houses in stages, completing the minimum amount of rooms to satisfy the valuation and provide adequate accommodation to enable them to live on site.

This staged building over several years appears to be typical of most houses in the estate and is sometimes reflected in their appearance. Further improvements were sometimes made when the freehold was obtained.

The lease requirements meant the estates were settled and developed relatively quickly and the estates developed a cohesive community, originally known as Moonee Vale and later as Brunswick West. A progress association, formed in 1902, erected a public hall in 1910 at 484 Victoria Street and actively sought improvements to the estate including tree planting, road and street making and laying of water mains (Historica 2010:64, Hodgson et al 1989:34).

When the property was converted to freehold the applicant/owner could apply to remove the 'Workman's Home Allotments' restrictions, which (amongst other things) prevented subdivision. By the time that most of the lease terms were completed the building boom that followed World War I had transformed the area surrounding the estates from farmland to suburban housing. Consequently, most requests to remove the restrictions were duly granted. Over time, most of the original allotments have been re-subdivided with new houses built on the new lots and, in many cases, the old house replaced.

As a result, in 2017 there are only about 30 surviving Closer Settlement houses out of an estimated 230 originally built.

### **Place history**

James T. Gatens, a carpenter by trade, of West Brunswick applied for Allotment 61,



Section A of the Dal Campbell Estate in October 1905. He intended to use the land for a 'residence and garden purposes'. His application was supported by his father, George T. Gatens, who agreed to 'assist him with money and plant to enable him to fulfil all the conditions of the lease'. (PROV) The lease, dated 1 December 1905 was issued by mid-June 1906 and by that time Mr Gatens Jnr. had erected post and wire fencing, a galvanized iron shed and put in foundations for 'two rooms and passage to be built of concrete. Rooms 11 x 14 and 12 x 4'. Water had been laid on from the Main.

In September 1906 Mr Gatens was the subject of a letter of complaint from one of his neighbours who was concerned that he was not living on his block by that time and was unlikely to for several months as he only came by for a couple of hours on a Saturday and 'seems in no hurry to build'. Mr Gatens was advised by the Board that the period during which he should have commencing living on the block had elapsed and he was given a few weeks to do so, otherwise his lease would be forfeited. It appears the matter was settled by December 1906 when it was confirmed that Mr Gatens was living at his block (PROV).

Soon afterward Mr Gatens applied for an advance from the Closer Settlement Fund to assist with the construction of the house on his allotment. Originally seeking £50, he later increased this to £100. Of note is the concrete construction of the house, which he described as follows:

*The walls are of Concrete. The outside wall 9". The inside walls 6". Strengthened with steel rods every 8" upright and horizontal.*

By February 1908 when Albert Liddy, architect for the Closer Settlement Board, inspected the house he described it as comprising two rooms to form part of a large home, adding that Mr Gatens was proceeding with the rear portion and, when completed, it would have a value of £400. By June 1909 Mr Gatens had completed four rooms and it appears the house was complete by 1912 when it was described as a reinforced concrete house of six rooms with a weatherboard kitchen and washroom. The original plans, stamped 14 December 1907, show a substantial Federation style villa with a gable roof, ruled render walls with quoining and elaborate stucco decoration (PROV).

Mr Gatens continued to improve his holding. By 1914 the buildings included a workshop, dairy, cowshed and tank stand, and a stable and cart shed with feed house and loft above (PROV).

At some time, the lease was transferred from Mr Gatens Jnr to his father and in 1920 Mr Gatens Snr applied for the Crown Grant, which was duly issued in 1922. Like many other owners, once he had obtained Freehold Title Mr Gatens applied for and was granted a certificate to enable the land to be used 'for better advantage for other purposes than for those of a Workman's Home Allotment', specifically for subdivision. He provided a plan that showed his house allotment with the subdivided portion occupied by a 'factory'.

George T. Gatens was a general contractor with 'Estimates etc., given for all Classes of work'. He named his house, then numbered 97 Hopetoun Avenue, 'Ranche' (PROV).

## References

- Context Pty Ltd, *Keeping Brunswick's Heritage. A report on the review of the Brunswick Conservation Study*, Volume 1, 1990
- Historica, *City of Moreland Thematic History*, 2010
- Hodgson, J., Holloway, E., Kirwan, A. & Thege, D., 'Heritage Significance of the Brunswick Estate', 1989, Student project, Footscray Institute of Technology
- Lewis, Miles, *Australian Building. A cultural investigation*, viewed online at <http://www.mileslewis.net/australian-building/> 12 August 2017 (additional information provided by Prof. Lewis via email on 13 August 2017)
- Melbourne Metropolitan Board of Works (MMBW) Detail Plan No. 2255, dated 1928, State Library of Victoria
- Public Records Office of Victoria (PROV) VPRS 5714, P0 (Unit 1317) Item 148/50

## Description

This house is located on the west side of Waxman Parade, Brunswick West. It is set well back from street, and partially concealed behind a c.1960s house that has been constructed within what would have been the front yard. Original plans show a richly decorated Federation villa, asymmetrical in plan with a hip and gable roof with projecting bays to the front (east facing) and north side with return verandahs between. Aerial photos show that the original form of this house survives, but it has been partially concealed by the infilling of the verandah on the east and north sides. Several corbelled brick chimneys are visible, as what appears to be original front door (situated beside the east facing bay) with sidelights and toplight, and one curved bay window with a shingled skirt to the east facing gabled bay (this is not shown on the original plans and appears to be an interwar addition).

The house is situated at the end of concrete driveway that curves around it and leads to 1960s units along the south side of the block. There is a mature Canary Island Palm (*Phoenix canariensis*) beside the front gate (this appears to date from the late interwar or early post-war era).

## Comparative analysis

Concrete, using a number of locally developed or imported systems of reinforcement and formwork, was being used by several architects and builders in Australia from the early 1900s for commercial buildings and civil engineering structures, as well as for houses. The first reinforced concrete houses began to appear in Australia from c.1907 and several pioneer examples were built in Adelaide around that time by builder W.C. Torode, who developed a method of in situ concrete cavity walling. A Melbourne builder, H.R. Crawford, patented his own system in 1907, and, over the next seven years, erected concrete houses at Camberwell, Canterbury, East Malvern and Balwyn. Another important early example was that built by John Monash at 4 Ray Street Beaumaris in 1912, but unfortunately demolished in 1999. In the 1920s, S.B. Marchant built houses in Adelaide using his 'Monolyte' system, and the State Savings Bank of Victoria experimented with the system in 1925-6 on a small housing estate at Sunshine. Also, in the 1920s, A.C. Matthews developed the 'Self-Form' system, which produced cavity walls (Lewis).

Probably the most prolific designer and builder of concrete houses in Melbourne, from about 1914 until the 1930s, was the Melbourne architect Lesley M. Perrott. In 1923 with the assistance of G.W. Green Perrott published a book on the subject

*Concrete Homes*. In it he explains that reinforced concrete is “the most suitable building material known to us, and that it lends itself readily to effective architectural treatment”. A newspaper article about the book opines:

*Quite rightly he objects to any attempt being made to disguise concrete - that is to try to make it pass for some other material - seeing that in capable hands it has a character of its own. (The Argus, ‘New Books’, 17 December 1923, p.3)*

According to Professor Miles Lewis, the ‘conventional and somewhat old-fashioned design’ of most early concrete houses contrasts with the concrete houses designed in the 1910s by Perrott, which overlaid elements of the newly fashionable Californian Bungalow style onto verandahed Federation bungalow forms. Other Perrott houses of the 1920s departed further from the picturesquely gabled Federation and Californian Bungalow styles.

Early concrete houses erected by Perrott include his demonstration concrete house at Pascoe Vale Road, Essendon (1914, extant) and the W. Thackray house, Canterbury Road, Canterbury (1914, demolished?), as well as the house at 220 Alma Road, St Kilda East (1915, extant, included in heritage overlay HO23, Port Phillip Planning Scheme).

In the period following World War I concrete became a familiar and accepted material, rather than the ‘province of a few specialist firms and important buildings’ (Lewis) and many more concrete houses were constructed throughout the interwar period.

This is one of three houses of concrete construction in Moreland that are among the earliest known surviving examples in Victoria. In order of construction date, they are:

- ‘Ranche’, 9 Waxman Parade, Brunswick West. Constructed 1907-1911, presumably by the owner George T. Gatens who was a builder and contractor, on the Dal Campbell Closer Settlement Estate. Correspondence on the Closer Settlement File held at PROV describes the walls as being constructed of concrete with steel rod reinforcing. Designed in a highly decorated transitional Victorian/Federation villa style, the house has been significantly altered, but the original form and some details remain.

Images and the known historic information about this house were provided to Professor Miles Lewis who provided the following preliminary comments:

*... this is a conventional reinforced concrete house. Nevertheless, it is likely to be some sort of Patent system. John Monash tried to give the public impression that his patent rights for the Monier system covered reinforced concrete in general. So, people who were not using the Monier system tended to shelter under one of the other patents. But there is nothing distinctive about the construction as described. If you were to find that the vertical and horizontal bars were welded into a mesh it would suggest BRC or Clinton ...*

- House, 1 South Daly Street, Brunswick West. Constructed by 1910 in a transitional Victorian/Edwardian style, this house has rendered walls with ashlar coursing with quoining to the corners and vermiculated sills to the windows. Described as a concrete house in the rate books, the method of construction is unknown. It is highly intact.

- House, 70 Heller Street, Brunswick West. Constructed by 1913, this house demonstrates the transition to the interwar bungalow style through the low-pitched gabled roof, whilst details such as the distinctive chimney apertures and the timber screen to the gable end show an Arts & Crafts influence and suggest the work, or influence of, Harold Desbrowe Annear (Lewis). Described as a concrete house in the rate books, the method of construction is unknown, but appears to be mass concrete. It is highly intact.

Another house at 36 King Street, Fitzroy North, dating from 1926 is a much later example, built at a time when concrete construction was becoming more mainstream (but still much less common than other conventional forms of construction). This, however, is of interest as an example of the ‘Monolyte’ system and demonstrates the continuing development of concrete house technology in the 1920s.

(There is one other concrete house identified by the 2017 Heritage Review at 21 Stanley Street, Brunswick, which was described as being of ‘reinforced concrete and wooden’ construction in the rate books. However, as it was constructed in 1920 it is not in the vanguard of concrete construction, and it also has been altered, changing its appearance. Accordingly, it does not satisfy the threshold of local significance.)

### **Statement of significance**

*What is significant?*

The house, constructed from 1907 to 1911 by George T. Gatens, at 9 Waxman Parade, Brunswick West is significant.

Alterations and additions made after 1945 are not significant.

*How is it significant?*

The house at 9 Waxman Parade, Brunswick West is of local historic significance to the City of Moreland.

*Why is it significant?*

It is significant as a rare example of a very early reinforced concrete house dating from prior to World War I. The commencement date of 1907 would make it one of the oldest surviving houses, and building of any type, constructed of reinforced concrete in Victoria. Most, if not all, of the other early (pre-1910) examples of concrete houses in Victoria have been demolished and this is one of three in Moreland that date from prior to World War I. Consequently, it has potential to provide further information about early reinforced concrete construction techniques in Victoria. (Criteria A, B & C)

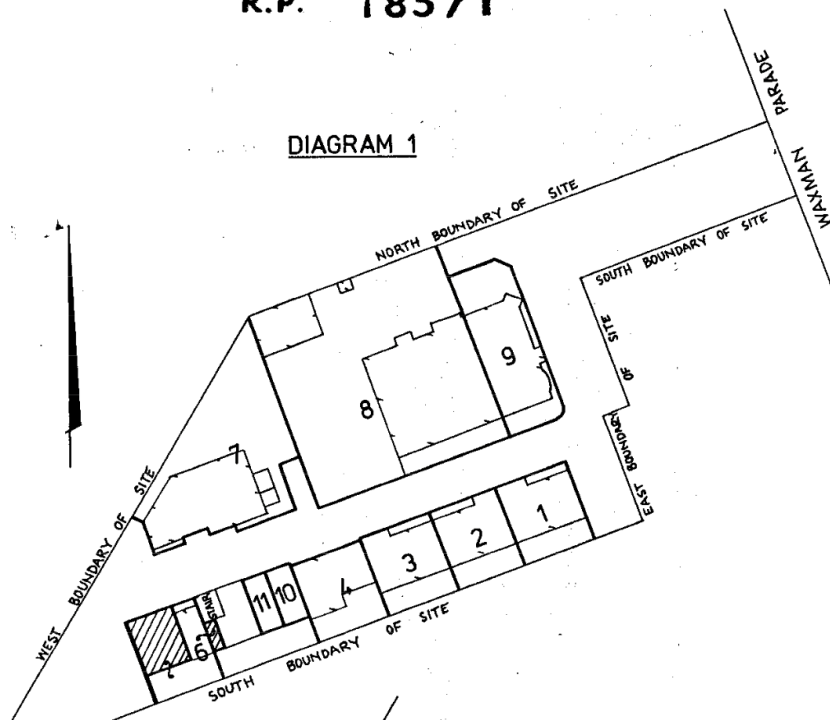
### **Recommendations**

#### **Moreland Planning Scheme**

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Apply the HO to Lots 8 & 9 only on RP 18571, as shown below:

R.P. 18571



Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified



**Identified By**

Context Pty Ltd, *Keeping Brunswick's Heritage. A report on the review of the Brunswick Conservation Study, Volume 1, 1990*

Context Pty Ltd, *Moreland local heritage places review, 2004*

## HOUSES & FRONT FENCES, 92 & 94 WHITBY STREET, BRUNSWICK WEST

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56676	<b>Survey Date:</b> March 2017
<b>Name:</b> House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1945
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Interwar Period (c.1919-c.1940) Moderne	



### History

#### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century*

### Locality history

The suburb of Brunswick is part of the traditional land of the Wurundjeri who occupied this area, which they named *Iramoo*, for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908.

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

The Colony of Victoria expanded rapidly during the 1850s with the gold rushes and in the twenty years between 1846 and 1865 Brunswick's population grew from 146 to 3000, creating a strong demand for housing. People were drawn by the considerable local industry, including stone quarries, brick-works and potteries, and steel works. The sequence of subdivision generally followed transport and access routes. The opening of the railway to Coburg in 1884 and the cable tram along Sydney Road in 1887, providing direct access to the centre of the city of Melbourne, encouraged the subdivision and development of land along these routes. Sydney Road became a busy hub of commercial development.

Brunswick developed as a self-contained and close-knit community that was home to rich and poor. Whilst the vast bulk of its housing was built for the working and artisan classes, there was also a sprinkling of more salubrious residences including grand two-storey terrace houses and freestanding villas occupied by the middle-class factory owners, merchants and professionals, notably in Blyth Street, Park Street and Brunswick Road. Mansions were rare, with Michael Dawson's 'Dawsonhurst' built in the 1850s on his Phoenix Park estate (demolished 1880s) being a notable exception.

The process of subdivision of the larger estates for house blocks accelerated rapidly during the economic boom of the 1880s and was accompanied by an escalation in land prices; in the twenty years from 1865 to the 1880s the population of Brunswick more than tripled to 14,000. Many of the houses built during the boom were small cottages, particularly in the form of terrace housing, which were built to accommodate the growing number of workers employed in the expanding local industries. A large proportion of workers' housing was erected as rental accommodation. Typically, it was the members of the local middle class and the aspiring working class, who were engaged in speculative housing development, became the landlords for many local workers' rental accommodation.

Following the bank crash of 1891 and the extended depression of the 1890s, development ground to a halt. Many newly built houses in Brunswick were left vacant and many of the new estates offered for sale toward the end of the boom remained undeveloped until the early twentieth century (Historica 2010:59-62). Renewed local prosperity in the early 1900s was fuelled by a boom in industrial development in Brunswick, which benefited from the introduction of import duties after Federation.

In 1905 the population had reached 24,000 and by 1928 it had more than doubled to 55,799 (Barnes 1987:64). The rapid growth of Brunswick during the early twentieth century was once again driven by the expansion of employment opportunities and improvements to public transport and by 1930 there were 300 factories in Brunswick, employing over 6000 workers (Historica 2010:32). These were predominantly in the clothing, textiles and footwear industries, which employed a significant number of women workers. During this time, many of the nineteenth-century subdivisions were re-offered for sale whilst the remaining areas of farming land and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s the suburban development of Brunswick was almost complete (Context 1990:12).

Some parts of Brunswick West were subdivided into housing allotments during the nineteenth century, but most of the area was too remote from transport and services and little development occurred until the early twentieth century. Parts of West Brunswick, such as the Melville Manor estate, were subdivided for speculative housing in the 1880s, but most were left vacant when the economic depression hit in 1891.

One response by the Victorian Government to the 1890s depression was to provide working folk with greater opportunities to settle and establish a livelihood. In West Brunswick, the *Brunswick Land Purchase Act 1900* enabled the purchase of the Hopetoun Estate (later known as the Brunswick Estate) of 91 acres (37.5 hectares) under the 'Closer Settlement Scheme'. The land was subdivided into fifty-six allotments of between one and two acres, which were made available to 'working men' on a lease purchase arrangement. The Brunswick Estate was the first Closer Settlement scheme in metropolitan Melbourne (Historica 2010:72-3).

The catalyst for the suburban development of Brunswick West was the opening of the electric tram from the City to West Coburg via Grantham Street, Dawson Street and Melville Road. The first section, which terminated at Albion Street, opened by October 1925 and the line was extended to the terminus at Bell Street by 1927. Three state schools opened in West Brunswick in the 1920s to accommodate the growing population. A post office had opened in West Brunswick in 1913, and there was commercial development along Grantham Street and Melville Road. Local industries also prospered in the area, including textiles and light manufacturing.

### **Place history**

Whitby Street was subdivided into suburban housing lots in the late nineteenth century and some houses were built, including several to the west of Pearson Street, before the economic depression of the early 1890s brought a halt to building. Development slowly recovered during the early twentieth century, gathered pace following the opening of the electric tram along Melville Road, and by the early 1940s the street was almost fully developed (SM).

The detached brick houses at 92 and 94 Whitby Street (allotments 21 and 22) in West Brunswick were constructed between 1945-1946; they do not appear in the Melbourne aerial photo of 1945 (RB 1945, 1947; 'Melbourne 1945'). Prior to their construction, an earlier four-roomed brick house numbered 94 Whitby Street (on allotment 19) was recorded in the Brunswick Rate Books from at least 1909 to 1924, changing ownership once (RB 1910-1925). By 1929 it had been demolished and allotments 19 and 20 were vacant land owned by John and Elizabeth Whitehall and Henry Martin respectively, with Martin also the owner of allotments 21 and 22 (RB 1930).

The length of time taken to construct the houses reflects the restrictions on building at the end of World War Two when there was an acute housing shortage, which was exacerbated by limited availability of materials and skilled workers.

In 1946 92 Whitby Street, described in the rate books as a five-roomed brick house and sleep out owned by Cecil David Grisold, was not yet occupied. Similarly, the rate book description for 94 Whitby Street lists a house only, owned by Charles William Orton with no occupier (RB 1947). By the time of the following rate books, both owners and their families were also residing in these houses (RB 1948) and continued living here until at least 1970 (SM 1950, 1960 & 1970).

### References

Brunswick Municipal Rate Books (RB), as cited  
 Context Pty Ltd, *Keeping Brunswick's Heritage. A report on the review of the Brunswick Conservation Study*, Volume 1, 1990  
 Cuffley, Peter, *Australian houses of the forties and fifties*, 2007  
 Historica, *City of Moreland Thematic History*, 2010  
 Sands & McDougall, *Melbourne and Suburban Directories* (SM), as cited.

### Description

The detached houses at 92 and 94 Whitby Street, Brunswick West, are almost identical in form, layout and materials with subtle differences in detailing, which suggest they were designed by the same architect and/or builder.

Both are asymmetrical in plan, with parapeted sheer red brick walls with curved or square corners concealing the flat (or low pitch) roofs. No.92 has a header course in the same brick along the top of the parapet, while no.94 uses clinker bricks set within stretcher courses of cream bricks. Both have a continuous flat cantilevered rendered hood at about eaves height and circular flat-roof corner masonry porches. The porch to No.92 has chunky square columns, whilst No.94 has faceted circular columns with square capitals and panelled rectangular bases, and concrete steps. No.92 is distinguished by the 'Waterfall' style chimney placed at the centre of the projecting bay. This is flanked by narrow timber sash windows with a horizontal glazing bar in the top sash. The window to the other bay features a fixed central pane flanked by similar sash windows, and there are similar windows to no.94, which appear to have been replaced, but retain the original format. There are also tall narrow feature windows in the curved corners of each house that face each other. Other features include the plain chimneys in the west side walls of both houses, the original timber entry doors with curved panelling to no.92, the low brick front fences with similar detailing (no.92 retains the original decorative mild steel gates) and some original garden elements including concrete paths and terracing.



### **Intactness and integrity**

No. 92 is very intact. A carport at one side may be a later addition. The windows to no.94 have been replaced in a sympathetic manner, and the fence has been altered to allow widening of the driveway.

### **Comparative analysis**

These houses are examples of the ‘Waterfall Front’ style as described by Cuffley (2007:118), where features of the International or Functionalist style have been applied to the façade of an otherwise conventional brick villa:

*There was no understanding of the notion of designing ‘in the round’ which was essential to a truly functional building in the International style. The use of a traditional hipped roof with Marseilles tiles suited the builders and their clients who wanted something seen to be modern, but also comfortably solid.*

Accordingly, to Cuffley (2007:118) ‘substantial brick houses were the outstanding examples of the Waterfall style in the suburbs’. The form and detailing of these houses followed on from the Streamlined Moderne houses of the interwar period that have a strong horizontal emphasis coupled with vertical features to balance the composition. Typical details to emphasise the theme of horizontality included the use of bands of coloured stucco or dark-coloured bricks and the use of horizontal glazing bars in windows both curved and flat, while the ‘waterfall’ idea is derived from the use of descending curves in chimneys, fence pillars and other vertical elements.

These houses are fine examples of the style. The sheer parapeted walls with both square and round corners clearly demonstrate the influence of the International style through the pure functional form stripped of most detail, while the banded brickwork detail, curved wall corners, flat canopies, circular flat roofed porches and the front chimney to No.92 all demonstrate the ‘Waterfall Front’ style.

There are few residential examples of this style in Moreland. ‘Villa Italia’, constructed in 1948-49, at 610 Sydney Road, Coburg (Individual HO169) is a direct comparison and has similar parapeted brick walls with curved corners and a continuous flat canopy across the façade, as used at the Whitby Street houses. It is also distinguished by the steel framed windows, which include a curved corner window and has an original front fence.

Other examples of Moderne style houses include 487 Brunswick Road, Brunswick West (Contributory within HO33 Brunswick West precinct) and 23 Daly Street, Brunswick West (Recommended for inclusion within HO60 Dawson Street precinct). Both of these are conventional 1930s bungalows with dominant hipped tile roofs. At 487 Brunswick Road the Moderne influence is seen in the smooth rendered walls with curved corners, the ‘Waterfall’ style chimney, and the horizontal steel framed windows including a large window with curved glass corners that extends the full width of one wall. 23 Daly Street on the other hand features a parapeted curved corner porch with horizontal bands in the render walls (the same details are used in the square rendered chimney) and multiple horizontal glazing bars to the windows.

### **Statement of significance**

*What is significant?*

The houses, constructed c.1945, at 92 & 94 Whitby Street, Brunswick West are significant.

The front fences are significant. Non-original alterations and additions are not significant.

*How is it significant?*

The houses at 92 & 94 Whitby Street, Brunswick West are of local representative and aesthetic significance to the City of Moreland.

*Why is it significant?*

They are significant as fine and intact examples of ‘Waterfall Front’ houses, a vernacular interpretation of the interwar Streamlined Moderne and International styles, which stand in contrast to the traditional hipped roof bungalows found within this area. The pure functional form of the sheer parapeted walls with square and round corners and stripped of most details show the influence of the International style, while the banded brickwork detail, continuous cantilevered hoods, curved wall corners and windows, and the chimney to no.92 are all characteristic of the ‘Waterfall Front’ style. The houses are notable for the high degree of intactness and are complemented by the original front fences and remnants of original garden layouts and landscaping. (Criteria D & E)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	Yes – front fence
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

**Other recommendations**

None specified

# HOUSE & BLUESTONE OUTBUILDING, 97 THE AVENUE, COBURG

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 59175	<b>Survey Date:</b> March 2017
<b>Name:</b> Moorefield	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House, outbuilding	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1845
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901), Gothic Revival	



## History

### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.4 Building houses in the twentieth century*

### The first land sales, 1839

The open country north of the fledgling township of Melbourne was taken up quickly by early settlers and land speculators in the late 1830s. Comprising lightly timbered, and fertile, well-watered country, this was ideal land for pastoral and agricultural settlers. The area now known as Coburg (but known as Pentridge up to 1869), within the Parish of Jika Jika, was officially surveyed and the first land sales took place in 1839. Allotments were around 100-200 acres each and were marked out in strips fronting the Merri Creek (known as the Merri Merri Creek up to at least 1851), to provide the maximum number of holdings with access to the creek frontage and fresh water. One of the two so-called ‘founders’ of Melbourne, John Pascoe Fawkner, purchased a large area of 780 acres on the Merri Creek in 1839 and named the property ‘Pascoe Vale’.

The small bluestone building that is the subject of this report occupies the linear parcel of land designated as Crown allotment (CA) 132 in the Parish of Jika Jika, comprising 132 acres and bounded by the Merri Creek on the east. CA 132 was purchased from the Crown by Robert Fleming in 1839. Fleming did not keep the land for long, and it is likely that he subdivided it for re-sale.

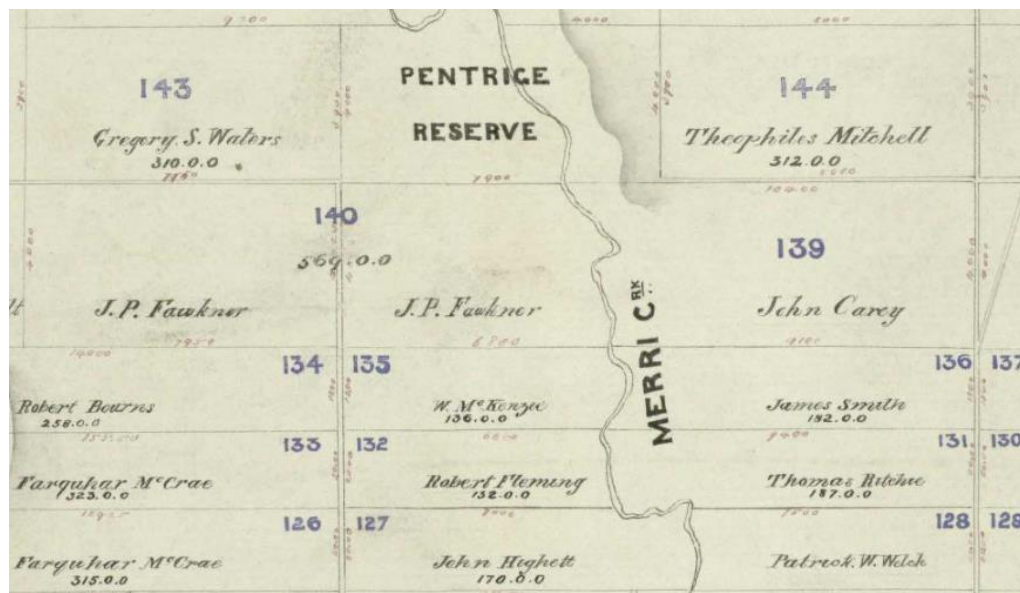


Figure 1: Crown allotment 132, Parish of Jika Jika, was purchased by Robert Fleming c.1839 (source: Parish of Jika Jika, [n.d.], c.1837-50, SLV Map Collection)

Many of the early settlers in the Coburg area were graziers and farmers, while other settlers established orchards and vegetable gardens. One example is CA 127, on the Merri Creek, which adjoining CA 132 on its southern boundary. This was a 170-acre ‘country property’, four miles from the city, which in 1856 was described as having been ‘long occupied by the owner’. It contained ‘nine rooms, two kitchens, stabling, &c; there is a gardens and orchard of 15 acres well fenced with stone’.<sup>2</sup>

In 1845, the Melbourne merchant and politician (and later historian) William Westgarth (1815-1889) purchased the north-eastern section of CA 132 from William Locke. This choice section comprised 46 acres of land with frontage to the Merri Creek. It is unclear how long Locke had owned the land, and whether he had acquired the land directly from Robert Fleming. Sometime before purchasing the property

<sup>2</sup> *Argus*, 21 June 1856.



himself, Westgarth had visited it and remembered the ‘pretty cottage and gardens of Locke on the Merri’.<sup>3</sup> This would indicate that between 1839 and c.1843, a dwelling of some kind as well as a garden was established on the site, probably close to the Merri Creek. Westgarth named the property ‘Maryfield’ after his parental home in Edinburgh, and this became his private residence.<sup>4</sup> He later recalled the place fondly, describing the ‘presentable cottage’ and the ‘large, well-stocked garden, ... cultivation field, and a small natural park’. Here he ‘revelled in grapes, plums, and peaches, and much other country happiness’ and would often take visitors into the garden, laden with fruit, where they could ‘complete their meal’.<sup>5</sup>

By the early 1850s, more substantial homes were being built in the district, including some large villas. New buildings were often constructed from the plentiful bluestone sourced from nearby quarries along the Merri Creek, as well as locally made bricks. In 1850, a large prison was established, which became known as ‘Pentridge Prison’ after the name of the district. Westgarth continued to enjoy his orchard that flourished on the Merri Creek.

### ‘Moorefield’, 1855–1873

In 1854 Westgarth sold ‘Maryfield’ to the successful Melbourne merchant David Moore (1824-1898), who made the ‘slight nominal alteration’ to ‘Moorefield’. Westgarth’s comment that Moore ‘erased the poor old cottage for something more accordant with great golden Victoria’<sup>6</sup> would suggest that the new ‘Moorefield’ residence was sited more or less in the same location as Locke’s original residence – one that was described some years later as ‘elevated and well drained’.<sup>7</sup> It is possible that the small bluestone outbuilding existed in Westgarth’s time (i.e. pre-1854), however no early maps or descriptions attest to this.

David Moore, like Westgarth, had become a founding member of the Melbourne Chamber of Commerce in 1851.<sup>8</sup> In 1854 Moore was residing in Collingwood with his wife Isabella (née Barass), but had offices and stores in central Melbourne. The following year, 1855, the Melbourne architect Charles Vickers called for tenders ‘for the several Works required in the erection of a Villa Residence on the Merri Creek, for David Moore, Esq.’<sup>9</sup> Vickers had arrived in Victoria two years earlier. He was known primarily as an architect of church buildings and had not designed many private residences in Victoria by that time. He had recently designed additions to the Holy Trinity Anglican Church in Coburg, to which David Moore was associated as a trustee, and this may have provided the opportunity for Moore to commission Vickers to design his new residence.<sup>10</sup> Vickers’ association with Moore, who became a senior figure in the Victorian government, may also have improved his chances of winning commissions with the Public Works Department or, indeed, of later taking a salaried position with them.

<sup>3</sup> William Westgarth, *Personal Recollections of Early Melbourne and Victoria*, 1888, p. 14.

<sup>4</sup> Westgarth, 1888, p. 33; Broome, *Coburg: Between two creeks*, 1987, p. 63.

<sup>5</sup> Westgarth, 1888, p. 33.

<sup>6</sup> Westgarth, 1888, p. 34.

<sup>7</sup> *Argus*, 16 September 1871.

<sup>8</sup> Suzanne G. Mellor 1974, ‘Moore, David (1824-1898)’, *Australian Dictionary of Biography*, Melbourne University Press, Carlton.

<sup>9</sup> *Argus*, 13 June 1855.

<sup>10</sup> *Argus*, 11 October 1854.

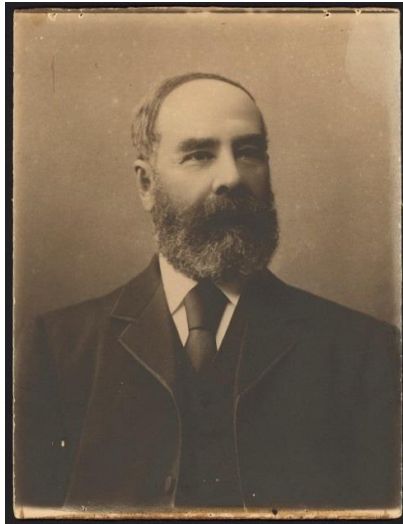
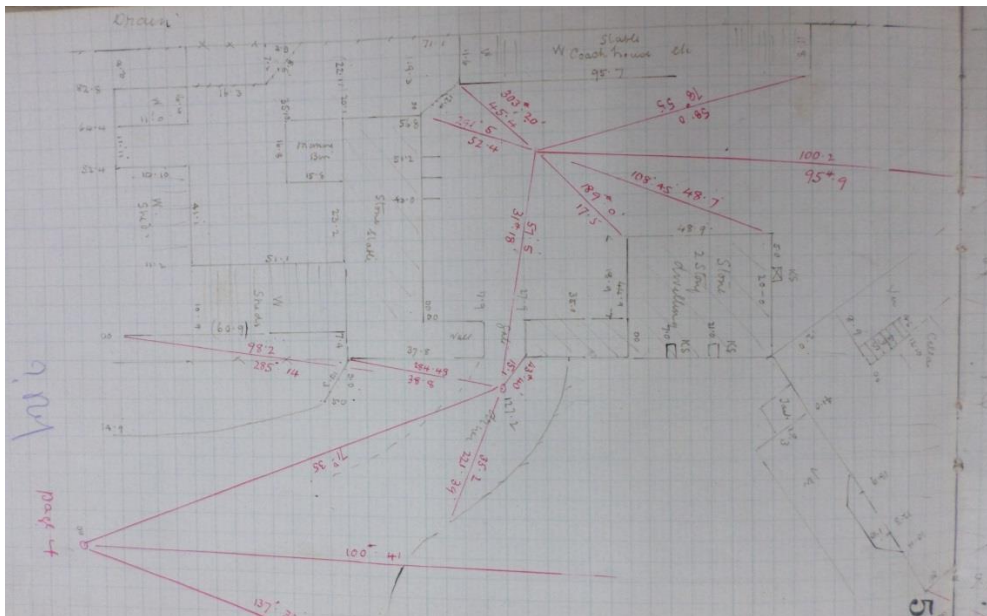


Figure 2: Photograph of David Moore, c.1850s (source: State Library of Victoria)

Charles Vickers designed a substantial double-storey villa residence for David and Isabella Moore in the Tudor style. The house comprised 15 rooms and was almost entirely surrounded by a verandah. The numerous steep gables were decorated with barge boards and finials. It was built of bluestone and finished with an external render. The gable above the main entrance was finished with half-timbering. There was a detached kitchen built of bluestone with a slate roof ‘fitted with patent cooking-range, dresser, &c., as well as a servants’ hall and laundry, and three bedrooms for servants’.<sup>11</sup> ‘Moorefield’ was well served by substantial outbuildings, which were later detailed in the sale notice for the property in 1871 as comprising: ‘commodious stabling for five horses and coachhouse, built of bluestone, with slate roof, with water supply. Coachman’s, harness, and gardener’s rooms; knife-house, milk-house and larder; coal and cow sheds, carpenter’s room, &c.’<sup>12</sup>



<sup>11</sup> *Argus*, 16 September 1871.

<sup>12</sup> *Argus*, 16 September 1871.

Figure 3: MMBW Field survey book no. 796, dated 1911, with sketch detailing outbuildings associated with 'Glengyle' – stone entrance gates are at the southern side of the quadrangle (source: VPRS 8600, P0001, Unit 46, Public Record Office Victoria)

It is reputed that prisoners from the Collingwood Stockade were employed in the construction of 'Moorefield'.<sup>13</sup> This was certainly possible, although prison labour was generally restricted to public works and churches at that time. In October 1855, there was a call for tenders from 'Masons' Work in the Erection of Stables and Outbuildings at the Merri Creek for David Moore Esq.'. <sup>14</sup> Joiners were required in November along with a plasterer's labourer.<sup>15</sup> Construction was presumably nearing completion by March 1856 when Moore advertised, not without some sectarian discernment, for 'an English or Scotch Married Couple; the woman a good cook, the man as groom and gardener'.<sup>16</sup>

The house was set within a picturesque landscape setting with a water frontage. There was an extensive garden to the east and south of the house, including an orchard and kitchen garden. Beyond the garden, the land fell steeply to the bank of the Merri Creek. It can be presumed that Westgarth's established and well-stocked garden of fruit trees, planted by the early 1840s and probably one of the chief attractions of the existing property in 1854, had been retained and further developed by David Moore.

Although situated less than five miles from the centre of Melbourne, Moore developed 'Moorefield' as a country estate rather than a suburban villa. It was described in 1871 as a 'family mansion'.<sup>17</sup> It was reached from Melbourne via the principal northern thoroughfare, the Sydney Road, and then accessed by the adjoining Moore's Lane (or Moore's Road). It was approached along a winding entrance drive planted with ornamental trees. The rear of the house, flanked by servants' quarters, stables and coachhouse, was entered through imposing ball-topped bluestone gate posts.



<sup>13</sup> This is stated on the reverse of a photograph of 'Glengyle', c.1890, which was donated to the Coburg Historical Society by the MacGregor family. Cheryl Griffin, Coburg Historical Society, pers. com., 29 January 2016. This claim is somewhat curious given the proximity of the new prison at Pentridge.

<sup>14</sup> *Argus*, 1 October 1855.

<sup>15</sup> *Argus*, 6 November 1855.

<sup>16</sup> *Argus*, 27 March 1856.

<sup>17</sup> *Argus*, 16 September 1871.

- Figure 4: Photograph of ‘Moorefield’, taken c.1890, showing the garden setting and the fall of the land to the Merri Creek (source: Coburg Historical Society)

Moore had spared no expense in providing every necessity for the property. A description of Moorefield by a journalist with the nom de plume ‘Juvenis’ attested: ‘On the opposite side of the [Merri] creek was the mansion of wealthy gentleman, the hon. David Moore, who has spent, so I am told, thousands in beautifying his home and I forming round him a garden blooming with all the floral riches of this sunny clime.’<sup>18</sup> The orchard was described in the Spring of 1871 as containing ‘nearly every description of fruit, comprising orange, lemons, walnuts, loquats, olives, vines of trellises and espalier, all in full bearing’ while the kitchen garden was described as having ‘well-established asparagus beds, &c, and all of the richest description.’<sup>19</sup> For such a garden, both extensive in size and requiring regular routine maintenance, a garden building of some kind in which to store tools and other items would have been a necessity, and this was not overlooked by David Moore.

David and Isabella Moore occupied ‘Moorefield’, with their family of five children, for nearly twenty years. David Moore was elected to the Victorian Legislative Assembly and served as President of the Board of Land and Works in 1857. ‘Moorefield’ was a local landmark. It functioned as an important local building and served as the centre for various festive occasions and social events. Even before the new house was completed, in 1854, a gathering was held at ‘Moorefield’, for example, following the laying of the foundation stone for the new additions to the Holy Trinity Anglican Church in Coburg, of which Moore was a trustee.<sup>20</sup> Fellow parliamentarians, prominent public figures and members of Melbourne Society enjoyed balls and other social events at the property. Visitors included the Governor of Victoria, Henry Barkly.<sup>21</sup> In 1856, 350 people trekked out to Moorefield for a ‘splendid’ all-night ball, including many of the political and business leaders of the colony.<sup>22</sup>



Figure 5: Photograph of ‘Moorefield’, c.1890, showing detail of the house and garden. The conifers depicted appear to be *Cupressus sempervirens* (Pencil Pine); their odd form most likely indicates

<sup>18</sup> *Fitzroy City Press*, 10 October 1885.

<sup>19</sup> *Argus*, 16 September 1871.

<sup>20</sup> Newspaper reference, c.1854, via Trove.

<sup>21</sup> *Brunswick and Coburg Star*, 8 September 1916.

<sup>22</sup> Sally Graham (ed) 1998, *A Man About Town*, Melbourne University Press, Carlton, p. 135.



heavy clipping in an earlier period. The gabled stone building visible to the far left is the double-storeyed servants' quarters (source: Coburg Historical Society)

### **'Glengyle', 1873–c.1908**

In 1873 David Moore sold the property and moved to St Kilda.<sup>23</sup> The new owner was Duncan MacGregor (1835-1916), a Scottish immigrant turned successful pastoralist. MacGregor had arrived in Victoria in 1857 but worked initially in NSW before settling in Victoria in 1868. A successful stock breeder of sheep and cattle, MacGregor acquired large land holdings in the 1870s and gained government backing in his proposal to drain the Koo Wee Rup swamp in Gippsland to create productive agricultural land.<sup>24</sup> He named his suburban estate after his pastoral station 'Glengyle' in Queensland.

No records have been found to detail physical changes to the property or the individual buildings during the MacGregors' ownership. The western section of the estate, comprising roughly 30 acres, was probably annexed for sale either during MacGregor's term or shortly after. By 1908, when 'Glengyle' had passed to grazier Samuel Denny, the property was confined to 14 acres of land, bounded by the Merri Creek on the east and Nicholson Street on the west.<sup>25</sup> The original core of the property, immediately bordered by the Merri Creek, on which European occupation had commenced in 1839 and a residence and garden were established by the early 1840s, remained intact.

The field note book used in the MMBW survey of the area in c.1911 show a detailed plan of the 'Glengyle' villa, noted as a '2 Story [sic] Stone and Brick House', and its extensive outbuildings in relation to the northern property boundary. The small bluestone outbuilding close to the northern boundary is depicted as 'stone closet'.<sup>26</sup> Suburban development was encroaching by this time, with 'two new brick villas' erected in The Avenue close east to Merri Creek in 1914.<sup>27</sup>

### **The fire of 1916 and after**

In 1916 'Glengyle' was attacked by arsonists and was burnt down. At the time the property was owned by Samuel Denny, grazier, of Dandenong Road, Malvern, but for six weeks prior to the fire the house was reported to have been unoccupied. There was considerable regret at the loss of the grand house, which was regarded as a local landmark and of enormous local historical importance.<sup>28</sup> Proprietor of the *Brunswick and Coburg Star*, A.B. Turnham, captured the damage in a series of photographs of the 'Ruins', taken shortly after the fire (see images below).

While the various stone buildings were not completely destroyed in the fire, they were presumably deemed structurally unsound and demolished. It seems likely that some of the bluestone was sold or salvaged by local residents. Cut bluestone is evident in private gardens and in the foundations of private residences in the area, as well as scattered along the creek bank. Surprisingly, the remnants of the once-grand ornamental gate posts (as shown below in Figure 8) survive in a private driveway in The Avenue, Coburg.

<sup>23</sup> Miles and Vivian, *Brunswick Jubilee History*, 1907, p. 11.

<sup>24</sup> J. Ann Hone 1974, 'MacGregor, Duncan (1835-1916)', *Australian Dictionary of Biography*, vol. 5.

<sup>25</sup> Certificate of Title, Vol. 03263, Fol. 449, dated 1908, Land Victoria.

<sup>26</sup> MMBW field note book No. 796, inscribed 1911, VPRS 8600, P0001, unit 46, PROV.

<sup>27</sup> *Brunswick and Coburg Leader*, 17 April 1914.

<sup>28</sup> *Brunswick and Coburg Star*, 8 September 1916.





- Figure 6: The entrance gates and servants' quarters at 'Glengyle' after the fire of 1916 (source: Coburg Historical Society)



- Figure 7: The ruined servants' quarters at 'Glengyle' after the fire of 1916 (source: Coburg Historical Society)

In the MMBW Detail Plan No. 2337, dated 1919 (after the fire), the 'Glengyle' mansion is not shown; however, a smaller dwelling is shown at 197 The Avenue, which corresponds with the siting of the east side of the former mansion. A small stone outbuilding is also shown to the north-east of this dwelling with the notation 'C' (i.e. a watercloset).<sup>29</sup>

It is likely that the existing residence at 1/197 The Avenue was built/refurbished from the ruins of 'Glengyle', while the attic-style residence next door (at No. 195) is an entirely new building erected in c.1920. The wall on the eastern side of the existing house, closest to the subject outbuilding, would appear to correlate to the position of the eastern wall of the former 'Glengyle' residence. The small bluestone outbuilding shows signs of having been refurbished for domestic use in the c1930s-50s.

<sup>29</sup> MMBW Detail Plan No. 2337 (Municipality of Coburg), 1919, SLV.

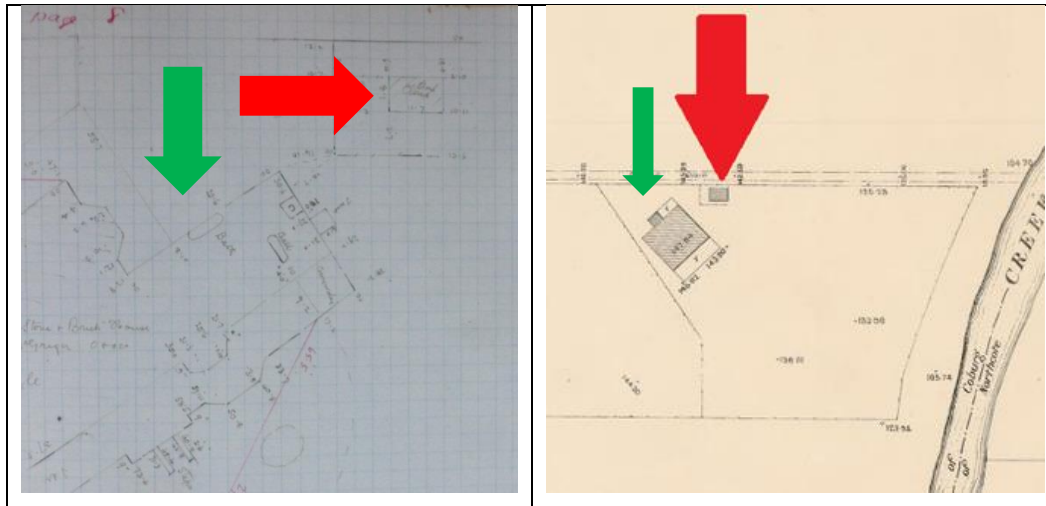


Figure 8 (left): Extract taken from MMBW Field survey book no. 796, dated 1911, with sketch detailing eastern wing of 'Glengyle' (green arrow) and adjacent bluestone outbuilding to the north-east (red arrow) (source: VPRS 8600, P0001, Unit 46, Public Record Office Victoria)

Figure 9(right): Extract taken from MMBW Detail Plan 2337, dated 1919, showing the Victorian house (green arrow) adjacent to the bluestone outbuilding (red arrow) (Source: State Library of Victoria)

A mature remnant garden was noted at 197 The Avenue in 1999, with species that included *Cupressus sempervirens* (Pencil Pine).<sup>30</sup> The same species can be seen in the photograph of 'Glengyle' dated c.1890. While these particular trees no longer survive, following development of the eastern part of the site at 197 The Avenue for residential purposes, several trees of the same species survive at 170 The Avenue (currently a vacant block), directly opposite 197 The Avenue, which had also originally formed part of 'Glengyle' estate. The MMBW plan of 1919 shows the site corresponding with 170 The Avenue marked as 'Garden'. Although the house was lost in the 1916 fire, it seems that the garden survived for some time longer.

### Likely function of the bluestone outbuilding

The original purpose of the small bluestone outbuilding seems most probably to have been as a stand-alone garden building. It was most likely erected in 1855 as part of architect Charles Vickers' original plan for 'Moorefield', and so would also, presumably, have been designed by Vickers and built by a contracted mason. The Gothic style of the building fits with Vickers' other work in Victoria – he designed a number of Gothic Revival churches in bluestone. Indeed, he seems to have been primarily a designer of churches and worked in that capacity in England in the early 1850s before arriving in Victoria.

A garden building – perhaps a potting room or tool shed – would have been a logical necessity for the extensive garden at Moorefield and its position in relation to the main house is also consistent with this theory. Historical records show that a large and well-developed garden was pre-existing at 'Moorefield' before 1854 and that David Moore advertised for a man to work as a gardener at 'Moorefield' in 1855. In addition, a 'gardener's room' was noted as part of the 'Moorefield' estate in 1871.<sup>31</sup> While the particular form and use of this building is not certain, it would make sense for the garden building to be located closer to the garden proper rather than close to

<sup>30</sup> Allom Lovell & John Patrick 1999, 'City of Moreland Heritage Review: Landscape citations'.

<sup>31</sup> *Argus*, 16 September 1871.

the other ‘working’ buildings at the rear (west side) of the house. Of further interest is two short lines of fencing along the south and west sides of the bluestone outbuilding, which is shown in the MMBW field note book sketch plan of 1911. This may have been added to screen a garden building from the privacy of the front of the main house. The fencing is marked as ‘Trellis’, which adds further weight to the theory that the building had a garden function.

Although contrasting with the Tudor style of the main house, with its depressed arches, the bluestone outbuilding’s decorative Gothic Revival detailing (with a lancet-arched doorway) was in keeping with the fashion for ornamental garden buildings on large estates in the mid-nineteenth century. Other possible stand-alone buildings for such a large house, such as a dairy/coolroom, or a coal-house, would more logically have been sited with the other outbuilding at the rear (west end) of the main house.

### **Significant people associated with the site**

**William Westgarth** (1815–1889) was a highly significant figure in early Melbourne, through his commercial activities as a merchant and in public life as a politician. Between 1845 and 1854, he resided at ‘Maryfield’ on the Merri Creek in Coburg, which was the previous name for the site that became ‘Moorefield’ and later ‘Glengyle’. His house would most likely have occupied the same site as the later house ‘Moorefield’ (1855). Westgarth is notable as an early historian of Melbourne and Victoria, with publications including *Australia Felix; or, a Historical and Descriptive Account of the Settlement of Port Phillip* (1848) and *Personal Recollections of Early Melbourne and Victoria* (1888). Westgarth is recognised as an important figure in Australian history through his inclusion in the *Australian Dictionary of Biography* (vol. 6).

**David Moore** (1824–1898), born in NSW as the son of a sea captain, became a merchant and politician in early Melbourne. He was elected to the Victorian Legislative Assembly in 1856 and sat in the second Victorian parliament. He was president of the Board of Land and Works in 1857 and filled other senior roles in the Victorian government. He was also active in local affairs. Moore built a large villa residence at ‘Moorefield’ on the Merri Creek, which was a notable private home and the centre of much social activity. He and his family occupied ‘Moorefield’ (later known as ‘Glengyle’) from 1854 to 1873. David Moore is recognised as an important figure in Australian history through his inclusion in the *Australian Dictionary of Biography* (vol. 5).

**Duncan MacGregor** (1835–1916), born in Scotland, arrived in Victoria in the 1850s and became an enterprising pastoralist. He took up large cattle stations in Queensland and also owned properties in Victoria. He was a successful sheep breeder and later pioneered the drainage scheme for the Koo Wee Rup Swamp in Victoria. MacGregor lived for a period in Queensland before settling in Melbourne where he purchased the ‘Moorefield’ estate on the Merri Creek at Coburg and renamed it ‘Glengyle’. He occupied ‘Glengyle’ from 1873 until c.1908. MacGregor is recognised as an important figure in Australian history through his inclusion in the *Australian Dictionary of Biography* (vol. 5).

**Charles Vickers** (c.1819–1883), English architect, arrived in the Colony of Victoria in 1853 and established a practice in Melbourne. He was living in Richmond in 1855 when he was commissioned by David Moore to design a villa residence ‘Moorefield’ on the Merri Creek in Coburg. ‘Moorefield’ appears to be his earliest domestic

commission in Victoria and was atypical in the colony at that time for its Tudor style. The bluestone outbuilding at 197 The Avenue was most likely erected in 1855 as part of Vickers' original plan for 'Moorefield', and so would also, presumably, have been designed by Vickers and built by a contracted mason.

The Gothic style of the bluestone outbuilding fits with Vickers' other work in Victoria – he designed a number of Gothic Revival churches in bluestone. Indeed, he seems to have been primarily a designer of churches, and was working in that capacity in England, notably Yorkshire, in the early 1850s before arriving in Victoria. His first commissions after arriving in Victoria were Christ Church Anglican Church and vicarage at Hawthorn (1853–54); additions to St Peter's Anglican Church, Eastern Hill (1853); and Holy Trinity Anglican Church, Barrabool (1855, demolished) and Anglican Vicarage, Barrabool (1855). In 1854 he completed additions to the Holy Trinity Anglican Church at Pentridge Village (Coburg).

The design of the bluestone building associated with 'Moorefield' is in keeping with other Gothic Revival works by Charles Vickers that use rock-faced stone, such as his own private residence, 'Ivy Grange' in Kew. Vickers was later employed in the Public Works Department, designing a number of government buildings in Victoria. Vickers moved from Melbourne to Sydney in 1879, following financial difficulties, and died there in 1883. Although he was a significant early Victorian architect, Vickers' work has been lost in the passage of time and has he has not perhaps received due recognition. There is no entry on him, for example, in the weighty *Encyclopedia of Australian Architecture* (2012) edited by Philip Goad and Julie Willis.

## Description

The subject site at 197 The Avenue, Coburg, is an irregularly shaped parcel of land located on the north side of the cul-de-sac on The Avenue, Coburg, to the west of the Merri Creek. The Avenue contains mixed residential built form dating to various periods, including Edwardian (at the western end), and Californian Bungalow style houses as well as more contemporary small and medium scale development.

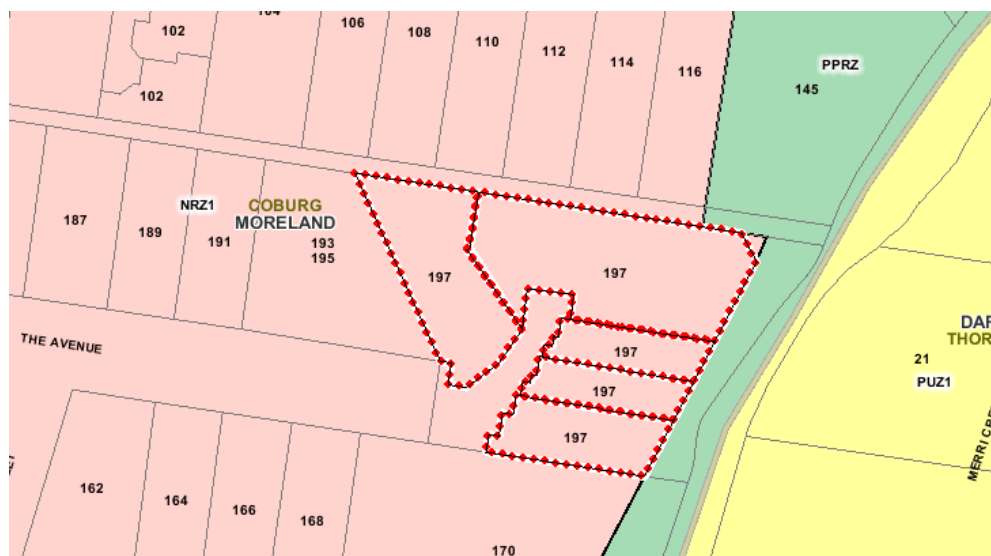


Figure 10: Plan illustrating the extent of 197 The Avenue, Coburg (source: Land Channel; adapted by Context 2016)



The site supports a modest dwelling that has been heavily modified over time, and a bluestone outbuilding on the north-east side of the house. The house appears to have Victorian origins, with its bluestone foundations, ruled-render walls, cast-iron sub-floor vents, and vertical window format. The tall hipped roof likely dates from the early twentieth century, and extensive changes to the front façade were made in the mid-twentieth century. Considering that it is in the same location as the east wing of ‘Glengyle’ house (as shown on Figures 8 & 9) and was clearly built prior to the 1916 fire that destroyed (most of) the house, the documentary and physical evidence indicates that it was reconstructed from part of ‘Glengyle’.

The bluestone building is set back several feet from the southern boundary of a drainage channel that runs in a west–east direction from De Carle Street, Coburg, to its outflow into the Merri Creek.



Figure 11: Façade of the heavily altered Victorian dwelling and new carport existing on the site (source: Context 2016)



Figure 12: Fenestration, bluestone foundations and cast-iron vent pattern are evidence of the Victorian origins of the existing dwelling on the subject site (source: Context 2016)

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- Figure 13: Subject bluestone outbuilding (source: Context 2016)

The bluestone outbuilding clearly demonstrates the use of nineteenth-century materials such as the uncoursed squared rubble bluestone walls with gallets (stone chips) inserted between them, square timber-framed window with ‘lamb’s tongue’ profile glazing bars on the southern side of the building, remnant lime mortar, a lancet-arched doorway, and drafted margins to the doorway, window and massive quoins.

The very heavy basalt (bluestones) stones used as reveals for the window are an unusual treatment. The particularly contrast with the very slender sandstone lintel above them. The drafted margins of the lintel stone do not precisely match those of the reveals and sill, and above it is a row of gallets (stone chips). This may indicate that the original lintel was replaced, and the height of the wall reduced somewhat.

Other, more legible modifications are the twentieth-century terracotta tiled roof with very basic roof framing, a concrete slab floor, c1930s–1950s internal wall linings, and Art Deco cornicing and door fittings. Two openings to the rear (east) wall have been infilled during the 20<sup>th</sup> century with brick, with a massive bluestone slab between them.

Brick backing to the bluestone walls is visible through the gable vent, but the bricks could not be viewed closely enough to determine if they are nineteenth-century bricks or related to the twentieth-century refurbishment.



*Figure 14: Victorian window flanked by large bluestone blocks and topped with sandstone (source: Context 2016)*



*Figure 15: Bluestone coursing is consistent with nineteenth-century building materials and techniques (source: Context 2016)*





*Figure 16: Brick infill to openings on east elevation (source: Context 2016)*



*Figure 17: There is evidence of bricks in the lining of the building (source: Context 2016)*



*Figure 18: Victorian-style window with 'lamb's tongue' profile glazing bars on the south side of the outbuilding (source: Context 2016)*



*Figure 19: Bluestone building has c.1930s masonite lining and Art Deco cornicing (source: Context 2016)*



Despite the fact that the dwelling adjacent to the outbuilding is no longer clearly recognisable as part of the original ‘Glengyle’ house, there are still traces of the nineteenth-century origins in the vicinity of the site, including the bluestone ball-topped entrance gates which were likely salvaged from the ruins of ‘Glengyle’, as shown in the photograph in Figure 17.



Figure 20: Remnants of the original stone entrance gates to ‘Glengyle’ survive at 185 The Avenue, Coburg (source: Context 2016)

Furthermore, there is a bluestone laneway extending along the north side of the subject outbuilding and two early bluestone drains running into the creek which appear to date to the mid to late nineteenth century. The fall of the land and creek setting remain as they were in the nineteenth century.

There are some remnant mature plantings *Cupressus sempervirens* (Pencil Pine) on a vacant lot at 170 The Avenue, directly opposite the subject site, which originally formed part of the ‘Glengyle’ garden.





Figure 21: Remnant vegetation at 170 The Avenue, Coburg (source: Context 2016)



Figure 22: Remnant vegetation at 170 The Avenue, Coburg (source: Context 2016)

## Integrity

There are still signs of the original context for the outbuilding and the ruins of ‘Glengyle’ house around the immediate vicinity of the site, such as the entrance gates.

The house has been heavily modified with only small traces of its Victorian origins remaining in its present state, such as the bluestone foundations, ruled-render walls, cast-iron vents and window format. There is likely to be evidence within the building and its walls, however, that could provide information about the form and construction of ‘Glengyle’ house.

The built fabric of the subject bluestone outbuilding has been somewhat altered, with the introduction of a new floor, roof, brick infill to the east wall, and general internal refurbishment that occurred sometime between the c.1930s and 1950s. While these interventions provided a degree of physical reinforcement and may have prevented further deterioration of the building, these works have somewhat undermined the integrity of the building. The interior is not considered intact enough to warrant controls.

## Comparative analysis

### Comparable bluestone buildings in the City of Moreland

The *City of Moreland Thematic History* (2010 p.54) notes that ‘by 1865 there were a total of 312 houses in Coburg, including 95 built of local bluestone’, highlighting the predominance in Brunswick and Coburg of the brickmaking and quarrying industries. Prior to the 1850s bluestone was used for the purposes of plinths and foundations. The study goes on to say that

*Local, readily available bluestone was little used before the 1850s, but became more important as a building material within the municipality as well as throughout Melbourne when quarries were opened along the Merri Creek to provide hewn blocks ... By the 1860s its primary use was for public*

*buildings, churches, warehouses, bridges and street works. In Brunswick there were fifty-one bluestone houses in the 1860s, most comprising 2-3 rooms with external bathing and kitchen areas. (2010, p.55)*

There are some bluestone residences remaining in Brunswick dating back to the 1850s, including a random coursed bluestone house at 130 Barkly Street that was likely built by Matthew Birkitt, a local quarryman (VHR H0594) – significant for its association with Melbourne’s building trades. A bluestone dwelling at 151 Barkly Street dates to circa 1860s, as do two stone cottages which still stand at 189-191 Edward Street, and another at 119 Lygon Street. A bluestone dwelling also remains at 6 Craigrossie Avenue, Coburg (VHR H0375 – architectural and historical significance) that was initially built by Scottish merchant, Robert Mailer in about 1859-60, comprising a large kitchen, four smaller rooms and a hall, with more rooms added later. Mailer was one of the petitioners who brought about a change in the area’s name from Pentridge to Coburg.

These aforementioned bluestone buildings were all reasonably modest dwellings occupied by farmers or tradesmen, rather than elaborate dwelling such as that built by David Moore, which was a rare twelve-room, two-storey, Tudor-style stone villa. The City of Moreland Thematic History notes that ‘It was possibly the largest house in the area, and even the outbuildings were large two-storey structures.’ (2010, p.56) There are no other bluestone outbuildings that have been identified as having heritage significance in the City of Moreland.

### **Comparable bluestone outbuildings in Victoria**

Small bluestone outbuildings dating to the 1850s are fairly well represented in heritage inventories throughout Victoria, with other examples exhibiting higher levels of intactness and also integrity through their relationship to other related buildings. The subject bluestone building exhibits a low degree of visual connection to its original surrounds, with the exception of the remnants of the once-grand ornamental gate posts which survive in a private driveway in The Avenue, Coburg. The remaining Victorian building bears little resemblance to the nineteenth-century bluestone residence (though it may have been refurbished from a small part of the burnt-out ‘Glengyle’ mansion). Recent residential development has added to the lack of visual connection between the outbuilding and the Merri Creek.

### **Other works of Charles Vickers**

Charles Vickers’ works were more often Gothic Revival, notably his churches. In 1854 he completed additions to the Holy Trinity Anglican Church at Coburg, and up to that time he had worked mainly on church buildings in Victoria, including the additions to St Peter’s, Eastern Hill (1853); Christ Church Anglican Church and vicarage at Hawthorn (1853–54); and Holy Trinity Anglican Church, Barrabool (1855, demolished) and the Anglican Vicarage, Barrabool (1855).

Vickers went on to design a number of government buildings in Victoria from the late 1850s to the 1870s through his employment with the Public Works Department. His notable public buildings include Castlemaine Gaol (1857); the original Caretaker’s Lodge and Administrative Office at Boroondara Cemetery (1860); Yea Court House (1861, demolished); the original Richmond Town Hall (1869); and Richmond State School No. 1396 (1874).

Much of Vickers' early works have been demolished or have been significantly altered. A few of his residential buildings survive, notably his private residence 'Ivy Grange' in Kew (1864, altered) and the Anglican vicarage at Barrabool (1855). The design of the bluestone building at 197 The Avenue, Coburg (1855), is in keeping with other works of Charles Vickers that use undressed stone, such as 'Ivy Grange' in Kew. The bluestone outbuilding at 197 The Avenue, Coburg, is the earliest surviving domestic building designed by Vickers in Australia.

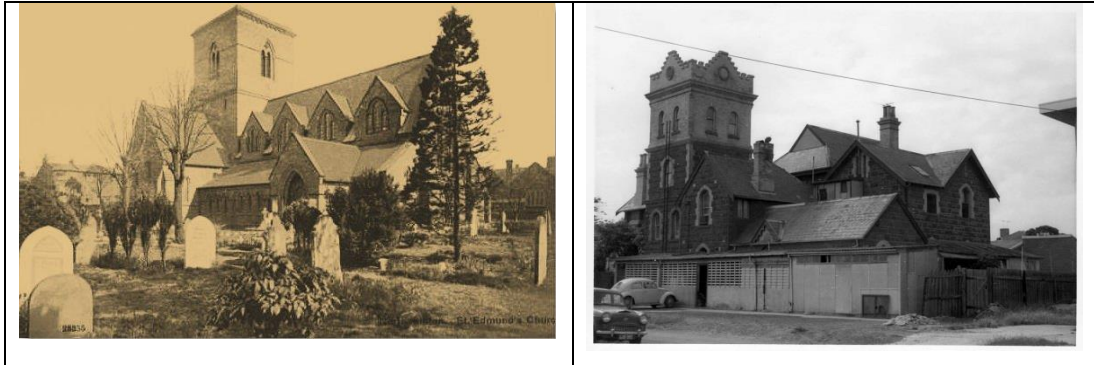


Figure 23 (left): St Edmund's Church in Northampton, England, built 1850; now demolished (source: Ancestry.com)

Figure 24 (right): 'Ivy Grange', Kew, photographed in the 1960s (source: John Collins Collection, State Library of Victoria)

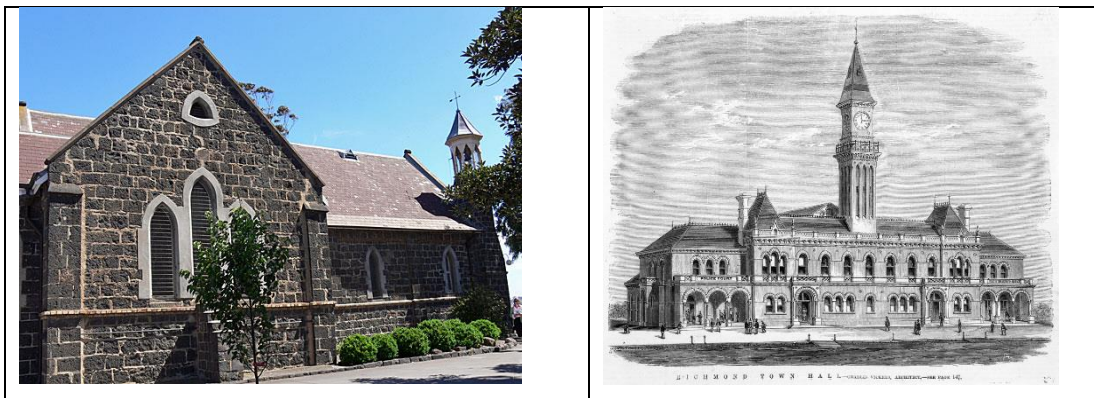


Figure 25 (left): Christ Church Anglican Church, Hawthorn (1853–54) (source: www.otba.org.au)

Figure 26 (right): The original Richmond Town Hall (1870) (source: State Library of Victoria)

## Assessment against Hercon criteria

The HERCON criteria have been adopted for use in local government heritage studies to assess whether a place satisfies the threshold of cultural heritage significance.

The site now known as 197 The Avenue, Coburg, which includes the bluestone outbuilding and the Victorian-era dwelling, is considered to be of local historical and scientific significance to the City of Moreland. It satisfies the following criterion for meeting the threshold of local significance:

*Criterion A: Importance to the course, or pattern, of our cultural or natural history.*

The small bluestone outbuilding was built as one of a number of bluestone outbuildings that served the large country estate of 'Moorefield' (later 'Glengyle'). In the mid-nineteenth century there were several substantial estates on the Merri Creek and this was a typical building of its kind both in Coburg and on pastoral and farming properties across northern and western Melbourne, where bluestone is common, and in the Western District of Victoria. The bulk of early estates in Coburg and elsewhere



in the City of Moreland have been eroded over time by urban development. While the bluestone building remaining at 197 The Avenue was probably typical, or at least not unusual, in rural Victoria in the nineteenth century, it is now a rare structure, especially in metropolitan Melbourne. The site at 197 The Avenue, Coburg, is also rare as a site of well-documented early European settlement in Victoria (c.1839–1843), and the outbuilding is a tangible reminder of one of the grandest early estates in Coburg. The use of bluestone also demonstrates the importance of the early quarrying industry and use of vernacular materials in the development of the local area.

The small bluestone outbuilding at 2/197 The Avenue, Coburg, remains a marker of the northern extent of the former ‘Glengyle’ estate (and likewise, of ‘Moorefield’ and before that, of ‘Maryfield’). The wider area surrounding the bluestone outbuilding retains remnant fabric of the ruins of ‘Glengyle’ (formerly ‘Moorefield’). The ball-topped bluestone gate posts of ‘Glengyle/Moorefield’, which date to 1855, survive in an altered state at the driveway entrance to 185 The Avenue, Coburg. The single-storey Victorian dwelling adjacent to the bluestone building at 1/197 The Avenue, appears to be the refurbished eastern wing of ‘Glengyle’ house, however this is yet to be substantiated via archaeological investigation.

*Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Sections of land within the curtilage of the site at 1/197 The Avenue, Coburg, may have archaeological potential but this has not been investigated in detail. Previously Heritage Victoria advised that the site was unlikely to have significant historical archaeological values, as most of the 197 The Avenue has been redeveloped with units. This assessment, however, was made prior to the understanding that this was the site of ‘Glengyle’ (and formerly ‘Moorefield’), and that the house of the site is likely a remnant of that house. As discussed above, hand-drawn MMBW survey plan of 1911 (*see figure 4*) shows the east wing of ‘Glengyle’ positioned in precisely the same location as the Victorian house is sited today, as illustrated in the 1919 MMBW detail plan (*see figure 5*). Due to this new evidence, it would be worthwhile to revisit the question of archaeological potential, as there might be remnant sub-surface domestic material dating from the nineteenth century.

It is also clear that the Victorian house itself has the potential to yield information about ‘Glengyle’ house, with much of this information concealed within its walls.

*Criterion H: Special association with the life or works of a person, or groups of persons, of importance in our history.*

Significant people associated with the site include William Westgarth, David Moore, Duncan MacGregor and Charles Vickers. These are detailed below:

William Westgarth (1815–1889) was a highly significant figure in early Melbourne and Victoria, through his commercial activities as a merchant and in public life as a politician and historian. Between 1845 and 1854, he resided at ‘Maryfield’ on the Merri Creek in Coburg, which was a previous name for the ‘Moorefield/ Glengyle’ property. His house would most likely have occupied the same site as the later house ‘Moorefield’ (1855). Westgarth is notable as an early historian of Melbourne and Victoria, with publications including *Australia Felix; or, a Historical and Descriptive Account of the Settlement of Port Phillip* (1848) and *Personal Recollections of Early*

*Melbourne and Victoria* (1888). Westgarth is recognised as an important figure in Australian history through his inclusion in the *Australian Dictionary of Biography* (vol. 6).

David Moore (1824–1898) was a merchant and politician in early Melbourne. He was elected to the Victorian Legislative Assembly in 1856 and sat in the second Victorian parliament. He was president of the Board of Land and Works in 1857 and filled other senior roles in the Victorian government. He was also active in local affairs. Moore built a large villa residence at ‘Moorefield’ on the Merri Creek, which was a notable private home and the centre of much social activity. He and his family occupied ‘Moorefield’ (later known as ‘Glengyle’) from 1854 to 1873. David Moore is recognised as an important figure in Australian history through his inclusion in the *Australian Dictionary of Biography* (vol. 5).

Duncan MacGregor (1835–1916), born in Scotland, arrived in Victoria in the 1850s and became an enterprising pastoralist. He took up large cattle stations in Queensland and also owned properties in Victoria. He was a successful sheep breeder and later pioneered the drainage scheme for the Koo Wee Rup Swamp in Victoria. MacGregor lived for a period in Queensland before settling in Melbourne where he purchased the ‘Moorefield’ estate on the Merri Creek at Coburg and renamed it ‘Glengyle’. He occupied ‘Glengyle’ from 1873 until c.1908. MacGregor is recognised as an important figure in Australian history through his inclusion in the *Australian Dictionary of Biography* (vol. 5).

Charles Vickers (c.1819–1883), architect, arrived in the Colony of Victoria in 1853 and established a practice in Melbourne. He was living in Richmond in 1855 when he was commissioned by David Moore to design a villa residence ‘Moorefield’ on the Merri Creek at Coburg. ‘Moorefield’ was one of Vickers’ earliest domestic commissions in Victoria and was atypical in the colony at that time for its Tudor style. In the 1850s Charles Vickers was known primarily as a church architect, favouring the Gothic Revival style. In Victoria, he was employed for many years with the Public Works Department and designed a number of public buildings. He moved from Melbourne to Sydney in 1879, following financial difficulties, and died there in 1883.

## **Statement of Significance**

### *What is significant?*

The bluestone outbuilding and Victorian house at 1-2/197 The Avenue, Coburg, are significant. Both are remnants of the former ‘Glengyle’ estate (and likewise, of ‘Moorefield’ and before that, of ‘Maryfield’), which was the site of well-documented early European settlement in Victoria (as early as c.1839–1843). ‘Moorefield’ (later renamed ‘Glengyle’) was a substantial two-storey Tudor Revival villa built in rendered bluestone with (unrendered) bluestone outbuildings. It was designed in 1855 by architect Charles Vickers, who had recently emigrated from England and was best known in Victoria for his bluestone Gothic Revival churches.

### *How is it significant?*

They are of local historical and scientific significance to the City of Moreland.

### *Why is it significant?*

The bluestone outbuilding at 197 The Avenue, Coburg, is historically significant as the last known outbuilding of the original ‘Moorefield’ (later ‘Glengyle’) villa, with



its associated extensive complex of bluestone outbuildings, which was built in 1855 and served as a grand and important private residence of early Melbourne. It is also historically significant as an early surviving work of Charles Vickers, a notable early colonial architect who designed numerous Gothic Revival churches and several public buildings in Victoria from the mid-1850s to the late 1870s. The historical significance of the site also lies in its association with William Westgarth, David Moore and Duncan McGregor, all of whom played important roles in the development of Coburg in particular, and colonial Victoria more generally. (Criteria A & H)

The Victorian house is of scientific significance for its potential to yield further information about the construction of 'Moorefield' or 'Glengyle' house, as it comprises the eastern wing of the house, refurbished after the fire of 1916. (Criterion C)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified

## HOUSE (OAMARU), 6 WALSH STREET, COBURG

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 200430	<b>Survey Date:</b> March 2017
<b>Name:</b> Aitken House	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> c.1888
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Victorian Period (1851-1901), Italianate	



Oamaru, 26 Walsh Street, Coburg [2013] (Source: realestate.com.au<sup>32</sup>, accessed 27/3/17)

### History

#### Thematic context

This place is associated with the following themes in the *City of Moreland Thematic History* (2010):

*Theme 6: Building Moreland's Houses; 6.3 Building during the boom*

<sup>32</sup>

[https://www.google.com.au/search?q=26+walsh+street+coburg&source=lnms&tbn=isch&sa=X&ved=0ahUKewjO3rujrfbSAhWLiVQKHxV8D5IQ\\_AUICCgD&biw=1600&bih=834#imgrc=CKRQuOmpP7yPCM:&spf=192](https://www.google.com.au/search?q=26+walsh+street+coburg&source=lnms&tbn=isch&sa=X&ved=0ahUKewjO3rujrfbSAhWLiVQKHxV8D5IQ_AUICCgD&biw=1600&bih=834#imgrc=CKRQuOmpP7yPCM:&spf=192)

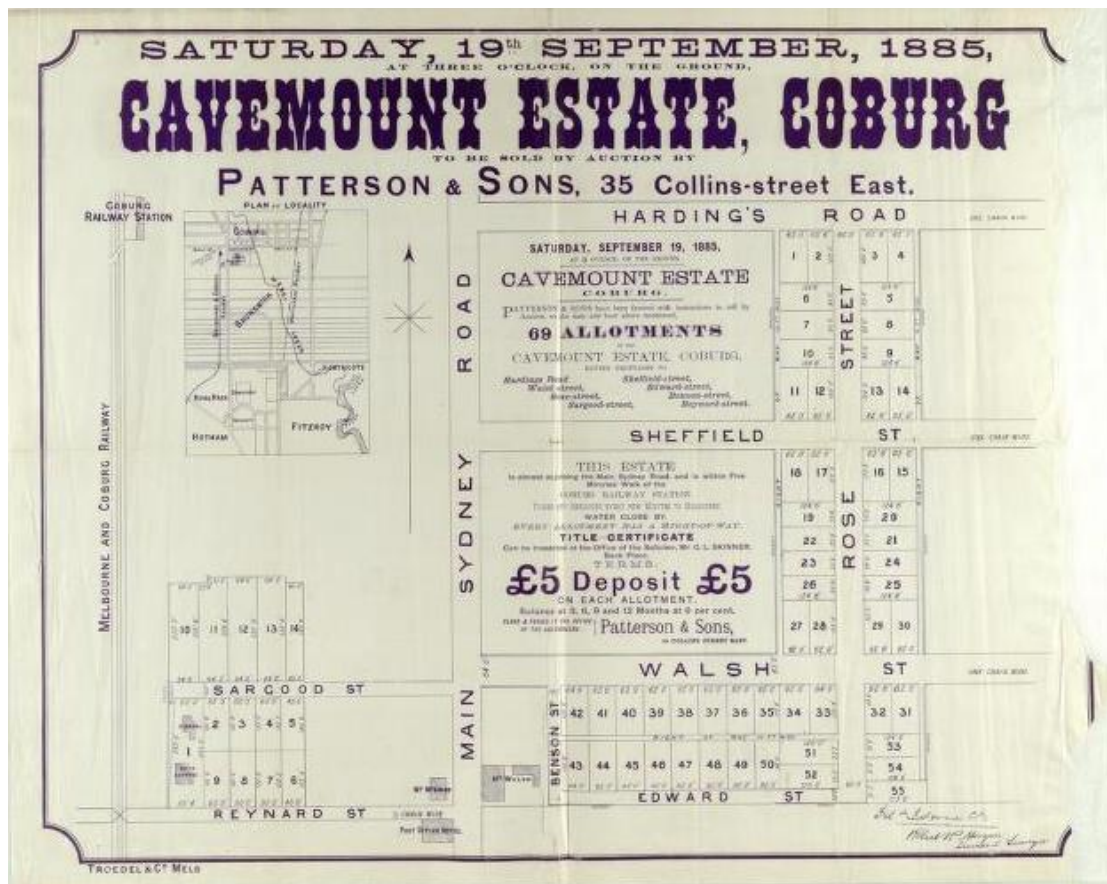
**Locality history**

The first land sales in what was to become the City of Moreland / Coburg took place in February 1839 and most of the land was sold to speculators who very quickly subdivided the land and sold it on. A few large parcels were sold to ‘gentleman farmers’, John Pascoe Fawkner being one of them. Fawkner purchased some 369 acres extending from today’s Reynard Street north to Bell Street, and it is within this land that 26 Walsh Street sits.

The area was largely developed in the years leading up to World War One, assisted by the road system and public transport links connected to Sydney Road as it headed north from Parkville.

**Place history**

The house at 26 Walsh Street, Coburg was built between June 1887 and September 1888 on lots 33 and part lot 34 of the Cavemount Estate, which had first been offered for sale in 1885 (RB, SLV). It is unlikely to have had an architect as it appears to be a standard design, and the builder is unknown, but may have been the first owner, David Walsh, a contractor.



*Cavemount Estate Promotional Brochure (Source: SLV, Vale Collection)*

It appears that the first owner, David Walsh, developed the Cavemount Estate, and presumably named Walsh Street after himself. He owned most of the lots within the subdivision, plus 1.5 acres near Sydney Road. His was the first house to be built on the estate although was followed very shortly after by another brick house at the western end of Walsh Street, corner of Benson Street (RB).

By September 1891 David Walsh had sold the house to Horatio Kelson, an accountant, and in 31 January 1894 Kelson transferred the property to William Aitken, a miller (RB). From this point on the Aitkens were owners or owner-occupiers of this house on the Walsh Street corner for well over a century.

Nanna Maria Aitken became the owner on 19 February 1895 and the Certificate of Title records that Rose Street had changed to Chambers Street (LV) and by 1910 the address was 40 Walsh Street and it was known as “Oamaru”. Both this number and name are listed on the MMBW plan 2341 of March 1910 (MMBW).

The MMBW plan shows the sparse development in the area at that time: there is still only one other house in Walsh Street (“Kilcorran”, situated on the corner of Benson Street closer to Sydney Road, since demolished), while the row of terrace houses now at 9-21 Chambers Street were the only houses in that street. Sheffield Street to the north was more developed, including the extraordinary row of twenty cottages along the north side (SM 1910; MMBW).

Mrs Nanna Aitken remained living on the corner of Walsh and Chamber Streets until her death in 1925, although in June 1916 she transferred ownership of 40 Walsh Street to David Scott Aitken, miller (LV). David S. Aitken may have been her son.

The following year, 1926, the Sands and McDougal Directories show a change in street numbering so that the house on the corner of Chambers Street was called 26 Walsh Street, as it still is today. After Nanna Aitken’s death and the house was tenanted for many years, lastly by Mrs Ada McAuliffe who lived there until 1960 when John Junior Aitken moved into the family home.

On 6 August 2014 the final transfer of ownership from the Aitken family took place when Patricia Ann Aitken sold the property and for the first time since 1894 the land and house at 26 Walsh Street, Coburg was not in the Aitken family.

### References

- City of Coburg Municipal Rate Books (RB), as cited  
 Historica, 2011, ‘City of Moreland Thematic History’, prepared for the Moreland City Council  
 Land Victoria (LV), Certificates of Title, Vol 1680 Fol 903, Vol 2559 Fol 767; Vol 5233 Fol 461; Vol 3050 Fol 864; Vol 11466 Fol 283  
 Melbourne Metropolitan Board of Works (MMBW) Detail Plan No. 2341, State Library of Victoria  
 Sands & McDougall, *Melbourne and Suburban Directories* (S&M), as cited.  
 Broome, R 2001, *Coburg. Between Two Creeks*, Coburg Historical Society, 2001

### Description

The house at 26 Walsh Street, Coburg, is a late Victorian Italianate villa with an asymmetrical façade. The walls are finished in ruled render above a rock-face bluestone base. The house retains an intact front verandah with a concave roof and typical cast-iron Corinthian columns and a combined frieze and brackets.





*26 Walsh Street Coburg – detail of canted bay and acanthus leaf brackets (Source: Context Pty Ltd)*

Other elements typical of this style are the M-profile hipped roof with bracketed eaves, and the use of simple classical decorative details. The house is largely intact, retaining original features such as the fine six-panelled front door with side and highlights (with leadlights that may be original), a canted projecting bay with a semi-hexagonal roof, decorative panelling and fluting to the chimneys, applied acanthus leaves to the eaves brackets, and run mouldings around the segmentally arched windows.



*26 Walsh Street Coburg – Detail of 6 panelled door (Source: Context Pty Ltd.)*

### **Intactness and integrity**

The following alterations have been made to the house: garage appended to the side of the house, just back from the front façade; the roofing slates have been replaced by terracotta tiles (this may have been as early as the 1910s); the verandah floor has been retiled (sympathetically); the window to the right of the front door has been replaced, and the cement rendered walls have been overpainted (since 2013).





*26 Walsh Street Coburg – viewed from intersection (Source: Context Pty Ltd.)*

### **Comparative analysis**

In comparison to other Italianate houses in Coburg that are included in the Heritage Overlay as individually significant (whether in a precinct or individual HO) 26 Walsh Street is of a similar high architectural quality. While its verandah details are typical of the era, its cement render detail is not common for Coburg, where timber and bi-chrome brickwork are more frequent.

In comparison to other rendered examples, 26 Walsh Street has a similarly high level of decorative detail. The picturesque asymmetrical massing, with a canted bay, does not appear to be common in Coburg, where most examples have a simple rectangular projecting bay. In comparison to the other example of this type, the former Manse at 1 Deans Street, 26 Walsh Street is superior in its detail and substantial proportions.

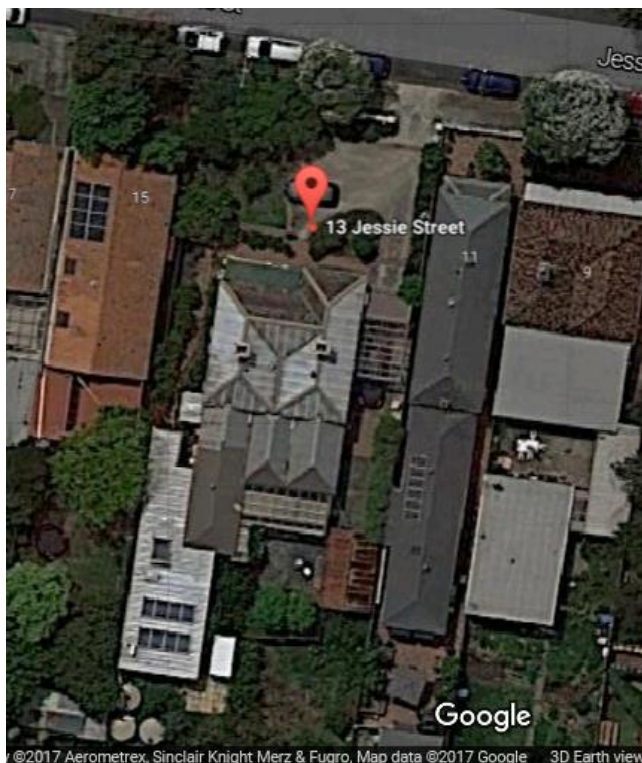


*Manse (former) – 1 Deans Street Coburg (Source: HERMES database No. 56736)*



*25 Station Street, Coburg (Source: Google Streetview, accessed 14/3/2017)*

In regard to its intactness, there are other Significant examples where the roof has been re-clad (1 Deans Street, 25 Station Street). Other major changes among the Significant Italianate houses are the loss of the front verandah of 130 Rennie Street and the addition of a garage/carport to the side elevation of 13 Jessie Street (in a very similar location to the garage of 26 Walsh Street). The alterations to 26 Walsh Street put it at the lower end of intactness among the comparative examples, but still within the range seen among the Significant Italianate houses.



*13 Jessie Street, Coburg – aerial view showing garage set to the east of the façade (Source: Google Maps, accessed 14/3/17)*



130 Rennie Street, Coburg (Source: HERMES database)

## Statement of Significance

### *What is significant?*

Oamaru, the house at 26 Walsh Street, Coburg is significant. Oamaru was built between June 1887 and September 1888 by landowner and contractor David Walsh (for whom the street is named). The Victorian Italianate form, materials and detailing of the house contribute to its significance.

Non-original alterations and additions to the house, the attached garage, the modern iron sheds at the rear of the house, and all fencing are not significant.

### *How is it significant?*

Oamaru at 26 Walsh Street, Coburg is of historical and aesthetic significance to the City of Moreland.

### *Why is it significant*

Oamaru is of historical significance as it represents the first phase of suburban expansion and development into Coburg by the middle classes in the years immediately prior to the depression of the 1890s when Melbourne's suburban land 'boom', driven by property speculation and building ceased. The house was the first to be constructed in the street and remained as one of only two homes in Walsh Street until nearly World War 1, demonstrating the long hiatus in economic recovery after the 1890s depression. Built at the beginning of Coburg's expansion, the building is typical of the late nineteenth century in its form and detailing. (Criterion A)

Oamaru is significant as fine and intact example of a Victorian Italianate villa. The house demonstrates the major characteristics of the style, including the asymmetrical plan with canted bay window, the M-hipped roof with original decorative rendered chimneys, the shallow convex return verandah with its typical decorative cast iron lacework and Corinthian columns and other decorative detailing including the heavy six panelled front door, and large double hung sash windows. The aesthetic qualities of the house are enhanced by the rich ornamentation such as acanthus leaf motifs on the brackets, mouldings to window heads and surrounds, and the decorative coloured leadlight stained glass sidelights and fanlight. (Criteria D & E)



## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified

# CONCRETE HOUSE, 36 KING STREET, FITZROY NORTH

Prepared by: Context Pty Ltd

<b>HERMES number:</b> 56456	<b>Survey Date:</b> March 2017
<b>Name:</b> -	<b>Designer:</b> Unknown
<b>Place Type:</b> Residential House	<b>Builder:</b> Unknown
<b>Grading:</b> Significant	<b>Construction Date:</b> 1926-27
<b>Extent of Overlay:</b> To title boundaries	
<b>Architectural Style:</b> Interwar Period (c.1919-c.1940), Bungalow	



## History

### Locality history

While 36 King Street is located in the suburb of Fitzroy North, the property is very close to Brunswick East, and is now part of the City of Moreland.

Fitzroy North



North Fitzroy was an extension of Fitzroy, first subdivided in 1839 and regarded as Melbourne's 'first suburb'. North Fitzroy makes up a small area within the City of Moreland, which is bounded by the Merri Creek, St Georges Road, Nicholson Street, Holden Street and Glenlyon Road. The southern part of this pocket was formerly part of the City of Fitzroy but incorporated within the Moreland municipality in the council amalgamations of 1994.

### **Brunswick East**

The suburb of East Brunswick formed part of the former City of Brunswick. It is bounded on the north by Moreland Road, on the east by Lygon Street and on the west by the Merri Creek, which formed the eastern limit of the former City of Brunswick. The creek attracted settlers who took up farming. Quarrying was an early industry in the area, with Wales' bluestone quarry (City of Moreland HO2) established near the Merri Creek in the 1860s. Other quarries followed, and clay pits were also established.

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in East Brunswick for residential development in the 1880s. There was a larger proportion of detached housing in East Brunswick than Brunswick proper, particularly from the Edwardian period, reflecting a major period of development in the suburb. With suburban growth came the demand for the provision of public space and Fleming Park was developed on an abandoned quarry site in 1917-18. The electric tram along Lygon Street commenced in 1916 to service workers in the growing area. The textile industry thrived in East Brunswick, with Prestige Hosiery established in 1922.

Settled slightly later than Brunswick proper, some large estates survived longer into the twentieth century. The Sumner property, 'Stony Park' (built c.1860s) on the west bank of the Merri Creek, was subdivided in 1924 and was developed as an extensive interwar housing estate (Sumner Estate, HO238). A large number of war service homes were also built in several streets off Stewart Street, East Brunswick, in the early 1920s (Historica 2010)

### **Place history**

The dwelling at 36 King Street, North Fitzroy, a five-roomed concrete house, was built for Hector John Coulson in 1926. Coulson, described as an engineer, had purchased the land with a 58-foot frontage that year – it was recorded as allotment 78, on which a shed stood (RB 1925-1927). After the death of Hector Coulson in 1931, his widow Violet Eliza (who he was married in 1923) continued living at the house, described as a 'concrete villa'. Violet Colson sold the house in c.1934, after which time it had a number of different owners and occupants (RB 1928-1935; S&M 1928-1970).



*Hector John Coulson, engineer, who built the concrete house at 36 King Street, North Fitzroy, c.1920s (source: Coulson family records via Ancestry.com)*

The house at 36 King Street was one of the first four to be constructed on the eastern side of the block between Willowbank Road (formerly Willow Bank Road) and Allister Street (S&M 1926, 1927). This was a pocket of North Fitzroy which, like nearby pockets of East Brunswick, were relatively late to be developed for residential housing. The MMBW Detail Plan records a glass bottle works located on the opposite side of the King Street in 1906 (MMBW 1906).

### References

- Ancestry.com (Coulson family records)  
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 Context Pty Ltd 1990, 'Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study', Volume 1.  
 Coulson, Hector J., Engineer, Probate papers, 1931, VPRS 28/P3 unit 2270, item 245/548, Public Record Office Victoria (file not cited).  
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 Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1936, dated 1906, State Library of Victoria.  
 Roser, Paul, 'Concrete Houses in Victoria, 1900-1940', Student Investigation A, Faculty of Architecture, Building and Planning, University of Melbourne, revised report, October 2001.  
 Sands & McDougall, *Melbourne and Suburban Directories (S&M)*, 1926, 1927, 1928, 1930, 1932, 1934, 1955, 1936, 1937, 1940, 1950, 1960, 1970

Historica 2010, 'City of Moreland Thematic History', prepared for the City of Moreland.

Victorian Heritage Database: <http://vhd.heritagecouncil.vic.gov.au/>

Victorian Places website: <http://www.victorianplaces.com.au/>

## **Description**

This house is located on the eastern side of the street and is set behind an established garden and recent high timber fence.

The double fronted bungalow is constructed of concrete and finished with rough cast render. A Dutch-gabled roof encloses the main form of the house, with a secondary Dutch-gabled roof enclosing a verandah which projects to one side. Both roofs are clad in terracotta tiles. Unusually, the gable ends at the front and rear of the house are clad in the original malthoid shingles. Each gable end is inset with small windows. Three chimneys are visible. They are tall and squared with flat square caps and minimal detailing, as would be expected of concrete construction.

Detailing to the front of the house includes: double entry doors located centrally, with a distinctive splayed metal 'rising sun' motif above; verandah details include simple paired timber verandah posts and a simple timber ladder frieze: matching boxed timber windows have leadlight to the upper sashes and on the southern side, leadlight to the lower sashes has a 'swallow' pattern

## **Intactness and integrity**

The house appears to be mostly intact. Alterations include the addition of small gable windows, a front security gate, new windows along the southern elevation, an enclosed rear porch and the changed rear roofline.

## **Comparative analysis**

Concrete, using a number of locally developed or imported systems of reinforcement and formwork, was being used by several architects and builders in Australia from the early 1900s for commercial buildings and civil engineering structures, as well as for houses. The first reinforced concrete houses began to appear in Australia from c.1907 and several pioneer examples were built in Adelaide around that time by builder W.C. Torode, who developed a method of in situ concrete cavity walling. A Melbourne builder, H.R. Crawford, patented his own system in 1907, and, over the next seven years, erected concrete houses at Camberwell, Canterbury, East Malvern and Balwyn. Another important early example was that built by John Monash at 4 Ray Street Beaumaris in 1912, but unfortunately demolished in 1999. In the 1920s, S.B. Marchant built houses in Adelaide using his 'Monolyte' system, and the State Savings Bank of Victoria experimented with the system in 1925-6 on a small housing estate at Sunshine. Also, in the 1920s, A.C. Matthews developed the 'Self-Form' system, which produced cavity walls (Lewis).

Probably the most prolific designer and builder of concrete houses in Melbourne, from about 1914 until the 1930s, was the Melbourne architect Lesley M. Perrott. In 1923 with the assistance of G.W. Green Perrott published a book on the subject *Concrete Homes*. In it he explains that reinforced concrete is "the most suitable

building material known to us, and that it lends itself readily to effective architectural treatment". A newspaper article about the book opines:

*Quite rightly he objects to any attempt being made to disguise concrete - that is to try to make it pass for some other material - seeing that in capable hands it has a character of its own. (The Argus, 'New Books', 17 December 1923, p.3)*

According to Miles Lewis, the 'conventional and somewhat old-fashioned design' of most early concrete houses contrasts with the concrete houses designed in the 1910s by Perrott, which overlaid elements of the newly fashionable Californian Bungalow style onto verandahed Federation bungalow forms. Other Perrott houses of the 1920s departed further from the picturesquely gabled Federation and Californian Bungalow styles.

Early concrete houses erected by Perrott include his demonstration concrete house at Pascoe Vale Road, Essendon (1914, demolished) and the W. Thackray house, Canterbury Road, Canterbury (1914, demolished?), as well as the house at 220 Alma Road, St Kilda East (1915, extant, included in heritage overlay HO23, Port Phillip Planning Scheme).

In the period following World War I concrete became a familiar and accepted material, rather than the 'province of a few specialist firms and important buildings' (Lewis) and many more houses were constructed through the interwar period.

There are three houses of concrete construction in Moreland that are among the earliest known surviving examples in Victoria. In order of construction date, they are:

- 'Ranche', 9 Waxman Parade, Brunswick West. Constructed 1907-1911, presumably by the owner George T. Gatens who was a builder and contractor, on the Dal Campbell Closer Settlement Estate. Correspondence on the Closer Settlement File held at PROV describes the walls as being constructed of concrete with steel rod reinforcing. Designed in a highly decorated transitional Victorian/Federation villa style, the house has been significantly altered, but the original form and some details remain.
- House, 1 South Daly Street, Brunswick West. Constructed by 1910 in a transitional Victorian/Edwardian style, this house has rendered walls with ashlar coursing with quoining to the corners and vermiculated sills to the windows. Described as a concrete house in the rate books, the method of construction is unknown. It is highly intact.
- House, 70 Heller Street, Brunswick West. Constructed by 1913, this house demonstrates the transition to the interwar bungalow style through the low-pitched gabled roof, whilst details such as the distinctive chimney apertures and the timber screen to the gable end show an Arts & Crafts influence and suggest the work, or influence of, Harold Desbrowe Annear (Lewis). Described as a concrete house in the rate books, the method of construction is unknown, but appears to be mass concrete. It is highly intact.

This house, dating from 1926 is a much later example, built at a time when concrete construction was becoming more mainstream (but still much less common than other conventional forms of construction). According to research undertaken by Paul Roser, this house probably used the 'Monolyte' system:

*Foundations of concrete piers support a thick, flared ring beam of concrete about 600mm high. On top of this beam is a poured 4 inch (100mm) thick solid concrete wall (including a very thin veneer of stucco) with minimal reinforcing consisting of vertical rods 5mm thick at approximately 300mm intervals. The measurements are identical to the quoted Monolyte specifications, from which this system is presumed to derive. Horizontal reinforcement appears to consist of a pair of 18mm thick bars spaced about 600mm apart. A core sample reveals an aggregate of bluestone screenings of various gradings (Roser 2001:11).*



*Photograph of Monolithic reinforced concrete wall with flared base, 36 King Street, North Fitzroy (source: Paul Roser, 'Concrete Houses')*

Apart from the concrete construction, the house is notable for retaining what appear to be the original malthoid tile/shingles to the gable ends. Malthoid was a proprietary product made of multiple layers of bitumen laid over a felt base, which was introduced into Australia in the early 1900s, primarily for use as waterproofing of flat roofs of buildings.

This is rare, as almost all other comparable bungalows in Moreland have traditional timber shingles. A comparison is 225 Glenlyon Road, a bungalow style house from 1921-25, where the walls and gable ends are clad in shingles (possibly clay).

## **Statement of significance**

*What is significant?*

The concrete house at 36 King Street, North Fitzroy, built 1926-27, is significant.

Non-original alterations and additions are not significant.

*How is it significant?*

The concrete house at 36 King Street, North Fitzroy is of local historic and representative significance to the City of Moreland.

*Why is it significant?*

It is significant as an intact interwar bungalow, which is of note for its concrete construction. While not an early example, it is believed to be an example of the 'Monolyte' system and demonstrates the continuing development of concrete house



technology in the 1920s. The house is also of note for its high degree of intactness, which includes rare surviving examples of Malthoid shingles to the gable ends (Criteria A, B & D)

## Recommendations

### Moreland Planning Scheme

Recommended for inclusion in the Heritage Overlay of the Moreland Planning Scheme as an individual place.

Recommendations for the HO Schedule:

<b>External Paint Colours</b> Is a permit required to paint an already painted surface?	No
<b>Internal Alteration Controls</b> Is a permit required for internal alterations?	No
<b>Tree Controls</b> Is a permit required to remove a tree?	No
<b>Victorian Heritage Register</b> Is the place included on the Victorian Heritage Register?	No
<b>Incorporated Plan</b> Does an Incorporated Plan apply to the site?	No
<b>Outbuildings and fences exemptions</b> Are there outbuildings and fences, which are not exempt from notice and review?	No
<b>Prohibited uses may be permitted?</b> Can a permit be granted to use the place for a use, which would otherwise be prohibited?	No
<b>Aboriginal Heritage Place</b> Is the place an Aboriginal heritage place, which is subject to the requirements of the Aboriginal Heritage Act 2006?	No

### Other recommendations

None specified