

MERRI-BEK PLANNING SCHEME

Statement of Significance

Beaufort Houses Serial Listing



Place Name	Daly Precinct 17 Fontaine Street, 19 & 31 Gallipoli Parade, 15 Moascar Street, 13 & 17 Reynolds Parade, and 15 Somali Street, Pascoe Vale South
PS ref No	HO56

Images



17 Fontaine street



19 Gallipoli Parade



31 Gallipoli Parade



31 Gallipoli Parade



15 Moascar Street



13 Reynolds Parade

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Images



17 Reynolds Parade



15 Somali Street

Curtilage Map



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MERRI-BEK PLANNING SCHEME

Statement of Significance**What is significant?**

The 'Beaufort' steel house project was a joint State and Federal government initiative to solve the severe housing shortage experienced in Australia after World War II. The manufacture of pre-fabricated houses using factory techniques was identified as one method of overcoming problems associated with lack of skilled tradespeople to build houses and the Beaufort house was specifically designed to provide a peacetime function for aircraft factories set up during the war. The Beaufort house was one of the first pre-fabricated housing types to be developed and at peak production it was anticipated that 3000 Beaufort homes per year could be produced. However, the project was continually delayed and eventually cancelled due to shortages of steel. As a result only 58 Beaufort houses were built in Victoria and at least half of these were erected in the West Coburg Estate in late 1947 and 1948. Today, the following examples survive relatively intact:

- 17 Fontaine Street,
- 19 & 31 Gallipoli Parade,
- 15 Moascar Street,
- 13 & 17 Reynolds Parade, and
- 15 Somali Street

The relatively high external integrity of most of the Beaufort houses listed above is an important aspect of their significance and the context of the houses, in proximity to one another amongst other houses built by the War Service Homes Commission is also significant.

By comparison two other surviving examples at 13 Moascar Street and 5 Vaux Street have been significantly altered and are not significant. Non-original alterations and additions to the Beaufort houses and outbuildings are also not significant.

How is it significant?

The Beaufort Houses are of local historic, architectural and technical significance to the City of Merri-bek and potentially to the State of Victoria.

Why is it significant?

Historically, the Beaufort houses are significant as evidence of the important role of the War Service Homes Commission in the provision of affordable housing after the Second World War. They are historically significant as evidence of the experimental housing programs developed by the Commission to meet severe housing shortages after World War Two and are of particular significance as one of the first examples of a joint State-Federal housing programme. Only a small number of these houses were constructed, and this group represents the majority of the known surviving examples in Victoria. The houses also have important associations with the architect, A.R. Baldwinson, who is credited with the design. (Criteria A, B & H)

The Beaufort houses are historically and technically significant for the innovative method of construction, which demonstrates how factory techniques developed during wartime were adapted to peacetime initiatives. Although the house did not proceed to full production the knowledge gained through its design and development informed the development of other types of prefabricated housing. (Criteria A & F).

Primary Source

- Gallipoli Parade Heritage Precinct & Beaufort Houses - Review of heritage significance, Context Pty Ltd, 2013

MERRI-BEK PLANNING SCHEME

Statement of Significance: Closer Settlement Houses

Heritage Place: Closer Settlement Houses	PS ref no: HO540
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Closer Settlement House - 43 Waxman Pde

What is significant?

Closer Settlement schemes were a response by the State Government to the 1890s depression, which had severe impact on Victoria and working-class areas such as Brunswick in particular. The aim was to provide agricultural land on a lease purchase arrangement to enable those of limited means to establish a farm and a livelihood. The Brunswick Estate, established in 1900, was the fourth Closer Settlement scheme in Victoria and the first in metropolitan Melbourne. It was extended twice by the additions of the Dal Campbell Estate (1904) and Cadman Estate (1905), creating a total of 161 allotments. The final scheme in Brunswick, known as the Phoenix Estate and containing 73 lots, was established in 1907. Houses on the estates were constructed from 1900 and the estates were fully developed by the beginning of World War I.

Unlike some other Government-assisted settlement schemes, where standard house designs were provided, each successful applicant for the Closer Settlement estates was allowed to provide their own house design. As a consequence, a range of house designs is evident, but broadly speaking, the extant houses fall into two categories: simple cottages and more elaborate villas. The former are usually symmetrical and double fronted with a front door flanked by simple sash windows and contain two or four main rooms, under a hipped or gabled roof, sometimes with a rear skillion. There are one or two plain brick chimneys and a simple front verandah with no decoration (sometimes the verandah was an early addition).

The more elaborate villas are either symmetrical or asymmetrical in layout and are distinguished by superior materials and detailing including Ashlar-look boards to the main elevations, intricate timber fretwork or cast-iron frieze to the verandahs, eaves brackets and other applied decoration, and corbelled brick chimneys. Some examples demonstrate the transition from the Victorian period, while others are more distinctively Federation/Edwardian in style with Queen Anne details such as pressed metal, rendering or half-timbering to the gable ends.

Almost all the houses in this serial listing are weatherboard.

It appears that around 230 Closer Settlement houses were constructed in Brunswick. However, the majority have been demolished and only about 30 survive today. This serial listing comprises the most intact examples of the surviving Closer Settlement houses, as follows:

- 6 & 10 Allard Street*
- 5 Balfe Crescent
- 46 & 47* Cumming Street
- 280 & 284 Hope Street
- 9 McColl Court
- 30 Murray Street*
- 19* & 23* Passfield Street
- 18, 37*, 43* & 51* Waxman Parade

*These houses have an individual citation and statement of significance.

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How is it significant?

The Closer Settlement Houses serial listing is of local historic significance to the Merri-bek City Council.

Why is it significant?

The houses provide tangible evidence of the Victorian government's Closer Settlement Scheme, designed as a response to the devastating 1890s depression conditions in Victoria, in the early years of the twentieth century. The Brunswick Estate is of significance as it was the first metropolitan Closer Settlement scheme and provided a model for the metropolitan estates that followed. Spread over a wide area, the houses collectively demonstrate the scale of the original schemes and the range of houses erected by the successful applicants. Whilst typical in style and detailing, the range of house designs is significant as a reflection of the differences in the financial means, skills and backgrounds of the original applicants and has research potential to reveal further information about the schemes. (Criteria A, C & D)

The development of the Closer Settlement estates was also significant in the transformation of southwest Brunswick into a distinct local community and laid the foundations for the suburban development that occurred during the interwar and postwar periods. (Criterion A)

Primary source

Moreland Heritage Gap Study 2019, Vol. 1: Findings and Methodology Report

Grading schedule

Address	Grade
10 Allard Street Brunswick West	Significant
6 Allard Street Brunswick West	Significant
5 Balfe Crescent Brunswick West	Significant
47 Cumming Street Brunswick West	Significant
46 Cumming Street Brunswick West	Significant
280 Hope Street Brunswick West	Significant
284 Hope Street Brunswick West	Significant
7 Hopetoun Avenue Brunswick West	Significant
30 Murray Street Brunswick West	Significant
23 Passfield Street Brunswick West	Significant
19 Passfield Street Brunswick West	Significant
23 Passfield Street Brunswick West	Significant
1/32 Passfield Street Brunswick West	Contributory
2/32 Passfield Street Brunswick West	Contributory
18 Waxman Parade Brunswick West	Contributory
37 Waxman Parade Brunswick West	Significant
43 Waxman Parade Brunswick West	Significant
51 Waxman Parade Brunswick West	Significant

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MERRI-BEK PLANNING SCHEME

Statement of Significance

Daly Street Precinct

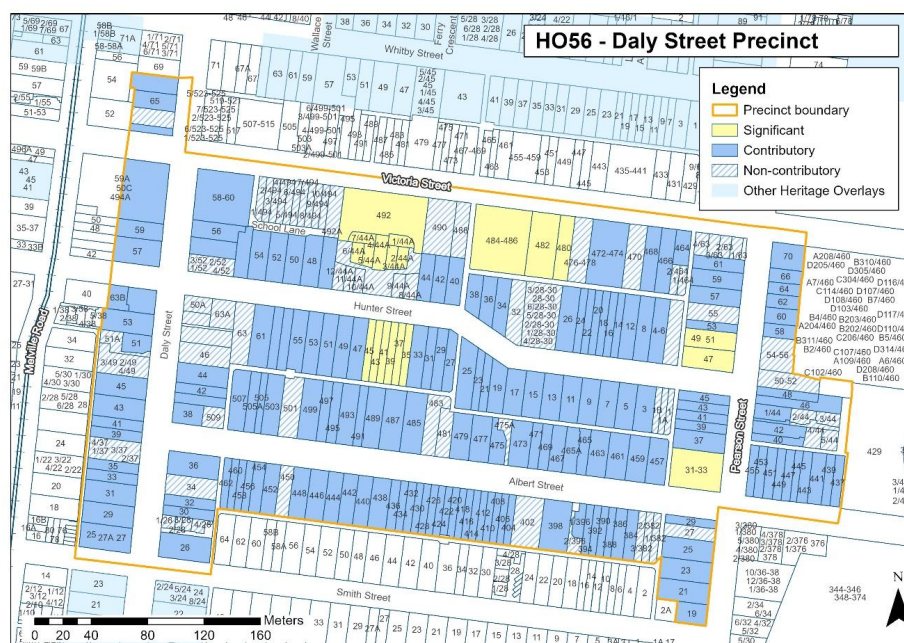


Place Name	Daly Precinct 437-507 and 382-462 Albert Street, 25-67 and 20-60 Daly Street, 1-63B and 4-56 Hunter Street, 19-63 and 40-70 Pearson Street, and 464-494 Victoria Street
PS ref No	HO56

Images



Curtilage Map



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MERRI-BEK PLANNING SCHEME

Statement of Significance

What is significant

The Daly Street Precinct, comprising 437-507 and 382-462 Albert Street, 25-67 and 20-60 Daly Street, 1-63B and 4-56 Hunter Street, 19-63 and 40-70 Pearson Street, and 464-494 Victoria Street, is significant. Building and other features that contribute to the significance of the precinct include:

- The houses constructed before 1945 throughout the precinct, including the former caretaker's cottage relocated to 46 Hunger Street Brunswick West.
- Commercial and community buildings constructed before 1945, including the former shops and residences at 505A Albert Street, 25-27A & 57 Daly Street, 29 & 31 Pearson Street, and 480 Victoria Street.
- Bluestone kerb and channelling and crossovers, and bluestone laneways.

Recent alterations and additions to the significant and contributory places are not significant.

Significant properties within the precinct include:

- The Modern style Maternal & Child Health Centre (1942) at 482 Victoria Street.
- The former Brunswick West Progress Hall at 484-486 Victoria Street*.
- The former Brunswick West Primary School No.2890 at 490-492 Victoria Street comprising a former Infant's School with a distinctive courtyard plan incorporating verandahs (new developments 8-12/44A Hunter Street are not significant).
- The former shop and residence at 31-33 Pearson Street
- The former shop and residence at 480 Victorian Street
- The shops and flats at 49 & 51 Pearson Street.
- The Grand View Hotel at 47 Pearson Street.
- Row of terraces at 35-45 Hunter Street

Non-contributory properties include:

Albert Street: 1-3/382, 402, 450, 481, 483 and 501.

Daly Street: 1-4/28, 34, 37, 46, 48, 49, 50, 50A, 51A and 52.

Hunter Street: 1, 1A-1B, 28-30, 32, 48-12/44A, 63A and 63B.

Pearson Street: 50-52, 54-56, 55, 1-4/63.

Victoria Street: 1-2/464, 470, 476-478, 488, 490, 492A, 494 and 2-10/494.

How is it significant?

The Daly Street Precinct is of local historical, representative and aesthetic significance to the City of Merri-bek.

Why is it significant?

The Daly Street Precinct is of local historical significance as evidence of the residential development in Brunswick West in the late nineteenth and early twentieth centuries. The housing, interspersed with former local shops, a large hotel, and community facilities including the maternal child health centre and a former school and progress hall demonstrates how self-contained communities formed in the period prior to World War II. (Criterion A)

The former Progress Hall is of historical significance, for its historical association with the West Brunswick Progress Association, which was formed to represent the interests of those who have settled in the area as part of the Brunswick Estate Closer Settlement Scheme. As a meeting hall, cinema and dance hall, it was a social focus for the West Brunswick community. (Criterion A)

The Daly Street Precinct is of local representative significance as a precinct containing many examples of residential, commercial and community buildings illustrating the principal domestic architectural styles of the Victorian, Edwardian and Interwar periods, which as a whole reflects the two major periods of development in West Brunswick. The terrace at 35-45 Hunter Street, which is notable both for its length and original detailing dating from the Victorian period, particularly the bi-chrome brickwork. (Criteria D)

The precinct comprises highly intact early buildings including the former shop at 480 Victoria Street (c1890s), which retains a rare example of an original timber shopfront. The Maternal Child Health Centre at 482 Victoria Street is a fine and intact example of a model baby health centre. Its simple domestic scale and design in the Moderne style is typical and represents the philosophy of the Victorian Baby Health Centres Association. The

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Statement of Significance

former West Brunswick Primary School at 490-492 Victoria Street is the only metropolitan example of a school with a distinctive courtyard plan, which incorporated verandahs; while the Infant's School was one of the first built by the Public Works Department. The Moderne style facade on Victoria Street is a notable example of the type. (Criterion D)

The Daly Street precinct is of aesthetic significance, as a relatively intact area containing many examples of buildings in the Victorian, Victorian Italianate, Edwardian and Interwar architectural styles. It contains a number of individual buildings of particular interest, including the Grand View Hotel, a local landmark, which is a fine example of a grand late nineteenth century hotel with exuberant Italianate detailing typical of boom-style architecture, prominently sited on a high point of land. The former Progress Hall is a well-executed example of the Spanish Mission style, an unusual style for this building type. (Criteria E)

Primary Source

- Keeping Brunswick's Heritage, Context Pty Ltd, 1990
- Moreland Heritage Gap Study, Context Pty Ltd, 2019

Schedule of properties in the Daly Street Precinct

Property Address	Heritage Value	Property Address	Heritage Value
1/382 Albert Street Brunswick West	Non-contributory	61 Daly Street Brunswick West	Contributory
384 Albert Street Brunswick West	Contributory	63 Daly Street Brunswick West	Contributory
386 Albert Street Brunswick West	Contributory	65 Daly Street Brunswick West	Contributory
388 Albert Street Brunswick West	Contributory	67 Daly Street Brunswick West	Contributory
390 Albert Street Brunswick West	Contributory	1 Hunter Street Brunswick West	Non-contributory
392 Albert Street Brunswick West	Contributory	11 Hunter Street Brunswick West	Contributory
394 Albert Street Brunswick West	Contributory	12 Hunter Street Brunswick West	Contributory
1/396 Albert Street Brunswick West	Contributory	13 Hunter Street Brunswick West	Contributory
398 Albert Street Brunswick West	Contributory	14 Hunter Street Brunswick West	Contributory
402 Albert Street Brunswick West	Non-contributory	15 Hunter Street Brunswick West	Contributory
404 Albert Street Brunswick West	Contributory	16 Hunter Street Brunswick West	Contributory
406 Albert Street Brunswick West	Contributory	17 Hunter Street Brunswick West	Contributory
408 Albert Street Brunswick West	Contributory	18 Hunter Street Brunswick West	Contributory
410 Albert Street Brunswick West	Contributory	19 Hunter Street Brunswick West	Contributory
412 Albert Street Brunswick West	Contributory	1A Hunter Street Brunswick West	Non-contributory
414 Albert Street Brunswick West	Contributory	1B Hunter Street Brunswick West	Non-contributory
416 Albert Street Brunswick West	Contributory	20 Hunter Street Brunswick West	Contributory
418 Albert Street Brunswick West	Contributory	21 Hunter Street Brunswick West	Contributory
420 Albert Street Brunswick West	Contributory	22 Hunter Street Brunswick West	Contributory
422 Albert Street Brunswick West	Contributory	23 Hunter Street Brunswick West	Contributory
424 Albert Street Brunswick West	Contributory	24 Hunter Street Brunswick West	Contributory
426 Albert Street Brunswick West	Contributory	25 Hunter Street Brunswick West	Contributory
428 Albert Street Brunswick West	Contributory	26 Hunter Street Brunswick West	Contributory
430 Albert Street Brunswick West	Contributory	27 Hunter Street Brunswick West	Contributory
432 Albert Street Brunswick West	Contributory	2/28-30 Hunter Street Brunswick West	Non-contributory
434 Albert Street Brunswick West	Contributory	29 Hunter Street Brunswick West	Contributory
436 Albert Street Brunswick West	Contributory	3 Hunter Street Brunswick West	Contributory
437 Albert Street, Brunswick	Contributory	31 Hunter Street Brunswick West	Contributory
438 Albert Street Brunswick West	Contributory	32 Hunter Street Brunswick West	Non-contributory
439 Albert Street, Brunswick	Contributory	33 Hunter Street Brunswick West	Contributory

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440 Albert Street Brunswick West	Contributory	34 Hunter Street Brunswick West	Contributory
441 Albert Street, Brunswick	Contributory	35 Hunter Street Brunswick West	Significant
442 Albert Street Brunswick West	Contributory	36 Hunter Street Brunswick West	Contributory
443 Albert Street, Brunswick	Contributory	37 Hunter Street Brunswick West	Significant
444 Albert Street Brunswick West	Contributory	38 Hunter Street Brunswick West	Contributory
445 Albert Street, Brunswick	Contributory	39 Hunter Street Brunswick West	Significant
446 Albert Street Brunswick West	Contributory	40 Hunter Street Brunswick West	Contributory
447 Albert Street, Brunswick	Contributory	41 Hunter Street Brunswick West	Significant
448 Albert Street Brunswick West	Contributory	42 Hunter Street Brunswick West	Contributory
449 Albert Street, Brunswick	Contributory	43 Hunter Street Brunswick West	Significant
450 Albert Street Brunswick West	Non-contributory	44 Hunter Street Brunswick West	Contributory
451 Albert Street, Brunswick	Contributory	1-7/44A Hunter Street Brunswick West	Significant
452 Albert Street Brunswick West	Contributory	8-12/44A Hunter Street Brunswick West	Non-contributory
453 Albert Street, Brunswick	Contributory	45 Hunter Street Brunswick West	Significant
454 Albert Street Brunswick West	Contributory	46 Hunter Street Brunswick West	Contributory
455 Albert Street Brunswick West	Contributory	4-6 Hunter Street Brunswick West	Contributory
456 Albert Street Brunswick West	Contributory	47 Hunter Street Brunswick West	Contributory
457 Albert Street Brunswick West	Contributory	48 Hunter Street Brunswick West	Contributory
458 Albert Street Brunswick West	Contributory	49 Hunter Street Brunswick West	Contributory
459 Albert Street Brunswick West	Contributory	5 Hunter Street Brunswick West	Contributory
460 Albert Street Brunswick West	Contributory	50 Hunter Street Brunswick West	Contributory
461 Albert Street Brunswick West	Contributory	51 Hunter Street Brunswick West	Contributory
462 Albert Street Brunswick West	Contributory	52 Hunter Street Brunswick West	Contributory
463 Albert Street Brunswick West	Contributory	53 Hunter Street Brunswick West	Contributory
465 Albert Street Brunswick West	Contributory	54 Hunter Street Brunswick West	Contributory
465A Albert Street Brunswick West	Contributory	55 Hunter Street Brunswick West	Contributory
467 Albert Street Brunswick West	Contributory	56 Hunter Street Brunswick West	Contributory
469 Albert Street Brunswick West	Contributory	57 Hunter Street Brunswick West	Contributory
471 Albert Street Brunswick West	Contributory	59 Hunter Street Brunswick West	Contributory
473 Albert Street Brunswick West	Contributory	61 Hunter Street Brunswick West	Contributory
475 Albert Street Brunswick West	Contributory	63 Hunter Street Brunswick West	Contributory
475A Albert Street Brunswick West	Contributory	63A Hunter Street Brunswick West	Non-contributory
477 Albert Street Brunswick West	Contributory	63B Hunter Street Brunswick West	Non-contributory
479 Albert Street Brunswick West	Contributory	7 Hunter Street Brunswick West	Contributory
481 Albert Street Brunswick West	Non-contributory	8 Hunter Street Brunswick West	Contributory
483 Albert Street Brunswick West	Non-contributory	9 Hunter Street Brunswick West	Contributory
485 Albert Street Brunswick West	Contributory	50C Melville Road Brunswick West	Contributory
487 Albert Street Brunswick West	Contributory	19 Pearson Street Brunswick West	Contributory
489 Albert Street Brunswick West	Contributory	21 Pearson Street Brunswick West	Contributory
491 Albert Street Brunswick West	Contributory	23 Pearson Street Brunswick West	Contributory
493 Albert Street Brunswick West	Contributory	25 Pearson Street Brunswick West	Contributory
495 Albert Street Brunswick West	Contributory	27 Pearson Street Brunswick West	Contributory
497 Albert Street Brunswick West	Contributory	29 Pearson Street Brunswick West	Contributory
499 Albert Street Brunswick West	Contributory	31-33 Pearson Street Brunswick West	Significant
501 Albert Street Brunswick West	Non-contributory	37 Pearson Street Brunswick West	Contributory
503 Albert Street Brunswick West	Contributory	39 Pearson Street Brunswick West	Contributory
505 Albert Street Brunswick West	Contributory	40 Pearson Street Brunswick West	Contributory

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505A Albert Street Brunswick West	Contributory	41 Pearson Street Brunswick West	Contributory
507 Albert Street Brunswick West	Contributory	42 Pearson Street Brunswick West	Contributory
509 Albert Street Brunswick West	Contributory	43 Pearson Street Brunswick West	Contributory
25 Daly Street Brunswick West	Contributory	1/44 Pearson Street Brunswick West	Contributory
26 Daly Street Brunswick West	Contributory	45 Pearson Street Brunswick West	Contributory
27 Daly Street Brunswick West	Contributory	46 Pearson Street Brunswick West	Contributory
27A Daly Street Brunswick West	Contributory	47 Pearson Street Brunswick West	Significant
1/28 Daly Street Brunswick West	Non-contributory	48 Pearson Street Brunswick West	Contributory
29 Daly Street Brunswick West	Contributory	49 Pearson Street Brunswick West	Significant
30 Daly Street Brunswick West	Contributory	50-52 Pearson Street Brunswick West	Non-contributory
31 Daly Street Brunswick West	Contributory	51 Pearson Street Brunswick West	Significant
32 Daly Street Brunswick West	Contributory	53 Pearson Street Brunswick West	Contributory
33 Daly Street Brunswick West	Contributory	54-56 Pearson Street Brunswick West	Non-contributory
34 Daly Street Brunswick West	Non-contributory	55 Pearson Street Brunswick West	Non-contributory
35 Daly Street Brunswick West	Contributory	57 Pearson Street Brunswick West	Contributory
36 Daly Street Brunswick West	Contributory	58 Pearson Street Brunswick West	Contributory
1/37 Daly Street Brunswick West	Non-contributory	59 Pearson Street Brunswick West	Contributory
38 Daly Street Brunswick West	Contributory	60 Pearson Street Brunswick West	Contributory
39 Daly Street Brunswick West	Contributory	61 Pearson Street Brunswick West	Contributory
40 Daly Street Brunswick West	Contributory	62 Pearson Street Brunswick West	Contributory
41 Daly Street Brunswick West	Contributory	1/63 Pearson Street Brunswick West	Non-contributory
42 Daly Street Brunswick West	Contributory	64 Pearson Street Brunswick West	Contributory
43 Daly Street Brunswick West	Contributory	66 Pearson Street Brunswick West	Contributory
44 Daly Street Brunswick West	Contributory	70 Pearson Street Brunswick West	Contributory
45 Daly Street Brunswick West	Contributory	1/464 Victoria Street Brunswick West	Non-contributory
46 Daly Street Brunswick West	Non-contributory	464 Victoria Street Brunswick West	Contributory
48 Daly Street Brunswick West	Non-contributory	466 Victoria Street Brunswick West	Contributory
1/49 Daly Street Brunswick West	Non-contributory	468 Victoria Street Brunswick West	Contributory
50 Daly Street Brunswick West	Non-contributory	470 Victoria Street Brunswick West	Non-contributory
50A Daly Street Brunswick West	Non-contributory	472-474 Victoria Street Brunswick West	Contributory
51 Daly Street Brunswick West	Non-contributory	476-478 Victoria Street Brunswick West	Non-contributory
51A Daly Street Brunswick West	Non-contributory	480 Victoria Street Brunswick West	Significant
1/52 Daly Street Brunswick West	Non-contributory	482 Victoria Street Brunswick West	Significant
53 Daly Street Brunswick West	Contributory	484-486 Victoria Street Brunswick West	Significant
54 Daly Street Brunswick West	Contributory	1-5/488 Victoria Street Brunswick West	Non-contributory
55 Daly Street Brunswick West	Contributory	488 Victoria Street Brunswick West	Non-contributory
56 Daly Street Brunswick West	Contributory	490 Victoria Street Brunswick West	Non-contributory
57 Daly Street Brunswick West	Contributory	492 Victoria Street Brunswick West	Significant
58-60 Daly Street Brunswick West	Contributory	492A Victoria Street Brunswick West	Non-contributory
59 Daly Street Brunswick West	Contributory	1/494 Victoria Street Brunswick West	Non-contributory
59A Daly Street Brunswick West	Contributory	494A Victoria Street Brunswick West	Contributory

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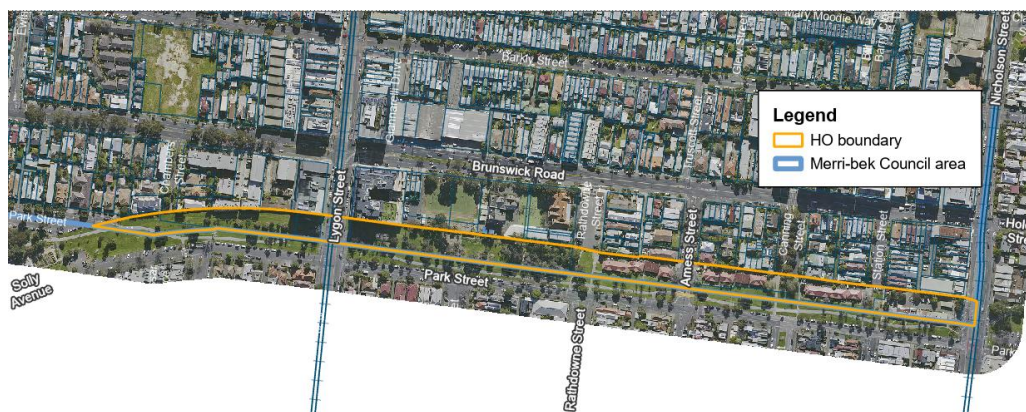
MERRI-BEK PLANNING SCHEME

Statement of Significance

Inner Circle Linear Parklands – Park Street, Brunswick

Place Name	Inner Circle Linear Parklands - Park Street, Brunswick
PS ref No	HO133

Curtilage Map



Statement of Significance

What is significant?

The Inner Circle Linear Parklands, including the alignment, physical remnants and historical memory of the former Inner Circle Railway in Yarra, Merri-bek and Melbourne.

Within the City of Yarra, the former North Carlton Station, remnant footings, earthworks and Peppercorn trees at the former North Fitzroy Station site, remnant rail crossings and sidings, retained electrical power stanchions throughout the corridor, the formal council tree plantations, and the contiguity of the parklands as a continuous public open space.

Within the City of Melbourne, the Parkville railway cutting including the bridges at Royal Parade and the Avenue, two intact overhead power supporting structures, the remnant power stanchions, and the remnant signal post within the cutting, and the remnant timber crossing fences on the west side of Bowen Crescent.

Within the City of Merri-bek, remnant rail crossings, retained electrical power stanchions, the former Melbourne council tree plantations along the municipal boundary, and the contiguity of the parklands as a continuous public open space.

The former North Fitzroy Electrical Railway Substation at 863 Brunswick St N, Fitzroy North (state significant VHR place H0939) and the former Gatekeeper's Cottage at 70 Bowen Crescent, Princes Hill (individually significant in HO329 precinct) are significant both individually, for their associations with the history of the Inner Circle Railway and for their visual relationship to the parklands.

Why is it significant?

The Inner Circle Parklands are of historical and social significance to the City of Yarra, the City of Melbourne and the City of Merri-bek.

How is it significant?

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Statement of Significance

The parklands are of historical significance within the three municipalities as evidence of the former Inner Circle Line railway, as developed in the boom period of the 1880s in response to local council lobbying and electrified in the 1920s.

Initially an essential connection for the Whittlesea and Heidelberg lines before these later ran south through Collingwood, the Inner Circle Line's local passenger services were discontinued after 1948, after which the corridor operated as a goods line through to its closure in 1981.

The parklands are of further historical significance as an urban space transformed by construction of the railway, its century of changing operations, the associated uses of adjoining railway lands, and the responses of local government and communities to this condition.

The parklands are of additional historical significance for their association with early community advocacy and opposition to industrial development of the railway reserve lands, and with the pioneering use of a 'black ban' by allied unions in 1965 to stop the planned development of the site that became the Hardy Gallagher Reserve. The former North Carlton Railway Station Building is of historical and representative significance within the City of Yarra as a Maldon-style railway station designed and constructed by the Victorian Railways, one of the two extant nineteenth century station buildings within the municipality (the Clifton Hill station, also built in the Maldon style, is the other).

The parklands within Yarra and Merri-bek are of social significance as a contiguous public open space secured and safeguarded through ongoing public advocacy since at least the 1960s, and progressively improved to provide contemporary recreational and landscape amenity.

Primary Source

- Inner Circle Parklands Conservation Management Plan, Lovell Chen on behalf of Yarra City Council, 2022.

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Statement of Significance

Phillipstown Precinct

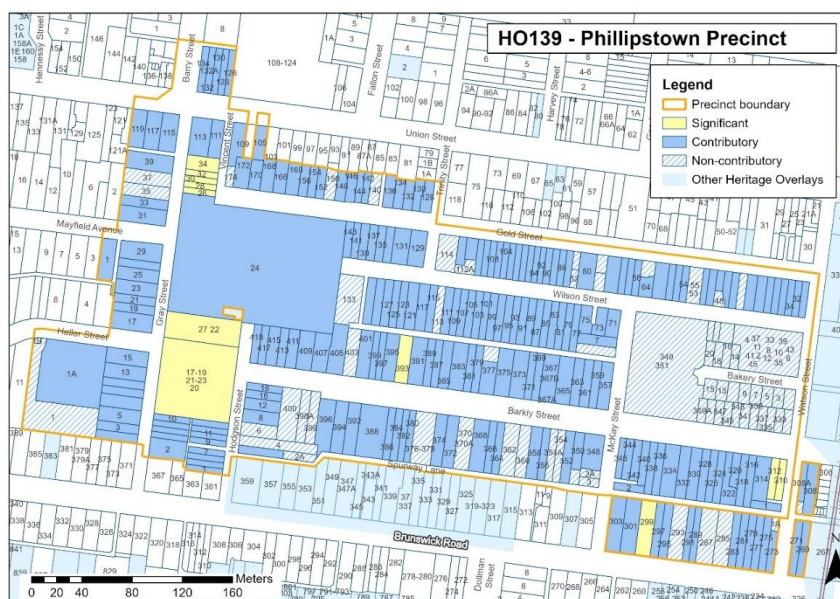


Place Name	<p>Phillipstown Precinct</p> <p>308-400 and 333-419 Barkly Street, 269-303 Brunswick Road, 1-15 and 2-20 Bakery Street, 30-174 and 39-143 Gold Street, 1-39 and 2-34 Gray Street, 1, 1A and 1B Heller Street, 1-27 and 2-18 Hodgson Street, 1 Mayfield Street, 2 and 3-7 McKay Street, 6 Spurway Lane, 105, 109-119 and 126-134 Union Street, Vincent Street, 1-11 and 2 Watson Street and 30-114 and 33-133 Wilson Street</p>
PS ref No	HO139

Images



Curtilage Map



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MERR-BEK PLANNING SCHEME

Statement of Significance

What is significant?

The Phillipstown Precinct, comprising 308-400 and 333-419 Barkly Street, 269-303 Brunswick Road, 1-15 and 2-20 Bakery Street, 30-174 and 39-143 Gold Street, 1-39 and 2-34 Gray Street, 1, 1A and 1B Heller Street, 1-27 and 2-18 Hodgson Street, 1 Mayfield Street, 2 and 3-7 McKay Street, 6 Spurway Lane, 105, 109-119 and 126-134 Union Street, Vincent Street, 1-11 and 2 Watson Street and 30-114 and 33-133 Wilson Street, is significant. Buildings and features that contribute to the significance of the precinct are:

- small-scale timber and brick houses and front fences dating from the Victorian to interwar periods predominantly developed from c.1870 to c.1940, with examples date from as early as 1859
- the former shops and residences at 126-134 Union Street and the Union Hotel at 109 Union Street
- factories dating from the late Victorian to interwar periods (c.1890 to c.1940)
- Temple Park at 24 Gray Street and Gillbrook Park at 1A Heller Street
- traditional street elements including bluestone kerb and channel, bluestone laneways and crossovers.

Recent alterations and additions to the significance and contributory places are not significant

Significant properties include:

- the single storey house at 299 Brunswick Road (non-original alterations and additions and the front fence are not significant).
- the row of five single-storey terraces house at 26-34 Gray Street, including the front fences (the rear extensions, side and laneway fencing, and carports are not significant).
- A pair of Victorian bi-chrome brick terrace houses at 310 & 312 Barkly Street
- Temple Park at 24 Gray Street
- the former Stephens & Co. clothing factory at 20 Gray Street (17-19 and 21-23 Hodgson Street) and 22 Gray Street (27 Hodgson Street)
- the former R.J. Henderson Factory at 393 Barkly Street.

Non-Contributory properties include:

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

How is it significant?

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

Why is it significant?

The Phillipstown Precinct is of local historical significance as the oldest settled part of Brunswick with retention of elements of an early street pattern established from the late 1840s and for evidence of the small scale brick industry established in the area in the same period. These industrial activities are evidenced both in the form of filled clay-holes (at Temple Park and Gillbrook Reserve) and in the form of small timber and brick dwellings

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Statement of Significance

on small allotments built from the 1850s onwards, which were occupied by brickwork workers and proprietors and associated tradespeople. (Criterion A)

It also contains several factories, which demonstrate the growth of manufacturing in Brunswick from the late nineteenth to mid-twentieth centuries (Criterion A). The former Stephens & Co. Clothing Factory is of regional significance as one of the earliest clothing factories in Brunswick, which is architecturally expressive of several periods reflecting expansion of the firm in the 20th Century. The former R.J. Henderson Factory at 393 Barkly Street is of local significance as representing the intermediate stage of the development of the Henderson Box Company and as an example of successful diversification. (Criterion A)

Temple Park is of local historical significance as an early park for the Brunswick area. It reflects the common conversion of disused quarries to public open space in Brunswick in the early 20th century. The park contributes to the heritage character and general amenity of the surrounding precinct. (Criterion A)

The terrace row at 26-34 Gray Street has rarity value as an example of a Victorian-Federation Queen Anne transition terrace row, which is an uncommon type in the City of Merri-bek. (Criterion B)

The Phillipstown Precinct is especially notable for the small, single fronted timber and brick dwellings that date from as early as 1859 and are among the oldest in the Brunswick area. These include the early terrace rows at 4-10 Gray Street and 1-15 Hodgson Street. Notable examples in the precinct include the following examples that are representative of various architectural influences of their respective periods:

- The house at 299 Brunswick Road is significant as a representative example of a 'Victorian Italianate Survival' house with form, materials and detailing that reflects the transition in housing styles that occurred around the turn of the century. Here, the 'Italianate' style including the symmetrical form, the M-profile hipped roof form with separate front verandah with classical-style cast iron posts and frieze, timber brackets and other eaves decoration, and imitation Ashlar boards to the facade is combined with Federation/Edwardian style paired timber windows on either side of the entry door and the corbelled red brick chimney.
- The row of five terrace at 26-34 Gray Street is representative example demonstrating the principal characteristics of a transition Victorian – Federation terrace row, combining details typical of Victorian terraces (such as a shared parapet) and those of Federation terraces, such as a projecting gable with roughcast and imitation half timbering. (Criterion D)

The Phillipstown Precinct is of aesthetic significant as an area of predominantly Victorian and Edwardian housing. Individual examples of aesthetic significance include the following examples:

- The house at 299 Brunswick Road is of aesthetic significance for the fine timber detailing to the windows and front door, and the arched central entry portico, which projects slightly from the line of the verandah. The architraves to the windows and doors are in the form of pilasters with capital mouldings while the windows have curved timber aprons below the sills. The portico is supported by paired columns and has a timber bargeboard with pronounced circular lobes.
- The row of five terrace house at 26-34 Gray Street has aesthetic significance through its combination of a terrace typology from the Victorian era with Federation details in an idiosyncratic yet visually pleasing way.
- The pair of Victorian bi-chrome brick terrace houses 'Tintern House' and 'Clifton House' at 310 & 312 Barkly Street has aesthetic significance. The pair has the elaborate and highly intact boom-style balustrade parapets with dentilled cornices and central pediments flanked by scrolls and pineapples/pinecones, and an arched panel with the house names.
- The attached pair at 308 & 308A Barkly Street are contributory to the precinct's aesthetic significance as a pair designed to appear as a single house, with unusual details such as the verandah/porch with its circular openings and Classical style pilasters. The houses also retain a Victorian style cast iron front fence, which is likely associated with the earlier house on this site.
- The two-storey terraces with shops at ground level at 126-134 Union Street, on the corner of Union and Barry Streets, also contribute to the precincts aesthetic character. (Criterion E)

Primary Source

- Moreland Heritage Gap Study, Context Pty Ltd, 2019

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Primary Source

- Moreland Heritage Nominations Study, Extent Heritage, 2020

Grading schedule			
Property Address	Heritage value	Property Address	Heritage value
1 Bakery Street Brunswick	Non-Contributory	154 Gold Street Brunswick	Contributory
2 Bakery Street Brunswick	Non-Contributory	156 Gold Street Brunswick	Contributory
3 Bakery Street Brunswick	Non-Contributory	160 Gold Street Brunswick	Non-Contributory
4 Bakery Street Brunswick	Non-Contributory	166 Gold Street Brunswick	Contributory
5 Bakery Street Brunswick	Non-Contributory	168 Gold Street Brunswick	Contributory
6 Bakery Street Brunswick	Non-Contributory	170 Gold Street Brunswick	Contributory
7 Bakery Street Brunswick	Non-Contributory	172 Gold Street Brunswick	Contributory
8 Bakery Street Brunswick	Non-Contributory	174 Gold Street Brunswick	Non-Contributory
9 Bakery Street Brunswick	Non-Contributory	150A Gold Street Brunswick	Contributory
10 Bakery Street Brunswick	Non-Contributory	1 Gray Street Brunswick	Contributory
11 Bakery Street Brunswick	Non-Contributory	2 Gray Street Brunswick	Contributory
12 Bakery Street Brunswick	Non-Contributory	3 Gray Street Brunswick	Contributory
13 Bakery Street Brunswick	Non-Contributory	4 Gray Street Brunswick	Contributory
14 Bakery Street Brunswick	Non-Contributory	5 Gray Street Brunswick	Contributory
15 Bakery Street Brunswick	Non-Contributory	6 Gray Street Brunswick	Contributory
16 Bakery Street Brunswick	Non-Contributory	7 Gray Street Brunswick	Contributory
18 Bakery Street Brunswick	Non-Contributory	8 Gray Street Brunswick	Contributory
20 Bakery Street Brunswick	Non-Contributory	9 Gray Street Brunswick	Contributory
308 Barkly Street Brunswick	Contributory	10 Gray Street Brunswick	Contributory
310 Barkly Street Brunswick	Significant	11 Gray Street Brunswick	Contributory
312 Barkly Street Brunswick	Significant	13 Gray Street Brunswick	Contributory
314 Barkly Street Brunswick	Contributory	15 Gray Street Brunswick	Contributory
316 Barkly Street Brunswick	Contributory	17 Gray Street Brunswick	Contributory
318 Barkly Street Brunswick	Contributory	19 Gray Street Brunswick	Contributory
320 Barkly Street Brunswick	Contributory	20 Gray Street Brunswick	Significant
322 Barkly Street Brunswick	Contributory	21 Gray Street Brunswick	Contributory
324 Barkly Street Brunswick	Contributory	1-3/22 Gray Street Brunswick	Significant
326 Barkly Street Brunswick	Contributory	23 Gray Street Brunswick	Contributory
328 Barkly Street Brunswick	Contributory	24 Gray Street Brunswick	Significant
330 Barkly Street Brunswick	Contributory	25 Gray Street Brunswick	Contributory
332 Barkly Street Brunswick	Contributory	26 Gray Street Brunswick	Contributory
333 Barkly Street Brunswick	Non-Contributory	27 Gray Street Brunswick	Contributory
334 Barkly Street Brunswick	Contributory	28 Gray Street Brunswick	Contributory
335 Barkly Street Brunswick	Non-Contributory	29 Gray Street Brunswick	Contributory
336 Barkly Street Brunswick	Contributory	30 Gray Street Brunswick	Contributory
337 Barkly Street Brunswick	Non-Contributory	31 Gray Street Brunswick	Contributory
338 Barkly Street Brunswick	Contributory	32 Gray Street Brunswick	Contributory
339 Barkly Street Brunswick	Non-Contributory	33 Gray Street Brunswick	Contributory
340 Barkly Street Brunswick	Contributory	34 Gray Street Brunswick	Contributory
341 Barkly Street Brunswick	Non-Contributory	35 Gray Street Brunswick	Contributory
342 Barkly Street Brunswick	Contributory	37 Gray Street Brunswick	Contributory
343 Barkly Street Brunswick	Non-Contributory	39 Gray Street Brunswick	Contributory

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344 Barkly Street Brunswick	Contributory	1-10/1 Heller Street Brunswick	Non-Contributory
345 Barkly Street Brunswick	Non-Contributory	1A Heller Street Brunswick	Contributory
346 Barkly Street Brunswick	Contributory	1B Heller Street Brunswick	Non-Contributory
347 Barkly Street Brunswick	Non-Contributory	1 Hodgson Street Brunswick	Contributory
348 Barkly Street Brunswick	Contributory	2 Hodgson Street Brunswick	Contributory
349 Barkly Street Brunswick	Non-Contributory	3 Hodgson Street Brunswick	Contributory
350 Barkly Street Brunswick	Contributory	4 Hodgson Street Brunswick	Non-Contributory
1-216/351 Barkly Street Brunswick	Non-Contributory	5 Hodgson Street Brunswick	Contributory
352 Barkly Street Brunswick	Contributory	6 Hodgson Street Brunswick	Non-Contributory
354 Barkly Street Brunswick	Non-Contributory	7 Hodgson Street Brunswick	Contributory
356 Barkly Street Brunswick	Contributory	8 Hodgson Street Brunswick	Contributory
357 Barkly Street Brunswick	Contributory	9 Hodgson Street Brunswick	Contributory
358 Barkly Street Brunswick	Contributory	11 Hodgson Street Brunswick	Contributory
359 Barkly Street Brunswick	Contributory	12 Hodgson Street Brunswick	Contributory
360 Barkly Street Brunswick	Non-Contributory	13 Hodgson Street Brunswick	Contributory
361 Barkly Street Brunswick	Contributory	15 Hodgson Street Brunswick	Contributory
362 Barkly Street Brunswick	Non-Contributory	16 Hodgson Street Brunswick	Contributory
363 Barkly Street Brunswick	Contributory	18 Hodgson Street Brunswick	Contributory
364 Barkly Street Brunswick	Contributory	1-9/27 Hodgson Street Brunswick	Significant
365 Barkly Street Brunswick	Contributory	17-19 Hodgson Street Brunswick	Significant
366 Barkly Street Brunswick	Contributory	21-23 Hodgson Street Brunswick	Significant
367 Barkly Street Brunswick	Contributory	2A Hodgson Street Brunswick	Non-Contributory
368 Barkly Street Brunswick	Contributory	1 Mayfield Avenue Brunswick	Contributory
369 Barkly Street Brunswick	Contributory	2 McKay Street Brunswick	Contributory
370 Barkly Street Brunswick	Non-Contributory	3 McKay Street Brunswick	Non-Contributory
371 Barkly Street Brunswick	Contributory	1/5 McKay Street Brunswick	Non-Contributory
372 Barkly Street Brunswick	Contributory	2/5 McKay Street Brunswick	Non-Contributory
373 Barkly Street Brunswick	Contributory	7 McKay Street Brunswick	Contributory
1-2/374 Barkly Street Brunswick	Contributory	3A McKay Street Brunswick	Non-Contributory
375 Barkly Street Brunswick	Contributory	6 Spurway Lane Brunswick	Non-Contributory
2/377 Barkly Street Brunswick	Non-Contributory	105 Union Street Brunswick	Contributory
1/377 Barkly Street Brunswick	Contributory	109 Union Street Brunswick	Contributory
379 Barkly Street Brunswick	Contributory	111 Union Street Brunswick	Contributory
380 Barkly Street Brunswick	Contributory	113 Union Street Brunswick	Contributory
381 Barkly Street Brunswick	Contributory	115 Union Street Brunswick	Contributory
382 Barkly Street Brunswick	Contributory	117 Union Street Brunswick	Contributory
383 Barkly Street Brunswick	Contributory	119 Union Street Brunswick	Contributory
384 Barkly Street Brunswick	Contributory	126 Union Street Brunswick	Contributory
385 Barkly Street Brunswick	Contributory	128 Union Street Brunswick	Contributory
386 Barkly Street Brunswick	Contributory	130 Union Street Brunswick	Contributory
387 Barkly Street Brunswick	Contributory	132 Union Street Brunswick	Contributory
101-109/388 Barkly Street Brunswick	Contributory	134 Union Street Brunswick	Contributory
389 Barkly Street Brunswick	Contributory	132A Union Street Brunswick	Contributory
391 Barkly Street Brunswick	Contributory	1 Watson Street Brunswick	Contributory
392 Barkly Street Brunswick	Contributory	2 Watson Street Brunswick	Non-Contributory
1-4/393 Barkly Street Brunswick	Significant	9 Watson Street Brunswick	Non-Contributory
394 Barkly Street Brunswick	Contributory	11 Watson Street Brunswick	Non-Contributory

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395 Barkly Street Brunswick	Contributory	1A Watson Street Brunswick	Non-Contributory
396 Barkly Street Brunswick	Contributory	30 Wilson Street Brunswick	Contributory
397 Barkly Street Brunswick	Contributory	32 Wilson Street Brunswick	Contributory
398 Barkly Street Brunswick	Non-Contributory	33 Wilson Street Brunswick	Non-Contributory
399 Barkly Street Brunswick	Contributory	34 Wilson Street Brunswick	Contributory
400 Barkly Street Brunswick	Non-Contributory	35 Wilson Street Brunswick	Non-Contributory
401 Barkly Street Brunswick	Contributory	36 Wilson Street Brunswick	Contributory
403 Barkly Street Brunswick	Non-Contributory	37 Wilson Street Brunswick	Non-Contributory
405 Barkly Street Brunswick	Contributory	38 Wilson Street Brunswick	Contributory
407 Barkly Street Brunswick	Contributory	39 Wilson Street Brunswick	Non-Contributory
409 Barkly Street Brunswick	Contributory	40 Wilson Street Brunswick	Contributory
411 Barkly Street Brunswick	Contributory	41 Wilson Street Brunswick	Non-Contributory
413 Barkly Street Brunswick	Contributory	42 Wilson Street Brunswick	Contributory
415 Barkly Street Brunswick	Contributory	43 Wilson Street Brunswick	Non-Contributory
417 Barkly Street Brunswick	Contributory	45 Wilson Street Brunswick	Contributory
419 Barkly Street Brunswick	Contributory	47 Wilson Street Brunswick	Non-Contributory
308A Barkly Street Brunswick	Contributory	48 Wilson Street Brunswick	Non-Contributory
349A Barkly Street Brunswick	Non-Contributory	49 Wilson Street Brunswick	Non-Contributory
354A Barkly Street Brunswick	Non-Contributory	51 Wilson Street Brunswick	Non-Contributory
367A Barkly Street Brunswick	Contributory	54 Wilson Street Brunswick	Contributory
367B Barkly Street Brunswick	Contributory	56 Wilson Street Brunswick	Contributory
370A Barkly Street Brunswick	Non-Contributory	58 Wilson Street Brunswick	Contributory
1-9/376-378 Barkly Street Brunswick	Non-Contributory	62 Wilson Street Brunswick	Contributory
398A Barkly Street Brunswick	Non-Contributory	64 Wilson Street Brunswick	Contributory
269 Brunswick Road Brunswick	Contributory	66 Wilson Street Brunswick	Contributory
271 Brunswick Road Brunswick	Contributory	68 Wilson Street Brunswick	Contributory
273 Brunswick Road Brunswick	Contributory	70 Wilson Street Brunswick	Contributory
275 Brunswick Road Brunswick	Contributory	71 Wilson Street Brunswick	Contributory
277 Brunswick Road Brunswick	Contributory	72 Wilson Street Brunswick	Contributory
279 Brunswick Road Brunswick	Contributory	73 Wilson Street Brunswick	Contributory
281 Brunswick Road Brunswick	Contributory	75 Wilson Street Brunswick	Contributory
283 Brunswick Road Brunswick	Contributory	77 Wilson Street Brunswick	Contributory
1-10/285 Brunswick Road Brunswick	Non-Contributory	78 Wilson Street Brunswick	Non-Contributory
1-2, 101-104 & 201-204/287 Brunswick Road Brunswick	Non-Contributory	79 Wilson Street Brunswick	Contributory
289 Brunswick Road Brunswick	Contributory	80 Wilson Street Brunswick	Contributory
291 Brunswick Road Brunswick	Contributory	81 Wilson Street Brunswick	Contributory
293 Brunswick Road Brunswick	Non-Contributory	82 Wilson Street Brunswick	Non-Contributory
295 Brunswick Road Brunswick	Contributory	83 Wilson Street Brunswick	Contributory
297 Brunswick Road Brunswick	Contributory	84 Wilson Street Brunswick	Contributory
299 Brunswick Road Brunswick	Significant	85 Wilson Street Brunswick	Contributory
301 Brunswick Road Brunswick	Contributory	86 Wilson Street Brunswick	Contributory
303 Brunswick Road Brunswick	Contributory	87 Wilson Street Brunswick	Contributory
39 Gold Street Brunswick	Contributory	88 Wilson Street Brunswick	Contributory
41 Gold Street Brunswick	Non-Contributory	89 Wilson Street Brunswick	Contributory
43 Gold Street Brunswick	Contributory	90 Wilson Street Brunswick	Contributory
45 Gold Street Brunswick	Contributory	91 Wilson Street Brunswick	Contributory

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47 Gold Street Brunswick	Contributory	92 Wilson Street Brunswick	Contributory
49 Gold Street Brunswick	Contributory	93 Wilson Street Brunswick	Contributory
51 Gold Street Brunswick	Contributory	94 Wilson Street Brunswick	Contributory
53 Gold Street Brunswick	Non-Contributory	95 Wilson Street Brunswick	Contributory
55 Gold Street Brunswick	Non-Contributory	96 Wilson Street Brunswick	Contributory
65 Gold Street Brunswick	Non-Contributory	97 Wilson Street Brunswick	Contributory
75 Gold Street Brunswick	Non-Contributory	98 Wilson Street Brunswick	Contributory
81 Gold Street Brunswick	Non-Contributory	99 Wilson Street Brunswick	Contributory
115 Gold Street Brunswick	Contributory	100 Wilson Street Brunswick	Contributory
117 Gold Street Brunswick	Contributory	101 Wilson Street Brunswick	Contributory
128 Gold Street Brunswick	Contributory	102 Wilson Street Brunswick	Contributory
129 Gold Street Brunswick	Contributory	103 Wilson Street Brunswick	Contributory
130 Gold Street Brunswick	Contributory	104 Wilson Street Brunswick	Contributory
131 Gold Street Brunswick	Contributory	105 Wilson Street Brunswick	Contributory
132 Gold Street Brunswick	Contributory	106 Wilson Street Brunswick	Contributory
133 Gold Street Brunswick	Contributory	107 Wilson Street Brunswick	Contributory
134 Gold Street Brunswick	Contributory	108 Wilson Street Brunswick	Contributory
135 Gold Street Brunswick	Contributory	109 Wilson Street Brunswick	Contributory
136 Gold Street Brunswick	Contributory	110 Wilson Street Brunswick	Contributory
137 Gold Street Brunswick	Contributory	111 Wilson Street Brunswick	Contributory
139 Gold Street Brunswick	Contributory	112 Wilson Street Brunswick	Contributory
140 Gold Street Brunswick	Non-Contributory	113 Wilson Street Brunswick	Non-Contributory
141 Gold Street Brunswick	Contributory	1-3/114 Wilson Street Brunswick	Non-Contributory
142 Gold Street Brunswick	Contributory	115 Wilson Street Brunswick	Contributory
143 Gold Street Brunswick	Contributory	117 Wilson Street Brunswick	Contributory
144 Gold Street Brunswick	Contributory	121 Wilson Street Brunswick	Contributory
146 Gold Street Brunswick	Contributory	123 Wilson Street Brunswick	Contributory
148 Gold Street Brunswick	Contributory	125 Wilson Street Brunswick	Non-Contributory
150A Gold Street Brunswick	Non-Contributory	127 Wilson Street Brunswick	Contributory
150 Gold Street Brunswick	Non-Contributory	129 Wilson Street Brunswick	Contributory
152 Gold Street Brunswick	Contributory	131 Wilson Street Brunswick	Contributory
154 Gold Street Brunswick	Contributory	1-6/133 Wilson Street Brunswick	Non-Contributory
156 Gold Street Brunswick	Contributory	112A Wilson Street Brunswick	Non-Contributory

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MERRI-BEK PLANNING SCHEME

Statement of Significance
St Linus Anglican Church

Place Name	St Linus Anglican Church, 21 Glyndon Avenue, Coburg North
PS ref No	HO86

Images

Figure 1. St Linus Church at 21 Glyndon Avenue, viewed from Glyndon Avenue (upper) and Delta Avenue (lower). Note the 1978 three-dimensional steel and glass framed window on the Glyndon Avenue elevation and Canary Island Date Palm on the Delta Avenue side. (Source: GML October 2023)



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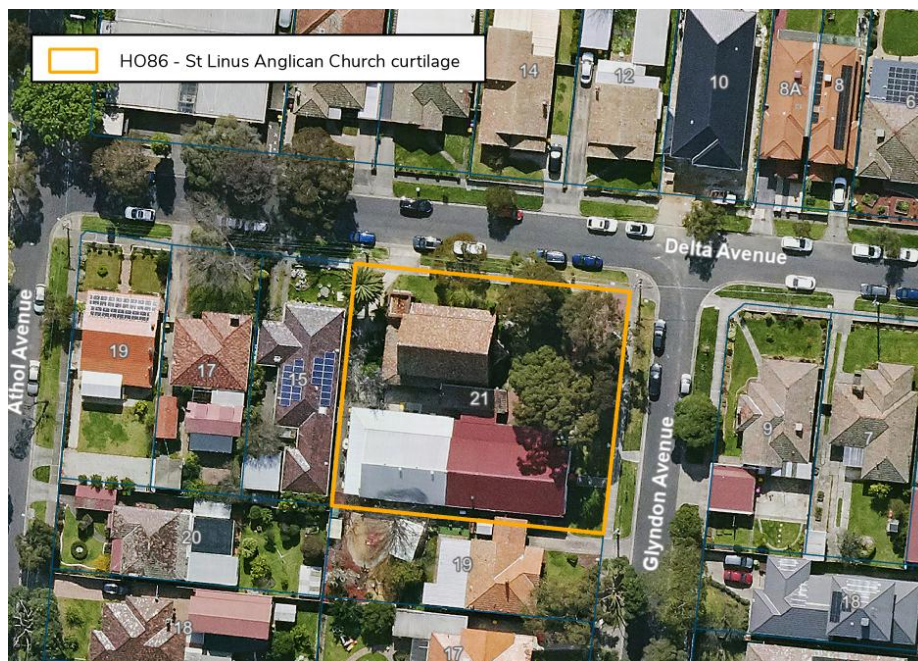
MERRI-BEK PLANNING SCHEME

Images



Figure 2. Internal view of church looking northwest showing interior volume and timber lined roof and trusses. (Source: GML October 2023).

Curtilage Map



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MERRI-BEK PLANNING SCHEME

Statement of Significance

What is significant?

The St Linus Anglican Church at 21 Glyndon Avenue, Coburg North, is significant. The elements that contribute to the significance of the place include:

- the church building designed by Charles Heath and constructed in 1932;
- clinker brick walls and terracotta-tiled roofs;
- overall built form and massing of the church building including two sloped roofs flanking the main nave with steeply pitched gable roof;
- external buttressing on side (north and south) elevations;
- stained glass windows and pointed arched fenestration;
- original gabled, brick entry porch fronting Delta Avenue with stepped arched opening and double timber doors with wrought iron hinges;
- foundation stone on the Delta Avenue elevation;
- metal crosses on the apex of gable ends;
- internal spatial volume and arrangement of main nave and side aisles;
- views into and within the church of important interior elements including the Moyle pipe organ, baptismal font and altar;
- original 1932 interior features including pointed arched openings, light brackets, timber lined ceiling and roof trusses, timber flooring, and pendant light fittings;
- original interior joinery and doors;
- the 1978 addition to the church building including the three-dimensional steel and glass framed window to eastern elevation designed by architect Vanne Trompf; and
- The mature Canary Island Date Palm (*Phoenix canariensis*) in the northwest corner of the property fronting Delta Avenue, planted between 1945 and 1963 contributes to the significance of the church.

Movable objects within the church such as the Moyle pipe organ registered on the Victorian Heritage Register (VHR H2159) on permanent loan from the National Trust (since 1985) and the carved marble baptismal donated in 1932 by a member of vestry HJ Thornton also contribute to the significance of the church.

How is it significant?

The St Linus Church complex is of local historical and representative significance to the City of Merri-bek.

Why is it significant?

St Linus Church is historically significant for its association with the continuing development of religion and the Anglican Church in Merri-bek when new places of worship were constructed during the interwar period with parish funds to serve growing congregations. It provides evidence of the growth of the new locality of Merlynston (now part of Coburg North) to the west of the Upfield railway line. The residential development in this area followed the re-opening of the Merlynston railway station (then known as 'North Coburg' station) in 1914 and subsequent large-scale land subdivisions in the interwar period. The establishment of the church in 1926 is associated with the early residential development in the Station Heights Estate, which was subdivided and sold in 1921 by Captain Donald Stuart Bain. The complex has significant historical connections to Coburg North and the Anglican Church community, having been an important place of worship for the local Anglican congregation for over 90 years. (Criterion A)

The 1932 brick church is significant as an example of the work of prominent architect Charles R Heath, who was also responsible for other important buildings within the municipality. The 1978 glass and steel three-dimensional window on the eastern façade is a demonstration of the continuous use of the building and the strong association with the congregation into the late twentieth century. As it was always the intention that alterations be made to this opening, this

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MERRI-BEK PLANNING SCHEME

Statement of Significance

insertion aligns with the original design intention. Other early elements including the altered hall built in 1926 and Canary Island Date Palm in a prominent location on the Delta Avenue frontage, planted between 1945 and 1963 (at 21 Glyndon Avenue), as well as the adjacent former vicarage built by 1925 (at 19 Glyndon Avenue) contributes to the historical significance as it demonstrates the site's long-term association with the church. (Criterion A)

St Linus Church, constructed in 1932 to the design of architect Charles Heath, is of representative significance as an example of interwar ecclesiastical architecture with influences of interwar Gothic style. Original elements representative of an interwar church include the built form that follows the ecclesiastical tradition of a central nave with high-pitched gabled roof oriented east-west, and flanked by sloped roofed aisles. The use of clinker brick and terracotta tiles is also typical elements of an interwar period church. Key stylistic elements from this period include the buttresses with stepped engaged brick piers, lancet headed gothic windows with original stained glass; porch fronting Delta Avenue with a stepped brick pointed archway and timber doors; and metal crosses on the apex of gable ends. Designed by architect Vanne Trompf, the 1978 window exhibits modernist attributes, in its use of a combination of fractal-like geometric shapes. This window allows views into the church's original 1932 interior features designed by Heath and other important objects including the Moyle pipe organ, baptismal font and altar in the interior. The lofty and well-proportioned interior of the church and its minimal ornamentation to the interior are also representative of the interwar ecclesiastical architecture. (Criterion D)

Primary Source

- GML Heritage for Merri-bek Heritage Assortment Project, February 2024

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MERRI-BEK PLANNING SCHEME

Statement of Significance

The Grove / Sydney Road Precinct

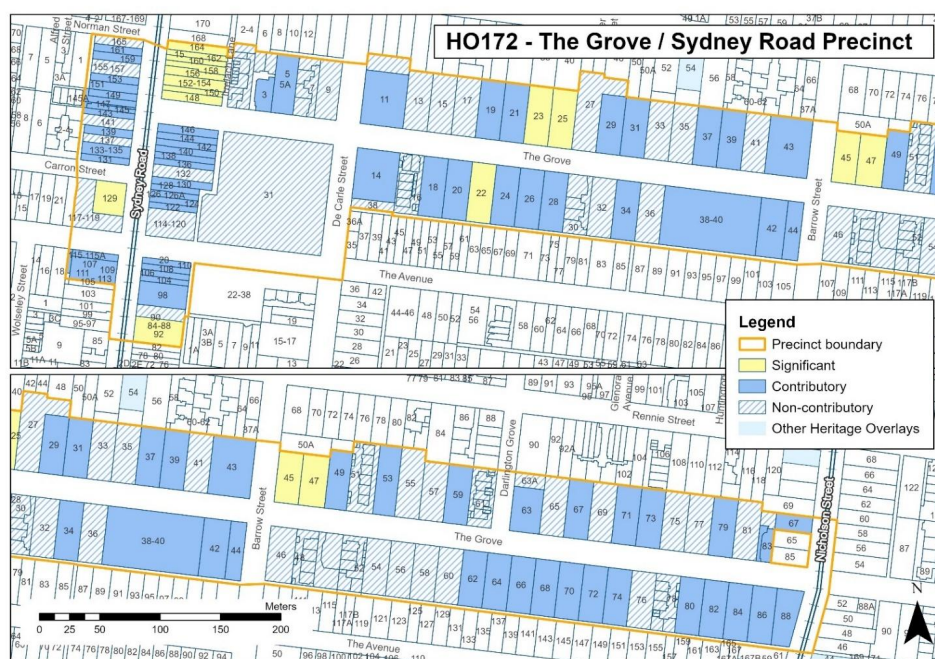
**Place Name**

The Grove / Sydney Road Precinct

38-40 De Carle Street, 67 Nicholson Street, 105-165 and 84-164 Sydney Road, 18, 1-3/20 & 30 The Avenue and 1-83 and 14-88 The Grove, Coburg.

PS ref No

HO172

Images**Curtilage Map**

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MERRI-BEK PLANNING SCHEME

Statement of Significance

What is Significant?

The Grove / Sydney Road Precinct, comprising houses at 50a Barrow Street, 38-40 De Carle Street, 67 Nicholson Street, 105-165 and 84-164 Sydney Road, 18, 1-3/20 & 30 and 31 The Avenue and 1-83 and 14-88 The Grove, Coburg is significant. Buildings and features that contribute to the significance of the precinct are:

- The houses constructed on the before 1945 or immediately after the end of World War II.
- Non-residential buildings constructed during the key development period of the precinct, including a former bowling club pavilion (built as an assembly hall of the Moreland Park Estate in the 1880s) at 38-40 The Grove, a postwar chapel at 43 The Grove and commercial buildings in Sydney Road.

The street trees at The Grove, between Nicholson Street and Barrow Street, as well as mature trees in private gardens, contribute to the significance of the precinct.

Recent alterations and additions to the significant and contributory places are not significant.

Significant properties include:

- Holyrood, 22 The Grove (c.1891)
- Koorali & Kalimna, 23-25 The Grove (c.1887)
- Oak Hill and Waratah, 45-47 The Grove (c.1887)
- Moreland Park Buildings (Australia House), 148-164 Sydney Road (1888)
- Palm Avenue Hotel, 84-902 Sydney Road (1891)
- Dental Surgery, 127-129 Sydney Road (c.1906)

Non-Contributory properties include:

- Barrow Street: 50a
- De Carle Street: 38-40
- Sydney Road: 92, 114-120, 117-119, 132, 137, 141, 155-157 and 165.
- The Avenue: 30, 31
- The Grove: 1-6/1, 2-3/3, 7, 9, 13, 15, 16, 17, 27, 1-4/30, 32, 33, 35, 36, 38-40 (except for the former bowling club pavilion), 41, 46, 48, 50, 50A, 51, 52, 54, 55, 56, 57, 58, 60, 61, 63A, 69, 75, 76-78, 77, 1-5/78, 81 and 2/83

How is it significant?

The Grove / Sydney Road Precinct is of local historical, representative and aesthetic significance to the City of Merri-bek.

Why is it significant?

The Grove / Sydney Road Precinct is of local historical significance for its association with the speculator Montague Dare and the prolific 19th century architect T. J. Crouch. The precinct is also significant as it comprises notable businesses in Sydney Road. Merri-bek's oldest hotel, the Palm Avenue Hotel is of historical significance as one of the oldest surviving buildings in the Coburg/Brunswick area, having operated as a hotel continuously on the one site for over 140 years. The dental surgery at 127-129 Sydney Road is also significant for its continuous use as a dental surgery over 80 years and its strong associations with the locally important French family who conducted their dental practice here from 1922 to 1989. (Criterion A).

The Grove / Sydney Road Precinct is of representative significance, comprising fine representative examples of residential and non-residential from the Victorian to postwar periods. Examples of Crouch's standard Italianate villa house designs can be seen at 3, 11, 14, 18, 22 and 24 The Grove. The precinct also includes many good examples of Edwardian houses, including 66, 65, 73 and 86 The Grove. There are also several bungalows, including exemplars at 71 and 75 The Grove. Post-War buildings include the triple fronted bi-chrome brick house at 41 The Grove and the chapel at No.43. Moreland Park Buildings (Australia House), 148-164 Sydney Road is a representative example of a Victorian Italianate shop row, which contributes to the historic character of Sydney Road. (Criterion D)

The Grove / Sydney Road Precinct is of local aesthetic significance as a notable 1880s land boom residential subdivision that contains many individually significant buildings. Notable buildings include the two pairs of two-storey Italianate mansionettes designed by T. J. Crouch at 23-25 and 45-47 The Grove which are typologically

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MERRI-BEK PLANNING SCHEME

Statement of Significance

rare and excellent examples of the use of polychrome brickwork. The Palm Avenue Hotel is notable as being one of the first buildings and few hotels exhibiting the American Romanesque Revival detailing, and as a major landmark on Sydney Road. The dental surgery at 127-129 Sydney Road also contributes to the aesthetic significance of the precinct, as a locally rare, although altered, example of a commercial building and residence with unusual Federation detailing. It is complemented by a mature Liquidamber, which indicates the original extent of the garden, which was established by the French family. The canopy of mature street trees and well maintained private gardens contribute greatly to the character of the precinct. Relatively more intact group of mature plantings in the eastern part of The Grove contribute strongly to the heritage character of the area. They reflect Victorian era planting schemes and represent a style and choice of planting that is uncommon within the municipality. (Criterion E)

Primary Source

- Gallipoli Parade Heritage Precinct & Beaufort Houses - Review of heritage significance, Context Pty Ltd, 2013

Schedule of properties in The Grove / Sydney Road Precinct

Property Address	Heritage Value	Property Address	Heritage Value
50A Barrow Street Coburg	Non-contributory	74 The Grove Coburg	Contributory
38 De Carle Street Coburg	Non-contributory	75 The Grove Coburg	Non-contributory
40 De Carle Street Coburg	Non-contributory	1-10/76 The Grove Coburg	Non-contributory
67 Nicholson Street Coburg	Contributory	77 The Grove Coburg	Non-contributory
18 The Avenue Coburg	Contributory	1-5/78 The Grove Coburg	Non-contributory
1-3/20 The Avenue Coburg	Contributory	79 The Grove Coburg	Contributory
31 The Avenue Coburg	Non-contributory	80 The Grove Coburg	Contributory
1-6/1 The Grove Coburg	Non-contributory	81 The Grove Coburg	Non-contributory
1/3 The Grove Coburg	Contributory	82 The Grove Coburg	Contributory
2/3 The Grove Coburg	Non-contributory	1/83 The Grove Coburg	Contributory
3/3 The Grove Coburg	Non-contributory	2/83 The Grove Coburg	Non-contributory
5 The Grove Coburg	Contributory	84 The Grove Coburg	Contributory
5A The Grove Coburg	Contributory	86 The Grove Coburg	Contributory
1-8/7 The Grove Coburg	Non-contributory	88 The Grove Coburg	Contributory
1-8/9 The Grove Coburg	Non-contributory	84-88 Sydney Road	Significant
11 The Grove Coburg	Contributory	90 Sydney Road Coburg	Significant
13 The Grove Coburg	Non-contributory	92 Sydney Road Coburg	Non-contributory
14 The Grove Coburg	Contributory	1/92 Sydney Road Coburg	Non-contributory
15 The Grove Coburg	Contributory	98 Sydney Road Coburg	Contributory
1-6/16 The Grove Coburg	Non-contributory	104 Sydney Road Coburg	Contributory
17 The Grove Coburg	Non-contributory	105 Sydney Road Coburg	Contributory
18 The Grove Coburg	Contributory	106 Sydney Road Coburg	Contributory
19 The Grove Coburg	Contributory	107 Sydney Road Coburg	Contributory
20 The Grove Coburg	Contributory	108 Sydney Road Coburg	Contributory
21 The Grove Coburg	Contributory	109 Sydney Road Coburg	Contributory
22 The Grove Coburg	Significant	110 Sydney Road Coburg	Contributory
23 The Grove Coburg	Significant	111 Sydney Road Coburg	Contributory
25 The Grove Coburg	Significant	113 Sydney Road Coburg	Contributory
24 The Grove Coburg	Contributory	114-120 Sydney Road Coburg	Non-contributory
26 The Grove Coburg	Contributory	115 Sydney Road Coburg	Contributory
1-20/27 The Grove Coburg	Non-contributory	115A Sydney Road Coburg	Contributory
28 The Grove Coburg	Contributory	117-119 Sydney Road Coburg	Non-contributory
29 The Grove Coburg	Contributory	1/122 Sydney Road Coburg	Contributory
1-4/30 The Grove Coburg	Non-contributory	2/122 Sydney Road Coburg	Contributory

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MERRI-BEK PLANNING SCHEME

31 The Grove Coburg	Contributory	124 Sydney Road Coburg	Contributory
1-6/32 The Grove Coburg	Non-contributory	126 Sydney Road Coburg	Contributory
33 The Grove Coburg	Non-contributory	126A Sydney Road Coburg	Contributory
34 The Grove Coburg	Contributory	128 Sydney Road Coburg	Contributory
35 The Grove Coburg	Non-contributory	129 Sydney Road Coburg	Significant
1-5/36 The Grove Coburg	Non-contributory	130 Sydney Road Coburg	Contributory
37 The Grove Coburg	Contributory	131 Sydney Road Coburg	Contributory
38-40 The Grove Coburg	Contributory	132 Sydney Road Coburg	Non-contributory
39 The Grove Coburg	Contributory	133-135 Sydney Road Coburg	Contributory
41 The Grove Coburg	Non-contributory	136 Sydney Road Coburg	Contributory
42 The Grove Coburg	Contributory	137 Sydney Road Coburg	Non-contributory
43 The Grove Coburg	Contributory	138 Sydney Road Coburg	Contributory
44 The Grove Coburg	Contributory	1/139 Sydney Road Coburg	Contributory
45 The Grove Coburg	Significant	2/139 Sydney Road Coburg	Contributory
1-12/46 The Grove Coburg	Non-contributory	3/139 Sydney Road Coburg	Contributory
47 The Grove Coburg	Significant	4/139 Sydney Road Coburg	Contributory
1-4/48 The Grove Coburg	Non-contributory	5/139 Sydney Road Coburg	Contributory
49 The Grove Coburg	Contributory	6/139 Sydney Road Coburg	Contributory
50 The Grove Coburg	Non-contributory	139 Sydney Road Coburg	Contributory
50A The Grove Coburg	Non-contributory	140 Sydney Road Coburg	Contributory
1-5/51 The Grove Coburg	Non-contributory	141 Sydney Road Coburg	Non-contributory
1-5/52 The Grove Coburg	Non-contributory	142 Sydney Road Coburg	Contributory
53 The Grove Coburg	Contributory	143 Sydney Road Coburg	Contributory
1-5/54 The Grove Coburg	Non-contributory	144 Sydney Road Coburg	Contributory
55 The Grove Coburg	Non-contributory	145 Sydney Road Coburg	Contributory
56 The Grove Coburg	Non-contributory	1/145A Sydney Road Coburg	Contributory
57 The Grove Coburg	Non-contributory	146 Sydney Road Coburg	Contributory
58 The Grove Coburg	Non-contributory	147 Sydney Road Coburg	Contributory
59 The Grove Coburg	Contributory	148 Sydney Road Coburg	Significant
60 The Grove Coburg	Non-contributory	149 Sydney Road Coburg	Contributory
1-5/61 The Grove Coburg	Non-contributory	150 Sydney Road Coburg	Significant
62 The Grove Coburg	Contributory	151 Sydney Road Coburg	Contributory
63 The Grove Coburg	Contributory	152-154 Sydney Road Coburg	Significant
63A The Grove Coburg	Non-contributory	153 Sydney Road Coburg	Contributory
64 The Grove Coburg	Contributory	155 Sydney Road Coburg	Non-contributory
65 The Grove Coburg	Non-contributory	156 Sydney Road Coburg	Significant
66 The Grove Coburg	Contributory	157 Sydney Road Coburg	Non-contributory
67 The Grove Coburg	Contributory	158 Sydney Road Coburg	Significant
68 The Grove Coburg	Contributory	159 Sydney Road Coburg	Contributory
69 The Grove Coburg	Contributory	160 Sydney Road Coburg	Significant
70 The Grove Coburg	Contributory	161 Sydney Road Coburg	Contributory
71 The Grove Coburg	Contributory	162 Sydney Road Coburg	Significant
72 The Grove Coburg	Contributory	164 Sydney Road Coburg	Significant
73 The Grove Coburg	Contributory	165 Sydney Road Coburg	Non-contributory

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MERRI-BEK PLANNING SCHEME

Statement of Significance: War Service Homes (Brick)

Heritage Place: War Service Homes (Brick)	PS ref no: HO541
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War Service Homes - 46 and 48 Shamrock St

What is significant?

The Commonwealth Government created the War Service Homes Commission in 1919 to assist returned servicemen and their families to buy affordable houses by providing low interest loans to purchase homes built by or on behalf of the Commission, or existing houses. From 1919 to 1922 the Commission purchased large areas of land and built houses in advance of applications in a range of standard designs prepared by Commission's architect. However, due to mounting costs the Commission ceased building houses and from 1921 all new housing was built by others under contract issued after public tender. Then, from 1922, the Commission appointed the State Savings Bank of Victoria to provide homes on the same terms as the Commission and from then until at least 1940 all new War Service homes in Victoria were designed and built by or on behalf of the SSBV.

This serial listing comprises the houses designed and built by the Commission at 42, 46, 48 & 50 Shamrock Street, Brunswick West and 17, 19, 25, 27, 29 & 31 Glenora Avenue, Coburg. The Commission purchased the land in 1920 and the houses were constructed from 1920 to 1922.

The houses are detached bungalows in garden settings, modest in scale and character, built with similar materials and architectural elements displaying Arts & Crafts influences in a range of standard designs. Common design elements include:

- Walls of face brick or face brick and render
- Hip or gable clay/cement tile roofs. The deep eaves have visible rafters and are often supported by timber brackets.
- Timber double hung sash windows with multi-paned uppers, in singles or pairs or set within projecting bays with shingled hoods.
- Shingled or timbered gable ends with louvered vents.
- Tiled hoods supported on timber brackets above front windows. In some designs, this is continuous across the facade creating a 'floating' gable above.
- Plain brick or render chimneys with terracotta pots
- Entry porches or verandahs set under the main roof line with arched or square openings.

Non-original alterations or additions to the houses and other buildings on the properties, and all fences are not significant.

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MERRI-BEK PLANNING SCHEME

How is it significant?

The War Service Homes Brick Houses are of local historic and aesthetic significance to Merri-bek City Council.

Why is it significant?

The houses demonstrate the important Commonwealth repatriation initiative to provide affordable housing for returned servicemen and their families after World War I and are among the first houses built by the Commission in Melbourne. They are of particular significance as representative examples of the standard designs used by the Commission from 1919 to 1922 and demonstrate how the Commission designed and built houses before responsibility was transferred to the State Savings Bank of Victoria, which went on to construct the majority of the War Service Homes in Victoria.

Collectively, the houses demonstrate the approach of using standard designs to ensure the houses could be built economically and efficiently and to achieve visual cohesion when built as a group, but with variations in appearance to avoid repetition. Together with the timber homes constructed by the Commission elsewhere in Moreland they demonstrate the range of house types provided by the scheme. (Criteria A & D)

The houses are aesthetically significant for the simple designs that feature the restrained use of Arts & Crafts details to provide variety and visual interest. These include the deep eaves and window hoods with visible rafters supported in timber brackets, and use of materials such as brick and roughcast, and clay/cement tiles and timber shingles. (Criterion E)

Primary source

Moreland Heritage Gap Study 2019, Vol. 1: Findings and Methodology Report

Grading schedule

Address	Grade
5 Akeroa Avenue Brunswick East	Contributory
2 Akeroa Avenue Brunswick East	Contributory
1 Pareora Avenue Brunswick East	Contributory
169 Stewart Street Brunswick East	Contributory
183 Stewart Street Brunswick East	Contributory
230 Stewart Street Brunswick East	Contributory
1 Temuka Avenue Brunswick East	Contributory
1 Timaru Avenue Brunswick East	Significant
5 Timaru Avenue Brunswick East	Contributory
1 Waihi Avenue Brunswick East	Significant

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MERRI-BEK PLANNING SCHEME

Statement of Significance: War Service Homes (Timber)

Heritage Place: War Service Homes (Timber)	PS ref no: HO542
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War Service Timber Homes - 1 Pareora Ave

What is significant?

The Commonwealth Government created the War Service Homes Commission in 1919 to assist returned servicemen and their families to buy affordable houses by providing low interest loans to purchase homes built by or on behalf of the Commission, or existing houses. From 1919 to 1922 the Commission purchased large areas of land and built houses in advance of applications in a range of standard designs prepared by Commission's architect. However, due to mounting costs the Commission ceased building houses and from 1921 all new housing was built by others under contract issued after public tender.

The houses in this serial were all built from 1921 to 1924 by the Northern Timber Mills Pty Ltd and it appears about a third of the original houses were constructed under contract for the Commission. This serial listing comprises 2 & 5 Akeroa Avenue, 1 Pareora Avenue, 169, 183 & 230 Stewart Street, 1 Temuka Avenue and 1 & 5 Timaru Avenue. Of these, 169 & 183 Stewart Street and 1 Temuka Avenue were purchased with the assistance of the Commission.

All of the houses are detached timber bungalows in garden settings, modest in scale and character, built with similar materials and architectural elements displaying Arts & Crafts influences in a range of standard designs. Common design elements include:

- Walls of weatherboard.
- Gable clay tile roofs. The deep eaves have visible rafters and are often supported by timber brackets.
- Timber double hung sash windows with multi-paned uppers, in singles or pairs. Feature leadlight windows to entry halls.
- Use of timber shingles as a decorative feature, as an embellishment to gable ends and under eaves.
- Tiled hoods supported on timber brackets above front windows. In some designs, this is continuous across the facade creating a 'floating' gable above.
- Plain brick chimneys, some with terracotta pots.
- Entry via front verandahs set under the main roof line or gabled porches, or an inset porch located at the side. The verandahs or gabled porches are supported by single or paired timber posts, brick piers (169 Stewart Street) or fluted cement columns on brick piers (5 Timaru Avenue), while the inset porches have a latticed post on a brick pier.

Non-original alterations or additions to the houses and other buildings on the properties, and all fences are not significant.

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MERRI-BEK PLANNING SCHEME

How is it significant?

The War Service Homes Timber Houses are of local historic and aesthetic significance to Merri-bek City Council.

Why is it significant?

The houses demonstrate the important Commonwealth repatriation initiative to provide affordable housing for returned servicemen and their families after World War I and are associated with the change to the scheme from 1921 when the War Service Homes Commission stopped building houses and instead had homes built under contract. Collectively, the houses demonstrate the approach of using standard designs to ensure the houses could be built economically and efficiently and to achieve visual cohesion when built as a group but varied in appearance to avoid repetition. Together with the brick homes constructed by the Commission elsewhere in Moreland the houses demonstrate the range of house types provided by the scheme. (Criteria A & D)

The houses are aesthetically significant for the simple designs that feature the restrained use of Arts & Crafts materials and details to provide variety and visual interest. These include the deep eaves and window hoods with visible rafters supported by timber brackets, and consistent and varied use of timber shingles as a decorative feature. (Criterion E)

Primary source

Moreland Heritage Gap Study 2019, Vol. 1: Findings and Methodology Report

Grading schedule

Address	Grade
17 Glenora Avenue Coburg	Contributory
19 Glenora Avenue Coburg	Contributory
25 Glenora Avenue Coburg	Contributory
27 Glenora Avenue Coburg	Contributory
29 Glenora Avenue Coburg	Contributory
31 Glenora Avenue Coburg	Contributory
42 Shamrock Street Brunswick West	Contributory
50 Shamrock Street Brunswick West	Contributory

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