

# **CITY OF MORELAND HERITAGE REVIEW**

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## **ADDITIONAL HERITAGE OVERLAY PRECINCTS**





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Melbourne 3000

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## 1.0 INTRODUCTION

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### 1.01 Background and Brief

The *Moreland Heritage Review*, undertaken by Allom Lovell & Associates in 1998, was intended very much as a ‘gaps’ study to supplement previous heritage studies: *Keeping Brunswick’s Heritage* by Context Pty Ltd (1990) and the *City of Coburg Heritage Conservation and Streetscape Study* (1991) by Timothy Hubbard. The objective of the review was to re-assess the cultural heritage significance of places within the local context and to revise their citations as appropriate. The focus of the 1998 review therefore was on those hitherto unsurveyed areas within the former City of Broadmeadows which were now within the boundaries of the new City of Moreland, namely Fawkner, Glenroy and Oak Park. New surveys of previously surveyed areas, i.e. Brunswick and Coburg, were not undertaken as part of the brief as it was assumed that previous studies had completed this task.

Heritage places within the former City of Brunswick, for example, were only reviewed to the extent of A and B graded buildings, with some revision of existing heritage precincts. The review of C and D graded buildings, and indeed the identification of any new heritage places, was not part of the brief for this ‘gaps’ study.

The process of review of heritage precincts in the former Cities of Brunswick and Coburg resulted in altered boundaries and, inevitably, the excision of some properties which because of infill no longer fitted within the precinct boundary. It was nevertheless apparent that some of these buildings were of heritage significance, some having been C graded in the previous studies. These places were identified in the Heritage Review so as to flag them for future re-assessment.

### 1.02 Methodology

All of the buildings removed from heritage precincts were re-surveyed with a view to determining which were worthy of inclusion in the heritage overlay schedule of the planning scheme, whether as individual buildings or as smaller sub-precincts. Properties were inspected externally, photographed, and their building fabric surveyed in terms of intactness, scale, construction type and predominant eras of construction. Where relevant, in the case of small precincts, other elements were noted such as street planting, footpath, kerb and guttering construction and setbacks and siting. A citation was prepared for each precinct, comprising a brief history, description of the component buildings and the area and a Statement of Significance.

Within precincts, buildings were not individually graded other than for obviously non-heritage buildings as they are all considered to contribute to the heritage value of the precinct.

### 1.03 Criteria for Selection of Precincts

Precincts (in this case small groups or streetscapes of buildings) of heritage significance are defined as those areas which:

- contain buildings which derive considerable heritage significance from their context and/or relationship with others in the area;
- have largely intact or visually cohesive streetscapes, creating precincts of historic and/or architectural integrity;
- contain a large number of buildings which are significantly intact; that is, to the extent of the principal elements of the exterior physical fabric and/or having reversible alterations. Reversible alterations are those which are largely superficial and do not affect the structure

of the building or its intrinsic decoration. Reconstruction would enhance the appearance of the building and its visual contribution to the streetscape.

- may contain individually important buildings which contribute to the historic or architectural significance of the area;
- may reflect local historical themes or have particular historical associations or social value; and/or
- contain historically or botanically significant gardens, reserves, and specimens.

In the City of Moreland the Heritage Overlay Precincts typically:

- contain residential building stock predominantly from the late 19th century to early 20th century and inter-War period;
- retain historically important street layouts and subdivisions, in particular from the land boom period of the 1880s and 1890s;
- display consistency of scale, height and materials, or, where the scale varies, each building is representative of a period style, eg double storey Victorian or single story inter-War
- display a diversity of styles;
- contain groupings and individual examples of historically or architecturally significant buildings which are substantially intact.

Many of the precincts also:

- demonstrate the influence of local industries—in particular brick making and other clay industries, and quarrying—on residential development
- contain private gardens or street plantings of local historical importance.

## 1.4 New Precincts

As a result of the survey, eight new precincts, or groups were defined:

- *Barkly Street Central Precinct, Brunswick*
- *Brunswick Road Central Precinct, Brunswick*
- *Brunswick Road East Precinct, Brunswick*
- *Glenlyon Road Precinct, Brunswick*
- *Lygon Street Precinct, Brunswick*
- *Manallack Street Precinct, Brunswick*
- *Union Street Precinct, Brunswick*
- *Wilkinson Street Precinct, Brunswick*



### **3.0 PRECINCT CITATIONS**

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#### **3.1 Summary List of Precinct Citations**

Following is a list of precincts which have datasheets in this report.

Barkly Street West, Brunswick (ex Railway Precinct)

Brunswick Road Central Precinct, Brunswick (McKay Street to Hodgson Street)

Brunswick Road East Precinct, Brunswick (Sydney Road to Railway)

Glenlyon Road Precinct, Brunswick

Lygon Street Precinct, Brunswick

Manallack Street Precinct, Brunswick

Union Street Precinct, Brunswick

Wilkinson Street Precinct, Brunswick



### 3.2 Barkly Street West (ex Railway precinct), Brunswick

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#### Location

288-292 Barkly Street  
299-209, 317-323 Barkly Street

#### History

More rapid residential development amongst existing buildings in Brunswick, in the 1880s, is linked to the arrival of the railway in 1884, and the introduction of the cable tramway to Sydney Road in 1887.<sup>1</sup>

Many terrace rows were erected as investments in inner suburbs, such as North Carlton and Brunswick, in the Boom years.<sup>2</sup> The row of six houses at 299-309 Barkly Street was erected in several stages by George Sweet. The central pair, Nos 303-305, were erected in 1877, followed by Nos 299-301 in 1881, and by Nos 307-309 in 1883. Sweet, who himself lived in No 299 from the early to mid-1880s, retained ownership of all six houses until at least 1905.<sup>3</sup> By the early 1890s Sweet was manager of the Brunswick Brick and Pottery Company, one of several local firms involved in the important pottery and brick-making industries in Brunswick.<sup>4</sup> The terraces at 317-323 Barkly Street were erected in 1887 for Michael Geran, a contractor, and owner of the row until at least 1900. In the late 1880s the lessees of Nos 317-323 included a railway employee, jeweller and timber merchant - a reflection of the predominance of manual workers and small business operators in many parts of Brunswick.<sup>5</sup>

Nos 290-292 Barkly Street were erected in 1881 and 1885 respectively for John Hannon, a laborer. He continued to own the houses and to occupy No. 290 until at least 1910.<sup>6</sup> The adjacent house at No 288 was erected in 1891 for Charlotte Morrison, who was owner and occupier until at least 1910.<sup>7</sup>

#### Description

The Barkly Street West Precinct has a combination of similar building types in a predominantly residential portion of the street. The nominated buildings are a group of houses which demonstrate the residential development in the area in the late Victorian era.

The Precinct includes detached dwellings, including one Victorian polychromatic brick cottage at No. 288, and two Queen Anne-style weatherboard cottages at Nos 290 and 292. The row of four single storey masonry Victorian cottages at 317-323 Barkly Street, built 1887, is the most complete and ornate group in the Precinct. The facades have ruled ashlar with balustraded parapets and raised Boom Style pediments, decorative mouldings and concave verandahs, supported by Corinthian cast iron columns and lace valances. Tripartite windows are divided with barley twist mouldings. All retain cast iron spear fences, gates, rendered brick party walls and moulded fence pillars as well as red and cream diaper verandah and front path tiles.

- 1 H Penrose (ed), op cit.
- 2 Brunswick City Council, *Rate Books*, 1885-1900
- 3 Brunswick City Council, *Rate Books*, 1880-1905
- 4 H Penrose (ed), *Brunswick: One History many Voices*, p.108
- 5 C Johnston. *Keeping Brunswick's Heritage*, Vol. 3, pp.90-91
- 6 H Penrose (ed), *Brunswick: One History many Voices*.
- 7 Brunswick City Council, *Rate Books*, 1890-1910

Nos 299-309 are a row of six Victorian, single-fronted, single-storey rendered brick cottages, with a group of three named *Lorne*, *Fairfield* and *Salisbury* on the raised parapets in the middle, flanked by a more ornate corner terrace to the east and a pair to the west.

Traditional street elements retained include bluestone kerb and guttering and asphalt footpaths.

### **Significance**

The Barkly Street West Precinct is of local historical and architectural significance. It is a representative example of the type of dense residential development which occurred in Brunswick in the late nineteenth century. It provides evidence of typical working-class housing, which characterised Brunswick. The precinct contains a good collection of substantially intact Victorian dwellings, displaying a high level of cohesion in terms of scale, materials and setbacks.

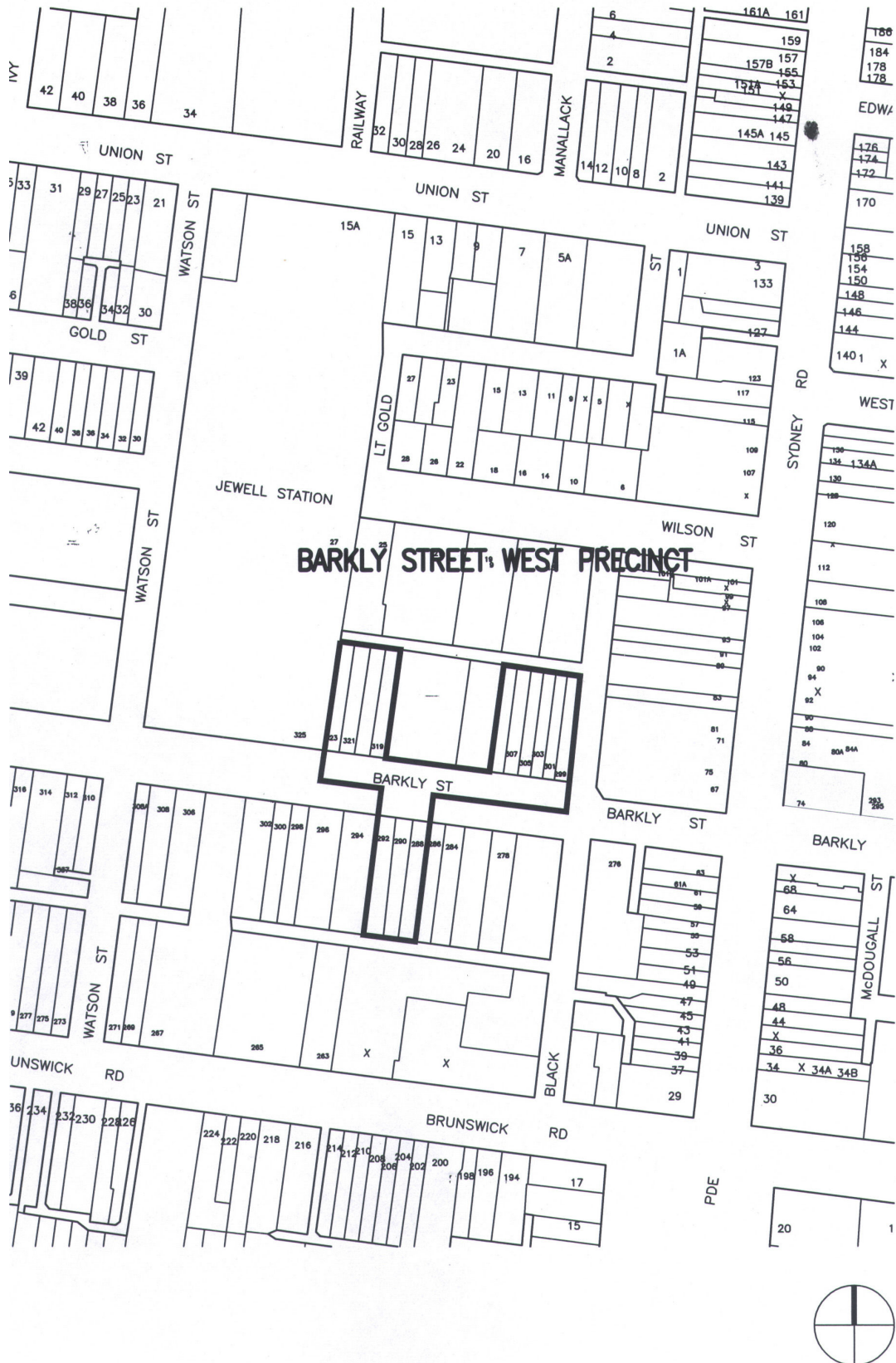


Figure 1 Barkly Street West Precinct, Brunswick





Figure 2 Detached Victorian cottages on the south side of Barkly Street (Nos 288-292)



Figure 3 Row of terraces along the north side of Barkly Street (Nos 317-323)

### 3.3 Brunswick Road Central (McKay to Hodgson Street) Precinct, Brunswick

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#### Location

315-351 Brunswick Road, Brunswick

#### History

The buildings at Nos 315-351 Brunswick Road, Brunswick, were principally erected between the 1880s and the 1920s, excluding the shop and attached double storey house to the rear of No. 321 which probably dates from the 1980s.

While Brunswick was predominantly a working class industrial suburb in the late nineteenth and early twentieth centuries, the precinct was inhabited by a significant proportion of middle class and white-collar residents. Brunswick Road was a desirable residential location because of its proximity to Royal Park. Relatively grand terraces for Brunswick were erected in the 1880s Boom years, such as those at Nos 327-329 and No. 341, and large detached houses, similar to No. 325, were erected in the early twentieth century.<sup>1</sup>

Original owners included real estate agent George Ferriman (No. 327), civil servant Archibald Jarvie (No. 331), and builder Mr. Robertson (No. 351). No 315, erected in 1927 for Henry Polglase, a registrar, replaced a timber dwelling dating from 1882.<sup>2</sup> This is indicative of a trend in many inner Melbourne suburbs in the inter-War era whereby the more affluent residents replaced timber dwellings with brick structures.

The following table gives an overview of the chronological development of the precinct:

Date	Address	Original Owner
1886	343	William Grant
1888	327-329	George Ferriman
1889	331	Archibald Jarvie
1890	341	George Gover
1891	317	Thomas Bunn
1891	347	Annie Gollan
1892	345	Thomas Anderson
1899	349	Susan Crinion
1905	325	Phoebe Ferriman
1907	333-335	Robert Spurway
1907	337-339	Argus Building Society (Former Henderson Shirt Factory)
1911	351	J Doyle
1927	315	Henry Polglase
c.1980s	321	Unknown

<sup>1</sup> C Johnston, 'Keeping Brunswick's Heritage', Vol. 3 p.79

<sup>2</sup> Brunswick City Council, *Rate Books*, 1880-1930

The former factory at Nos 337-339 was erected in 1907 for the Argus Building Society. The building was sold the following year to the Henderson clothing manufacturing company which operated there until at least the early 1970s.<sup>3</sup> This was one of the earlier clothing factories in Brunswick. In the late nineteenth century clothing was chiefly manufactured by small family enterprises rather than large firms. Most of Brunswick's clothing factories were established in the 1920s, including the operations of G Burgin Pty Ltd in Glenlyon Road (1925).<sup>4</sup>

### Description

The Brunswick Road Central (McKay to Hodgson Street) Precinct is a residential area comprising a small group of both single and double-storey, predominantly Victorian houses, including a number of ornate larger houses along the elevated, north side of Brunswick Road between McKay Street and Hodgson Street. The group is divided by the large former Henderson's Shirt Factory (at No. 337-339) and a pair of timber houses (at No. 333-335) which are cited in the *City of Moreland Heritage Review* as buildings of individual significance.

The eastern extremity of the precinct is marked by a large, asymmetrical brick and terracotta-tiled Edwardian house set in picturesque gardens (No. 315). It is followed by an ornate, single-storey, symmetrical brick villa with slate roof. The original fence has been replaced but remnant bluestone base course exists. Other single-storey houses include double-fronted brick Italianate villas (Nos. 347 and 349), a single-fronted Boom Style terrace at No.331 and a double fronted red brick Edwardian house, *Bontharambo*, with prominent Art Nouveau detail at No.351. Double storey houses in the group include terraces at Nos. 327-329, 341 and 345. No 341, "Metchley", is a particularly ornate, large, tuck-pointed, bichromatic brick Boom Style terrace with a raised decorative parapet and cast iron lacework to balustrades and verandahs.

The street planting in the Brunswick Road (McKay to Hodgson Street) Precinct is *Meleleuca styphelioides* and traditional street surfaces have been replaced with concrete.

### Significance

The Brunswick Road Central (McKay to Hodgson Street) Precinct is of local historical and architectural significance. The building stock, largely consisting of substantial dwellings built between 1885 and 1915, provides evidence of the development of Brunswick Road as one of the suburb's more fashionable residential addresses in the late nineteenth and early twentieth centuries. The buildings themselves comprise a mix of typical large Victorian and Edwardian houses of various scales, but maintain a cohesion in terms of building materials, setbacks, and landscaping. The factory, designed in the Classical idiom blends well with the surrounding residential building stock.

3 Sands and McDougall, *Victorian Directories*, 1900-1972

4 C Johnston, Op cit, Vol. 2, pp.112-13



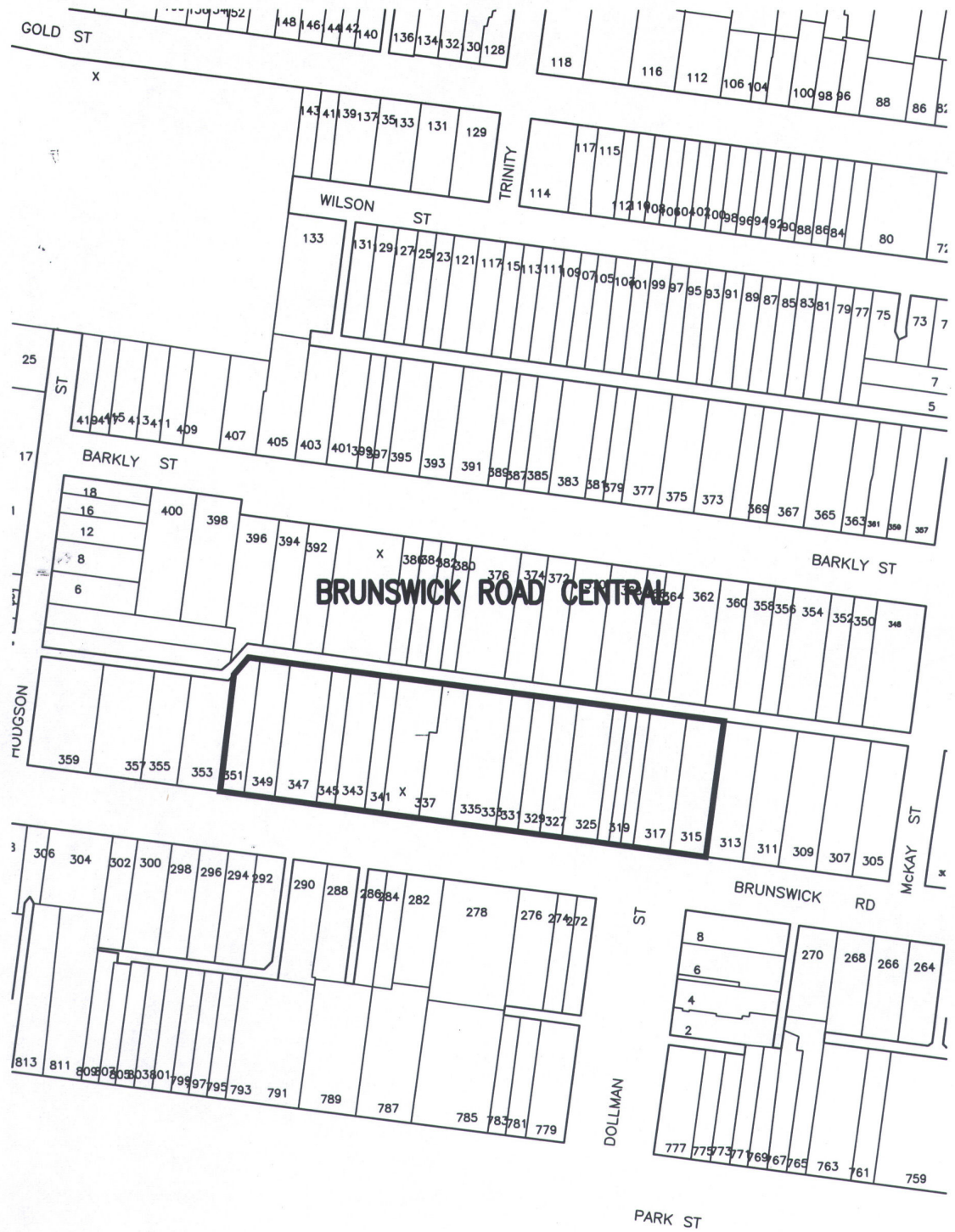


Figure 4 Brunswick Road Central (McKay Street to Hodgson Street) Precinct



Figure 5      *Edwardian brick terrace house in Brunswick Road*



Figure 6      *Pair of double-storey Victorian brick terraces in Brunswick Road.*





Figure 7      *Detail of single-storey Victorian brick terrace in Brunswick Road*



Figure 8      *Victorian brick terraces, and former shirt factory, in Brunswick Road*





Figure 9      *Double-fronted Victorian brick villa in Brunswick Road.*

### 3.4 Brunswick Road East (Sydney Road to Railway) Precinct, Brunswick

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#### Location

196-224 Brunswick Road, Brunswick

#### History

The houses at 196-224 Brunswick Road, Brunswick, were erected in the period of the 1870s to the 1930s.

Originally referred to as *Catherine Terrace*, the pair of houses at Nos 196-198 was erected c.1871 for Catherine Heywood, who remained the owner until at least 1890.<sup>1</sup> Alfred Cole, a fitter, built No. 200 in 1908 and owned it until at least 1930, though it was leased out from c.1920. "Somerset Terrace" (Nos 202-214) was erected in 1883 for William Strickland, owner until 1888.<sup>2</sup> In this period the tenants of *Somerset Terrace* included a bricklayer, printer, cutter and boot clicker - all typical of Brunswick's working class population in the late nineteenth century.<sup>3</sup> The house at No. 218 was erected in 1909 for David Wootton, a gentleman.<sup>4</sup> No. 220 is one of relatively few houses dating from the 1930s in this part of Brunswick, being erected c.1937.<sup>5</sup> In 1887 and 1889 Nos 222-224 respectively were built for Mr Drake, joiner, the owner until at least 1900. He occupied No.222 and then No. 224 in the late 1880s and early 1890s.

#### Description

The Brunswick Road East (Sydney Road to Railway) Precinct is a residential area comprising a small group of predominantly single-storey Victorian and Edwardian houses along the south side of Brunswick Road between Sydney Road and the railway line. All but one retain their residential use. Opposite are a former cable tram shed and the large former Masonic Hall.

The houses are generally small in scale however they are dominated by a Victorian terrace of seven single-fronted rendered brick dwellings at Nos. 202-214, named SOMERSET TERRACE on the parapet pediment. The terrace is simple in detail and varies in its intactness and condition. Some fences have been replaced and verandahs have been paved in concrete. Other notable buildings include the Victorian terrace at 196-198, which are of tuck-pointed polychromatic brickwork construction. They have been altered by the addition of a heavy, arched rendered brick loggia to the façade and timber picket fence. No. 200 is an ornate, symmetrical, block-fronted weatherboard house with timber fretwork and bracketed verandah. Nos. 222 and 224 are the only double-storey houses and are relatively simple in detail. The appearance of No. 222 has been altered by the later concrete roof tiles to the main hipped roof and verandah. There is no street planting in the Brunswick Road East Precinct and traditional street surfaces have been replaced with concrete.

#### Significance

The Brunswick Road East Precinct is of local historical and architectural significance. It is an intact and cohesive strip of pre-War dwellings, providing evidence of several successive phases of residential development in the area in the late nineteenth and early twentieth centuries. The houses, while different in style, are otherwise similar in their scale, materials and setback. *Somerset Terrace*, comprising an attached row of seven Victorian brick houses, remains as a key element in the precinct, and in the wider streetscape.

- <sup>1</sup> Sands and McDougall, *Melbourne Directory*, 1885
- <sup>2</sup> Brunswick City Council, *Rate Books* 1880-1900
- <sup>3</sup> H Penrose (ed), *Brunswick: one History many Voices*.
- <sup>4</sup> Brunswick City Council, *Rate Books* 1870-1930
- <sup>5</sup> Sands and McDougall, *Victorian Directories*, 1930-1945.

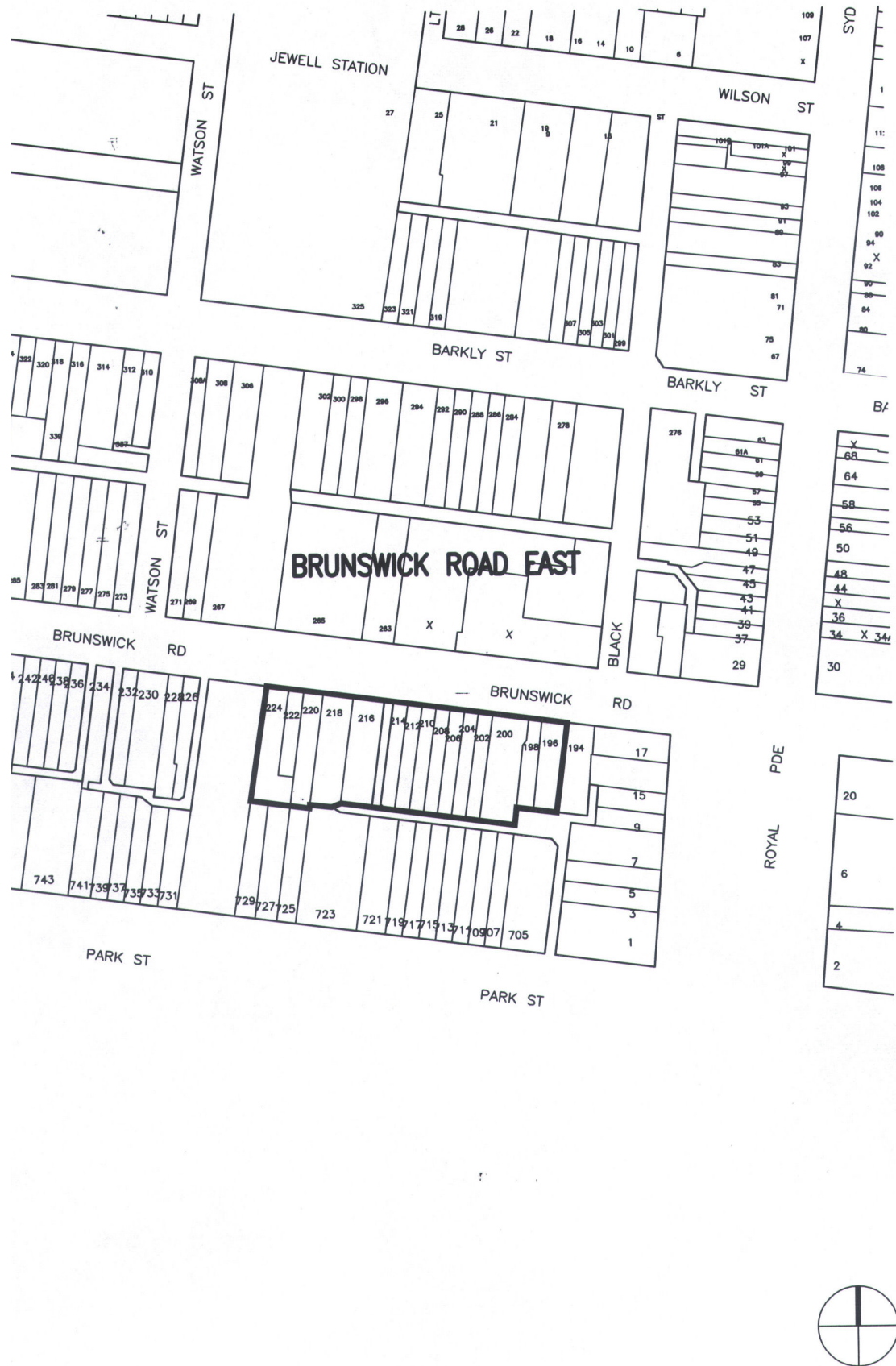


Figure 10 Brunswick Road (Sydney Road to Railway) Precinct, Brunswick





Figure 11      *The former Catherine Terrace, a pair of Victorian cottages at 196-198 Brunswick Road, with remodelled inter-War loggia.*



Figure 12      *Victorian villa at Brunswick Road*





Figure 13 Somerset Terrace, a prominent element in the Brunswick Road Precinct.



Figure 14 Victorian double-storey brick semi-detached houses in Brunswick Road.



### 3.5 Glenlyon Road Precinct, Brunswick

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#### Location

100-110 Glenlyon Road

107-111 Glenlyon Road

#### History

The houses at 100-110 Glenlyon Road, Brunswick, are indicative of early twentieth century residential development in this area of Brunswick. 100 Glenlyon Road was erected in 1908 for asphalter Hugh Smith, who owned it until at least 1920. Nos. 102-104 (1914) and 106-108 (1924) were erected for William Inness, a potter, who remained the owner until at least 1930. The presence of William Inness is a link to the important pottery industry in Brunswick which had existed since the 1840s.<sup>1</sup> In 1924-25, a printer and motor garage proprietor leased the houses at 106-108 respectively. In 1922 No. 110 was erected for grocer Arthur Wright, who owned and occupied it until 1930.<sup>2</sup>

The house at No. 107 Glenlyon Road was erected in 1899. James Fraser, a civil servant, owned and occupied it from 1899 until 1902.<sup>3</sup> Nos. 109-111 were erected in 1883 and 1884 respectively for Joseph Edwards, a painter. He occupied No. 111 in the mid 1880s and owned both houses until at least 1900.<sup>4</sup>

#### Description

The Glenlyon Road Precinct is a residential precinct east of Sydney Road, which surrounds the intersection of Ewing Street. It comprises a variety of single-storey residential buildings predominantly from the Edwardian period and is not dominated by any one type, but shows the progression from one style to another.

No. 100 is a single-storey, symmetrical, double-fronted Edwardian weatherboard villa, set raised above the street, with paired double-hung windows flanking a four-panel timber entry door. The verandah has ornate lacework and a central pediment has been removed. Both the main roof and verandah have been re-clad with concrete tile.

Nos 102-104 and 106-108 are face-brick Edwardian semi-detached pairs elevated above the street. Nos 102-104 form a symmetrical pair with recessed side verandahs and projecting gables and awnings. The unusually arranged asymmetrical pair of larger proportions at Nos 106-108 reads as one residence, with a recessed verandah on one side and a straight front verandah on the other. No. 110 is a large prominent Californian bungalow on a corner site with a low pitched roof, roughcast render, shingled gables and arched openings to a deep verandah.

On the northern side of the street No. 107 is a large, single storey, double-fronted Victorian villa which was originally set back from the street which has had a symmetrical c.1940s Art Deco face-brick façade and fence added. No 109 is a single-storey, single-fronted detached Victorian cottage.

The street planting in the Glenlyon Road Precinct is *Melaleuca* sp. Traditional street elements have not been retained and all surfaces have been replaced with concrete and asphalt.

1 H Penrose (ed), *Brunswick: One History many Voices*.

2 Brunswick City Council, *Rate Books*, 1900-1930

3 Brunswick City Council, *Rate Books*, 1900-1910

4 Brunswick City Council, *Rate Books*, 1880-1910

### **Significance**

The Glenlyon Road Precinct is of local historical and architectural significance. The houses were erected between 1908 and 1924 with the exception of No. 107, which, while built in the nineteenth century, was refaced c.1940. As such, the houses collectively provide evidence of a wave of speculative residential development in the early twentieth century. Aesthetically, the houses are intact and representative examples of their respective periods. While differing in style, they are otherwise comparable in scale, materials and setback, forming an intact and cohesive streetscape which reinforces the value of the individual buildings.

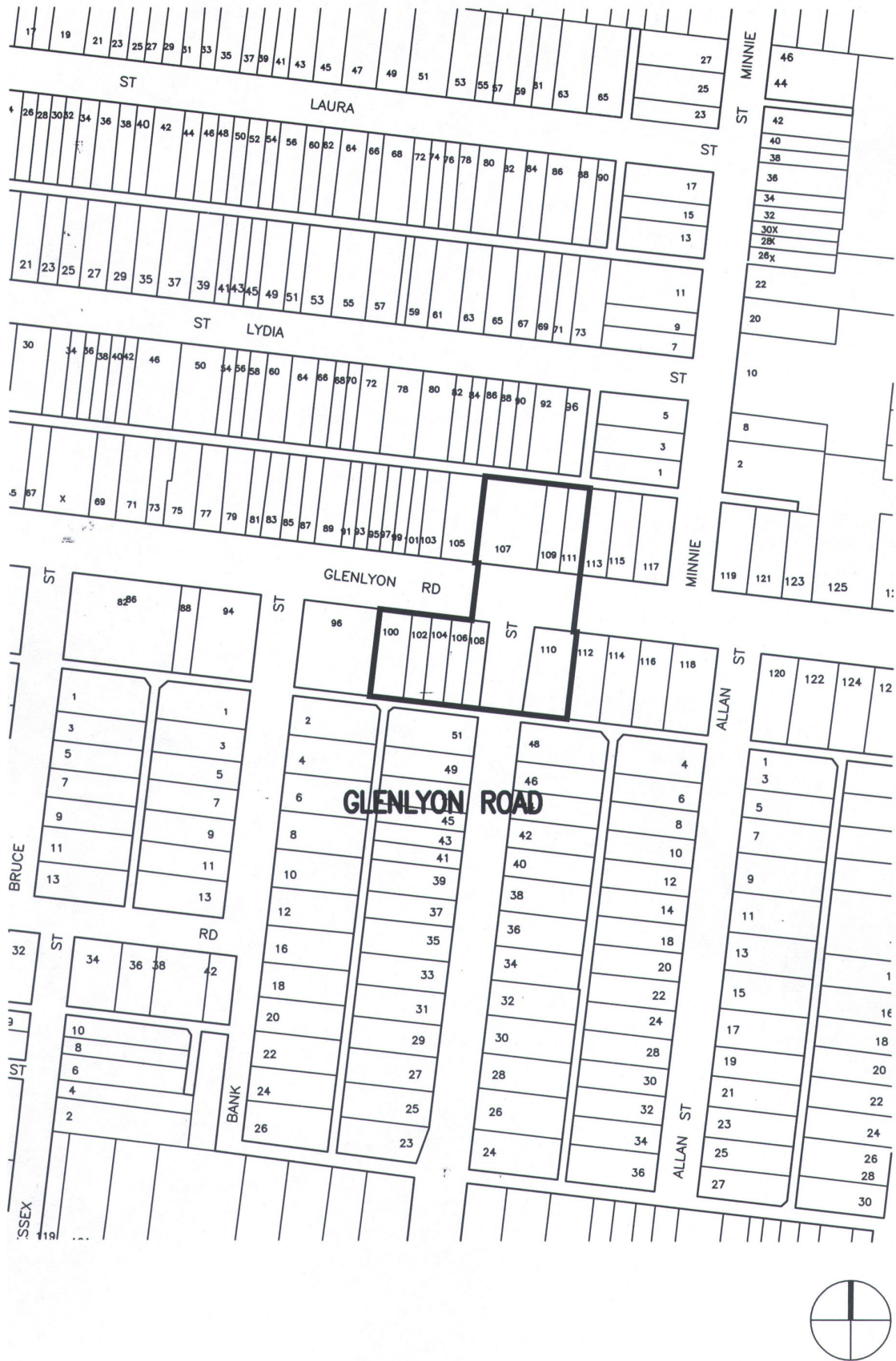


Figure 15 Glenlyon Road Precinct, Brunswick





Figure 16      *Edwardian semi-detached villas along the north side of Glenlyon Road*



Figure 17      *Victorian villa, remodelled with 1930s façade, south side of Glenlyon Road.*

### 3.6 Lygon Street Precinct, Brunswick

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#### Location

38-58 Lygon Street, Brunswick

#### History

In the late nineteenth century substantial commercial and residential development occurred along Brunswick's main thoroughfares.<sup>1</sup> Nos 38-44 Lygon Street, Brunswick, are terraces which were erected in 1885 for builder R C Logan who in the following year sold all but No. 42, which remained in the Logan family until at least 1905. Nos 38-40 were purchased and occupied by a produce dealer and carpenter respectively. No. 44 was owned and occupied by Samuel Spinks, a draper, in the late 1880s and early 1890s. The property at 46 Lygon Street was built in 1884 for Alexander Stewart, a grocer, who owned and occupied it until at least 1905. No. 48 was erected in 1902 for Enoch Powell, a printer, owner and occupier until at least 1910. Nathaniel Shanks built No. 50 in 1889, then leased it to a butcher until he sold to the English Scottish and Australian Bank in 1895. No. 52 appears to date from the 1970s or 1980s and Nos 56-58 were erected in 1890 and owned and occupied by Phillip Tierney, a painter and decorator, until at least 1910.<sup>2</sup>

#### Description

The group of buildings which forms the small precinct around the intersection of Lygon and Barkly streets comprises a mixture of building forms but is predominantly made up of Victorian shops and houses.

The residences at Nos 38-42 comprise a row of substantially intact, single-fronted, single storey, ornate Victorian terraces. No 38 has visible tuck-pointed polychromatic brickwork, whereas the others are painted, and all have a decorative parapet with rendered, broken pediments featuring building names, urns and Tridachna shell motifs. All appear to have original brick garden walls and cast iron spear front fences.

The shops at Nos 44, 50, 56 and 58 are fairly intact, Victorian, single-fronted, double-storey brick buildings notwithstanding later awnings and paint schemes. No 56 still has an early rendered façade with remnant visible signage. All have ornate Boom Style parapet details.

The shops at Nos 46 and 48, flanking the intersection, address the street corner although they appear to have had the original verandahs removed. They are single storey, brick buildings which have been altered externally to accommodate modern business requirements.

The street planting in the precinct is minimal and of fairly recent *Eucalyptus* species. Traditional street elements have been replaced with concrete kerb and guttering and brick paved footpaths.

#### Significance

The Lygon Street Precinct is of local historical and architectural significance. Erected in the 1880s, these buildings are contemporary with the development of the adjacent Barkly Street East Precinct, and provide evidence of commercial and retail expansion in conjunction with a Boom-era residential estate. Aesthetically, the buildings are fine and largely intact examples of Boom Style, characterised by ornate rendered parapets. The buildings, while different in scale, function and setback, nevertheless form a cohesive streetscape, linked by their common use of materials and decorative detailing.

1 C Johnston, *Keeping Brunswick's Heritage*, Vol 3, pp.86-87.

2 Brunswick City Council, *Rate Books*, 1880-1910



Figure 18 Lygon Street Precinct, Brunswick





Figure 19 Victorian terraces and shop in Lygon Street



Figure 20 Victorian shops in Lygon Street, north of Barkly Street





### 3.7 Manallack Street Precinct, Brunswick

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#### Location

4-14 Manallack Street, Brunswick

#### History

Joseph Fraser built Nos. 4-6 and 8-10 Manallack Street, Brunswick, in 1908 and 1907 respectively, and remained the owner until at least 1920. Lessees in 1910-11 included a stair-builder, laborer, engineer and draper - reflecting the proliferation of manual workers renting in Brunswick in the early twentieth century. Nos. 12-14 were erected in 1919 for Hugh Mulcahy, owner until the mid to late-1920s. He leased Nos. 12-14 in the early 1920s to a bricklayer and foreman respectively.<sup>1</sup>

#### Description

The three pairs of single storey cottages on the eastern side of Manallack Street are consistent in scale and form a distinct group.

The single-fronted Victorian weatherboard cottages at Nos 4-6 and Nos 8-10 have hipped corrugated galvanised steel roofs with ornate paired bracketed eaves featuring roundel mouldings. Each of the facades has a bullnosed verandah with scalloped fascia moulding, with a tripartite timber-framed double-hung sash window and heavily moulded four-panel timber door. The front fences vary in style from modern timber paling to Cyclone wire to timber pickets.

The pair of single-fronted Edwardian brick cottages at Nos 12-14 have terracotta tiled gabled roofs and recessed front entrances. Timber strapwork and roughcast render infill the gable ends. A projecting square bay window with a pair of casement windows penetrates the tiled verandah roof to terminate under the main gable.

Traditional street elements include bluestone kerb and guttering and asphalt footpaths. There is no street planting, however the streetscape appears leafy due to planting in individual gardens.

#### Significance

The Manallack Street Precinct is of local architectural historical and significance. Erected between 1907 and 1919, the row of six houses provide evidence of a wave of residential development in the area in the early twentieth century. The unpretentious houses, small in scale and originally occupied by the working-class, demonstrate the continuation of the tradition of modest worker's housing, which so strongly characterised this part of Brunswick in the late nineteenth century. Aesthetically, the houses are representative of their type and era. They are cohesive in their similar scale, form, materials and setbacks, forming a largely intact Edwardian residential streetscape which reinforces the value of the individual buildings.

1 Brunswick City Council, *Rate Books*, 1900-1930

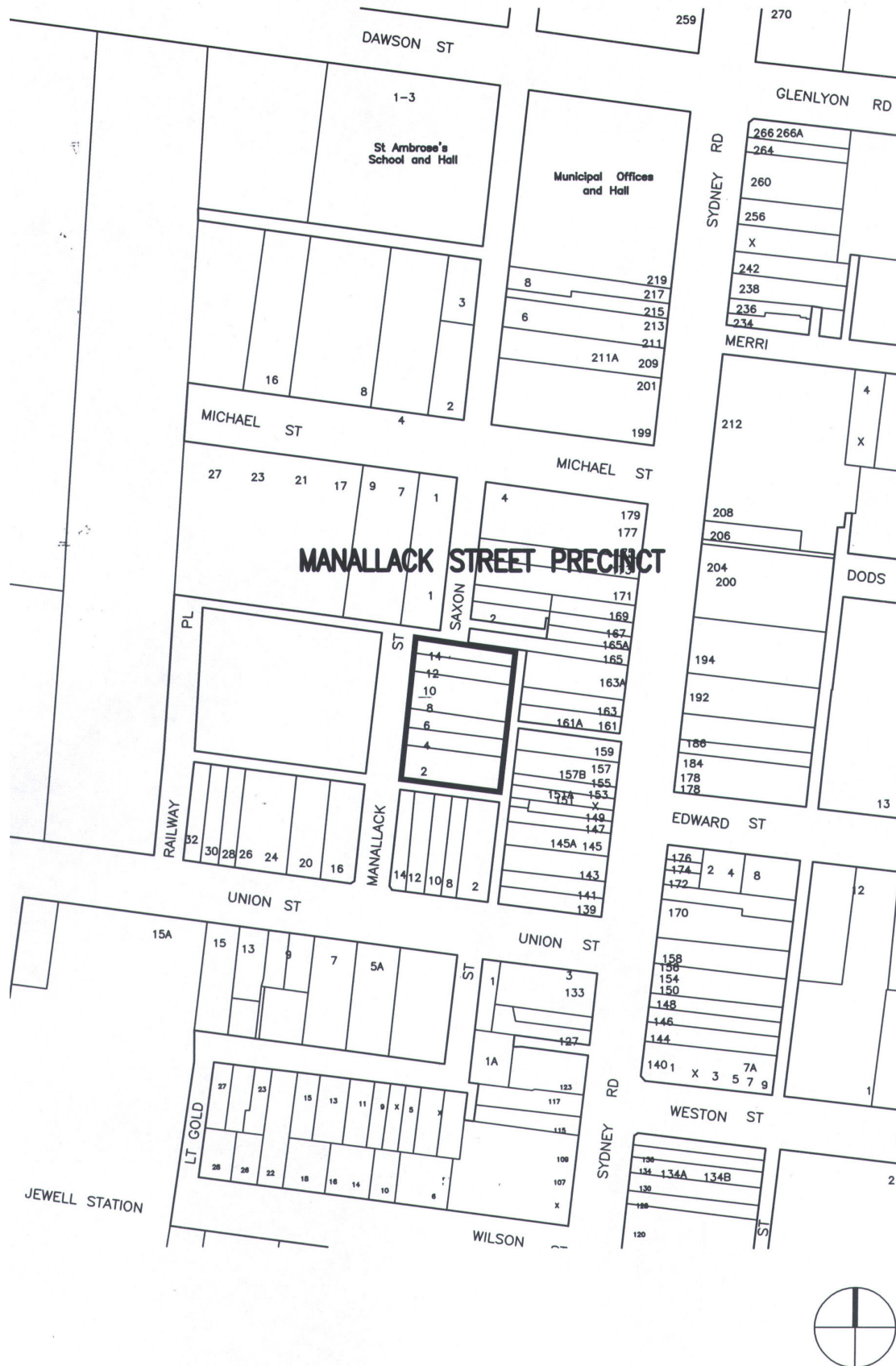


Figure 21 Manallack Street Precinct, Brunswick



Figure 22 Victorian cottages, east side of street at 4-6 Manallack Street



Figure 23 Pair of Edwardian cottages, 12-14 Manallack Street





### 3.8 Union Street Precinct, Brunswick

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#### Location

8-14 Union Street, Brunswick

#### History

The house at No. 12 Union Street was erected in 1883 for the Manallack family who leased it to a brick-maker in the late 1880s, and then sold the property to the Australian Temperance and General Company in the 1890s.<sup>1</sup> Thomas Manallack established Brunswick's first brick-making business in the 1840s and was licensee of the Cornish Arms Hotel in the late 1850s. The Manallack family is therefore a link to the important pottery and brick-making industries in Brunswick, and Manallack Street is named after Thomas' family.<sup>2</sup>

The adjacent pair of houses at Nos 8-10 was erected in 1890 for Elizabeth Burton who sold them to the Pickard family by the late 1890s. The house at 14 Union Street was erected in 1890 for Edward Pickett, who operated a butcher shop on the premises in the early 1890s. Pickett also sold his property to the Australian Temperance and General Company in the mid-1890s.<sup>3</sup>

#### Description

The Union Street Precinct comprises a group of four Victorian houses of relatively different styles in a now predominantly commercial and industrial portion of the street. The houses, however, demonstrate the residential development in the area in the late Victorian era.

The Precinct includes a pair of small attached polychromatic brick cottages at Nos 8-10 which have projecting party walls to the verandah and a continuous longitudinal hipped roof. The larger, single-storey brick cottage at No.12 has been painted and has a large rendered chimney. The building at the corner of Manallack Street (No. 14) is quite large in plan and addresses the corner, suggesting its former use as a butchery. It has a classical pediment over the arched corner access to the verandah, and ornate moulding to the parapet which has a painted rendered finish. The building has been altered on both street facades with new window openings and verandah tiling.

The Union Street Precinct has minimal street planting, which is limited to *Eucalyptus* and ground cover. Traditional street elements have been replaced with concrete.

#### Significance

The Union Street Precinct is of local historical and architectural significance. The houses, erected around 1890, provide evidence of typical residential development in the area in the late nineteenth century. Aesthetically, the buildings are intact and representative examples of their respective types, some distinguished by polychromatic brickwork. Collectively, they comprise a small but significant section of Victorian streetscape, with a cohesive row of terraced dwellings of comparable scale, material and setback, punctuated at the Manallack Street intersection by the traditional corner shop.

1 Brunswick City Council, *Rate Books*, 1880-1900

2 H Penrose (ed), *Brunswick: One History many Voices*, pp.56, 73, 301.

3 Brunswick City Council, *Rate Books*, 1880-1900

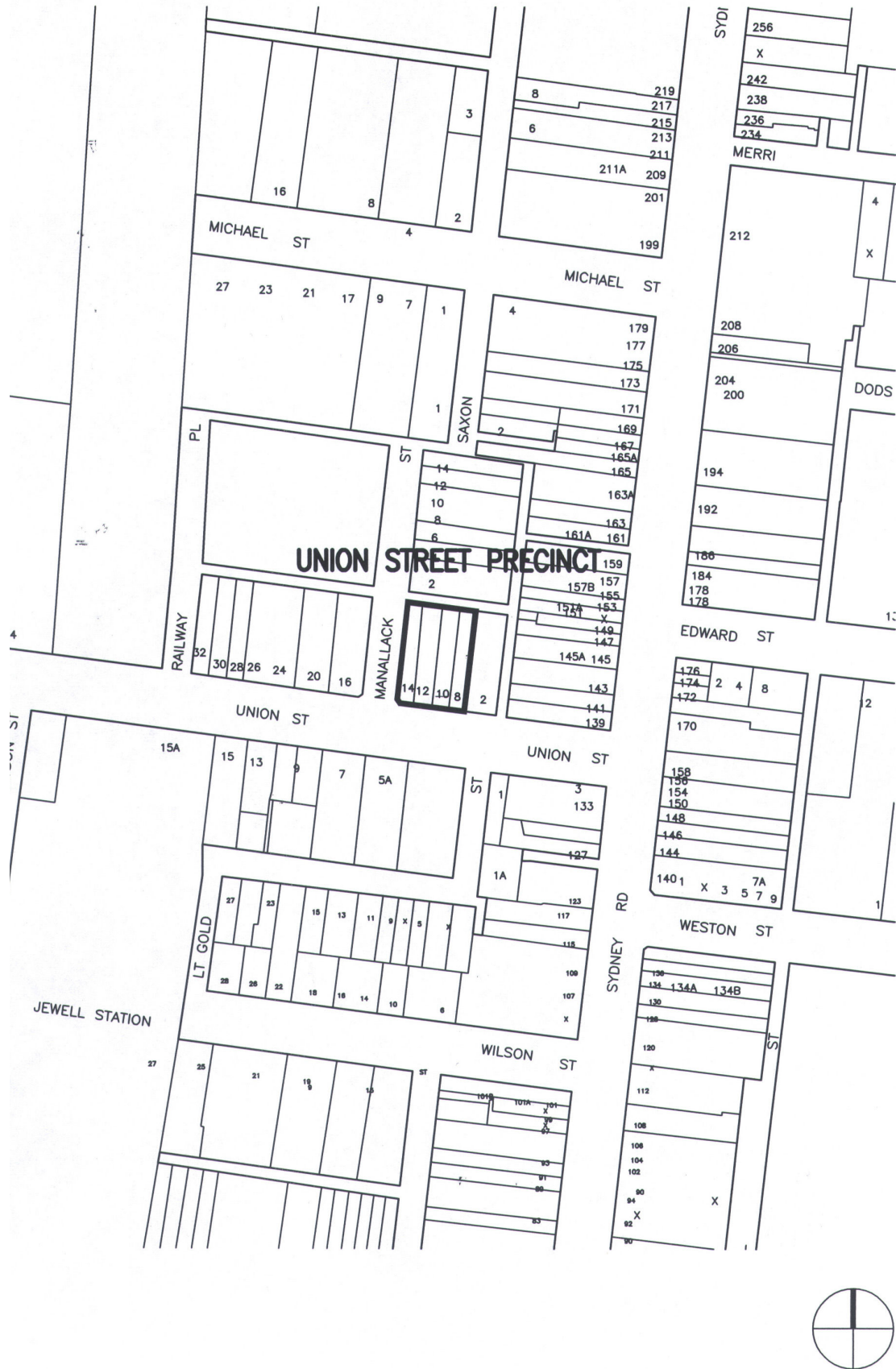


Figure 24 Union Street Precinct, Brunswick



Figure 25 Victorian streetscape including shop, 8-14 Union Street.



Figure 26 Pair of single-fronted polychromatic Victorian terraces, 8-10 Union Street.





Figure 27      *Victorian corner shop and residence at 12-14 Union Street*



### 3.9 Wilkinson Street Precinct, Brunswick

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#### Location

7-13 Wilkinson Street, Brunswick  
 23-31 Wilkinson Street, Brunswick  
 37-39 Wilkinson Street, Brunswick

#### History

Like many other parts of Brunswick, Wilkinson Street developed steadily during the Boom period of the 1880s due to the extension of the nearby railway line in 1884 and the opening of the Sydney Road cable tramway in 1887.<sup>1</sup> The terrace row at Nos. 9-13 were all erected in 1884 for brick-maker John Trenoweth, the owner until at least 1890.<sup>2</sup> His presence is a link to the important pottery and brick-making industries in Brunswick.<sup>3</sup> No. 9 was leased to an architect in the mid-1880s, an unusual occupation in this predominantly working-class area of Melbourne at that time.<sup>4</sup>

The houses at Nos 23 and 25 were erected c.1880 and 1886 respectively for brick-maker Joseph Walker, who was also the occupant of No. 23. He sold both houses to James Allard by 1888. The adjacent pair of houses at Nos 27-29 was erected in 1887 for Charles Hample who leased No. 27 to a brick-maker in the late 1880s. The presence of Joseph Walker and the brick-maker tenant at No. 27 are a link to the important pottery and brick-making industries in Brunswick.<sup>5</sup> This link is also evident in the houses at Nos 37-39, which were built for the McKenzie family in 1881-82 and subsequently occupied by at least two brickmakers, as well as an engine driver.<sup>6</sup>

The development of Wilkinson Street continued, albeit on a reduced scale, in the early twentieth century. The house at No. 31 was erected in 1908 for confectioner John Brunston, the owner and occupier until at least 1920.<sup>7</sup> The house at No. 7 Wilkinson Street was erected in 1914 and owned and occupied by produce merchant Jack Warne until it was sold in 1916. The subsequent owner, laborer H Mulward, occupied it until 1918 and owned the house until at least 1920 when it was leased to a railway employee.

#### Description

The Wilkinson Street Precinct is a group of predominantly late Victorian housing associated with the development of the railway. It comprises a variety of single-storey attached and detached cottages in a narrow, one-way street, interrupted by an Inter-War residence at No. 35 and modern, commercial property at Nos 15-21.

The house at No. 7 is an ornate, single fronted, symmetrical, block-fronted weatherboard villa in substantially intact condition. No. 9-13 is the largest building and is a row of three terraces, two of which have been painted and one retains tuck-pointed bichromatic face brick. The hipped, corrugated galvanised steel roof is continuous and a chimney at each end of the building is rendered in ruled ashlar.

- 1 H Penrose (ed), op cit.
- 2 Brunswick City Council, *Rate Books*, 1880-1920
- 3 H Penrose (ed), *Brunswick: One History many Voices*.
- 4 Brunswick City Council, *Rate Books*, 1880-1900
- 5 H Penrose (ed), *Brunswick: One History many Voices*.
- 6 Brunswick City Council, *Rate Books*, 1880-1900
- 7 Brunswick City Council, *Rate Books*, 1900-1920.

No. 23 is an ornate, substantially intact, block-fronted weatherboard cottage, obscured from the street by a high Colorbond fence. Its hipped roof is finished with paired bracketed eaves and surmounted by a dominant brick chimney with rendered plinth and cap. No. 25 is a single fronted weatherboard cottage which has been altered with the replacement of weatherboards, verandah and fence. Nos. 27-29 comprise an ornate pair of brick cottages which have been painted but retain their polychromatic face brick chimneys. The front window surrounds have tapestry brick dressings. No. 27 appears to have its original front fence, however the fence and the verandah floor have been removed from No. 29.

The house at No. 31, on the opposite corner, is a larger detached Victorian weatherboard cottage, somewhat altered by the removal of the original verandah posts. No. 37-39 is a pair of single fronted attached polychromatic brick cottages which have now been painted. A polychromatic brick chimney has been retained at No. 39.

There is no street planting in the Wilkinson Street Precinct and traditional street surfaces have been replaced with concrete.

### **Significance**

The Wilkinson Street Precinct is of local historical and architectural significance. The houses, mostly erected between 1880 and 1888, provide evidence of residential development in Brunswick during the Boom era, spurred by the laying out of the railway and cable tram lines in the 1880s. They are a representative cluster of modest timber dwellings of the type which proliferated in working-class Brunswick in the late nineteenth century. Aesthetically, the houses are cohesive in terms of their similar scale, materials and setbacks, forming a largely intact Victorian residential streetscape which reinforces the value of the individual buildings.

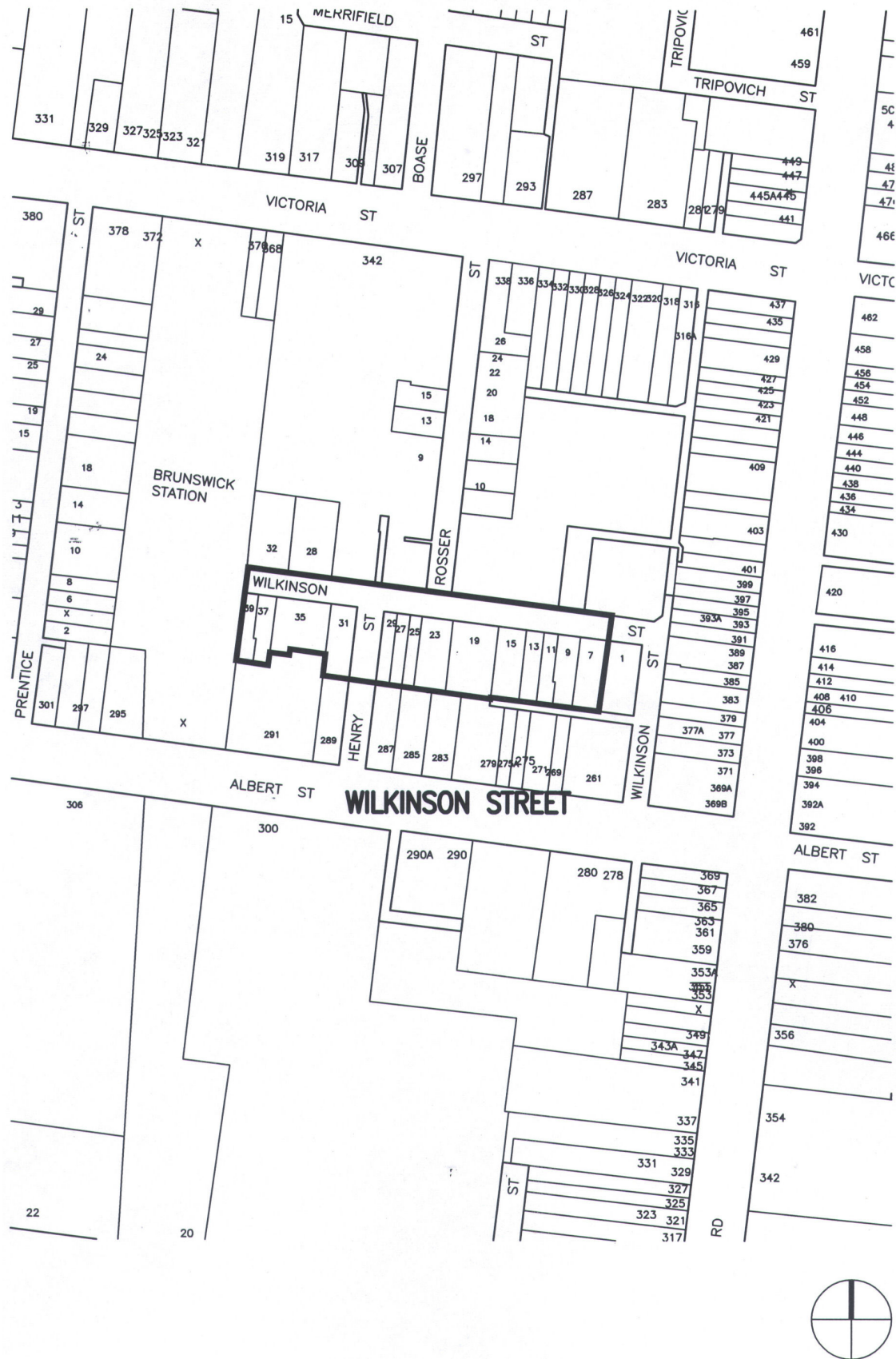


Figure 28 Wilkinson Street Precinct, Brunswick





Figure 29 Attached row of Victorian houses, 9-13 Wilkinson Street



Figure 30 Typical pair of Victorian terraces at 27-29 Wilkinson Street

