

CITY OF MORELAND HERITAGE REVIEW

ADDITIONAL BUILDING CITATIONS



CITY OF MORELAND HERITAGE REVIEW

ADDITIONAL BUILDING CITATIONS

Allom Lovell & Associates
Conservation Architects
35 Little Bourke Street
Melbourne 3000

October 2001

TABLE OF CONTENTS

TABLE OF CONTENTS	i
CONSULTANTS	ii
1.0 INTRODUCTION	1
1.01 Background and Brief	1
1.02 Methodology	1
1.03 Designation of Places	1
1.04 Datasheets	3
1.05 Demolished Buildings	3
2.0 BUILDING CITATIONS	5
2.1 Summary List of Building Citations	5

CONSULTANTS

Robyn Riddett *Allom Lovell & Associates*

Anita Brady

Tom O'Brien

Kate Paterson

Simon Reeves

1.0 INTRODUCTION

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. For each individual building, a citation was prepared comprising a brief history (identifying the principal historic themes), description (noting the key architectural elements), and a Statement of Significance. Each citation included an assessment of intactness and condition, existing and recommended heritage listings, and a brief list of comparative examples where applicable.

1.03 Designation of Places

Grade A Places

Grade A places are those of individual cultural significance, and are integral to the historic nature of the City of Moreland. They are also of sufficient significance to be considered for inclusion on the *Victorian Heritage Register* and the *Register of the National Estate*.

The range of criteria used for inclusion on those registers have therefore been used for designating A-graded places and are summarised as those which:

- have association to or relationship with Victoria’s History of the place or object;
- demonstrate rarity or uniqueness;
- have the potential to educate, illustrate or provide further scientific investigation in relation to Victoria’s cultural heritage;

- exhibit the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects;
- exhibit good design or aesthetic characteristics and/or exhibit a richness, diversity or unusual integration of features;
- demonstrate or are associated with scientific or technical innovations or achievements
- demonstrate social or cultural associations.

These criteria have been used as a framework for assessing all of the graded places. A number of places have already been classified by the National Trust of Australia (Victoria), and are variously designated in this survey as A or B grade buildings. Grade A places have been recommended for individual Heritage Overlay controls in the Planning Scheme. The demolition of these buildings would have a fundamental adverse impact on the cultural heritage of Moreland as demonstrated by its built environment and historic urban fabric.

Grade B Places

Grade B places are those that are integral to the cultural significance of the City of Moreland as a whole, through their architectural integrity and/or their historical associations. These places form a framework of substantially intact buildings, with sound architectural characteristics which demonstrate and underlay the historic nature of the area. Generally they are places that, while essential to the heritage value of the City's building stock and its streetscapes, would not warrant an individual listing on the *Victorian Heritage Register*, however listing on the *Register of the National Estate* should be considered.

Grade B places have been recommended for individual Heritage Overlay controls in the Planning Scheme. The demolition of these buildings would adversely impact upon the cultural heritage of Moreland as demonstrated by its built environment and historic urban fabric.

Grade C Places

Places designated C are places that contribute to the architectural or historical character and cohesiveness of the City of Moreland and as such are either of local importance or interest. These places are generally residential buildings, and contribute to the visual cohesiveness of the City. They are places that are close to Grade B buildings, both in their physical location and their period and type, but have had substantial alterations made to their original fabric, such as the replacement of the original roofing material, the removal of an important architectural element, or alterations made to their decoration. These works are in large part reversible (see below), and if removed their visual contribution would be enhanced. The demolition of these buildings would have an undesirable impact upon the cultural heritage of Moreland as demonstrated by its built environment and historic urban fabric.

C-graded buildings are not recommended for individual Heritage Overlay protection.

A Note on the Reversibility of Alterations

Alterations which are considered to be reversible are those which are largely superficial and which do not affect the basic structure of the building, or its intrinsic decoration (such as polychromatic brickwork). These alterations would include removal of verandahs and their decoration, removal of decoration generally, overpainting of face brickwork, re-cladding of roofs and walls and replacement of windows, doors and fences. Reconstruction of a building, either conjectural or to a known earlier state, can improve the appearance of a building and increase its contribution to a streetscape.

Alterations considered to be irreversible are those which alter the fundamental nature of the building, and would include such things as major alterations to the roof form, major alterations to the composition of the façade (especially alterations to the position of openings, as opposed

to simple bricking up, or alterations which compromise the pattern of bi- or polychromatic brickwork) and additions which obscure or disguise the original form of the building. Additionally, where a building has been subject to a large number of individual alterations, the alterations as a whole could sometimes be considered irreversible or unrealistic.

With regard to the assessment of altered buildings, a simple quantification of alterations and consideration of their reversibility does not translate to an assessment of significance. Where significance is not high, any lack of integrity will become a more important consideration when considering significance.

1.04 Datasheets

A data sheet has been prepared for each individually listed building. Each datasheet comprises:

- the name (if any), address, and Melway map reference of the building
- the grading (A, B or C), indicating significance
- the current use of the building
- for non-residential buildings, the current owner of the building (if known)
- the date of construction (if known)
- property / title information for the building (if known)
- the names of the architect and builder (if known)
- the name of the original owner of the building (if known)
- the condition and intactness of the building (good, fair or poor)
- current listings of the building: *Victorian Heritage Register*, *Register of the National Estate*, National Trust of Australia (Victoria), Moreland Planning Scheme, Moreland Planning Scheme Urban Conservation (UC) Area
- recommended listings: *Victorian Heritage Register*, *Register of the National Estate*, City of Moreland Planning Scheme Heritage Overlay Controls
- principal historic themes relating to the building
- a brief history of the building
- a physical description of the building
- a citation for any significant landscape elements on the site (where they exist)
- a list of key architectural elements of the building
- a list of conservation guidelines for the building
- comparative examples (where appropriate)
- relevant Heritage Victoria/Australian Heritage Commission Criteria
- a statement of significance
- the original source of the datasheet, or the name of the study (or other source) which identified the building

1.05 Demolished Buildings

The survey of buildings previously removed from the precincts revealed that the following buildings had been demolished :

- *216 Brunswick Road, Brunswick*

2.0 BUILDING CITATIONS

2.1 Summary List of Building Citations

Following is a summary list of individual buildings which have datasheets in this volume. The list is arranged alphabetically by street address.

Suburb	Street	No.	Building	Grade
Brunswick	Albion Street	265	Residence	B
Brunswick	Albion Street	275	Residence	B
Brunswick	Albion Street	279	Former Methodist Church	B
Brunswick	Albion Street	281	Residence	B
Brunswick	Albion Street	283	Residence	B
Coburg	Audley Street	1	Residence	B
Coburg	Audley Street	5	Shop and residence	B
Brunswick	Brunswick Road	265	Hall	B
Brunswick	Dawson Street	1-3	St Ambrose's School and Church Hall	B
Brunswick	Michael Street	21	Former Sheffield Steel Works	B
Brunswick	Park Street	827	Residence	B
Brunswick	Park Street	833	Residence	B
Brunswick	Park Street	853	Residence	B
Coburg	Sydney Road	99	Shop	B
Brunswick	Union Street	30	Residence	B
Brunswick	Victoria Street	307	Former UFS Dispensary	B
Brunswick	Victoria Street	307a-315	Roberts Buildings	B
Brunswick	Wilson Avenue	10	Residence	B
Brunswick	Wilson Avenue	28	Residence	B

Building:	Residence	Significance:	B
Address:	265 Albion Street, Brunswick	Map Ref:	29 F5
Current Use:	Residence	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	1906
Architect:	Unknown	Builder:	Unknown
Original Use:	Residence	Original Owner:	Henry Davies



Intactness:
E [] G [] F [x] P []

Condition:
E [] G [x] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- early 20th century suburban development and speculative activity

History:

In October, 1905 the area bounded by Albion, Walters, Tinning and La Rose Streets, Brunswick, was sold by William Rose, who had owned it since at least 1883, to Charlotte Warne.¹ A Plan of Subdivision was approved later in 1905, comprising thirty-four residential lots which were then sold separately.² This is indicative of the speculative activity that characterised much of Brunswick's early twentieth residential development.

The house at 265 Albion Street, Brunswick, was built on this new subdivision in 1906 and occupied by Henry Davies, a civil servant, until at least 1915.³

Description:

The house at 265 Albion Street, Brunswick is a single-storey, double-fronted Edwardian timber villa with a symmetrical block-fronted façade and conventional weatherboards elsewhere. The hipped roof is clad in corrugated galvanised steel and has boxed eaves with paired brackets to the façade. The chimneys have been removed. The skillion roof verandah, supported on wrought iron trellises, is not original.

The central, four-panelled timber front door is flanked by two pairs of timber-framed double-hung sash windows. Both the windows and the door have architraves fashioned in the style of a Roman Doric pilaster with triglyphs and pediments. The front door has both sidelights and a highlight, though the former have been painted out. Other windows are less ornate and some have been replaced with aluminium-framed windows. The front fence is a later brick and wrought iron design.

Key Architectural Elements:

- Single storey, symmetrical villa
- Block-fronted facade
- Hipped roof with bracketed eaves
- Ornate timber architraves of the Roman Doric order

Conservation Guidelines:

- Reconstruct verandah to appropriate design
- Replace front fence with more appropriate design
- Remove paint from entry sidelights

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

AHC A4 Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e. the house is associated with early twentieth century speculative land subdivision, a significant phase in the development of this part of the City of Moreland.

1 Land Titles Office, Certificate of Title Vol 1448 Fol 406

2 Land Titles Office, Plan of Subdivision No. 4634

3 Brunswick City Council *Rate Books*. 1905-1920

- HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.
- AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community
- i.e. the house is representative of a modest early twentieth century timber villa, combining ubiquitous Victorian form with Edwardian detailing.*

Comparative Examples:

House, 1 Barkly Street, Brunswick (1910)
House, 28 Davies Street, Brunswick (1915-20)
House, 7 Donald Street, Brunswick (c.1905)

Significance:

The house at 265 Albion Street, Brunswick, is of local historical and architectural significance. Erected in 1906, it is associated with a phase of residential subdivision which characterised the area in the early twentieth century. Aesthetically, it is a substantially intact and somewhat elaborate example of an Edwardian timber villa erected in a transitional style which harks back to the earlier Victorian villa type. Although altered by the reconstruction of its verandah, which is reversible, it retains many original elements including block-fronting, eaves brackets and enriched external architraves. Along with the neighbouring houses at Nos 275, 281 and 283, the house is a visually important element in the streetscape. It provides a contextual element which reinforces the collective value of the individual buildings.

Original Sources:

Brunswick City Council Rate Books.
Land Titles Office. Plan of Subdivision No. 4634 and Certificate of Title Vol. 1448 Fol. 406

Building:	Residence	Significance:	B
Address:	275 Albion Street, Brunswick	Map Ref:	29 F5
Current Use:	Residence	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	1906
Architect:	Unknown	Builder:	Unknown
Original Use:	Residence	Original Owner:	Titus Madden



Intactness:
E [x] G [] F [] P []

Condition:
E [x] G [] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- early 20th century suburban development and speculative activity

History:

In October 1905 the area bounded by Albion, Walters, Tinning and La Rose Streets, Brunswick, was sold by William Rose, who had owned it since at least 1883, to Charlotte Warne.¹ A Plan of Subdivision was approved later in 1905, comprising thirty-four residential lots which were then sold separately.² This is indicative of the speculative activity that characterised much of Brunswick's early twentieth residential development.

The substantial house at 275 Albion Street, Brunswick, was built on the new subdivision in 1906 and occupied by Titus Madden, a dealer, until at least 1915.³ This reflects the presence of families with 'greater means' than the average Brunswick resident occupying relatively large detached houses, similar to No. 275, in the early twentieth century.⁴

Description:

The house at 275 Albion Street, Brunswick is a single-storey, double-fronted asymmetrical Edwardian timber villa, with a return verandah. The hipped and gabled roof is clad with corrugated galvanised steel with terracotta finials, penetrated by red brick chimneys with rendered caps and terracotta chimney pots. The eaves and boxed gables are bracketed. The gable ends have timber cover battens and roughcast finish. Mini orb clad awnings shade the side windows. The verandah and awnings have fretwork detail.

The façade is block-fronted with conventional weatherboard elsewhere, and the faceted bay window to the front projection has shingled cladding. The windows are generally timber-framed, double-hung sashes although the bay window has casement windows with a coloured multi-paned highlight. Oculus windows are either side of the front door. The door is three-panelled with Art Nouveau detail and matching sidelights. The verandah floor and steps are concreted. The front fence is a later brick and tile addition. The property is distinguished by a mature Canary Island Date Palm (*Phoenix canariensis*).

Key Architectural Elements:

- Asymmetrical Edwardian timber house
- Multi-hipped and gabled roof
- Return verandah and window awnings with ornate timber fretwork
- Canary Island Date Palm (*Phoenix canariensis*) in front garden

Conservation Guidelines:

- Reconstruct front fence to appropriate design
- Remove vine trellis structure

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

AHC A4 Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e. the house is associated with early twentieth century speculative land subdivision, a significant phase in the development of this part of the City of Moreland.

1 Land Titles Office, Certificate of Title Vol 1448 Fol 406

2 Land Titles Office, Plan of Subdivision No. 4634

3 Brunswick City Council, *Rate Books*, 1905-1920

4 C Johnston, 'Keeping Brunswick's Heritage', Vol. 3 p.79

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e. a fine and substantially intact example of a large Edwardian timber villa.

Comparative Examples:

House, 106 Hope Street, Brunswick West (c.1910)

House, 47 Cumming Street, Brunswick West (1907)

House, 20 de Carle Street, Brunswick (c.1918)

House, 49 Walsh Street, Coburg (1912)

Significance:

The house at 275 Albion Street, Brunswick is of local historical and architectural significance. Erected in 1906, it is associated with an important phase of residential subdivision that shaped the area in the early twentieth century. Aesthetically, it is a fine and intact example of a large Edwardian timber villa, distinguished by its ornate timberwork, bay window and verandah treatment. Its significance is enhanced by its landscaped setting, particularly the mature specimen of Canary Island Date Palm (*Phoenix canariensis*). Along with the neighbouring houses at Nos 265, 281 and 283, the house is a visually important element in the streetscape. It provides a contextual element which reinforces the collective value of the individual buildings.

Original Sources:

Brunswick City Council Rate Books.

C Johnston, 'Keeping Brunswick's Heritage', Vol. 3

Land Titles Office, Plan of Subdivision No. 4634 and Certificate of Title Vol 1448 Fol 406

Building:	Church	Significance:	B
Address:	279 Albion Street, Brunswick	Map Ref:	29 F5
Current Use:	Church	Current Owner:	Greek Orthodox Church
Property Info:	Unknown	Construction Date:	1934
Architect:	Leslie J Wilson	Builder:	Unknown
Original Use:	Church	Original Owner:	Methodist Church



Intactness:
E [] G [x] F [] P []

Condition:
E [x] G [] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- establishment of permanent places of worship
- early 20th century suburban development and speculative activity

History:

In October 1905 the area bounded by Albion, Walters, Tinning and La Rose Streets, Brunswick, was sold by William Rose, who had owned it since at least 1883, to Charlotte Warne.¹ A Plan of Subdivision was approved later in 1905, comprising thirty-four residential lots which were then sold separately.² This is indicative of the speculative activity that characterised much of Brunswick's early twentieth residential development.

According to the Brunswick City Council *Rate Books* the first Methodist Church at 279 Albion Street, Brunswick, was erected in 1911 on land which had been subdivided in the previous years. Significant residential development was occurring in this part of Brunswick at the time. The foundation stone of the existing church was laid on 14 July 1934 by the Rev. J E Warren.³ The church was designed by Leslie J Wilson, who lived nearby in Heller Street, Brunswick, and was probably a member of the congregation. He does not appear to have been a practicing architect, as his name does not appear in the list of RVIA members in the 1930s, nor does he rate any entries in the *Australian Architects Index*. Electoral rolls list his occupation as 'instructor', so it is possible that he actually taught architecture, art or another design-oriented subject at a university or technical school.

In 1969 the Greek Orthodox Church took over the building, an indication of the strong Greek presence in Brunswick in the 1960s and 1970s.⁴ Alterations were made to the church at that time, including the creation of a new porch.

Description:

The church at 279 Albion Street, Brunswick is a red face brick building on a cruciform plan, comprising a nave flanked by transepts with a chancel beyond. The steep gabled roof is clad in Marseilles pattern terracotta tiles and some gables have decorative inlays of tapestry brick in a herringbone design. Clinker brick is also used for dressings. The leadlight windows generally have pointed arch heads.

The prominent towers, front gable and porch appear to be additions and reflect a Greek stylistic influence, which altered a previously simple church. The porch arcade is supported by paired Corinthian columns and is floored with glazed quarry tiles. The non-original carved timber front doors and marble threshold also appear to be alterations during this period of change. Low brick planter boxes and wrought iron gates have been added to either side of the church.

There is a large brick building of similar detail at the rear of the church presumed to be the church hall.

Key Architectural Elements:

- Massing of red face brickwork, punctuated by narrow pointed arch windows
- Marseilles pattern terracotta tiled gabled roof
- Arcaded porch with paired Corinthian columns

Conservation Guidelines:

- Retain original unpainted finish to brickwork

1 Land Titles Office, Certificate of Title Vol 1448 Fol 406

2 Land Titles Office, Plan of Subdivision No. 4634

3 Commemorative tablet on site.

4 H Penrose (ed). *Brunswick: One History Many Voices*, p.179

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

AHC A4 Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e. the church is associated with early twentieth century speculative land subdivision, a significant phase in the development of this part of the City of Moreland.

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e. a representative example of an inter-War brick church in a loosely Gothic style.

HVG The importance of the place or object in demonstrating social or cultural associations

AHC G1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational or social associations

i.e. the building as a focus for local Methodist church activity from the first decade of the twentieth century, and, more recently, as an important local focus for the Greek Orthodox church and the associated Greek community.

Comparative Examples:

Former St Matthew's Church, Plumpton Avenue, Glenroy (1929)

St Fidelis Roman Catholic Church, 41-49 Clarendon Street, Coburg (1937)

Significance:

The former Methodist Church at 279 Albion Street is of local historical and architectural significance. There has been a Methodist church on this site since 1911, when the first building was built to cater for the new residential subdivision, of which the Edwardian houses at Nos 265, 275, 281 and 283 still remain and collectively form a context. The current building, erected in 1934, demonstrates the expansion of church facilities as population increased during the inter-War period. The church has been an important focus for different religious denominations and community activity for many decades. Its more recent remodelling and re-use by the Greek Orthodox community provides significant evidence of the changing demography of the region in the post-War years. Architecturally, the church is a representative and intact example of an inter-War brick church with typically simplified Gothic detailing, and remains as a prominent element in the streetscape. Its connection with Leslie J Wilson, local resident but evidently not a practicing architect, is of some interest.

Original Sources:

Brunswick City Council Rate Books.

H Penrose (ed). *Brunswick: One History Many Voices.*

Land Titles Office, Certificate of Title Vol 1448 Fol 406 and Plan of Subdivision No. 4634

Building:	Residence	Significance:	B
Address:	281 Albion Street, Brunswick	Map Ref:	29 F5
Current Use:	Residence	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	1907
Architect:	Unknown	Builder:	Unknown
Original Use:	Residence	Original Owner:	W Davies



Intactness:
E [] G [] F [x] P []

Condition:
E [] G [x] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- early 20th century suburban development and speculative activity

History:

In October 1905 the area bounded by Albion, Walters, Tinning and La Rose Streets, Brunswick, was sold by William Rose, who had owned it since at least 1883, to Charlotte Warne.¹ A Plan of Subdivision was approved later in 1905, comprising thirty-four residential lots which were then sold separately.² This is indicative of the speculative activity that characterised much of Brunswick's early twentieth residential development.

The house at 281 Albion Street, Brunswick, was built on the new subdivision in 1907 for civil servant W Davies who owned and occupied it until 1916.³

Description:

The house at 281 Albion Street, Brunswick is a single-storey, double-fronted Edwardian timber villa with block-fronted asymmetrical façade and conventional weatherboard elsewhere. The hipped and gabled roof is clad with corrugated galvanised steel with bracketed eaves to the façade, and is penetrated by two red brick chimneys, one with a corbelled top. The verandah roof is supported on later Tuscan columns and bichromatic brick dwarf wall. The projecting gable has a decorative barge board and notched weatherboard cladding above a skillion awning to the front window. A dentil moulding is fixed to the fascia of the awning. The windows to the façade are paired, timber-framed double-hung sashes with multi-coloured, four light highlights. All windows on the façade are flanked by architraves embellished with Tuscan pilasters and have shaped sill valances.

Two large peppercorn trees (*Schinus molle*) dominate the front garden. The front fence is a later addition of brick and wrought iron.

Key Architectural Elements:

- Block-fronted weatherboard Edwardian house
- Asymmetrical form with hipped roof and projecting gable
- Brick dwarf wall to verandah with Tuscan pilasters
- Decorative timberwork to gable and bracketed eaves

Conservation Guidelines:

- Reconstruct verandah and fence to appropriate design
- Retain Peppercorn trees (*Schinus molle*)

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

AHC A4 Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e. the house is associated with early twentieth century speculative land subdivision, a significant phase in the development of this part of the City of Moreland.

1 Land Titles Office, Certificate of Title Vol 1448 Fol 406

2 Land Titles Office, Plan of Subdivision No. 4634

3 Brunswick City Council Rate Books. 1905-1920

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e. the house as a typical example of a modest Edwardian timber villa in the traditional Victorian-style idiom, distinguished by its Art Deco verandah and its landscaped surrounds.

Comparative Examples:

House, 283 Albion Street, Brunswick (c.1908)

House, 10 Allard Street, Brunswick West (1910)

House, 35 Hudson Street, Coburg (c.1910)

House, 19 Passfield Street, Brunswick West (c.1910)

Canowindra, 43 Waxman Parade, Brunswick West (c.1905)

Significance:

The house at 281 Albion Street, Brunswick is of local historical and architectural significance. Erected in 1907, it is associated with an important phase of residential subdivision which shaped the area in the early twentieth century. Aesthetically, it is a typical and substantially intact example of an Edwardian timber villa erected in a transitional style which harks back to the earlier Victorian villa type. The house is enhanced by its landscaped setting, most notably the Peppercorn trees (*Schinus molle*). Along with the neighbouring houses at Nos 265, 275 and 283, the house is a visually important element in the streetscape. It provides a contextual element which reinforces the collective value of the individual buildings.

Original Sources:

Brunswick City Council Rate Books.

Land Titles Office. Plan of Subdivision No. 4634 and Certificate of Title Vol 1448 Fol 406

Building:	Residence	Significance:	B
Address:	283 Albion Street, Brunswick	Map Ref:	29 F5
Current Use:	Residence	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	1908
Architect:	Unknown	Builder:	Unknown
Original Use:	Residence	Original Owner:	A Calder



Intactness:
E [x] G [] F [] P []

Condition:
E [] G [x] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- early 20th century suburban development and speculative activity

History:

In October 1905 the area bounded by Albion, Walters, Tinning and La Rose Streets, Brunswick, was sold by William Rose, who had owned it since at least 1883, to Charlotte Warne.¹ A Plan of Subdivision was approved later in 1905, comprising thirty-four residential lots which were then sold separately.² This is indicative of the speculative activity that characterised much of Brunswick's early twentieth residential development.

The house at 283 Albion Street, Brunswick, was built on the new subdivision in 1908 for Mr Calder - owner until at least 1915 when it was leased to a butcher.³

Description:

The house at 283 Albion Street, Brunswick is a single-storey, double-fronted Edwardian timber villa with block-fronted asymmetrical façade and conventional weatherboard elsewhere. The gambrel roof with gabled projection is clad with corrugated galvanised steel with terracotta ridge capping and finials and bracketed eaves to the façade. It is penetrated by face brick and roughcast-rendered chimneys. The projecting gable has a decorative barge board, notched weatherboard cladding and a squared bay window with pressed metal roof and cresting. The bay windows are tripartite casements with coloured four-light highlights. The bullnosed verandah is supported by turned timber posts and has a scalloped timber valance to the beam and a timber floor. The windows are timber-framed double-hung sashes and the pair flanking the front door are almost to floor level and have architraves embellished with Roman Doric pilasters.

The front fence is constructed from galvanised steel cyclone wire mesh and the eastern side fence is an early timber, square picket fence.

Key Architectural Elements:

- Block fronted weatherboard house
- Corrugated galvanised steel gambrel and gabled roof
- Projecting embellished gable with bay window
- Bullnose verandah

Conservation Guidelines:

- Repair failing verandah in accord with appropriate style
- Replace front fence with more appropriate equivalent, eg. pickets

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

AHC A4 Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e. the house is associated with early twentieth century speculative land subdivision, a significant phase in the development of this part of the City of Moreland.

1 Land Titles Office, Certificate of Title Vol 1448 Fol 406

2 Land Titles Office, Plan of Subdivision No. 4634

3 Brunswick City Council Rate Books, 1905-15.

- HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.
- AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community
- i.e. the house as a typical example of a modest Edwardian timber villa in the traditional Victorian-style idiom.*

Comparative Examples:

House, 281 Albion Street, Brunswick (c.1907)
House, 10 Allard Street, Brunswick West (1910)
House, 35 Hudson Street, Coburg (c.1910)
House, 19 Passfield Street, Brunswick West (c.1910)
Canowindra, 43 Waxman Parade, Brunswick West (c.1905)

Significance:

The house at 283 Albion Street, Brunswick, is of local historical and architectural significance. Erected in 1908, it is associated with an important phase of residential subdivision which shaped the area in the early twentieth century. Aesthetically, it is a typical and substantially intact example of an Edwardian timber villa erected in a transitional style which harks back to the earlier Victorian villa type. Along with the neighbouring houses at Nos 265, 275 and 281, the house is a visually important element in the streetscape. It provides a contextual element which reinforces the collective value of the individual buildings.

Original Sources:

Brunswick City Council Rate Books.

Land Titles Office. Plan of Subdivision No. 4634 and Certificate of Title Vol 1448 Fol 406

Building:	Residence	Significance:	B
Address:	1 Audley Street, Coburg	Map Ref:	29 G3
Current Use:	Residence	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	c.1901, c.1926
Architect:	Unknown	Builder:	Unknown
Original Use:	Dairy	Original Owner:	Harriet Carpenter



Intactness:
E [] G [] F [x] P []

Condition:
E [] G [x] F [] P []

Existing Heritage Listings:
Victorian Heritage Register []
Register of the National Estate []
Moreland Planning Scheme []
UC Area []
National Trust []

Recommended Heritage Listings:
Victorian Heritage Register []
Register of the National Estate [x]
HO Controls [x]

Principal Historic Themes:

- 19th and early 20th century retailing

History:

The first traceable occupant of 1 Audley Street, Coburg, is Harriet Carpenter c.1901.¹ By 1918 she was the owner of the building, but had leased it out.² The shop on the south frontage of the property was probably erected c.1926 when the Sands & McDougall *Victorian Directory* first listed a dairy operated by W Howden, who remained there until the mid-1930s. A succession of grocers then occupied the building including the Roddy family from 1959 until at least the mid-1980s.³ This use is typical of the small family-owned “corner stores” and dairies which operated in the inner and middle suburbs of Melbourne for much of the twentieth century.⁴

Description:

The property at 1 Audley Street, Coburg comprises a number of buildings of different types. A single storey, single fronted weatherboard cottage on the corner has a gabled roof clad in corrugated galvanised steel penetrated by painted, rendered brick chimneys with ornate cappings. A second gabled wing sited west of the first cottage is offset slightly, and forms an enclosed link to the two small brick buildings which were constructed to form part of the dairy or later shop (c.1926) which faces onto Station Street. These brick buildings have gabled corrugated roofs behind a parapet. The doors are variously four-panelled and glazed three-panelled and the windows are generally timber-framed double-hung sashes. The walls have been re-clad in fibre-cement boards, the gables have been infilled with colorbond decking, some of the timber windows have been replaced with aluminium, and the verandah is supported wrought iron trellises.

The front fence is a non-original, brick construction.

Key Architectural Elements:

- Collection of buildings and additions of different periods and different uses
- Gabled roof form to house and parapeted roof to shop
- Rendered chimneys

Conservation Guidelines:

- The appearance of the house would be greatly enhanced by the removal of unsympathetic wall cladding and the reinstatement of original window form and verandah details.
- The shop should remain externally presented as a shop.

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

HVB The importance of the place or object in demonstrating rarity or uniqueness.

AHC E1 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practiced, in danger of being lost, or of exceptional interest.

i.e. the complex, incorporating dwelling, outbuildings and shopfront, as an example of a small local suburban dairy of the type that were common in the inter-War period but subsequently superseded.

1 Sands and McDougall. *Victorian Directories*, 1900-05.

2 Coburg City Council Rate Books, 1918-20.

3 Coburg City Council Rate Books, 1938-86.

4 J B McLoughlin, *Shaping Melbourne's Future*.

- HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.
i.e. the somewhat unusual integration of a shop/dairy and residence.

Comparative Examples:

former Abattoir, Butcher's Shop and Dwelling, 145-47 Union Street, Brunswick
former Dairy, 136a Nicholson Street, Brunswick East

Significance:

The complex of buildings at 1 Audley Street, Coburg, is of local historical significance and architectural interest. The premises, which operated as a small dairy in the 1920s and '30s, and subsequently as a grocer, provides valuable evidence of a type of commercial enterprise which was common at that time, but which has subsequently become obsolete with refrigeration techniques and mass marketing of dairy products. Aesthetically, the shop is a representative example of a modest inter-War shopfront displaying typical Moderne design influences. It remains as a local landmark at the northern end of the Station Street axis.

Original Sources:

Coburg City Council Rate Books.

J B McLoughlin. *Shaping Melbourne's Future*.

Sands and McDougall. *Victorian Directories*.

Building:	Residence	Significance:	B
Address:	5 Audley Street, Coburg	Map Ref:	29 G3
Current Use:	Residence	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	c.1912
Architect:	Unknown	Builder:	Unknown
Original Use:	Shop	Original Owner:	Isabella Leckie



Intactness:
E [] G [] F [x] P []

Condition:
E [] G [x] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- 19th and early 20th century retailing

History:

The Sands and McDougall *Victorian Directory* indicates that the former shop at 5 Audley Street, Coburg, was erected c.1912. The original occupants were grocers Isabella and Hannah Leckie who had become the owners by 1918, and who remained there until at least 1930.¹ A succession of grocers occupied the building until c.1965, followed by a greengrocer in the late 1960s. The shop appeared to cease operating in the early 1970s.²

Description:

5 Audley Street, Coburg is a single-storey building sited on a corner site, comprising a former brick shop and attached weatherboard dwelling. The former shopfront has a parapeted wall to the south and a splayed corner, presumably the original entry to the shop. The roof is hipped to the front and gabled to the rear and is clad in ribbed galvanised steel deck roofing. The rear gable is clad in modern rebated vertical fibre cement boarding. There appears to have been a return verandah which has been removed from the street elevations.

The attached dwelling has a façade punctuated by a three-panelled half-glazed Edwardian door with highlight over, flanked by timber-framed double-hung sash windows.

A modern galvanised wire fence runs along Linda Street and a brick and corrugated galvanised steel garage with flat roof occupies the north-west corner of the property.

Key Architectural Elements:

- Single-storey brick corner shopfront
- Hipped roof to address corner and gabled behind
- Weatherboard residence behind

Conservation Guidelines:

- Reinstate windows and entry door to street elevations

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

HVB The importance of the place or object in demonstrating rarity or uniqueness.

AHC E1 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practiced, in danger of being lost, or of exceptional interest.

i.e. the building as an example of the traditional 'corner shop' which was ubiquitous in the suburbs in the twentieth century but is now increasingly obsolete in more recent years.

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e. a local landmark on a corner site, with the characteristic splayed entrance.

¹ Coburg City Council, *Rate Books*, 1918-1930.

² Sands and McDougall, *Victorian Directories*, 1900-1972.

Comparative Examples:

former Butcher's Shop and dwelling, 145-47 Union Street, Brunswick

Significance:

The former shop at 5 Audley Street, Coburg, is of local historical significance and architectural interest. Erected c.1912, it is a representative example of a corner shop/dwelling of the type which proliferated in the suburbs in the first half of the twentieth century to supply local requirements. Although no longer in operation as a retail outlet, it remains as valuable evidence of this aspect of community life prior to the emergence of supermarkets. Aesthetically, it is a local landmark in the streetscape, prominently sited on a corner with the characteristic splayed entrance, albeit now infilled with glass blocks.

Original Sources:

Coburg City Council. *Rate Books*

Sands and McDougall. *Victorian Directories*. 1900-1930.

Building:	Kingdom Hall of Jehovah's Witnesses	Significance:	B
Address:	265 Brunswick Road, Brunswick	Map Ref:	29 F10
Current Use:	Hall	Current Owner:	Unknown

Property Info:	Unknown	Construction Date:	1926
Architect:	Unknown	Builder:	Unknown
Original Use:	Masonic Temple	Original Owner:	Freemasonry Victoria



Intactness:
E ☒ G ☐ F ☐ P ☐

Condition:
E ☒ G ☐ F ☐ P ☐

Existing Heritage Listings:

Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input type="checkbox"/>
Moreland Planning Scheme	<input type="checkbox"/>
UC Area	<input type="checkbox"/>
National Trust	<input type="checkbox"/>

Recommended Heritage Listings:

Victorian Heritage Register	<input type="checkbox"/>
Register of the National Estate	<input checked="" type="checkbox"/>
HO Controls	<input checked="" type="checkbox"/>

Principal Historic Themes:

- establishment of permanent places of worship
- association with local community groups
- landmark structures

History:

The Masonic temple at 265 Brunswick Road, Brunswick was erected in 1926.¹ The 1920s was a particularly active period for Freemasonry in Melbourne's suburbs, and Brunswick was no exception. At least two other lodges were erected in the area at that time: the Masonic temple at 2 Davies Street (1923) and the Coppin Masonic Lodge at 191 Weston Street (1928).

The lodge in Brunswick Road remained in use until 1980.² It now operates as a Kingdom Hall of the Jehovah's Witnesses.

Description:

The building at 265 Brunswick Road, Brunswick is a double-storey face red brick hall in the Free Classical style. The hipped corrugated galvanised steel roof is concealed by a solid parapet. The symmetrical, stepped façade is articulated by painted brick quoins and rendered horizontal banding and a heavily moulded cornice. The pedimented portico has an entablature supported by Tuscan order columns, flanked by pilasters with recessed panels, with signage reading KINGDOM HALL OF JEHOVAH'S WITNESSES.

Two-leafed timber entry doors are four-panelled and are surmounted by a corbelled, rendered lintel. They are flanked by timber-framed casement sash windows with awning highlights. Highlights on the ground floor have a glazed margin and some above the first floor windows are divided by diagonal glazing bars. The front porch is tiled in red and black tessellated tiles and the threshold is dressed bluestone. The driveways are concrete and later wire security screens to windows and gates have been added.

Key Architectural Elements:

- Two storey face brick building with Free Classical detail and bold modulation
- Symmetrical arrangement of fenestration
- Prominent streetscape presence

Conservation Guidelines:

- Retain original unpainted finish to brickwork

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e., the building as an elegant and prominent example of an inter-War brick hall in the Classical Revival idiom.

1 Brunswick City Council, *Rate Books*, 1920-1930

2 Information supplied by Freemason's Library, East Melbourne.

HVG The importance of the place or object in demonstrating social or cultural associations.
i.e., the Masonic Hall as an important local centre for male-oriented social activity in the early twentieth century

Comparative Examples:

Masonic Temple, 2 Davies Street, Brunswick
Coppin Masonic Temple, 191 Weston Street, Brunswick

Significance:

The former Masonic Temple at 265 Brunswick Road, Brunswick, is of local historical and architectural significance. It provides evidence of the prominence of the Masonic organisation as a local centre for male-oriented social, charitable and recreational activity in the early twentieth century, which has abated somewhat in more recent decades. Architecturally, the temple is an intact and representative example of its type, with typical classical-derived composition and detailing. It remains as a prominent element in the streetscape.

Original Sources:

Brunswick City Council Rate Books
Allom Lovell and Associates. 'Moreland Heritage Review'.

Building:	School and Church Hall	Significance:	B
Address:	1-3 Dawson Street, Brunswick	Map Ref:	29 G8
Current Use:	Residence	Current Owner:	Catholic Church

Property Info:	Unknown	Construction Date:	1891, 1916
Architect:	Unknown	Builder:	Unknown
Original Use:	School and Church Hall	Original Owner:	Catholic Church



Intactness:
E [] G [x] F [] P []

Condition:
E [] G [x] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- permanent places of worship
- provision of education

History:

As the Catholic population of Brunswick grew in the 1880s, St Ambrose's, which had been established in a small chapel in 1871, was elevated to a parish.¹

In 1890 the Catholic Church purchased the land at 1-3 Dawson Street, Brunswick and immediately erected a church hall for a cost of £3,107, of which £2,380 was raised through subscriptions from parishioners. The hall was blessed on the last Sunday of June 1891 by the Most Rev. Thomas Joseph Carr, Archbishop of Melbourne. On that day the Very Rev. J L Hegarty, of St Kilda spoke at length on the need to develop the catholic education system. The building subsequently housed a school, commencing with 300 pupils until the construction of the present school which was erected in 1916.²

Its foundation stone was laid on 18 June 1916 by the Thomas Joseph Carr, Archbishop of Melbourne.³ The establishment of the school and the later erection of a purpose-built structure reflect the growing importance of education in the Catholic community in the late nineteenth and twentieth centuries. This growth also coincided with further residential development in Brunswick.⁴

St Ambrose's Hall also served as the venue for local anti-conscription meetings during the First World War. The then Prime Minister, Billy Hughes, was a fierce advocate of conscription, which, despite equally fierce opposition within his cabinet, culminated in a referendum (which was lost) in October. The campaign generated much debate; chief amongst the detractors was the Irish-born Catholic archbishop, Daniel Mannix. The parish of St Ambrose, Brunswick, being a particular stronghold for Irish Catholicism in Melbourne, followed his lead in its opposition.. Another prominent figure in the anti-conscription debate was journalist John Curtin (1885-1945), later Prime Minister, who was both a resident of Brunswick (and one-time president of the local branch of the Political Labour Council) and a former pupil of St Ambrose's School.

Description:

St Ambrose's School (1916), at 1-3 Dawson Street, Brunswick, is an elongated single storey, red brick building with a gabled roof clad in corrugated galvanised steel. The gabled entrance has red brick side walls and a wide rendered frieze topped with a simple pediment, decorated with the building's name and floral mouldings. Windows are paired timber-framed double hung sashes. The original slate roof has been replaced, and cyclone wire screens cover the windows. A red brick addition has been made to the southern elevation of the building.

The adjacent St Ambrose's Hall (1891) is a single storey red brick building with a bluestone base and buttresses. It has a gabled, slate roof and rendered gable end copings, window dressings and buttress dressings. The gable notches have trefoil motifs. Doors and windows have pointed arch heads with a combination of stone and rendered dressings. Sills are of stone, and the windows are timber-framed, double-hung, four-light sashes with an awning window over. The foyer section was constructed later (c.1916), and has a prominent curved, rendered parapet with two moulded string courses and unusual polygonal pinnacles topping the shallow brick pilasters which mark the corners and flank the front entrance. A later, red brick addition with gabled roof has been made to the southern end of the building and there is a small skillion-roofed addition between the western elevation of the church and a brick garden wall. It has weatherboard cladding and corrugated steel roof.

1 Allom Lovell and Associates, 'Moreland Heritage Review', Vol 2, Part 1, p.213-15.

2 Fr. L Secolari, 'A Short History of St Ambrose's Parish Brunswick', np.

3 Commemorative tablet on site.

4 H Penrose (ed), *Brunswick: One History Many Voices*.

Key Architectural Elements:

- face red brick walls with rendered dressings
- original signage over entrances
- timber-framed multi-paned windows to the school
- arched head timber-framed windows to the hall
- gabled slate roof to the hall

Conservation Guidelines:

- remove non-original front fence
- preferably reinstate original roofing material to the school building
- remove non-original security doors from front entrance of the hall
- remove signage from window openings of the hall

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

HV A The importance, association with or relationship to Victoria's History of the place or object.

AHC A3 Importance in exhibiting unusual richness or diversity of cultural landscapes or features.

AHC A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e., the school and hall provide evidence of the expansion of Catholic activity in Brunswick in the late nineteenth and early twentieth centuries; also associations with anti-conscription sentiment in Melbourne during World War One.

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

i.e., good examples of Gothic-influenced ecclesiastical architecture of the late nineteenth and early twentieth century.

HV G The importance of the place of object in demonstrating social or cultural associations.

AHC G1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, education, educational, or social associations.

i.e., the building has had a long association with the Irish Catholic community of Brunswick, forming part of a cohesive 'church reserve' along with the former Presbytery in Saxon Street and the actual church in Sydney Road.

HV H Special association with the life or works of a person, or group of persons, of importance in Victoria's cultural history

AHC H1 Importance for close associations with individuals whose activities have been significant within the history of Victoria.

i.e. associations with former pupil John Curtin (1885-1945), who was politically active in Brunswick in the early twentieth century and would eventually serve as Prime Minister during the Second World War.

Comparative Examples:

St Mark's Parish Primary School, Argyle Street, Fawkner (c.1920s)
Former Holy Trinity School and Hall, 520 Sydney Road, Coburg
Former St Paul's School, 562 Sydney Road, Coburg

Significance:

St Ambrose's Hall and School at 1-3 Dawson Street, Brunswick, are of local historical and architectural significance. Respectively erected in 1891 and 1916, the buildings provide evidence of the expansion of Catholic activity in Brunswick in the late nineteenth and early twentieth century. Along with the former Presbytery at 33 Saxon Street (qv), the buildings in Dawson Street contribute significantly to the notion of a 'church reserve' in the vicinity of St Ambrose's Church at 289 Sydney Road (qv). The hall, which is one of only a few nineteenth-century church halls surviving in the City of Moreland, is also of interest for its role as a venue for anti-conscription meetings during the First World War; and for associations with Prime Minister John Curtin (1885-1945), a former pupil of the school and himself a fierce opponent of conscription during that War.

Aesthetically, the school and hall are substantially intact and representative examples of their respective types, distinguished by simple but effective detailing in the Federation and Gothic style respectively. Individually and collectively, the buildings form a significant element in the streetscape.

Original Sources:

H Penrose (ed). *Brunswick: One History Many Voices*.

Fr. L Secolari. 'A Short History of St Ambrose's Parish Brunswick'.

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

Architects' Index (ref from Ebsworth Pioneer Catholic Victoria, p.147).

L Barnes. 'Book Review: A History of St Ambrose Church', *Fusion*, Vol 4, No.2, June 1990. pp.2-3,6.

D Hayes. 'Brunswick: the growth of a community (History of St Ambrose)' 1990.

R Jones & D Young. An investigation of bluestone quarries and the use of bluestone in the City of Brunswick. Footscray Institute of Technology student field work report, 1990.

Building:	Factory	Significance:	B
Address:	21 Michael Street, Brunswick	Map Ref:	29 G9
Current Use:	Factory and Offices	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	1936
Architect:	Unknown	Builder:	Unknown
Original Use:	Factory	Original Owner:	Charles Steele and Co. Pty. Ltd.



Intactness:
E [] G [] F [x] P []

Condition:
E [] G [x] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- Manufacturing

History:

In 1889 a brick steel works was erected at 21 Michael Street, Brunswick, for John Phillips and the Smith family. They jointly ran their business, known as Sheffield Steel Works and later as Pioneer Steel Works from 1889 until the early 1930s.¹

The current building at 21 Michael Street was being built by Charles Steele and Co. Pty. Ltd, printers and paper box manufacturers, as at March 1936.² They remained there until at least the early 1970s.³

Description:

The building at 21 Michael Street is a double-storey brick factory in the Streamlined Moderne style. The roof behind the parapet of the two storey portion is low pitched corrugated steel, while the single-storey section has a corrugated steel sawtooth form which continues over the factory behind. The elongated asymmetrical façade is divided by a vertical “skyscraper” element to the stair and entry. This vertical element is rendered concrete and has vertical fin mouldings, a long narrow window to the stair, a flagpole and a cantilevered canopy over the entry. Bays of aluminium-framed fixed and awning sashes have replaced the original steel-framed windows. The clinker brickwork is delineated by banding of recessed red and cream brick.

The aluminium-framed front entry doors have a decorative steel security grille door with Art Deco motifs. The entry steps and foyer are terrazzo. The building has been altered at the north-east corner where there is a change in the colour of the brickwork and a different arrangement of windows. A row of large piers and an external wall are located internally at the point where the building may have once finished, further evidence of alterations.

Key Architectural Elements:

- Asymmetrical massing of strong horizontal and vertical elements
- Ribbon banding of windows and polychromatic brick coursing
- Emphasis of entry and stair with vertical skyscraper form with Art Deco motifs

Conservation Guidelines:

- Remove intrusive signage banners from façade

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

AHC A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e. the factory as a representative example of the widespread industrial development which proliferated in the inner suburbs during the inter-War period.

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

1 Brunswick City Council, *Rate Books*, 1887-1900 and *Sands & McDougall Victorian Directory*, 1940-72

2 M Lewis (ed.) *Australian Architectural Index*.

3 *Sands & McDougall Victorian Directory*, 1940-72

i.e. the building as a fine and prominent example of the Streamlined Moderne style as applied to a commercial/industrial complex

Comparative Examples:

Tip Top Bakery, 170 Edward Street, Brunswick (c.1940)
former Lincoln Knitting Mills, 82-92 Gaffney Street, Coburg (c.1940)
former Lincoln Knitting Mills, 37-43 Munro Street, Coburg (1936)
former Spicer Paper Mills, 1-9 Moreland Road, Coburg (1940)

Significance:

The building at 21 Michael Street, Brunswick, is of local historical and architectural significance. Historically, it provides evidence of the industrial development of Brunswick during the inter-War period. Aesthetically, the building is a fine example of a industrial/commercial complex in the Streamlined Moderne style, characterised by a strong horizontal emphasis in both composition and decorative detailing. It remains as a prominent element in the streetscape.

Original Sources:

Brunswick City Council. *Rate Books*.
M Lewis (ed.) *Australian Architectural Index*.
Sands and McDougall. *Victorian Directories*.

Building:	Residence	Significance:	B
Address:	827 Park Street, Brunswick	Map Ref:	29 E10
Current Use:	Residence	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	c.1939
Architect:	Unknown	Builder:	Unknown
Original Use:	Residence	Original Owner:	Unknown



Intactness:
E [x] G [] F [] P []

Condition:
E [x] G [] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- early 20th century suburban development and speculative activity

History:

827 Park Street, Brunswick, formed part of a property occupied c.1870-1901 by Luke Nolan owner of Gillbrook Pottery, established in 1862. He also became a director of Hoffman Brick and Potteries Ltd, which by the early 1900s was the largest business of its type in Victoria.¹ The firm's clay hole was located on the north side of Brunswick Road, while the vast property fronting Park Street contained workshops, showroom, and Nolan's private residence. After Nolan's death in 1901, the business was taken over by his son, George. It finally closed in 1908 and the Nolan family sold the site to Park Street resident and art dealer Frank Godden.² In 1909 he had the property subdivided into 23 lots plus a right of way.³ This pattern of subdivision and speculation was typical in many of the less developed areas of Brunswick early last century.⁴

The building at 827 Park Street was erected c.1939,⁵ and Edward Parow, a foreman, occupied one of the flats c.1939-1955.⁶ Inter-War flat development was relatively rare in Brunswick compared with inner southern suburbs like St Kilda and Elwood, where it burgeoned.⁷

Description:

The building at 827 Park Street is a two storey, face brick block of 5 flats. The roof is hipped and clad with glazed terracotta Marseilles pattern roof tiles and the eaves are boxed. Chimneys are face red brick with a simple brick capping. The symmetrical façade is clinker brick and varied by a rendered string course at first floor level, tapestry brick lintels in a squared herringbone design, and glazed terracotta vents. Two convex-profiled, rendered concrete balconettes at first floor level are supported on simple corbels. Access to the balconettes is via triple-hung timber-framed windows with a double margin-glazing design. This is reflected in the double-hung windows to the ground floor. All front windows have been flanked by decorative louvered shutters, some of which are missing and may have in fact been a later addition.

The original front fence is matching brick with a glazed brick capping and wrought iron gates. The landscaping contains lillypilly, prunus, ginger plant and camelia, all popular plants of the period.

Key Architectural Elements:

- Sombre clinker-brick residential building
- Symmetrical fenestration
- Prominent concrete rendered balconies

Conservation Guidelines:

- Retain unpainted finish to face brickwork.

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

HVB The importance of the place or object in demonstrating rarity or uniqueness.

1 H Penrose (ed), *Brunswick: One History Many Voices*, pp.107-110

2 G Hill, *The Potteries of Brunswick*, pp.64-71

3 Land Titles Office, Plan of Subdivision No. 5131 Signed by J Jewell, Mayor of Brunswick 8 July 1909.

4 H Penrose (ed), *Brunswick: One History Many Voices*, pp.64-65

5 Sands and McDougall, *Victorian Directories*, 1930-1973.

6 Commonwealth of Australia, *Electoral Rolls*, 1939-1955.

7 M Lonemire, *The Show Goes On: the History of St Kilda 1930-83*.

AHC E1 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practiced, in danger of being lost, or of exceptional interest.

i.e. this inter-War block of flats is a relatively rare example of its type in Brunswick

Comparative Examples:

Flats (at rear of Beacon Service Station), 405-413 Brunswick Road, Brunswick (1938)

Flats (at rear of Brunswick Fire Station), 24 Blythe Street, Brunswick (c.1940)

Significance:

The flats at 827 Park Street, Brunswick, are of local historical significance and architectural interest. Erected in 1927, the flats are associated with a burst of residential development in prestigious Park Street in the early twentieth century, being one of several residential buildings erected on part of a large site which was occupied by the workshops and showroom of the Gillbrook Pottery for almost fifty years.

The flats themselves represent a comparatively rare example in Brunswick of the type of inter-War flats which proliferated in the more fashionable suburbs such as Toorak, St Kilda and Elwood in the 1920s and '30s. They also represents an early instance of the tendency to erect flats in Park Street to exploit the pleasant southerly views, a pattern of development which became increasingly common in the second half of the twentieth century. Aesthetically, the flats are a representative, if somewhat unremarkable, example of their type.

Original Sources:

Brunswick City Council Rate Books.

Commonwealth of Australia Electoral Rolls.

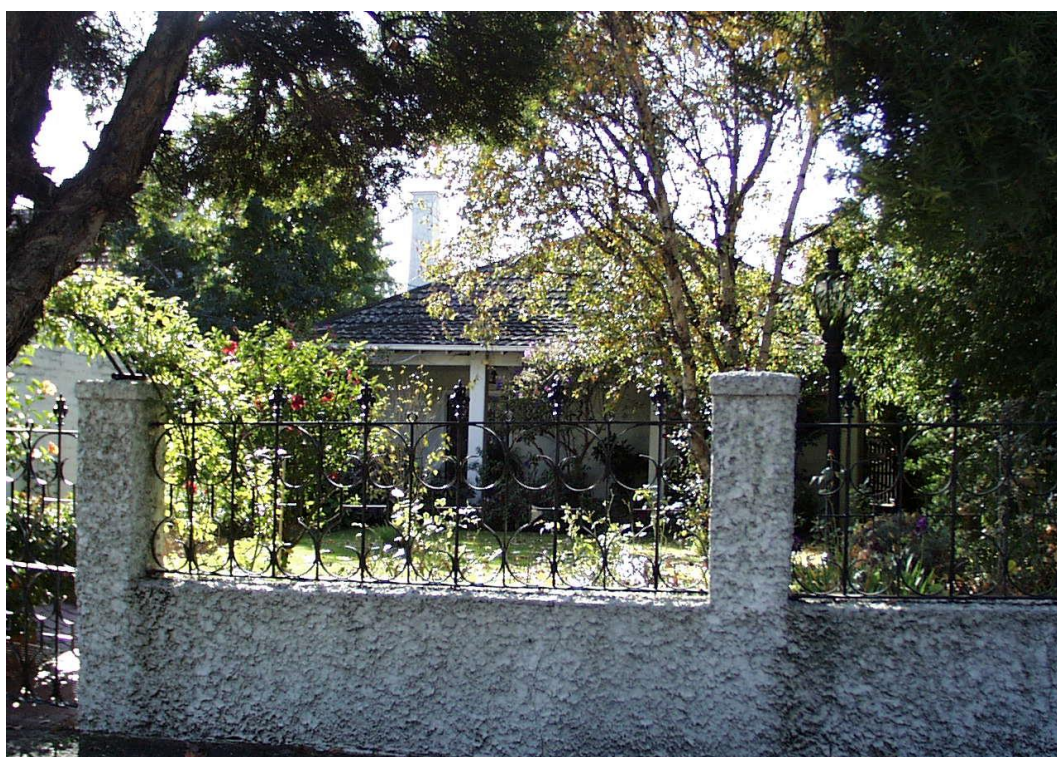
G Hill. *The Potteries of Brunswick*.

H Penrose (ed). *Brunswick: One History Many Voices*.

Sands and McDougall. *Victorian Directories*.

Building:	Residence	Significance:	B
Address:	833 Park Street, Brunswick	Map Ref:	29 E10
Current Use:	Residence	Current Owner:	Unknown

Property Info:	Unknown	Construction Date:	1911
Architect:	Unknown	Builder:	Unknown
Original Use:	Residence	Original Owner:	H Burton



Intactness:
E [] G [] F [x] P []

Condition:
E [x] G [] F [] P []

Existing Heritage Listings:
Victorian Heritage Register []
Register of the National Estate []
Moreland Planning Scheme []
UC Area []
National Trust []

Recommended Heritage Listings:
Victorian Heritage Register []
Register of the National Estate [x]
HO Controls [x]

Principal Historic Themes:

- early 20th century suburban development and speculative activity

History:

The site at 833 Park Street previously formed part of a property occupied c.1870-1901 by Luke Nolan owner of Gillbrook Pottery, established in 1862 in nearby Brunswick Road. Nolan also became a director of Hoffman Brick and Potteries Ltd, which by the early 1900s was the largest business of its type in Victoria.¹ Luke died in 1901 and George Nolan took over the business until it closed in 1908 when the Nolan family sold the site to Park Street resident and art dealer Frank Godden.² In 1909 he had the property subdivided into 23 lots plus a right of way.³ This pattern of subdivision and speculation was typical in many of the less developed areas of Brunswick early last century.⁴

In 1911 Mr H Burton purchased the site at 833 Park Street, Brunswick from Frank Godden and built the existing house which he occupied until 1918 when he sold it to builder W Howard, the occupant, until at least 1930. It remained in the Howard family ownership until c.1950.⁵ The house at 833 Park Street reflected the popularity of Park Street in the late nineteenth and early twentieth centuries among families having 'greater means than the average Brunswick resident' because of its outlook onto Royal Park. The erection of many grand terraces in the 1880s and relatively large detached houses, similar to No. 833, in the early twentieth century are indicative of this.⁶

Description:

The house at 833 Park Street, Brunswick is a single-storey, roughcast-rendered symmetrical brick bungalow. A low pitched bellcote roof, clad with terracotta tiles and penetrated by tapered roughcast rendered chimneys extends down over roughcast-rendered verandah piers. Timber-framed french doors open onto the front verandah and are screened by wrought iron security screen doors.

The front fence has matching roughcast-rendered brick piers and dwarf wall with wrought iron infill and gate. A single, painted brick garage with parapet and flat roof is located at the south-east corner of the property on the boundary to the street. An early low, timber, square picket fence runs along the eastern boundary to the front garden. The well-established garden is dominated by large birch and liquid amber trees and has many hibiscus, iris, bamboo and roses.

Key Architectural Elements:

- Dominant, medium pitched, tiled bellcote roof form.
- Roughcast rendered walls, veranda piers, chimneys and fence
- Picturesque garden setting

Conservation Guidelines:

- Retain original front fence

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

AHC A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

1 H Penrose (ed), *Brunswick: One History Many Voices*, pp.107-110

2 G Hill, *The Potteries of Brunswick*, pp.64-71

3 Land Titles Office, Plan of Subdivision No. 5131 Signed by J Jewell Mayor of Brunswick 8 July 1909.

4 H Penrose (ed), *Brunswick: One History Many Voices*, pp.64-65

5 Brunswick City Council Rate Books, 1910-1930 and Sands & McDougall, *Victorian Directories*, 1930-1972.

6 C Johnston. *Keeping Brunswick's Heritage*. Vol. 3 p.79

i.e. the house as one of many large dwellings which characterised Park Street as the premier residential address in Brunswick in the late nineteenth and early twentieth centuries.

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e. the house as a particularly fine example in Brunswick of a substantial late Edwardian bungalow-style villa, occupying a large block with a picturesque landscaped setting.

Comparative Examples:

House, 9 Grandview Street, Glenroy (c.1910)

House, 15 Station Road, Oak Park (c.1920s)

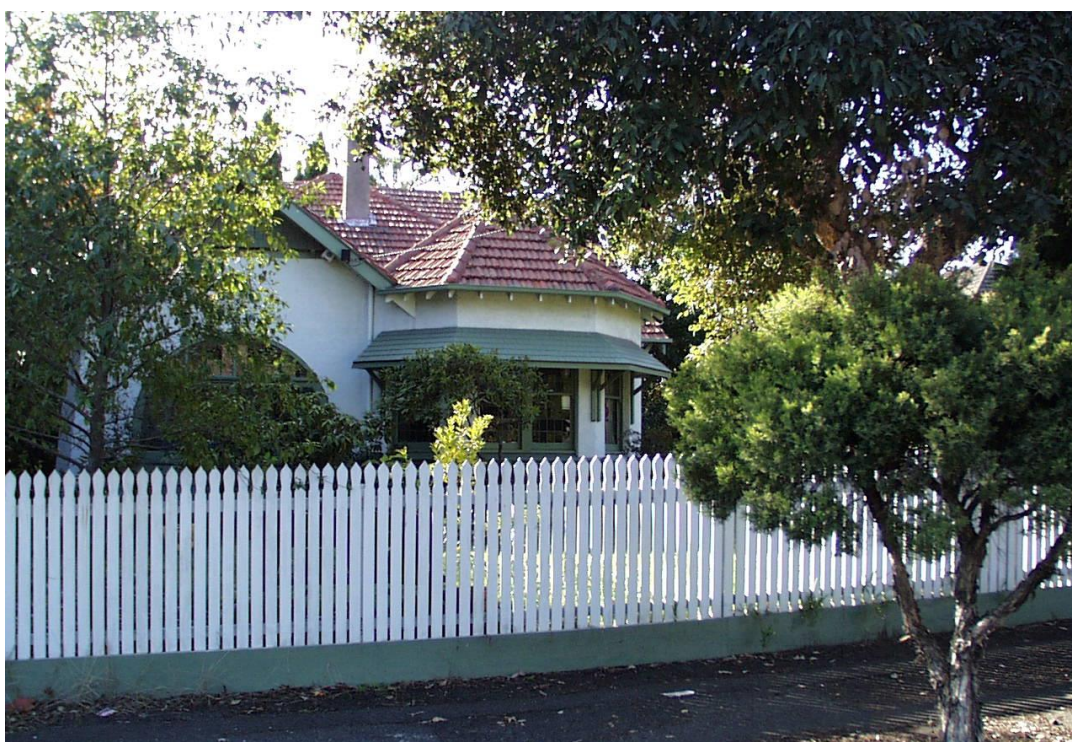
Significance:

The house at 833 Park Street, Brunswick, is of local historical and architectural significance. Erected in 1911, the house is associated with a burst of residential development in prestigious Park Street in the early twentieth century, being one of several houses erected on part of a large site which was occupied by the workshops and showroom of the Gillbrook Pottery for almost fifty years. It is one of several prominent houses which survive in Park Street from that period, when the street was considered to be the premier residential address in Brunswick. Aesthetically, it is a good example of a picturesque Edwardian brick villa, distinguished by its bellcote roof, roughcast wall surfaces and landscaped setting.

Original Sources:

Brunswick City Council Rate Books.

Building:	Residence	Significance:	B
Address:	835 Park Street, Brunswick	Map Ref:	29 E10
Current Use:	Residence	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	1911
Architect:	Unknown	Builder:	Unknown
Original Use:	Residence	Original Owner:	George Sinclair



Intactness:
E [] G [] F [] P []

Condition:
E [] G [] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- early 20th century suburban development and speculative activity

History:

835 Park Street, Brunswick, formed part of a property occupied c.1870-1901 by Luke Nolan owner of Gillbrook Pottery, established in 1862 in nearby Brunswick Road. He also became a director of Hoffman Brick and Potteries Ltd, which by the early 1900s was the largest business of its type in Victoria.¹ Luke died in 1901 and George Nolan took over the business until it closed in 1908 when the Nolan family sold the site to Park Street resident and art dealer Frank Godden.² In 1909 he had the property subdivided into 23 lots plus a right of way.³ This pattern of subdivision and speculation was typical in many of the less developed areas of Brunswick early last century.⁴

In 1911 builder George Sinclair purchased the site at 835 Park Street, Brunswick from Frank Godden and built the existing house which he occupied until 1919 when he sold to accountant Hugh Pucknell the occupant until c.1955. It remained in Pucknell family ownership until at least the early 1970s.⁵ The house at 835 Park Street reflected the popularity of Park Street in the late nineteenth and early twentieth centuries among families having 'greater means of the average Brunswick resident' because of its outlook onto Royal Park. The erection of many grand terraces in the 1880s and relatively large detached houses, similar to No. 835, in the early twentieth century are indicative of this.⁶

Description:

The house at 835 Park Street, Brunswick is a single-storey, asymmetrical, double-fronted brick bungalow in the Arts and Crafts style. A complex hipped and gabled roof clad in marseilles patterned terracotta tile features ridge capping and finials. Roughcast finished brick chimneys are complete with terracotta chimney pots. The roof space contains attic rooms which have windows to the gables on the side elevations. The gables are generally clad with shingles where they are not glazed. The eaves have exposed rafters and some have fretwork brackets. The walls are buttressed and are face brick to sill level, with roughcast-rendered finish above. A prominent, canted projecting bay dominates the south east corner of the façade, containing paired timber-framed, double-hung sash windows with leadlight glazing and a shingled and bracketed awning above. A large round arched window to the left side also contains leadlight. The front door is asymmetrically placed to the eastern elevation. A square projecting bay on the eastern elevation also contains many leadlight glazed windows.

An early timber picket front fence is divided by a small timber lych gate which is flanked by tall cypress. The garden contains many mature trees including cypress, eucalyptus, Norfolk Island pines and liquid amber.

Key Architectural Elements:

- Large Arts and Crafts style bungalow
- Multi hipped and gabled roof form clad in Marseilles pattern terracotta tile
- Roughcast rendered, buttressed walls with face brick plinth
- Leadlight windows

1 H Penrose (ed), *Brunswick: One History Many Voices*, pp.107-110

2 G Hill, *The Potteries of Brunswick*, pp.64-71

3 Land Titles Office, Plan of Subdivision No. 5131 Signed by J Jewell Mayor of Brunswick 8 July 1909.

4 H Penrose (ed), *Brunswick: One History Many Voices*, pp.64-65

5 Brunswick City Council, *Rate Books, 1910-1930* and Sands and McDougall, *Victorian Directories, 1930-1972*.

6 C Johnston. *Keeping Brunswick's Heritage*. Vol. 3 p.79

Conservation Guidelines:

- -

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

AHC A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e. the house as one of many large dwellings which characterised Park Street as the premier residential address in Brunswick in the late nineteenth and early twentieth centuries.

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e. the house as a fine example of a Edwardian Arts and Crafts-style villa in a landscaped setting.

Comparative Examples:

House, 151 Hilton Street, Glenroy

Chaumont, 49 Heller Street, Brunswick West

Nalang, 655 Park Street, Brunswick

Significance:

The house at 835 Park Street, Brunswick, is of local historical and architectural significance. Erected in 1911, the house is associated with a burst of residential development in prestigious Park Street in the early twentieth century, being one of several houses erected on part of a large site which was occupied by the workshops and showroom of the Gillbrook Pottery for almost fifty years. It is significant as one of several prominent houses which survive in Park Street from that period, when the street was considered to be the premier residential address in Brunswick. Aesthetically, it is a good example of a picturesque Edwardian brick villa in the Arts-and-Crafts style, distinguished by its asymmetrical massing and roofscape, variegated wall surface treatment, and leadlight glazing.

Original Sources:

Brunswick City Council Rate Books.

H Penrose (ed). *Brunswick: One History Many Voices*.

Building:	Residence	Significance:	B
Address:	839 Park Street, Brunswick	Map Ref:	29 E10
Current Use:	Residence	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	1914
Architect:	Unknown	Builder:	Unknown
Original Use:	Residence	Original Owner:	David Coles



Intactness:
E [x] G [] F [] P []

Condition:
E [x] G [] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- association with 19th century brickmaking and clay industries
- early 20th century suburban development and speculative activity

History:

The site formed part of a property of approximately 8,080 square metres, extending to Brunswick Road, occupied (c.1870-1901) by Luke Nolan owner of Gillbrook Pottery, established in 1862 in nearby Brunswick Road. Using the skills he gained in the Staffordshire potteries before emigrating from Britain to Australia, he and his employees manufactured items such as kitchenware, pipes and fire-bricks. He exhibited products at international exhibitions like the Melbourne Centennial Exhibition (1889-89) and was awarded contracts for supplying pipes to the Melbourne and Metropolitan Board of Works in the 1890s. He also became a director of Hoffman Brick and Potteries Ltd, which by the early 1900s was the largest business of its type in Victoria.¹ Luke died in 1901 and George Nolan took over the business until it closed in 1908 when the Nolan family sold the site to Park Street resident and art dealer Frank Godden. The pottery works and Luke Nolan's house were then demolished.² In 1909 he had the property subdivided into 23 lots plus a right of way.³ This pattern of subdivision and speculation was typical in many of the less developed areas of Brunswick early last century.⁴

In 1913 Godden sold the portion now occupied by No 839 to David Coles who had the existing house erected in 1914.⁵ It was numbered 202 (1914-c.1928) and 154 (c.1928-70). He owned and occupied it until c.1924 after which Agnes Coles, possibly his widow, occupied it until at least 1930. David Coles ran a cigar making business c.1894-1920 on the west side of Nicholson Street, East Brunswick, between Park Street and Brunswick Road. T Coles, possibly his brother operated his real estate agency from the same Nicholson Street premises c.1886-1925.⁶

The houses of the Nolan and Coles families are indicative of the popularity of Park Street in the late nineteenth and early twentieth centuries among families having 'greater means of the average Brunswick resident' because of its outlook onto Royal Park. The erection of many grand terraces in the 1880s and relatively large detached houses, similar to No. 839, in the early twentieth century are indicative of this.⁷

Description:

The house at 839 Park Street is a large double-fronted attic-storeyed bungalow of face red brick construction. It has a hipped roof clad in Marseilles pattern terracotta tiles, with a prominent central infilled balcony at the upper level, ornamented with terracotta ridging and a scrolled finial. The dormer has a half-timber roughcast gable end, and contains a tripartite sliding window, flanked by fretted brackets and sidelights with lattice screens.

The street façade is asymmetrical at ground floor level. The broad hipped roof envelops a verandah which returns down the east side, and has a roughcast rendered fascia, supported on pairs of plain columns with shallow capitals and octagonal bases. The verandah floor is tiled, with bluestone edging. An off-centre doorway is flanked on one side by a rectangular bay window, and on the other by a bow window in a three-quarter arc which curves around the corner. Both windows have rendered lintels and sills, and narrow timber-framed casement sashes with square highlights above, all containing leadlight. The doorway contains a timber door with two elongated panels of leadlight.

The east elevation, which contains a second entrance at the end of the return verandah, has a roughcast gable-end containing a small rectangular window with tripartite timber-framed louvred sashes. At ground level is a segmental bow window, identical in detail to the front windows, but with a tiled skillion window-hood supported on fretted timber brackets.

The front fence, comprising a rendered dwarf wall and masonry piers, capped by orbs, with timber pickets between, is either not original, or has been much altered.

Key Architectural Elements:

- prominent balcony at roof level
- bow and bay windows with leadlight glazing
- unusual colonnaded verandah

Conservation Guidelines:

- retain original unpainted finish to face brickwork.
- retain original leadlight glazing to windows.

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

AHC A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e. the house as one of many large dwellings which characterised Park Street as the premier residential address in Brunswick in the late nineteenth and early twentieth centuries.

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e. the house is a particularly intact example of a well-detailed Edwardian attic-storeyed bungalow.

Comparative Examples:

House, 49 Walsh Street, Coburg
Chaumont, 49 Heller Street, Brunswick West
House, 20 De Carle Street, Brunswick

Significance:

The house at 839 Park Street, Brunswick is of local historic and aesthetic significance. Erected in 1914, the house is associated with a burst of residential development in prestigious Park Street in the early twentieth century, being one of several houses erected on part of a large site which was occupied by the workshops and showroom of the Gillbrook Pottery for almost fifty years. It is a fine example of an Edwardian brick house in the attic-storeyed bungalow idiom, distinguished by its prominent balcony at roof level and colonnaded verandah. It is typical of the more ostentatious type and scale of housing which proliferated in Park Street, which was Brunswick's premier residential strip in the late nineteenth and early twentieth centuries. It remains as an important element in the streetscape.

Original Sources:

Brunswick City Council Rate Books

G Hill. *The Potteries of Brunswick.*

Land Titles Office. Plan of Subdivision No. 5131

Sands and McDougall. *Victorian Directories.* 1885-1973.

- 1 H Penrose (ed). *Brunswick: One History Many Voices*. pp.107-110
- 2 G Hill. *The Potteries of Brunswick*. pp.64-71
- 3 Land Titles Office. Plan of Subdivision No. 5131 Signed by J Jewell Mayor of Brunswick 8 July 1909.
- 4 H Penrose (ed). *Brunswick: One History Many Voices*. pp.64-65
- 5 Brunswick City Council Rate Books 1913-15
- 6 Sands and McDougall. *Victorian Directories*. 1885-1973.
- 7 C Johnston. *Keeping Brunswick's Heritage*. Vol. 3 p.79

Building:	Shop	Significance:	B
Address:	99 Sydney Road, Coburg	Map Ref:	29 H3
Current Use:	Shop	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	c.1890-1900
Architect:	Unknown	Builder:	Unknown
Original Use:	Shop	Original Owner:	Unknown



Intactness:
E [] G [] F [x] P []

Condition:
E [] G [x] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- 19th and early 20th century retailing

History:

The earliest traceable occupant of the shop at 99 Sydney Road, Coburg, is the Wilson family who ran a saddlers business in the period c.1900-06. Their use of the premises is a reminder of the still widespread reliance on horses and horse-drawn vehicles in the early twentieth century. Later occupants included fruiterer George Cook (c.1912-15), and Alfred Nunn who ran a dentist's practice (c.1918-25).¹

Description:

The building at 99 Sydney Road, Coburg is a single-fronted, single-storey rendered brick shop. The gabled roof with saw-tooth highlight, clad in corrugated fibro cement is concealed behind a Boom Style parapet with broken pediment, urns, scrolls and corbels. The somewhat asymmetrical detailing suggests that it may be part of a pair or group with one or both of the adjacent existing buildings, or an earlier building in those locations. A later aluminium shopfront, wall tiling and awning have replaced the original.

Key Architectural Elements:

- Rendered brick single shop
- Boom Style ornate rendered parapet

Conservation Guidelines:

- Replace unsympathetic awning with verandah of appropriate design or repair existing
- Replace aluminium shop front with appropriate design
- Reconstruct missing parapet orbs

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e. the shop is a fine example of a single-fronted shop in the ornate style associated with the Boom era of the late nineteenth century.

Comparative Examples:

Shop, 92 Wheatsheaf Road, Glenroy

Shop, 139 Wheatsheaf Road, Glenroy

Significance:

The shop at 99 Sydney Road, Coburg, is of local architectural and historical significance. It is one of a very small number of surviving nineteenth-century single-storey shopfronts in Sydney Road, Coburg. Aesthetically, it is a fine and substantially intact example of a single-fronted Boom-style shop. Although the actual shopfront has been modernised, like many shops in the inner suburbs, the overall Victorian form is still clearly evident.

Original Sources:

Sands and McDougall Victorian Directories.

¹ Sand and McDougall, *Victorian Directories*, 1890-1930.

Building:	Residence	Significance:	B
Address:	30 Union Street, Brunswick	Map Ref:	29 G9
Current Use:	Residence	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	1909
Architect:	Unknown	Builder:	Unknown
Original Use:	Residence	Original Owner:	Joseph Fraser



Intactness:
E [x] G [] F [] P []

Condition:
E [] G [x] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- early twentieth century suburban development

History:

The cottage at 30 Union Street, Brunswick, along with No 32 (since demolished), were erected in 1909 for Joseph Fraser (who also built the terraces at 4-10 Manallack Street, Brunswick, in 1907-08). The first known tenant was a butcher.¹

Description:

The house at No. 30 Union Street is a single-storey, single-fronted Victorian timber cottage. The corrugated steel roof is hipped with paired bracketed eaves to the façade and brick chimneys have been rendered and feature new terracotta chimney pots. The block-fronted façade has a verandah with bullnosed roof terminating at the left side in a brick wing wall with a vermiculated panel supported by scrolled corbels. An offset five-panel timber door is flanked by a tripartite timber-framed double-hung window with decorative sill valance and mullion mouldings. The door has a glazed panel with decorative valance to match the windows and highlight over. The verandah floor has been covered with concrete and painted and new landscaping including a front picket fence have been installed.

Key Architectural Elements:

- Single storey, asymmetrical, block fronted cottage
- Decorative timber detailing to windows, doors, eaves and verandah

Conservation Guidelines:

- Reinstate verandah floor finish
- Remove cement render from chimneys

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e. a typical example of a modest workmen's cottage in the 19th century terraced tradition.

Comparative Examples:

Pair of cottages, 159-161 Barkly Street, Brunswick

Significance:

The house at 30 Union Street, Brunswick, is of local historic and aesthetic significance. Erected in 1909, the house is associated with a phase of residential development in Brunswick in the early twentieth century. It is characteristic of the modest and relatively cheap housing that was easily available at that time from building societies, etc. Aesthetically, it is a typical, if late, example of a small timber cottage in the traditional terraced form. The house makes an important contribution to the Union Street streetscape.

Original Sources:

Brunswick City Council Rate Books.

¹ Brunswick City Council Rate Books, 1900-1920.

Building:	Former UFS Dispensary	Significance:	B
Address:	307 Victoria Street, Brunswick	Map Ref:	29 G7
Current Use:	Shop	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	1903
Architect:	Unknown	Builder:	Unknown
Original Use:	Dispensary	Original Owner:	Brunswick & Coburg Dispensary



Intactness:
E [x] G [] F [] P []

Condition:
E [x] G [] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- 19th and early 20th century retailing
- Provision of health care and related activities

History:

In the nineteenth century, Australian men could become members of a wide range of orders, lodges and friendly societies which covered an equally wide range of political, religious, nationalistic and occupational bents. The second half of the nineteenth century saw the formation of such groups as the Australian Natives Association (ANA), the Independent Order of Rechabites (IOR), the Independent Order of Odd Fellows (IOOF), the United Ancient Order of Druids (UAOD), the Irish National Foresters, and the Order of the Sons of Temperance. These groups sought, among other things, to provide co-operative benefits to their members, which included low-cost medical treatments and medicines. To this effect, many of the groups employed their own doctors, and established their own dispensaries. These dispensaries did not manufacture their own products; rather, they were imported or obtained locally and sold on a co-operative basis, exclusively to members of the various societies.

The first friendly society dispensary in Australia was established by the IOOF in Sydney in 1847. At first, the various groups were fiercely independent, but it was soon realised that joint dispensaries offered an even greater benefit. This led to the emergence of dispensaries operated under the auspices of the United Friendly Societies. The first UFS dispensary in Victoria was established in Emerald Hill (South Melbourne) in 1869, followed by branches in the city (1870), Collingwood (1871) and Bendigo (1872). The Brunswick & Coburg UFS Dispensary opened in 1884, located in a building on the north side of Victoria Street, west of the railway line.² The present building was erected in 1903 on a nearby site, east of the railway line. Rate books identify the owner and occupier as the 'Brunswick & Coburg Dispensary', and they remained there until at least the 1970s. Originally addressed as No. 30 Victoria Street West, the dispensary had become 307 Victoria Street by the early 1960s.

During the inter-War period, a number of other UFS Dispensaries were erected in what is now the City of Moreland: the Coburg Dispensary at 559 Sydney Road (c.1914), the East Brunswick Dispensary at 1 Nicholson Street (c.1927), the West Brunswick Dispensary at 228 Melville Road (c.1931) and a second East Brunswick Dispensary, at 469 Lygon Street (c.1936).³ All four of these remained in operation until at least the 1970s; those at Coburg and West Brunswick are still in use today.⁴

Description:

The building at 307 Victoria Street is a prominent two storey brick commercial premises, in Federation Free Style, on a corner allotment. The corrugated galvanised steel roof form is contained behind a perforated parapet which is crowned by a decorative pediment with Art Nouveau tulip motif mouldings, which are also repeated in spandrel panels on the front façade below the upper windows. The Victoria Street façade is symmetrical and rendered below the string course moulding but the upper storey and side wall was originally tuck-pointed face brickwork. The entire building is now painted. Slightly tapered, shallow pilasters flank the symmetrical façade and terminate in orbs at the parapet level.

Fenestration generally has arched heads with timber-framed double-hung sash windows and some windows are paired. Flanking the entry at ground floor level are two larger, arched shopfront windows with three lights above the transom. These windows have wrought iron grilles and modern awnings. A large six-panel front door opens to a slate-floored entry, where a pair of half-glazed double doors with Art Nouveau motif leadlight highlights lead into the main foyer of the building. Tessellated tiles cover the porch. A large red brick modern warehouse has been constructed to the rear directly behind the main building.

² Sands & McDougall Directory, 1884, 1885.

³ Sands & McDougall Directory, various.

⁴ Sands & McDougall Directory, 1974; Yellow Pages, 2001.

Key Architectural Elements:

- Double-storey tuck-pointed and rendered brick building
- Strong Federation Free Style and Art Nouveau detail
- Symmetrical façade with circular arched openings

Conservation Guidelines:

- Reinstall unpainted and tuckpointed finish to brickwork

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

AHC E1 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practiced, in danger of being lost, or of exceptional interest.

i.e. provides evidence of the co-operative system of pharmaceutical supply, a ubiquitous aspect of life from the late nineteenth to the mid-twentieth centuries.

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e. a fine and prominently-sited example of a commercial/retail building in the Federation Free style with some distinctive Art Nouveau detailing.

Comparative Examples:

Coburg UFS Dispensary, 559 Sydney Road, Coburg

West Brunswick UFS Dispensary, 228 Melville Road, West Brunswick

East Brunswick UFS Dispensary, 469 Lygon Street, East Brunswick

East Brunswick UFS Dispensary, 1 Nicholson Street, East Brunswick

Significance:

The former United Friendly Society Dispensary at 307 Victoria Street, Brunswick, is of local historical and architectural significance. It is associated with the co-operative system of pharmaceutical supply to members of friendly societies, which developed in the late nineteenth century and flourished until well into the twentieth century. The Brunswick UFS Dispensary established a presence in Victoria Street from 1884; the present building, erected in 1903, demonstrates expansion of facilities in the early twentieth century, and the general expansion of commercial activity along Victoria Street at that time. Aesthetically, it is a fine example of a large commercial building in the Federation Free style, distinguished by Art Nouveau detailing such as tulip mouldings. Occupying a prominent corner site, it remains as a distinctive element in the commercial streetscape.

Original Sources:

Brunswick City Council Rate Books.

Sands and McDougall. *Victorian Directory*.

Mary Hatch and Rees Williams. *A Short History of the Brighton Dispensary*. (1978)

Ian Wynd. *Geelong United Friendly Society Dispensary Centenary, 1898-1998*. (1998)

Building:	Roberts' Buildings	Significance:	B
Address:	307a-315 Victoria Street, Brunswick	Map Ref:	29 G7
Current Use:	Shops	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	1922-23
Architect:	Unknown	Builder:	Unknown
Original Use:	Billiard Room and Shops	Original Owner:	Edward Roberts



Intactness:
E [x] G [] F [] P []

Condition:
E [] G [x] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- 19th and early 20th century retailing
- association with provision of entertainment and recreational facilities

History:

The building at 307a-315 Victoria Street, Brunswick, was erected in 1922-23 for contractor Edward Roberts who sold it in 1924 to Rosa Wright, who in turn owned it until at least 1930. In the early to mid-1920s various parts of the building were occupied by a billiard saloon, confectioner and dairy produce store.¹

Description:

The building at 309-315 Victoria Street, Brunswick is a double-storey, red brick commercial building, consisting of three shopfronts and an arched passageway through to the rear of the building with dwellings above. The roof is corrugated galvanised steel and hipped behind a parapet which is arched to emphasise each tenancy and finished simply with a rendered capping. The façade is symmetrical at the upper level, and features painted, rendered, simplified pilasters and dressings. A rendered panel contains the title ROBERTS BUILDINGS in raised lettering.

At first floor level, there are rectangular windows with timber-framed double-hung sashes. The ground floor level retains original shopfronts, with metal-framed shop windows and a row of multi-paned highlights above. There is a second row of highlights directly above, containing inward-opening hopper sash windows; the gap between the two rows indicates that there was once a cantilevered awning over the footpath. Each shop has a splayed recessed entrance, with pressed metal soffit and timber door. The shop at No. 309 retains a stone threshold.

Key Architectural Elements:

- Face red brick façade with stark rendered and painted piers and dressings
- Arched parapet with simple capping

Conservation Guidelines:

- Reconstruct shopfronts and repair ventilators
- Alter unsympathetic attachment of services
- Retain original shopfronts and unpainted finish to face brickwork

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

AHC A4 Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e. associated with a wave of commercial development along Victoria Street in the early twentieth century

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e. the building as a fine and prominent example of an inter-War block of shops.

¹ Brunswick City Council, *Rate Books*, 1920-1930.

Comparative Examples:

former Lyric Theatre, 199-201 Sydney Road, Brunswick (1911)

Significance:

Roberts Buildings at 307a-315 Victoria Street is of local historical and architectural significance. Erected in 1922, it provides evidence of expanding commercial activity along Victoria Street in the early twentieth century. The building retains associations with its original owner, local contractor Edward Roberts, whose name remains visible on the parapet. Aesthetically, it is a fine and unusually intact example of an inter-War block of shops, somewhat remarkably retaining its original shopfronts and unpainted finish to the face brickwork. It remains as a prominent element in the commercial streetscape.

Original Sources:

Brunswick City Council Rate Books.

Building:	Residence	Significance:	B
Address:	10 Wilson Avenue, Brunswick	Map Ref:	29 G9
Current Use:	Residence	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	c.1882-84
Architect:	Unknown	Builder:	Unknown
Original Use:	Residence	Original Owner:	Milachie Creevy



Intactness:
E [x] G [] F [] P []

Condition:
E [] G [x] F [] P []

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- Significant phases in the development of towns and suburbs; 19th century speculative building activity

History:

The Brunswick City Council Rate Books list two timber houses erected in 1882 and 1884 but is not clear on which of these is No. 10 Wilson Street. Milachie Creevy, a laborer, was the owner of No. 10 from 1882 until at least 1890.

Description:

The house at 10 Wilson Avenue, Brunswick is a single-storey, double-fronted Victorian weatherboard villa with a hipped roof clad in corrugated galvanised steel. The corrugated steel roof form is hipped and has bracketed eaves and is penetrated by a painted, rendered chimney with cornice moulding. It appears that one chimney may have been removed from the right-hand side of the building and replaced with a flue. The façade is symmetrical with a timber-framed double-hung sash window either side of a moulded four-panel door with highlight. The corrugated galvanised steel skillion verandah roof is supported on stop-chamfered timber posts with a simple picket fence and gate between. It appears that post mouldings and lacework have been removed. There is a beaded board infill screen, with a glazed panel over, to each end of the verandah.

Key Architectural Elements:

- weatherboard cladding to symmetrical façade
- hipped corrugated steel roof
- skillion verandah
- rendered brick chimneys with cornice mouldings

Conservation Guidelines:

- replace rotting timber verandah floor boards and pickets
- reinstate missing verandah detail

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

AHC A4 Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e. the house provides evidence of the dense and often modest residential development of the inner suburbs in the late nineteenth century

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e. a typical example of a modest Victorian timber villa

Comparative Examples:

Houses, 361-65 Albert Street, Brunswick

House, 7 Brett Street, Brunswick

House, 38 Harrison Street, Brunswick

House, 48 Harrison Street, Brunswick

House, 28 Wilson Avenue, Brunswick

Significance:

The house at 10 Wilson Street, Brunswick, is of local historical and architectural significance. Erected c.1882, the house is associated with the residential development of the inner suburbs in the late nineteenth century. It demonstrates the type of modest accommodation, generally occupied by workers, which characterised the area at that time. Aesthetically, the house is a fine and particularly intact example of a double-fronted Victorian timber villa of the standard type which was widely available from building societies, etc, in the late nineteenth century.

Original Sources:

Brunswick City Council Rate Books.

D Penrose (ed). *Brunswick: One History Many Voices*.

Building:	Residence	Significance:	B
Address:	28 Wilson Avenue, Brunswick	Map Ref:	29 G9
Current Use:	Residence	Current Owner:	Unknown
Property Info:	Unknown	Construction Date:	1882
Architect:	Unknown	Builder:	Unknown
Original Use:	Residence	Original Owner:	James Carney



Intactness:
E [x] G [] F [] P []

Condition:
E [] G [] F [] P [x]

Existing Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[]
Moreland Planning Scheme	[]
UC Area	[]
National Trust	[]

Recommended Heritage Listings:

Victorian Heritage Register	[]
Register of the National Estate	[x]
HO Controls	[x]

Principal Historic Themes:

- Significant phases in the development of towns and suburbs; 19th century speculative building activity

History:

The cottage at 28 Wilson Street, Brunswick, was erected in 1882. James Carney, a labourer, owned and occupied it from 1882 until at least 1905.¹ The cottage then remained in Carney family ownership until at least the early 1970s.²

Description:

The house at 28 Wilson Street is a single-storey, double-fronted Victorian weatherboard cottage with a double transverse gable roof, clad with corrugated galvanised steel, truncated on the western end by red brick chimneys and fireplaces. Part of the rear chimney and fireplace has been reconstructed. The central timber four-panel door is flanked by timber-framed double-hung sash windows. The verandah has a concave corrugated galvanised steel roof, supported by Edwardian-style turned timber posts with ornate cast iron valance and brackets. A timber picket fence runs between the veranda posts and has a woven wire gate.

A single storey, gabled brick addition has been built perpendicular to the main house at the north-east (rear) corner of the original house. A non-original side fence, sheds and makeshift double gates have been erected on the western side of the house.

Key Architectural Elements:

- double transverse gable roof form
- red brick chimneys
- verandah and fence abutting property line

Conservation Guidelines:

- conserve/reconstruct deteriorating fabric especially where causing damage by the ingress of water
- Remove unsympathetic structures, fences and gates from western boundary

Heritage Victoria Criteria/Australian Heritage Commission Criteria:

AHC A4 Importance for associations with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e. the house provides evidence of the dense residential development of the inner suburbs in the late nineteenth century

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community

i.e. a typical example of a modest Victorian timber cottage built for the working classes

1 Brunswick City Council Rate Books, 1880-1905.

2 Sands and McDougall, *Victorian Directory*, 1900-1970

Comparative Examples:

Houses, 361-65 Albert Street, Brunswick
House, 7 Brett Street, Brunswick
House, 38 Harrison Street, Brunswick
House, 48 Harrison Street, Brunswick
House, 10 Wilson Avenue, Brunswick

Significance:

The house at 28 Wilson Street, Brunswick, is of local historical and architectural significance. Erected c.1882, the house is associated with the residential development of the inner suburbs in the late nineteenth century. It demonstrates the type of modest accommodation, generally occupied by blue collar workers, which characterised the area at that time. Aesthetically, the house is a fine example of a double-fronted Victorian timber villa, distinguished by its double-gabled roof form with twin chimneys.

Original Sources:

Brunswick City Council Rate Books
Sands and McDougall. *Victorian Directories*. 1885-1945.

